

Woodstock City Council

Public Planning Meeting Minutes

Date: August 8, 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 **B22-33-8 & A22-07-8 - Application for Consent and Minor Variance - Denise & David Thompson - 452 Spencer Street**

The purpose of the application for consent is to create a lot for residential purposes and retain a lot for similar use. A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained contains an existing single detached dwelling, detached garage, garden shed and above-ground pool. This application was previously deferred (July 2022) to allow the applicants to reconsider the lot frontage of the proposed severed lot to bring it into closer conformity with the Zoning By-law. The owners have amended their application to increase the frontage of the said severed parcel from 10.3 m (33.8 ft) to 11.5 m (37.7 ft).

The applicant is also requesting relief from Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock’s Zoning By-law to reduce the minimum lot frontage for the lot to be severed from 12 m (39.3 ft) to 11.5m (37.7 ft) to facilitate the severance.

The application for minor variance also includes relief from Section 5.1.9.1, Table 2 – Permitted Projections into Required Yards to reduce the minimum setback between projection and interior side yard from 0.6 m (1.9 ft) to 0.3 m (0.9 ft). The relief is proposed to facilitate the removal of an existing deck and pool on the west side of the dwelling and the construction an unenclosed landing with stairs.

Surrounding land uses include single detached dwellings, semi-detached dwellings and Southside Park to the east.

The purpose of the subject application is to create a residential lot and retain a lot for similar purposes. The lot to be severed is currently vacant and the applicant

intends to construct a single detached dwelling. The dwelling and accessory structure on the retained lands will remain, while the deck and pool will need to be removed to accommodate the severance.

With respect 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 development of underutilized lands within a settlement area, staff are of the opinion that the subject application promotes intensification.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposed severance is a form of street oriented infill and intensification. This portion of Spencer Street is characterized by a mix of lot sizes and the proposed severed and retained lots are compatible with existing development in the vicinity.

As the applicant has revised their original proposal to increase the lot frontage and remove and relocate the existing deck, pool and fence, the lot configuration is consistent with the desirability criteria for a minor variance outlined in the Official Plan. The applicants are requesting a frontage of 11.5 m (37.7 ft) where 12 m (39.3 ft) is currently required. Minimum frontage requirements insure that adequate space can be provided for off-street parking, drainage, and access to the rear yard; staff are of the opinion that the relief can be considered minor.

The removal of the existing deck on the western side of the dwelling on the retained lands and the construction of unenclosed stairs requires relief from the maximum projection permitted into an interior side yard; although a limited space, 0.3 m (0.9 ft), will exist should the projection be permitted, staff are satisfied that adequate space exists on the opposite side yard to facilitate proper access to the rear yard, maintenance of the existing dwelling and grading and drainage of the site. In this respect, Planning staff are of the opinion that the requested relief can be considered minor.

Staff are also satisfied that the proposed relief will facilitate a form of development that is desirable for the area as the proposed deck will maintain the character of the existing residential dwellings on Spencer Street and it is not anticipated to have a negative impact on the surrounding neighbourhood.

It is the opinion of this Office that the requested relief is in keeping with the general intent and purpose of the Official Plan and the Zoning By-law and should be given favourable consideration.

Planning staff are of the opinion that although the proposed severance is a form of street oriented infill and intensification, the request for minor variance does meet the tests of a minor variance under the Planning Act and therefore can be supported.

M. Schadenberg requested information on the reasoning for the 12-metre minimum requirement for lot frontage. G. Hough responded that the minimum

size in the R1 zone was calculated in order to provide sufficient parking, drainage, and grading to prevent impact on neighbouring properties.

2.b B22-46-8 & A22-11-8 - Application for Consent and Minor Variance - Kulwinder Bedi - 635 Devonshire Avenue

The purpose of the application for consent is to create a lot for residential purposes and retain a lot for similar use. A single detached dwelling is proposed to be constructed on the lot to be severed. The lot to be retained contains an existing single detached dwelling, detached accessory structure and a pool.

The applicant is also requesting relief from Section 6.2, Table 6.2 – Zone Provisions, of the City of Woodstock’s Zoning By-law, to reduce the minimum required lot frontage for the lot to be retained from 12 m (39.3 ft) to 9 m (29.5 ft), and to reduce the minimum required lot depth on the lot to be severed from 28 m (91.8 ft) to 27.6 m (90.5 ft) to facilitate the severance and construction of the dwelling.

Surrounding land uses are primarily single-detached dwellings.

The purpose of the subject application is to create a residential lot and retain a lot for similar purposes. The lot to be severed is currently vacant and the applicant intends to construct a single detached dwelling. The dwelling, accessory structure and pool on the retained lands will remain.

With respect 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 development of underutilized lands within a settlement area, staff are of the opinion that the subject application promotes intensification.

With respect to the relevant Official Plan policies for Low Density Residential areas, staff are of the opinion that the proposed severance is a form of street oriented infill and intensification. This area of the City is characterized by a variety of lot sizes and the proposed severed and retained lots are compatible with other lots in the area in this regard. The proposed severed parcel exceeds the requirements of the Zoning By-law with respect to lot area and frontage and it is the opinion of staff that this lot is of sufficient size to maintain yards and setbacks similar to existing development in this area.

In consideration of the requested minor variances to lot frontage and lot depth, staff have reviewed the proposal in the context of the policies contained in the Official Plan and are of the opinion that the location of the existing dwelling on the subject lands is such that compliance with the current zone provisions is not practical. The frontage of the lot to be retained provides ample space to access the larger, developed portion of the lot (including emergency vehicle access), including area for snow storage and removal. The proposed depth of the severed lot is similar to the abutting property to the east and staff are satisfied that the reduced depth is minor, desirable for the development of the lands and maintains

the intent and purpose of the Zoning By-law with respect to the provision of private amenity space.

It is not anticipated that approval of this application would create an undesirable precedent, and no negative impacts are expected to adjacent owners or the community.

In light of the foregoing, Planning staff are of the opinion that the proposed severance is a form of street oriented infill and intensification, and the requested minor variances meet the tests for minor variances under the Planning Act and can be supported.

2.c OP 22-03-8 & ZN 8-22-07 - Application for Official Plan Amendment & Zone Change - Tiffany Development Corporation - 335 Juliana Drive

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 of the proposed building. Access to the proposed development will be from Juliana Drive and Alberta Ave.

The application for zone change proposes 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 south) 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, 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 long-term care 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, and some industrial uses further east.

The applicant proposes 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 applicant also 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 subject lands is 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 development high and medium density uses, and the subject lands are buffered from low density development in the area by institutional-type land uses. The 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 comprise approximately 0.79 ha (1.95 ac) 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 through the site plan approval process.

City Engineering has reviewed the traffic impact study provided by the applicant and have indicated that additional details related to turning movements at the intersection of Finkle Street and Alberta Ave will need to be provided via 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.

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and it supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

M. Schadenberg inquired as to the zoning on the property to the south on Alberta Ave. G. Hough responded that it is zoned institutional.

C. Lauder requested confirmation that the two levels of parking are not counted as part of the 12-storey request. G. Hough responded in the affirmative. C. Lauder also inquired if the Post Office requirement for lock boxes will be accommodated. G. Hough responded in the affirmative.

J. Acchione inquired if the building would be 13-stories if the exposed parking storey was counted. G. Hough responded in the affirmative. J. Acchione inquired

if further traffic considerations would be required before development. G. Hough responded in the affirmative.

Walter Broos, the applicant, spoke in favour of the application and the planning report recommendation.

Eric Ricker of 605 Sales Drive, spoke in opposition to the application. He indicated that the proposed development will be the 3rd apartment building built since moving in 7 years ago. He commented that the proposed development is higher than the existing apartment buildings in the area. He expressed concerns regarding the creation of shadows on the retirement home to the west. S. Talbot responded that the zoning for the subject property has been high density residential since 2006 and was planned as an apartment building prior to E. Riker's purchase of the home. W. Broos responded that a shadow study has been performed and shows no shadow impact on the retirement home.

No action is taken on these items at this meeting

3. Adjournment

Moved by Councillor M. Schadenberg

Seconded by Councillor C. Lauder

That the meeting be adjourned at 7:30 p.m.

Carried