

## Woodstock City Council

### Public Planning Meeting Minutes

Date: March 13, 2023  
Time: 7:00 PM  
Location: Council Chambers

This meeting was held in-person in accordance with section 238 (3.3) of the Municipal Act, 2001 as amended, and section 16.6.24 of the City of Woodstock Procedure by-law. Councillor C. Lauder chaired the meeting.

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#### 1. Declaration of Conflict of Interest

#### 2. Planning Reports

##### 2.a OP 23-02-8 & ZN 8-23-02 - Applications for Official Plan Amendment and Zone Change - County of Oxford

The subject lands are legally described as Lots 363-366 & 514-517, Plan 827, in the City of Woodstock. The lands are bordered on the south by Braeside Street, on the east by Springbank Avenue North, and on the west Edgewood Drive, and are municipally known as 175 Springbank Avenue North, in the City of Woodstock.

Applications have been initiated to amend the Official Plan and the City's Zoning by-law to permit the conversion of an existing non-residential building for residential use, including a proposed addition, to facilitate a 43 unit, three storey apartment building on the subject lands. The Official Plan amendment proposed to redesignate the subject lands from 'Low Density Residential' to 'Medium Density Residential' to permit the increased residential density on the site.

The zone change application proposes to rezone the subject lands from 'Neighbourhood Institutional Zone (NI)' to 'Special Residential Zone 4 (R3-sp)'. The proposed zoning will facilitate the proposed 43 unit apartment building and will reduce the minimum required number of parking spaces from 71 to 60, and recognize the existing interior side yard width of the existing building at the northerly lot line.

The subject lands comprise an approximate area of 6,071 m<sup>2</sup> (1.5 ac) and contain a building formerly used as a place of worship. The existing building has an area of 677 m<sup>2</sup> (7,287 ft<sup>2</sup>), and the proposed addition would have a floor area of 706 m<sup>2</sup> (7,600 ft<sup>2</sup>). Of the 43 apartment units, 36 will be one bedroom units and 7 will be two-bedroom units.

Surrounding land uses include existing low density residential development consisting primarily of single detached dwellings, with a place of worship to the northeast.

A parking assessment report in support of the proposed reduced number of parking spaces has been included with the applications for Official Plan and Zoning by-law amendment.

E. Gilbert stated that applications have been received to amend the Official Plan and the City's Zoning By-law to permit the conversion of an existing non-residential building (formerly a place of worship), together with a proposed addition, to facilitate a 43 unit, three storey apartment building on the subject lands.

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 municipal services within a fully serviced settlement area. The development also contributes to housing types and densities required to meet the projected requirements of current and future residents of the City and the broader regional market area.

With respect to the proposed Official Plan amendment to provide increased residential density on the site, it is the opinion of Planning staff that the Official Plan criteria respecting the designation of additional Medium Density Residential areas have been satisfactorily addressed. The subject lands front on and provide direct access to Springbank Avenue, which is an arterial road and, apart from one entrance on Edgewood Drive to for 20 parking spaces in the proposed North Lot, the traffic to and from the site is proposed largely to be accommodated by Springbank Avenue.

The subject lands are in close proximity to Edgewood Park, Springbank Public School, Huron Park Secondary School, and are less than 400 m from designated shopping areas on Dundas Street. The development will be subject to the site plan approval process, where matters related to detailed servicing, landscaping, fencing, buffering, grading, access and parking will be required to be addressed to the satisfaction of the City and County.

The proposed net residential density of the site is within the limits contemplated by the Medium Density Residential designation, and the proposed building height is within the range permitted by the Medium Density Residential policies. Due to the location and height of the building, no shadowing impacts are anticipated on any adjacent properties.

Through the site plan process, and arborist report will be required to identify what trees are proposed to be removed and retained, with any removals requiring compensation to be provided to the satisfaction of the City.

With respect to the proposed zoning amendments, the proposed parking relief has been supported by a traffic engineer who has reviewed parking requirements for other affordable housing developments in Woodstock and the City of London.

In this instance, each unit will provide parking at a 1.4 spaces/unit ratio, which Planning staff and City staff agree is sufficient for the proposed development. It is also recommended that the existing interior side yard width for the existing building be recognized as this has existed for some time and the proposed addition will be compliant with the required interior side yard width.

This office is of the opinion that the proposed amendment to the Official Plan to accommodate the proposed development of the subject lands generally complies with the relevant policies of the Official Plan, and the proposed zoning by-law amendment is appropriate and can be given favourable consideration.

Mayor J. Acchione inquired about the tenants, subsidized rents, and the potential traffic concerns that could arise from having so few parking spaces. E. Gilbert responded that the units were directed primarily to seniors. He deferred the questions about subsidized rents to the applicant. He added that City staff could request a traffic study through the site plan process.

Mayor J. Acchione sought confirmation on the fact that the proposal is for 3 storeys, although it could be approved for 4 storeys. E. Gilbert confirmed this and noted that density was on the lower end of the medium density.

Councillor L. Wismer-Van Meer asked if the trees would remain. E. Gilbert responded that the detailed grading lots and building design would be more indicative of whether the trees would remain. The County will get an arborist report and further, any trees that are removed will be compensated for.

Councillor K. Leatherbarrow asked if there were reduced parking spaces because of the 36 1-bedroom units. E. Gilbert responded that typically, affordable housing does not require more parking.

Applicant, Rebecca Smith, Manager of Housing at County of Oxford was present to speak in support of the application. She explained that they are seeking a minor reducing in parking because those who will be living there will usually only have one car. With regards to trees, she explained that they will try to preserve them where we can. In terms of affordability, the County purchased the property for this purpose in early 2022. It is a partnership project with the County. Affordable housing means market units and affordable units.

Councillor M. Schadenberg inquired about the project timeline. R. Smith responded it would take 2-3 years.

With regards to affordability, Mayor J. Acchione asked how the County controls who resides there when it is put up for a RFP. R. Smith responded that the RFP document provides all those conditions and details and that the County will perform audits to ensure it is functioning as intended.

Councillor M. Schadenberg asked inquired about the supply and demand of the demographic for such facilities. R. Smith noted that with housing prices

increasing and leveling off a bit now, it has pushed a lot of people into the rental market.

Councillor L. Wismer-Van Meer asked if it could potentially be a mix in the type of residential units and if there was, whether there was a percentage breakdown. R. Smith responded that the split in units is based on how much funding is provided and how much equity there is. She added that at minimum 50% will be affordable, with County Council approval.

Councillor W. Wheaton, commented that the Master Housing Strategy would have a lot more detail about supply and demand, and encouraged Council to read it.

Shelley Green, of 102 Braeside Street, had questions and concerns about the proposal. Specifically, her concerns surrounded the inadequate number of parking spaces, and risks to students crossing with additional traffic in the area. She asked Council to ask for a Traffic Study. Mayor J. Acchione noted that a Sight Plan Approval would automatically trigger a Traffic Study. C. Wallace confirmed this fact.

Jerome Ramsey, of 986 Heather Street, inquired about the impact on sewage backup, potential loitering at the neighbouring park, lack of lighting, increased traffic, and inadequate parking.

Bethany V. of, 226 Edgewood Drive, expressed concerns about the safety of students. She asked Council to consider traffic control measures.

Trevor Fisher, of 1004 Braeside Street, expressed concerns about stormwater management.

Councillor C. Lauder asked if the proposed parking include visitor parking. E. Gilbert stated that it is included (i.e., 1.5 parking spaces per unit, plus 1 additional parking space per 10 units)

Jerome Ramsey sought clarification surround the number of parking spaces.

Councillor C. Lauder asked C. Wallace to provide information on the stormwater concerns expressed by the public. C. Wallace explained that under the site plan, a Servicing Report will be asked for. This will occur before any permits are issued.

Ken Smith, of 1032 Braeside Street, asked about zoning changes not approved. R. Smith responded that if zoning is not approved, the County would need to return with a plan. K. Smith also expressed concerns about losing the trees.

Gary Gillette, of 175 Edgewood Drive, expressed concerns about the view and a flood of new vehicles in the area. He inquired about the entrance and exist for the building. E. Gilbert responded that the primary entrance to the parking lot would be off of Springbank, with loading and drop off in that area. G. Gillette commented that it was too congested.

K. Smith commented that the traffic on Springbank is already quite congested.

Larry Mayberry, of 994 Heather Street, expressed concerned about the construction phase. C. Wallace noted that for construction and special events, parking is permitted on the streets.

S. Green noted that staff said there would not be more pressure on stormwater management and sewer. She asked if that study would branch out to the surrounding areas. C. Wallace stated that with stormwater, the water runs wherever it is going. With a new development, there is going to be more water going into the system. It will be held on site in some type of storage. With sanitary flows, a servicing report will be done to evaluate needs.

J. Ramsey asked if the study would consider the impact of backups. C. Wallace stated that if he was experiencing backups now, it was not related to the development. He encouraged J. Ramsey to speak with him after the meeting to discuss his current backup issues.

T. Fisher asked about adequate space for snow removal. E. Gilbert responded that it would be looked into during the sit plan process.

Pat Reinis, of 1033 Warwick Street. expressed concerns about the 3 years it would take to construct the building and the potential dangers it poses to students. Mayor J. Acchione responded that the actual construction would only last 4-6 months.

Councillor K. Leatherbarrow expressed her appreciation for the questions being asked. She added that there was construction taking place across the City, and that many others would be experiencing similar levels of disruption.

Nathan Blackmore, of 172 Springbank Avenue, asked if the entrance for the proposed property could be anywhere other than directly in front of his driveway. E. Gilbert responded that the entrance on Springbank would be somewhere between 168 and 164. This location was chosen to improve traffic safety. He added that it would be a bit away from N. Blackmore's driveway.

2.b ZN 8-22-20 - Application for Zone Change - McCowan & Associates Ltd.

E. Gilbert explained that this application was being deferred until the April meeting.

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

**4. Adjournment**

Moved by Councillor K. Leatherbarrow

Seconded by Councillor B. Wheaton

That the meeting adjourn at 8:08 p.m.

Carried.