

To: Warden and Members of County Council

From: Director of Community Planning

Application for Draft Plan of Subdivision SB 21-10-8 – Woodstock Meadows Developments Inc.

RECOMMENDATIONS

1. That Oxford County Council grant draft approval to a proposed residential subdivision, File No. SB 21-10-8, as submitted by Monteith Brown Planning Consultants, as shown on Plate 3 of Report No. 2023-04 and comprising Part Lot 5, Concession 14 (East Zorra), being Parts 1, 3, 5 & 6, 41R-7650 in the City of Woodstock showing 640 lots for single detached dwellings, 325 townhouse dwellings, one block for future high density residential development, 4 blocks for open space, 4 park blocks, 2 stormwater management blocks, and a sanitary pumping station block, served by an internal minor collector and local street network subject to the conditions attached to this report as Schedule “A” being met prior to final approval.

REPORT HIGHLIGHTS

- The application for draft plan of subdivision proposes to facilitate the development of a residential plan of subdivision comprised of 640 lots for single detached dwellings, 325 townhouse dwellings, one block for future high density residential development, 4 blocks for open space, 4 park blocks, 2 stormwater management blocks, and a sanitary pumping station block, served by new minor collector and local streets.
- Planning staff recommend that the draft plan of subdivision be approved as the proposal implements housing forms contemplated in the Official Plan, and is consistent with the relevant policies of the Provincial Policy Statement.

Implementation Points

This 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 draft budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on November 21, 2021. Notice of public meeting was issued on November 22, 2022.

Concerns were expressed by surrounding residents at the City's Public meeting respecting potential traffic impacts, the alignment of Street A on Oxford Road 17, and potential impact of the development on groundwater resources in the area.

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>
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DISCUSSION

Background

Owner: Woodstock Meadows Developments Inc.
 5-167 Jolliffe Avenue, Rockwood ON, N0B 2K0

Agent: Monteith Brown Planning Consultants
 610 Princess Avenue, London ON, N6B 2B9

Location:

The subject lands are described as Part Lot 5, Concession 14 (East Zorra), being Parts 1, 3, 5 & 6, 41R-7650, in the City of Woodstock. The lands front on the south side of Oxford Road 17, between 14th Line and 15th Line, and are municipally known as 745314 & 745364 Oxford Road 17.

County of Oxford Official Plan:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential Environmental Protection Open Space
Schedule "W-3"	City of Woodstock Residential Density Plan	Low Density Residential Medium Density Residential High Density Residential

City of Woodstock Zoning By-law 8626-10:

Existing Zoning:	Active Use Open Space Zone (OS2) Special Residential Zone 1 (R1-13)
Proposed Zoning:	Special Residential Zone 1 (R1-sp) Special Residential Zone 2 (R2-sp) Special Residential Zone 3 (R3-sp) Special Residential Zone 4 (R4-sp) Active Use Open Space Zone (OS2) Special Active Use Open Space Zone (OS2-sp) Environmental Protection Zone 1 (EP1)

Proposal:

Applications for Draft Plan of Subdivision and Zone Change have been submitted to the County of Oxford and City of Woodstock to facilitate the development of a residential plan of subdivision consisting of 640 lots for single detached dwellings, 325 townhouse dwellings, one block for future high density residential development, 4 blocks for open space, 4 park blocks, 2 stormwater management blocks and sanitary pumping station block, served by a minor collector road (an extension of Upper Thames Drive to the west) and 20 new local streets.

A number of studies were prepared by the applicant in support of the applications, including a planning justification report, a geotechnical investigation report, a functional servicing report, a noise and vibration study, a traffic impact study, hydrogeological investigation report, environmental impact study, and an archaeological investigation report.

The subject lands comprise an area of 57.6 ha (142.4 ac) and were previously used as a golf course. The lands contain an existing single detached dwelling, club house, and two maintenance buildings. The lands to the west are used for residential purposes, with agricultural uses to the north and the CP Railway and Pittock reservoir to the south. Lands proposed for future residential development are located to the east.

For Council's information, the subject lands were incorporated into the designated settlement boundary of the City in August 2020 via the adoption of Official Plan Amendment (OPA) 239. The said amendment also implemented the current residential, open space and environmental protection designations that apply to the lands. The proposed draft plan of subdivision (and Zoning By-law amendment) which is subject of this report conform with the policies and land use designations implemented via OPA 239 and as such, no further amendments to the Official Plan are required.

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 Draft Plan of Subdivision, provides the layout of the proposed draft plan of subdivision.

Plate 4, Proposed Density Map, provides the layout of the proposed residential densities in the draft plan of subdivision.

Plate 5, Zoning By-law Amendment Sketch, provides the proposed zoning of the draft plan of subdivision.

Plate 6, Back-to-Back Townhouse Sample Sketch, provides a view of the general layout of the proposed back-to-back townhomes.

Comments

2020 Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions shall be consistent with all policy statements issued under the Act.

The policies of Section 1.1 state that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses, including an appropriate affordable and market-based range, to meet long-term needs. Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, infrastructure and public service facilities.

Section 1.1.3.3 further states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it 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.

Section 1.4.3 directs that planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;

- permitting and facilitating all forms of residential intensification and redevelopment and all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities and support the use of active transportation;
- requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; 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.

Section 1.6.6.2 states that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.

Section 1.6.6.7 also directs that planning for stormwater management shall minimize, or, where possible, prevent increases in contaminant loads, minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure, mitigate risks to human health, property and the environment, maximize the extent and function of vegetative and pervious surfaces, and promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Section 2.1 states that natural features and areas shall be protected for the long term. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.1.8 further states that development and site alteration shall not be permitted on adjacent lands to the natural heritage features and area unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Further, Section 2.2.1 directs that Planning authorities shall protect, improve or restore the quality and quantity of water by ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

Official Plan

The subject lands are primarily designated 'Low Density Residential', 'Medium Density Residential' and 'High Density Residential' according to the Land Use Plan for the City of Woodstock, as contained in the Official Plan. Portions of the lands are also designated Environmental Protection and Open Space, reflecting existing natural heritage features and lands that will be utilized for open space and stormwater management purposes. As noted previously, the subject lands have recently been incorporated into Woodstock's settlement boundary, and

have been subject to an extensive secondary planning exercise, which resulted in the adoption of OPA 239 in August 2020. The existing designations and general design of the subdivision plan are reflective of the noted OPA.

Areas designated for Low Density Residential use are generally intended to provide a variety of low-rise, low-density housing forms. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

The maximum net residential density for an individual development in the Low Density Residential District is 30 units per hectare (12 units per acre) and the minimum net residential density shall be 22 units per hectare (9 units per acre).

Areas designated for Medium Density Residential uses are primarily developed or planned for low profile municipal unit development that exceed densities established for Low Density Residential Districts. These districts are intended to include townhouses, converted dwellings and apartment buildings. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a medium overall density of use.

Areas designated for High Density Residential uses are primarily developed or planned for a limited range of large scale, multiple unit forms of residential development. These districts are applied in a localized and site specific manner in locations where high density, high-rise development can be appropriately accommodated.

Environmental Protection Areas include natural heritage features such as significant wetlands, significant habitat of endangered or threatened species, significant valleylands, significant woodlands, and significant life science areas of natural and scientific interest. Permitted uses within Environmental Protection Areas include passive recreational uses, minor additions to existing buildings, established agricultural activities on existing cleared areas, and other limited environmental uses. Development may be permitted in lands adjacent to an Environmental Protection Area provided an Environmental Impact Study is completed and demonstrates the potential development will not result in any loss of wetland functions, subsequent demand for future development which will negatively impact on existing wetland functions, conflict with existing site-specific wetland management practices, and result in no loss of contiguous wetland area.

Zoning By-law

The subject lands are currently zoned 'Active Use Open Space Zone (OS2)', which reflects the previous use of the lands for golf course purposes, and 'Special Residential Zone 1 (R1-13)', which applies to an existing lot located at the northwest corner of the property.

The applicant proposes to rezone the lands to 'Special Residential Zone 1 (R1-sp)', 'Special Residential Zone 2 (R2-sp)', 'Special Residential Zone 3 (R3-sp)', 'Special Residential Zone 4 (R4-sp)', 'Active Use Open Space Zone (OS2)', 'Special Active Use Open Space Zone (OS2-sp)' and 'Environmental Protection Zone 1 (EP1)'. The proposed zoning will facilitate the development of the proposed plan of subdivision.

With respect to the intended zoning of the lands, the applicant is proposing the following:

The proposed 'Special Residential Zone 1 (R1-sp)' would include the following provisions:

- permit an increased lot coverage of 50% inclusive of all accessory structures (increase from 40%);
- permit a front yard depth of 4.5 m (14.8 ft) to the main building (excluding garages), in lieu of the required 6 m 19.7 ft);
- permit a reduced lot area of 459 m² (4,940.8 ft²) in lieu of minimum required 465 m² (5,005.4 ft²);
- reduce the required setback to an EP1 zone from 120 m (393.7 ft) to 0 m, as supported by the Environmental Impact Study (EIS).

The proposed 'Special Residential Zone 2 (R2-sp)' would include the following provisions:

- permit an increased lot coverage of 51% inclusive of all accessory structures (increase from 47%);
- permit a reduced lot depth of 25 m (82 ft) in lieu of required 28 m (91.9 ft);
- permit a reduced interior side yard width of 1.2 m (3.9 ft) on one side and 0.6 m (2 ft) on the other, provided there is a minimum of 1.8 m (5.9 ft) between dwellings on two adjacent lots and provided that the permitted encroachments (eaves, gutters, overhangs) are at least 0.3 m (1 ft) from any lot line;
- reduce the required setback to an EP1 zone from 120 m (393.7 ft) to 0 m, as supported by the EIS.

The proposed 'Special Residential Zone 3 (R3-sp)' would include the following provisions:

- For back-to-back townhouses:
 - permit a reduced lot area of 83 m² (893,4 ft²);
 - permit an increased lot coverage of 85% (increase from 45%);
 - permit a reduced lot frontage of 6.4 m (21 ft);
 - permit a front yard depth of 2.75 m (9 ft) to the main building;
 - permit a nil rear yard depth, interior side yard width;
 - permit a 4 m (13.1 ft) exterior side yard width;
 - permit an increased building height of 11.5 m/37.7 ft (from current max of 11 m/36.1 ft);
 - permit a minimum 5% landscaped open space;
 - permit a minimum of 8 m² (86.1 ft²) amenity area.
- For Street-fronting townhouses:
 - permit a reduced lot area of 230 m² (2,475.8 ft²) for end units;
 - permit 58% lot coverage (increase from 45%);
 - permit lot frontage of 7.7 m (25.3 ft) for end unit in lieu of required 8 m (26.2 ft);
 - permit reduced front yard depth of 4.5 m (14.8 ft) to main building;
 - permit reduced interior side yard width of 1.2 m (3.9 ft) for end unit (in lieu of required 3 m/9.8 ft);
 - permit 30% minimum landscaped open space (in lieu of required 35%);
 - reduce the required setback to an EP1 zone from 120 m (393.7 ft) to 0 m, as supported by the EIS.

- For Dual Frontage Townhouses:
 - Permit increased lot coverage of 55% (increase from 45%);
 - Permit lot frontage of 7.7 m (25.3 ft) for end unit in lieu of required 8 m (26.2 ft);
 - permit reduced front yard depth of 4.5 m (14.8 ft) to main building;
 - permit reduced interior side yard width of 1.2 m (3.9 ft) for end unit (in lieu of required 3 m/9.8 ft).

The proposed 'Special Residential Zone 4 (R4-sp)' would include the following provisions:

- reduce the required front yard depth to 8 m (26.2 ft);
- reduce the required parking spaces to 1.5 per apartment unit.

The proposed 'Active Use Open Space Zone 2 (OS2-sp)' would include the following provisions:

- permitted uses include a sanitary pumping station;
- minimum lot area reduced from 2,000 m² (0.49 ac) to 1,400 m² (0.35 ac);
- minimum lot frontage reduced from 30 m (98.4 ft) to 5 m (16.4 ft);
- minimum rear yard depth reduced from 10 m (32.8 ft) to 1.6 m (5.2 ft);
- reduce the required setback to an EP1 zone from 120 m (393.7 ft) to 0 m, as supported by the EIS.

Agency Comments

The County Public Works Department reviewed the applications and associated technical reports and addendums related to traffic and servicing and indicated that they are supportive of the proposed draft plan of subdivision. Based on the comments provided, the owner is aware that the County is extending water distribution along Oxford Road 17. This construction is still ongoing, and future coordination and correspondence between the owner and County is anticipated in this regard.

The Public Works Department has included a number of conditions that must be addressed prior to the registration of any lots. The list of conditions related to matters such as infrastructure, servicing and financial obligations have been included in the proposed conditions of draft plan approval for Council's consideration.

The City of Woodstock Engineering Department (Development Division) indicated that they are satisfied with the proposed draft plan of subdivision, the associated technical studies and the addendums that have been provided. That being said, the Development Division has included a number of conditions that must be addressed prior to the registration of any lots. The list of conditions related to matters such as infrastructure, servicing and financial obligations have been included in the proposed conditions of draft plan approval for Council's consideration.

The City of Woodstock Parks Department indicated that they have reviewed the proposed draft plan of subdivision and are satisfied with the park location, layout and open space blocks for future trail development. Parks does not require any further revisions to the draft plan of subdivision at this time.

Before starting any earth works or site alterations parks requires an arborist report to calculate any compensation from proposed tree removals as well as a tree protection plan.

The City of Woodstock Development Commissioner indicated support for the subject applications.

Canadian Pacific Railway has indicated that the safety and welfare of residents can be adversely affected by rail operations and CP is not in favour of residential uses that are not compatible with rail operations. CP freight trains operate 24/7 and schedules/volumes are subject to change. CP's approach to development in the vicinity of rail operations is encapsulated by the recommended guidelines developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. The 2013 Proximity Guidelines can be found at the following website address: <http://www.proximityissues.ca/>. Should the captioned development proposal receive approval, CP respectfully requests that the recommended guidelines be followed.

The Upper Thames Region Conservation Authority indicated that the subject lands are regulated by the UTRCA due to the presence of riverine flooding hazards associated with various watercourses, as well as wetlands and their surrounding area of interference. Through the preparation of technical reports, these features have been refined from those delineated on the UTRCA Regulation Limit mapping.

The UTRCA is generally satisfied with the technical information provided and is of the opinion that the remaining concerns can be addressed in finalized reports as part of the conditions of approval.

City of Woodstock Council

City of Woodstock Council recommended support of the proposed draft plan of subdivision, and approved the proposed zoning by-law amendment 'in principle', at the City's regular meeting of Council on December 15, 2022.

Planning Analysis

Planning staff are of the opinion that the subject proposal is consistent with the policies of the PPS as the development is an efficient use of land and services within a settlement area. The development also contributes to the variety of housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

The subject lands contain low, medium and high density residential areas. The proposed draft plan recognizes the existing official plan designations implemented via OPA 269 in August 2020, and locates a high-density block in the northwest portion of the subject lands (150 units) with frontage on Oxford Road 17.

Further, consistent with the existing designations, the remainder of the frontage on Oxford Road 17 (approximately 110 m depth) is designated Medium Density Residential and is intended to be developed with street townhouses (207 units), dual frontage townhouses (22 units) and back to back townhouses (96 units). The remainder of the subject lands are designated Low Density

Residential (with a small portion of the subject lands designated Environmental Protection and Open Space) and are planned for 640 single-detached dwellings.

Within the High Density block, the applicant is proposing 150 apartment dwelling units on 2.1 ha (5.2 ac), which is equal to a density of 71.4 units per hectare (28.8 units per acre). The proposed density is therefore within the high density range of 70 units per hectare (31 units per acre) to a maximum of 150 units per hectare (60 units per acre). Staff are of the opinion that the proposed apartment dwelling block is appropriate given the location with direct access to Oxford Road 17 (arterial road) and location adjacent to the proposed medium density residential area to provide buffering between the high and low density areas.

Within the Medium Density area, the applicant is proposing 325 units, comprised of street townhouses, dual frontage townhouses and back to back townhouses. The proposed medium density area has a density which is equal to 50.3 units per hectare (20.3 units per acre); the proposed density is, therefore within the medium density range of 30 units per hectare (12 units per acre) and 70 units per hectare (31 units per acre). Staff are of the opinion that the proposed Medium Density Residential area is appropriate, given the density and location adjacent to Oxford Road 17 and buffering the proposed high density area from the remaining low density area.

Within the Low Density area, the applicant is proposing 640 lots, comprised of single detached dwellings. The proposed low density area has a density which is equal to 24.5 units per hectare (9.9 units per acre); the proposed density is, therefore within the low density range which limits density to a maximum of 30 units per hectare (12 units per acre). Staff are of the opinion that the proposed Low Density Residential area is appropriate, given the density and location and density proposed.

To ensure that the lands are developed as per the above noted densities, Planning staff recommend that the Zoning By-law amendment specifically include provisions to ensure that the number of dwelling units proposed within each of the density categories are constructed.

Given surrounding residential designations along Oxford Road 17, including existing and planned uses, staff are generally satisfied that the proposed development will be compatible with the neighbouring residential areas and that the subdivision plan represents a logical extension of development within this northern part of the City. Further the street network appears to adequately provide for the movement and collection of traffic within the subdivision and adequate points of access to County Road 17 are, or will be provided, in accordance with the previously approved secondary plan and OPA 239.

In support of the subject applications, the applicant provided a Planning Justification Report, an Archeological Assessment, a Geotechnical Investigation, a Hydrogeological Study, an Environmental Impact Assessment & Arborist Brief, a Noise and Vibration Feasibility Study, a Functional Servicing Report and a Transportation Impact Study. The supporting documents have been reviewed by City and County staff, together with various agencies having an interest in the proposal, and there is general satisfaction with the submissions.

The zone change application proposes to rezone the subject lands from 'Active Use Open Space Zone (OS2)' and 'Special Residential Zone 1 (R1-13)' to a number of residential, open space and environmental protection categories as detailed previously in this report to facilitate the development of the draft plan of subdivision.

The applicants have requested a number of provisions which, if approved, will facilitate certain forms of housing that are not common to, or have not been constructed in Woodstock previously. For instance, there are no 'back-to-back' style townhouses in the City and this form of development will result in a higher lot coverage than is typical as the interior dwelling units will have no side or rear yards (see Plate 6).

In general, the applicants have requested higher lot coverages for all unit types than the coverages currently contained in the City's Zoning By-law. Further, the applicants are proposing within the areas of the plan zoned R2 to modify the interior side yard width provisions for single detached dwellings to permit a minimum interior side yard of 1.2 m (3.9 ft) on one side and 0.6 m (2 ft) on the other, provided there is a minimum of 1.8 m between dwellings on two adjacent lots, and provided that any permitted encroachments are at least 0.3 m (1 ft) from the lot line. In support of these special provisions, the applicants have provided significant technical information and examples of where these provisions have been successfully implemented already.

Further, the applicants have requested reduced lot depth, area and frontages (in addition to other reductions) in the proposed Special R1, R2 and R3 Zones. These reductions sometimes vary more significantly from the permitted zone provisions than have been previously requested and implemented in Woodstock. Through consultation with the applicants, a number of real life examples have been provided to demonstrate the successful implementation of the requested reductions. These reductions are most significantly applied to the R3 Zone where back-to-back townhouses are proposed to have a reduced lot area of 83 m² (893,4 ft²) where 150 m² (1,614.6 ft²) is required; these reductions are somewhat reflective of the fact that no rear or side yards are provided with these types of units. The complete list of variances from the standard zone provisions is provided in the "Zoning By-law" portion of this report.

Further, as supported by the Planning Justification and Environmental Impact studies, the applicants have proposed a Special Active Open Space Zone which permits a sanitary pumping station, a reduced minimum lot area, reduced minimum frontage, reduced rear yard depth and a reduced setback from the EP1 Zone. These provisions maintain the intent of the EP Zone and OS2 Zone while creating efficient use of the land to provide a sanitary pumping station to service the plan of subdivision.

For Council's information, the above-noted zoning provisions were considered by the City of Woodstock and the proposed amendment to the Zoning By-law was approved 'in-principle' pending consideration of the plan of subdivision by County Council. The zoning provisions, as outlined in detail in this report, have also been supported by City of Woodstock staff. As County Council is aware, amendments to the local Zoning By-laws are the responsibility of Area Municipal Councils and the details provided in this report have been included to provide Council with additional context related to the subdivision design.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed development is consistent with the policies of the PPS and is in keeping with the intent and purpose the Official Plan, and appropriately implements the secondary plan recently approved through OPA 239. As such, staff are satisfied that the application can be given favourable consideration.

The previously noted agency comments have been addressed in the recommended conditions of draft approval, where appropriate and are provided for Council's consideration.

SIGNATURES

Report Author:

Original Signed By _____

Eric Gilbert, MCIP, RPP
Senior 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, Location Map with Existing Zoning
- Attachment 2 - Plate 2, Aerial Map (2020)
- Attachment 3 - Plate 3, Proposed Draft Plan of Subdivision
- Attachment 4 - Plate 4, Proposed Density Map
- Attachment 5 - Plate 5, Zoning By-Law Amendment Sketch
- Attachment 6 - Plate 6, Back to Back Townhouse Sketch
- Attachment 7 - Conditions of Draft Approval