

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP22-03-8 – Tiffany Development Corporation

RECOMMENDATIONS

- 1. That Oxford County Council approve Application No. OP 22-03-8 submitted by Tiffany Development Corporation, for lands described as Part Block 137, Plan 41M234, Part 3, 41R8712 in the City of Woodstock, to amend the current High Density Residential designation that applies to the lands to increase the density of development to facilitate the establishment of a 12-storey residential apartment building with up to 142 units;**
- 2. And further, that Council approve the attached Amendment No. 284 to the County of Oxford Official Plan;**
- 3. And further, that the necessary by-law to approve Amendment No. 284 be raised.**

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to amend the 'High Density Residential' designation that currently applies to the subject lands to include a site-specific policy that will facilitate a 12-storey apartment building containing up to 142 dwelling units. The number of units proposed requires a specific policy to allow for an increase in the maximum density within the 'High Density Residential' designation.
- 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 provided to surrounding property owners on July 20, 2022 and notice of public meeting was issued on July 22, 2022. At the time of writing this report, no correspondence from the public has been received.

Strategic Plan (2020-2022)

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

DISCUSSION

Background

Owner: Tiffany Development Corporation c/o Walter Broos
836 Normandy Drive, Woodstock, ON N4T 0E6

Location:

The subject lands are described as Part Block 137, Plan 41M234, Part 3, 41R8712 in the City of Woodstock. The lands are bound by Juliana Drive and Alberta Avenue, and are municipally known as 335 Juliana Drive.

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	'Special High Density Residential'

Proposed:

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

Existing Zoning: Special Residential 4 (R4-4)

Proposed Zoning: Amended Special Residential 4 (R4-4)

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 amend the current 'High Density Residential' designation that applies to the lands, and the current zoning, to facilitate the development of a 12-storey residential apartment dwelling house with a total of 142 units. Parking is being proposed on a surface lot as well as within two floors below the proposed building. Access to the proposed development will be from Juliana Drive and Alberta Ave.

The application also proposes a zone change to amend the provisions of the Special Residential 4 Zone (R4-4) to increase the maximum number of apartment units from 131 to 142. Further, the current zoning requires a minimum lot area of 0.8 ha (1.98 ac) whereas the actual area of the subject lands is 0.79 ha (1.95 ac). The applicant is also proposing to reduce the interior side yard width (being that yard adjacent to the existing retirement home to the west) from 15 m (49.2 ft) to 3.5 m (11.5 ft), primarily to accommodate the proposed parking facilities serving the development.

The applicants have submitted a traffic impact study, servicing report, stormwater management details and shadow analysis details in support of the proposed development.

The subject lands are approximately 0.79 ha (1.95 ac) in area, and are currently vacant. The current designation and site-specific zoning was previously approved for a 12 storey apartment building in July/August of 2006. Surrounding land uses include institutional (church and retirement home) and recreational (Southwood Sports Field) uses. In close proximity, there are a variety of residential uses of various densities (single detached dwellings, townhouses, and apartment structures), institutional and health care uses.

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

Plate 2, Aerial Map (2020), provides an aerial view of the subject property and surrounding area.

Plate 3, Proposed Site Plan, provides the layout of the proposed building, parking and access.

Plate 4, Building Elevations, provides a conceptual view of the proposed building.

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 directs that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated by 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.

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 planned; 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 lands are currently designated 'High Density Residential'. Lands designated for High Density Residential use are those lands that are primarily developed or planned for a limited range of large scale, multiple-unit forms of residential development. This designation shall be applied in a localized and site specific manner in locations where high density, high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low-rise development, or constitute community land marks or reference points; or
- support the functionality of the municipal transit system; or
- support the viability and functionality of the Central Area.

The height and density limits applicable to the various forms of development allowed in the High Density Residential districts shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, the net residential density will normally not exceed 150 units/ha (60 units/ac).

The subject lands are also subject to a site-specific policy approved by City and County Councils in July 2006 which permits a range of uses such as medical clinics and labs, small-scale pharmacies and other similar types of related office and commercial space, provided that such uses are of a limited scale and clearly secondary to the residential development of the site. The current proposal does not include any of the noted uses.

The applicant is proposing to amend the current site-specific policies that apply to the lands to increase the maximum density from the above-noted 150 units/ha (60 units/ac) to 179 units/ha (72 units/ac).

All proposals for high density residential development shall be subject to site plan control. When considering any specific proposal for high 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 zoned Special Residential 4 (R4-4), which permits an apartment building comprising up to 131 dwelling units and requires a minimum lot area of 0.8 ha (1.98 ac). The current zoning of the lands was approved in 2006 and also includes special provisions limiting the height of the building to 12 storeys and minimum front and exterior side yards (abutting Alberta Ave and Juliana Drive) of 7.5 m (24.6 ft).

The applicants are proposing a text amendment to the existing special zoning to permit a change in the maximum number of units permitted (from 131 to 142), to the minimum lot area to reflect the actual lot size (from 0.8 ha/1.98 ac to 0.79 ha.1.95 ac), and to permit an interior side yard width of 3.5 m (11.5 ft) where a 15 m (49.2 ft) setback is required.

Agency Comments

The City of Woodstock Parks Department indicated that they do not have any concerns with the proposal. The City will require a landscape plan as part of the site plan submission.

The City of Woodstock Engineering Department (Building Division) has provided the following comments:

1. The R4-special zoning shall recognize 142 dwelling units.
2. Relief is required for the reduced lot area. The applicant should confirm the lot area through a proper survey as the existing R4-4 zoning indicates a minimum lot area of 0.8 ha and the site plan shows 0.7978 Ha.
3. For clarity the front yard is adjacent to Alberta Ave and the exterior side yard is adjacent to Juliana Dr. There is no rear lot line.
4. The height should be confirmed. Height is measured from the “front” of the building which is in the front yard. Please confirm the exposed P1 level is not considered a storey through the definition of a cellar.

5. Relief is required for the yard setbacks. Yard and parking area setbacks do not apply to underground parking structures. This site has portions of the underground parking structure which protruding above grade, these areas require the applicable building setbacks. The minimum front yard setback is approximately 1.9 m. The minimum exterior yard setback is nil as the parking structure is located very near to the lot line and protrudes above grade. The minimum interior lot line is 3.5 m.
6. Based on comment #5, maybe there should be yard setback provisions for the parking structure and main building located above the parking structure.
7. Relief is required from the centreline setback of an arterial road from 18m to 13m.
8. Please provide the required amenity space details.
9. A passenger drop space is required by the zoning bylaw and where one is provided must also comply to building code 3.8.2.2(3). Please confirm with your designer.
10. 235 parking spaces are required. A provision shall include the breakdown of individual and tandem spaces that are being provided. We are supportive of this. (208 regular spaces and 26 tandem)
11. Minimum number of accessible spaces is 7, please confirm.

Please note, the applicant has acknowledged and confirmed the Building Department's comments at the time of writing this report.

The City of Woodstock Engineering Department (Development Division) provided the following comments.

1. Municipal address for the property to be 335 Juliana Drive.
2. The owner is advised that the following fees are payable to the City upon development, prior to the issuance of a building permit:
 - a. **\$73,750** for half the cost of the local street and release of 1-foot reserve (Part of Block 140, 41M-234) on Juliana Drive along the frontage of the subject property. The owner is further advised that a Reference Plan will be required to split up Block 140, 41M-234 into two separate reserves to the satisfaction of the City.
 - b. **\$42,832** for half the cost of the local street and release of 1-foot reserve on Alberta Drive (Part 3, 41R-7963) along the frontage of the subject property.
 - c. **\$13,382** in local area charges for the subject properties share of the existing SWMF located at Sales and Pembers Pass.
 - d. **\$14,227 & \$10,816** for existing street lighting on Juliana Dr. & Alberta Ave., respectively, along the frontage of the subject property.
 - e. Please note, the owner will be responsible to extend municipal sidewalk on Alberta Ave. from the west property line of the subject property to Juliana Dr. Details to be provided during site plan approval.
 - f. DCs, permit fees, etc. are not included above and will be determined at time of building permit application.
3. TIS:
 - a. The intersection of Finkle and Alberta was not analyzed as previously requested. Please confirm that all turning movements at this intersection will operate at acceptable LOS; delay; v/c; etc. under total traffic 2030 conditions.
 - b. Report to be signed and sealed by the engineer.
4. If approved, site plan approval is required where servicing, grading, SWM, lighting, landscaping, etc. will be reviewed in further detail.

Canada Post has indicated that the development will be serviced by developer/owner installed Lock Box Assembly. Multi-unit buildings and complexes (residential and commercial) with a common lobby, common indoor or sheltered space, require a centralized lock box assembly which is to be provided by, installed by, and maintained by the developer/owner at the owner's expense. Buildings with 100 units or more MUST have a rear loading Lock Box Assembly with dedicated secure mail room.

Further, each unique address assigned by the municipality will be permitted not more than one mail delivery point to each unique address assigned by the Municipality.

Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.

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's regular Council meeting of August 11, 2022.

Planning Analysis

The Official Plan amendment has been initiated to amend the current site-specific High Density Residential designation that applies to the subject lands to increase the density permitted on the site from 150 units/ha (60 units/ac) to 179 units/ha (72 units/ac).

The in-principle approved zone change proposes to amend the R4-4 Zone provisions to increase the number of dwelling units permitted on the lands from 131 to 142, and reduce the interior side yard width from 15 m (49.2 ft) to 3.5 m (11.4 ft) to accommodate the design of the proposed development, including two levels of underground parking. A further amendment to the zoning is also proposed to reduce the minimum lot area from 0.8 ha (1.98 ac) to 0.79 ha (1.95 ac).

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS as the proposed development is a form of housing that promotes intensification and enhances the mix of housing types available 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.

Planning staff are also of the opinion that the subject lands are generally suitable for high density residential development as the lands are in an area that is characterized by a mix of institutional, recreational and higher density residential uses. Surrounding lands consist of a mix of various forms of high and medium density development, and the lands are buffered from low density development in the area by institutional-type land uses. The current designation of the lands for high density residential use, and the implementing zoning by-law amendment which permits a building height of 12 storeys and up to 131 residential units, was established by recommendations and decisions made by Woodstock Council in 2006.

The proposed amendment to the Official Plan to increase the permitted density of the development to exceed the current maximum of 150 units/ha (60 units/ac) is considered to be appropriate for the development of the lands and supports the strategic initiatives and objectives of the Plan it pertains to high density residential development.

The subject lands are approximately 0.79 ha (1.95 ac) in area, and the applicant is proposing a maximum of 142 units, which constitutes a residential density of approximately 179 units/ha (72 units/ac). For Council's information, the current number of units permitted on the lands by the Zoning By-law is the equivalent of 166 units/ha (67 units/ac), which exceeds the maximum density provisions of the Plan.

The density policies contained in the Plan are intended to encourage the efficient use of residentially designated lands within the settlement, while ensuring that lands provide adequate parking and amenity space to serve the needs of the development and limiting off site impacts that may have adverse effects on the surrounding neighbourhood.

Based on the information provided by the applicant, the increased number of units proposed for the site will not compromise the ability of the lands to accommodate parking, landscaped open space or private amenity space in accordance with the requirements of the City's Zoning By-law. The majority of the parking required for this site will be accommodated in a two level, underground facility and surface parking will be limited largely to visitor parking. By accommodating parking in this manner, the increased density of the development will not compromise other physical aspects of the development, including landscaped open space. As such, staff are of the opinion that the increased density required to accommodate the development is appropriate and that the lands are of a 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.

Staff are also satisfied that the requested relief from the Zoning By-law to reduce the minimum lot area from 0.8 ha (1.98 ac) to 0.79 ha (1.95 ac) is appropriate. The actual site area appears to be approximately 0.7978 ha (1.97 ac) according to available information and as such, the relief requested is negligible and essentially amounts to a 'rounding error'.

Regarding the proposal to reduce the interior side yard width from 15 m (49.2 feet) to 3.5 m (11.4 ft), staff are also of the opinion that this can be considered appropriate in the circumstances. As noted, the applicant proposes to provide parking for the site largely within a two level, underground parking facility. The residential component of the apartment building will maintain the required 15 m setback from the interior lot line, however, a portion of the parking structure, comprising one storey above grade, will be exposed and located 3.5 m from the said lot line. Staff are of the opinion that the portion of the parking area that will be exposed is limited and can be screened from the abutting institutional use to the west through appropriate fencing or other means via the site plan approval process.

City Engineering has reviewed the traffic impact study provided by the applicant have indicated that additional details related to turning movements at the intersection of Finkle Street and Alberta Ave will need to be provided at the site plan approval stage. Further, the required site plan approval will address matters such as lighting, accessibility, grading, stormwater management, landscaping, privacy screening and garbage collection to the satisfaction of the City.

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 is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

SIGNATURES

Report Author:

Original Signed By

Justin Miller
Development Planner

Departmental Approval:

Original Signed By

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By

Benjamin R. Addley
Interim Chief Administrative Officer

ATTACHMENTS

Attachment 1 – Plate 1, Existing Zoning & Location Map
Attachment 2 – Plate 2, Aerial Map (2020)
Attachment 3 – Plate 3, Proposed Site Plan
Attachment 4 – Plate 4, Building Elevations
Attachment 5 – Official Plan Amendment, OPA 284