

Woodstock City Council

Public Planning Meeting Minutes

Date: May 16, 2022
 Time: 7:00 PM
 Location: Council Chambers

A public planning meeting was held on the above captioned date commencing at 7:00 p.m. in Council Chambers. Members of Council and the public were present. Councillor S. Talbot chaired the meeting.

1. **Declaration of Conflict of Interest**

None.

2. **Planning Reports**

2.a **B21-63-8; A21-15-8, B21-64-8; A21-16-8 & B21-65-8; A21-17-8 - Applications for Consent and Minor Variance - Tru-Built Construction Inc. - 62 Clarke Street North**

The subject lands are legally described as Part Lot 14, Plan 174 in the City of Woodstock. The lands are located on the east side of Clarke Street North, between Nellis Street and Warwick Street and are municipally known as 62 Clarke Street North.

The applications for consent propose to create 3 residential building lots and retain a lot for similar purposes. The severances will allow the 4 semi-detached dwelling units to be separately conveyable. The applicant is also requesting relief from Section 7.2, Table 7.2 – Zone Provisions, to reduce the minimum lot frontage from 9 m (29.5 ft) to 7.1 m (23.2 ft) for each of the proposed severed and retained lots to facilitate the severance of the dwelling units.

The subject lands currently contain a semi-detached dwelling house with 2 residential units that is currently under construction. The applicant is currently constructing a semi-detached dwelling house on the south side of the property in accordance with the proposed lot lines.

The applicant provided a Grading Plan and Sight Line Analysis in support of the subject applications.

Surrounding land uses include a mix of single detached, semi-detached and townhouse dwellings with the Woodstock Fairgrounds to the west.

The applications for consent propose to create 3 residential building lots and retain a lot for similar purposes. The severances will allow the 4 semi-detached dwelling units to be separately conveyable. The applicant is also requesting relief

to reduce the minimum lot frontage for the lots to be severed and retained to facilitate the severance of the dwelling units.

Planning staff have reviewed the proposal under the policy direction of both the PPS and the Official Plan. With respect to the PPS, staff are generally satisfied that the proposal is consistent with the intensification and housing policies as the application will facilitate the severance of 4 semi-detached dwelling units that will efficiently utilize the subject land and the available municipal infrastructure.

The lots to be severed and the lot to be retained are considered to be appropriate in accordance with the infill policies of the Official Plan. The subject lands are located within a broader area that is characterized by a mix of residential development on a variety of lot sizes and the severance of the semi-detached dwelling units is not anticipated to impact the character of the existing residential development in the immediate area. Further to this, staff are satisfied that the semi-detached dwelling units will not have a negative impact on traffic as the development is small in scale and off-street parking is being accommodated on the site.

With respect to the requested relief of the frontages for each of the severed and retained lots, staff are satisfied that the relief is minor in nature and maintains the general intent of the Zoning By-law as adequate space is being provided to accommodate private amenity area, lot grading and drainage as well as the necessary off-street parking. The lots to be severed and retained meet all other relevant zoning provisions of the 'R2' zone. Further, staff are of the opinion that the requested relief is desirable and consistent with the Low Density Residential policies in the Official Plan as the relief will facilitate form of development that is compatible with the neighbouring area and the semi-detached dwellings are permitted in the Low Density Residential designation.

Further, City Engineering staff are satisfied with the Sight Line Analysis as it indicated that there are no sight line issues with respect to the proposed driveways and motor vehicles travelling over the crest of the hill on Clarke Street.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and maintains the intent of County Official Plan. As such, Planning staff are satisfied that the applications can be given favourable consideration, subject to the conditions outlined below.

Councillor S. Talbot inquired about the arborist report and how we would know if we have considered the preservation of the trees. H. St. Clair responded that the application needed to include the arborist report before getting a severance approval.

Councillor S. Talbot inquired about the fencing. H. St. Clair responded that she was not aware of anything.

Agent, Mark Burke, of 457 Spencer St., spoke briefly to Council. He stated that two trees may come into question behind the lot. He added that the homes were set back using the excess land to allow for additional parking. He noted that such

houses are typically purchased by Woodstock residents. The new subdivisions resonate with urban folks from outside town, but in-fill lots attract local purchasers.

Councillor M. Schadenberg commented that one set of semis were already being constructed before the severance has been granted. M. Burke responded that they schedule their work ahead of time while the supply chain is working in their favour. C. Wallace added that it is currently just one lot, and so the construction of semis is permitted.

The homeowner of 979 Nesbitt Cres., spoke against the application. She voiced concerns about the severance because trees were already removed, the semis are being constructed before the severance has been granted, and the increase in traffic it may lead to.

Glen Kitchen, of 68 Clarke St., lives beside the property being developed. He questioned by the City wanted to crowd the lot. He felt that it was already too crowded in the area.

2.b **ZN8-21-27 - Application for Zone Change - 2733153 Ontario Inc. - 33 Light Street**

The subject lands are described as Pt Lt 4 w/s Light Street, Plan 10, in the City of Woodstock. The lands are located on the west side of Light Street, between Dundas Street and Hunter Street and are municipally known as 33 Light Street in Woodstock.

The subject lands include two separate buildings which presently house a total of 8 residential dwelling units. The 'front' or easterly building, immediately abutting Light Street, contains 5 units while the westerly or 'rear' building contains 3 units. The applicant proposes to amend the provisions of the 'Special Entrepreneurial Zone (C3-2)' to allow the number units that may be contained in the rear building from 3 to 4.

For information, a zone change application was considered by City Council in August 2006 which recognized 2 dwelling units within, what was at the time, a detached garage (and now the converted dwelling at the rear of the property). Specifically, Council approved the conversion of the detached garage into a converted dwelling with 2 dwelling units.

Subsequently, a further application was considered by City Council in July 2012 to allow the number of dwelling units in the rear converted dwelling to be increased from 2 to 3. This amendment specifically recognized the rear building as a converted dwelling containing 3 units and allowed for 2 converted dwellings on the lot (whereas 1 dwelling house per lot is generally permitted).

The subject lands comprise approximately 1,040 m² (11,190 ft²) and are occupied by the above-noted converted dwellings. The lands front on and have direct access to Light Street via a laneway shared with the property to the immediate north. Surrounding land uses include a mix of commercial, office,

multi-family residential and institutional development. The lands to the immediate south are used as a public parking lot operated by the City of Woodstock.

The applicant proposes to amend the site-specific provisions of the 'Special Entrepreneurial District Zone (C3-2)' to permit one additional residential unit on the lands, bringing the total number of units to 9.

The proposed additional unit will be added to the rear or westerly building on the site, increasing the units within this building from 3 to 4. No additions or exterior renovations are required to facilitate this additional unit.

The subject lands are designated 'Central Business District' (CBD) in the Official Plan. The Plan directs that Woodstock's CBD is to be the primary business, cultural and administrative centre within the City and the County, and the policies of the Official Plan promote multi-unit residential development, including converted dwellings, within the CBD as a means of encouraging medium and high density residential development in the downtown in support of the planned function of the CBD.

Planning staff are of the opinion that the proposed zone change maintains the intent and purpose of the Official Plan with respect to supporting the planned function of the CBD and providing medium density housing options that are affordable to a broader range of Woodstock residents.

Further, Planning staff are satisfied that the proposed zone change is consistent with the policies of the PPS regarding intensification, the efficient use of municipal infrastructure and public service facilities, and the provision of housing options that meet the needs of the residents of the City.

With respect to the zone change, the proposed Zoning By-law amendment (attached to this report for Council's consideration) will amend the special provisions of the C3-2 Zone to permit up to 4 residential units within a converted dwelling house. There are no further special yard or setback provisions required to facilitate this proposal beyond those currently contained in the C3-2 Zone.

As noted previously, the subject lands do not require the provision of any parking spaces on site for residential purposes, so long as the number of required parking spaces is 10 or less. The subject lands presently contain 5 parking spaces and it is the opinion of Planning staff that maintaining these spaces via the proposed zoning amendment will not affect the ability to add the proposed additional unit and will also maintain some on-site parking in support of the current residential use of the lands.

Further, while the above-noted parking exemption accommodates smaller-scale residential development, any further use of the lands for commercial purposes would not be subject to the same parking exemption. Planning staff have discussed this issue with the applicant and they have agreed to the inclusion of a minimum parking requirement of 5 spaces for the subject lands.

In light of the foregoing analysis, Planning staff are satisfied that the proposed zone change is consistent with the policies of the Provincial Policy Statement and

the Official Plan respecting the development residential uses in the City's CBD and can be supported from a planning perspective. As such, staff recommend approval of the application.

Planner, Caroline Baker, of Baker Planning Group, was present to make a presentation on behalf of the applicant.

Councillor J. Acchione commented that it looked like a garage that was being converted and asked how many sq. ft. it was. C. Baker responded that it was approximately 800 sq. ft. Councillor J. Acchione noted that it was a bit bigger than he had thought.

2.c B22-04-8 - Application for Consent and Minor Variance - Meenakshi & Rajiv Bhargava - 68 Cedar Street

The subject lands are described as Part Lot 51C, Plan 216 as in 482161, in the City of Woodstock. The lands are located on the west side of Cedar Street, north of Walter Street and are municipally known as 68 Cedar Street.

The purpose of the application for consent is to create a residential building lot and retain a lot with an existing single detached dwelling. The lot to be severed contains a small garden shed, which will be removed. The applicant intends to construct a single detached dwelling on the severed lot.

Surrounding land uses in the immediate vicinity consist of predominantly single detached dwellings on the west side of Cedar Street, with a mix of residential, commercial and institutional uses on the east side of the street.

The purpose of the subject application is to create a residential building lot to facilitate the construction of a single detached dwelling on the retained lands. The applicant has indicated that the existing dwelling on the retained lands will remain.

In regard to the PPS, the proposal is consistent with the intensification, redevelopment and housing policies as the application provides for an opportunity for redevelopment and is considered to be an efficient use of land and municipal infrastructure. Further, since the proposal will facilitate the redevelopment of the severed lands, staff are of the opinion that the subject application promotes intensification.

Both the lots to be severed and retained are considered to be appropriate in accordance with the infill policies of the Official Plan. The proposed lots are consistent with other lots in the area as they appear to be similar in frontage and area. Staff are also satisfied that the lots are of sufficient size to provide adequate space for setbacks, parking and vehicular ingress and egress. Further, the severed lot is adequately sized to accommodate a dwelling that is similar in size and scale to the existing dwellings in the area. The proposed single detached dwelling is considered a form of low density residential development and is compatible with the surrounding uses.

In regard to the proposed redevelopment of the subject lands and the proximity to the CN Railway, Planning staff are satisfied that the proposed dwelling is located farther away from the railway than the existing dwelling on the retained lands and many other dwellings in the area. As such, staff are satisfied that the proposed dwelling will not impact the operations of the railway and further, that a warning clause regarding the proximity of the rail line is not required in this instance.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the County Official Plan, with respect to development in the low density residential designation.

The applicant was present to answer any questions or concerns.

2.d [ZN8-22-03 - Application for Zone Change - Bruno Colozza & Jose Da Silva - 729 Hounsfield Street](#)

The subject property is legally described as Part Lot 6, W/S Chapel Street, Plan 19, in the City of Woodstock. The property is located on the northwest corner of Hounsfield Street and Chapel Street and is municipally known as 729 Hounsfield Street.

The application for zone change proposes to rezone the subject lands to facilitate the conversion of the existing multiple-use building to a duplex. Specifically, the requested zone change proposes to convert the existing main floor laundromat to a residential dwelling unit in the existing building on the subject lands. The building currently contains an existing residential dwelling unit on the second level. No new development beyond interior renovations are proposed for the subject lands.

The subject lands are approximately 294 m² (3,194.7 ft²) in area and contain the existing multiple-use building, consisting of a main floor laundromat and a second floor residential dwelling unit. The applicant has indicated that there are four parking spaces on the subject lands and two existing driveway entrances (one off Hounsfield Street and one off Chapel Street). Surrounding land uses are predominately comprised of a mix of low density residential dwelling types.

The application for zone change has been requested to facilitate the conversion of an existing multi-use commercial building with a main floor laundromat, to a duplex dwelling house. Specifically, it is proposed that the main floor laundromat will be converted to a dwelling unit, while no change is proposed to the existing dwelling unit located on the second floor of the structure.

Planning staff have reviewed the request and are generally satisfied that the proposal is consistent with the policy direction of the Provincial Policy Statement and maintains the intent and purpose of the Official Plan.

Specifically, staff are of the opinion that the proposed development promotes intensification and will facilitate a mix of housing types to assist in satisfying the

need for local residential housing options. The development is also considered to be an efficient use of lands and municipal services and infrastructure within the City of Woodstock.

The subject lands are designated Medium Density Residential Area in the Official Plan, which is intended for the development of low profile multiple-unit development which generally consists of townhouses, cluster houses, converted dwellings and apartment buildings that exceed the density targets of the Low Density Residential Areas.

Planning staff are of the opinion that the proposed conversion of the existing multiple-use building on the subject lands will maintain the intent of the Medium Density Residential policies as the proposed duplex dwelling will maintain the existing character of the neighbourhood with respect to height, bulk, scale and setbacks and is not anticipated to negatively impact adjacent residential uses. Further, two dwelling units on the subject property, which is approximately 294 m² (3,164.6 ft²) in size, will result in a total density of 68 units/ha (27.5 units/ac), which is in keeping with the density targets for lands designated as Medium Density Residential in the Official Plan.

The applicants have indicated that the structure on the subject lands was constructed in approximately 1940, and it is noted that relief will be required to recognize the existing lot area, frontage and depth of the subject lands, as well as front, rear and exterior side yard setbacks to the existing building, as they apply to the 'R2' zone provisions.

Generally, it is the intent of these zoning provisions to ensure that lots are sufficiently sized to provide for an adequate building envelope that is capable of maintaining appropriate building setbacks, area for off-street parking and area for landscaping and private amenity space.

To this end, Planning staff are generally satisfied that approval of the applicants' request is appropriate in this instance, as the proposed conversion of the main floor commercial space will result in the efficient re-use of the existing building. Further, as per the applicants' site sketch, sufficient parking is currently available on the subject lands to accommodate the two proposed dwelling units (requiring 4 spaces), and the City Building Department has confirmed the existing parking layout is sufficient. Further staff are satisfied that the requested development will be compatible with the surrounding residential land uses and does not present an issue with respect to the Environmental Resource policies of the Official Plan.

In light of the foregoing Planning staff are of the opinion that the requested conversion is appropriate for the development of the subject lands, as it is consistent with the policy direction of the Provincial Policy Statement and the County's Official Plan respecting residential development and can be supported from a planning perspective.

Councillor M. Schadenberg asked C. Wallace if the front steps of the current laundromat were in the obstructed view or if it had been grandfathered in. C. Wallace responded that it is considered grandfathered in.

3. **No action is taken on these items at this meeting**

4. **Adjournment**

Moved by M. Schadenberg
Seconded by T. Poetter

That the meeting adjourn at 7:39 p.m.

Carried