

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 21-22-8 – Benito Fuschino

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 21-22-8 submitted by Benito Fuschino, for lands described as Part Lots 76 & 77, Plan 337 in the City of Woodstock, to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 3 townhouse dwelling units;
2. And further, that Council approve the attached Amendment No. 275 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 275 be raised.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject property from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 3 townhouse dwelling units.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan, and can be supported from a planning perspective.

Implementation Points

The application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.







Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

In accordance with the Planning Act, notice of complete application regarding this proposal was originally provided to surrounding property owners on February 7, 2022 and notice of public meeting was issued on March 30, 2022. At the time of writing this report, no correspondence from the public has been received.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii.			

DISCUSSION

Background

Owner: Benito Fuschino
13 Wendy Calder Place, Woodstock ON, N4T 1T4

Location:

The subject lands are described as Part Lots 76 & 77, Plan 337 in the City of Woodstock. The lands are located on the east side of Blandford Street, between Nellis Street and Dundas Street and are municipally known as 50 Blandford Street.

County of Oxford Official Plan:

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	'Residential'
Schedule 'W-3'	City of Woodstock Residential Density Plan	'Low Density Residential'

Proposed:

Schedule 'W-3'	City of Woodstock Residential Density Plan	'Medium Density Residential'
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City of Woodstock Zoning By-Law 8626-10:

Existing Zoning: Residential Zone 2 (R2)'

Proposed Zoning: 'Special Residential Zone 3 (R3-sp)'

Proposal:

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to redesignate and rezone the subject lands to facilitate a 3-unit townhouse development. The proposed townhouse units will be 2 storeys in height, contain a single car attached garage and a parking space in front of each unit. The units will have direct access to Blandford Street.

The applicant is requesting a site specific zoning provision to reduce the interior side yard width for an end unit from 3 m (9.8 ft) to 1.5 m (4.9 ft).

For Council's information, the subject property was recently enlarged through consent application B21-34-8 to facilitate the proposed townhouse development. The Land Division Committee approved the application in August 2021.

The subject lands are approximately 853.7 m² (9,189.4 ft²) in area and are currently vacant. Surrounding land uses include single detached dwellings, a townhouse development to the west, the fairgrounds to the northeast and a range of commercial uses to the south.

Plate 1 – Existing Zoning & Location Map indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Map (2020), provides an aerial view of the subject lands and existing development in the immediate area.

Plate 3 – Applicant's Grading Plan, provides the proposed conceptual layout of the site with the proposed townhouse development, parking and access.

Plate 4 – Proposed Building Elevations, provides the front and rear building elevations for the proposed townhouse development.

Comments

2020 Provincial Policy Statement

The policies of Section 1.1 of the Provincial Policy Statement direct that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The policies of Section 1.1.3.6 state that new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Further, Section 1.4.3 directs that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by, among other matters, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Official Plan

The subject property is designated 'Low Density Residential' according to the City of Woodstock Residential Density Plan, as contained in the Official Plan. Low density residential districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached, duplex and converted dwellings, street-fronting townhouses, low density cluster development and low-rise apartments.

The applicant is proposing to redesignate the subject lands to 'Medium Density Residential'. Medium Density Residential Districts are those lands that are primarily developed or planned for low profile multiple unit developments that exceed densities established in Low Density Residential Districts. Residential uses within Medium Density Residential Districts include townhouses, cluster houses, converted dwellings, and apartment buildings.

The maximum net residential density in the Medium Density Residential Districts is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation.

The policies further state that the designation of lands for medium density use will be consistent with the following locational criteria:

- Sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- Sites which are close to community supportive facilities such as schools, shopping plazas, institutional, recreational and open space areas;
- Sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

In addition to the requirement for compliance to the locational policies, when considering proposals to designate lands for medium density residential development, City Council and County Council will be guided by the following:

- The size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effect on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- The location of vehicular access points and the likely effects of traffic generated by the proposal on the public road system and surrounding properties relative to pedestrian and vehicular safety is acceptable;
- Adequate hard service capacity, including water distribution, sanitary and storm sewers, power and gas distribution facilities, is available or will be available to accommodate the proposed development;
- Adequate off-street parking and outdoor amenity areas can be provided;
- The availability of, and proximity to, existing or proposed services and amenities such as day care, schools, leisure facilities, shopping and parks to serve the new development;
- The effect of the proposed development on environmental resources and the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

All proposals for medium density residential development shall be subject to site plan control. When considering any specific proposal for medium density residential development, City Council will be satisfied that the criteria of Section 7.2.8 are adequately addressed.

Zoning By-law

The subject lands are presently zoned 'Residential Zone 2 (R2)' which permits a single detached dwelling, semi-detached dwelling, duplex or a converted dwelling with 2 units. The applicant has applied to rezone the subject lands to 'Special Residential Zone 3 (R3-sp)' to facilitate the development of the site for 3 townhouse units.

The R3 zone permits a mix of multi-residential uses including an apartment dwelling house, converted dwelling house, horizontally attached dwelling houses and street row dwelling houses. According to the definitions in the Zoning By-law, the proposed form of development is considered to be street row dwelling houses.

The applicant is requesting site specific zoning to reduce the minimum interior side yard width for an end unit from 3 m (9.8 ft) to 1.5 m (4.9 ft) to facilitate the development.

Agency Comments

The City of Woodstock Engineering Department (Building Division) indicated that based on the drawings provided by the applicant, the townhouse development appears to meet the requirements of the R3 zone for street row dwelling houses, with the exception of the reduced interior side yard width.

The City of Woodstock Parks Department provided the following comments:

Parks has no concerns regarding the applications but would like to make note of the City-owned silver maple that has already been removed from site. The City arborist agreed to contract and pay for the removal of the tree ahead of time with the condition that the tree would be compensated for on site at a rate of 3:1.

For site plan approval, three trees must be added to the landscape plan and noted as compensation that does not count towards the minimum requirements of the design guidelines.

The following information will be required upon submission of the site plan application:

- Arborist report completed by an ISA certified arborist – must make note of the silver maple that has already been removed.
- Tree preservation and compensation plan (compensation calculated at 3:1) compensation for the silver maple that has already been removed is still required at 3:1.
- Landscape Plan following the City's guidelines.

The City of Woodstock Engineering Department (Development Division) and the County Public Works Department indicated that they have no concerns with the subject applications.

City of Woodstock Council

City of Woodstock Council recommended support of the proposed Official Plan amendment, and approved the proposed zoning by-law amendment 'in principle', at the City Council meeting of April 21, 2022.

Planning Analysis

The Official Plan amendment has been initiated to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to facilitate the development of 3 townhouse dwelling units on the subject property.

The Zone Change application proposes to rezone the subject lands from 'Residential Zone 2 (R2)' to 'Special Residential Zone 3 (R3-sp)' to permit the townhouse development with a special provision to reduce the interior side yard width for an end unit.

It is the opinion of staff that the subject amendments are consistent with the relevant policies of the PPS as the proposal is a form of development that promotes intensification and provides a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Staff are of the opinion that the subject lands are suitable for medium density residential development as the property is located within close proximity to Dundas Street, being an arterial road and Nellis Street, being a minor collector road. As such, the 3 townhouse units are not anticipated to impact traffic and vehicle turning movements in the neighbourhood.

Staff are also satisfied that the proposed townhouse development is suitable for the area as it is small in scale and is located directly across the street from a larger townhouse development. As such, staff are of the opinion that the proposed development is appropriate for the area as it will be in keeping with the nature, character and scale of adjacent uses and is therefore not anticipated to have a negative impact on surrounding uses.

The site is also able to provide adequate off-street parking and is located in an area where services and amenities such as schools, leisure facilities, shopping and parks are within a reasonable distance. More specifically, the City's downtown area, Woodstock Fairgrounds, Winchester Public School and Sutherland Park are less than 1 km from the subject property.

Further to the above-noted locational criteria, this office is also satisfied that the subject lands are of sufficient size to allow for the mitigation of adverse effects of development on the amenity and character of the neighbourhood through site design, setbacks, screening and/or buffering. The proposed townhouses are 2-storeys in height, which is similar to the surrounding residential uses.

The subject proposal is also consistent with the policies for the medium density residential designation. The subject lands comprise approximately 0.08 ha (0.21 ac) in lot area and the applicant's proposal for 3 townhouse units constitutes a net residential density of approximately 37.5 units per hectare (14.2 units per acre). According to the definitions for residential density as contained in the Official Plan, this development falls within the medium density range.

With respect to the requested relief to reduce the minimum interior side yard width for an end unit, staff are satisfied that the site is of adequate size to provide landscaping, screening, parking, grading and drainage. Further, the proposed building will still be located further from the property line than if the development were a single detached dwelling.

The proposed development will be subject to site plan approval by the City of Woodstock. Through this review process, matters such as parking, grading, stormwater management, landscaping and privacy screening will be addressed to ensure compatibility with the surrounding uses.

Conclusions

In light of the foregoing, it is the opinion of staff that the proposed Official Plan amendment and zone change are consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

SIGNATURES

Report Author:

Andrea Hächler
Senior Planner

Departmental Approval:

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Existing Zoning & Location Map
Attachment 2 – Plate 2, Aerial Map (2020)
Attachment 3 – Plate 3, Applicant's Grading Plan
Attachment 4 – Plate 4, Proposed Building Elevations
Attachment 5 – Official Plan Amendment, OPA 275