

Woodstock City Council Public Planning Minutes

Date: January 13, 2025
Time: 7:00 PM
Location: Council Chambers

Members Present: Mayor J. Acchione
Councillor K. Leatherbarrow
Councillor M. Schadenberg
Councillor B. Martin
Councillor L. Wismer-Van Meer

Members Absent: Councillor C. Lauder
Councillor D. Tait

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.

1. Declaration of Conflict of Interest

Chair B. Martin declared a conflict of interest and refrained from discussing 2.e OP24-12-8; ZN8-24-22 - Applications for Official Plan Amendment and Zone Change - 747 Pavey Street Inc. as she has a current business relationship with the applicant.

2. Planning Reports

2.a B24-69-8 and A24-19-8 - Application for Consent and Minor Variance - Oxford Business Solutions Inc.

Purpose:

- The intent of the application for consent is to sever the subject lands to create one new vacant industrial lot and retain one lot for continued industrial use. There are no plans for development at this time.
- The application for minor variance proposes relief from Section 20.2, Table 20.2 – M4 Zone Provisions, to permit a reduced lot frontage on the lot to be retained of 12 m (39.4 ft) where 20 m (65.6 ft) is required.
- Planning staff are recommending approval of the applications as they are consistent with the Provincial Planning Statement and maintain the intent and purpose of the Official Plan.

Location:

The subject lands are described as Part Lot 22, Conc. 1 (Blandford), PARTS 1-21, OXR13A and PARTS 1-7, 18 & 19, 41R-9639 in the City of Woodstock. The lands front on the west side of Tecumseh Street, lying between Vansittart Avenue and Oxford Street, and are known municipally as 307 and 313 Tecumseh Street.

Justin Miller, Development Planner was in attendance to provide Council with an overview of Application for Consent and Minor Variance B24-69-8 and A24-19-8. J. Miller addressed key points outlined in the Planning Report and noted that in consideration of the requested minor variance for a reduced lot frontage for the lot to be retained, staff have reviewed the proposal in the context of the policies contained in the Official Plan and consistent with the City of Woodstock Engineering Department (Building Division) are of the opinion that the proposed variance is appropriate. The proposed lot to be retained will be of an adequate size, provide sufficient setbacks for neighbouring properties, and provide space for off-street parking for the existing uses.

Further, the existing lot fabric in the vicinity along Tecumseh Street is characterized by varying lot frontages, depths and areas and the proposed lot to be severed and lot to be retained will not be out of place with the characteristics of the surrounding area. Staff are satisfied that the proposed reduced lot frontage for the lot to be retained is minor and desirable for the development of the lands and maintains the intent and purpose of the Zoning By-law with respect to the provision of adequately sized building envelopes and sufficient setbacks.

Planning staff are of the opinion that the proposed severance and the requested minor variance meet the tests for minor variances as outlined in Section 45(1) of the Planning Act and can be supported.

Discussion:

Steve Hutton, 684803 Highway 2, Woodstock, Applicant, spoke in favour of the application.

There were no questions and no one spoke in opposition to the application.

2.b B24-09-8; A24-04-8 - Application for Consent and Minor Variance - JankovicPurpose:

- The application for consent proposes to create a vacant residential lot and retain a lot containing a duplex dwelling. The applicant is proposing to construct a duplex dwelling on the severed lands.
- The application for minor variance proposes relief from Section 7.2, Table 7.2 – R2 Zone Provisions to reduce the minimum lot area, minimum lot frontage, and minimum lot depth of the lands to be severed. The minor

variance application also proposes to reduce the minimum rear yard depth and front yard depth of the lands to be retained.

- Planning staff are recommending approval of the applications as they are consistent with the Provincial Policy Statement and maintain the intent and purpose of the Official Plan respecting residential intensification.

Location:

The subject lands are described as Lot 8 s/s of Queen Street, Block H, Plan 52, in the City of Woodstock. The lands are located on the southwest corner of Douglas Street and Queen Street and are municipally known as 306 Queen Street.

Justin Miller, Development Planner was in attendance to provide Council with an overview of Application for Consent and Minor Variance B24-09-8 and A24-04-8. J. Miller addressed key points outlined in the Planning Report and noted Planning Staff are satisfied that the proposed variances are minor and desirable for the development of the lands and maintain the intent and purpose of the Zoning By-law with respect to the provision of adequately sized building envelopes and sufficient setbacks, amenity space and space for off street parking.

Likewise, J. Miller noted Planning Staff are of the opinion that the proposed severance is an appropriate 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.

Discussion:

Mayor Acchione inquired if there were at least two parking spots for the duplexes. In response, J. Miller advised that there has been no reduction of parking, and that the applicant is able to meet the required parking spaces.

Further, Mayor Acchione asked if the community mailbox would need to move from it's current location as part of the development. J. Miller advised that the mailboxes would be able to remain where they are.

There were no further questions and no one spoke in opposition to the application.

2.c [ZN8-24-06 - Application for Zone Change - Seyed Jafar Tafresh I](#)

Purpose:

- The purpose of the application for zone change is to amend the existing Special Highway Commercial Zone (C4-46) to permit the sales of home décor and furnishings, artwork, specialty artisan food and to permit an accessory use of art classes and workshops.

- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and maintains the general intent and purpose of the Official Plan respecting highway commercial uses.

Location:

The subject property is described as Plan 187, Park Lot 9, Plan 216, Park Lot 50C in the City of Woodstock. The property is located on the east side of the corner of Norwich Avenue and Alice Street, and is municipally known as 236 Norwich Avenue.

Justin Miller, Development Planner was in attendance to provide Council with an overview of Application for Zone Change ZN8-24-06. J. Miller addressed key points outlined in the Planning Report and noted that staff are satisfied that the proposal is in keeping with the intent and purpose of the Official Plan. The proposed additional uses are consistent with the types of uses described for the Service Commercial designation. The proposed new uses are specialized in nature and cater to the traveling public or are recreation and entertainment uses. Home furnishings are specifically supported in the Service Commercial designation of the Official Plan, and the art classes and workshops may be considered to be complementary and comparable to recreation and entertainment uses permitted within the C4 zone.

Further, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Planning Statement and meets the general intent and purpose of the Official Plan respecting Service Commercial uses and can be given favourable consideration.

Discussion:

M. Schadenberg inquired whether the Business Improvement Area (BIA) was consulted on the Application based on the addition of retail items being permitted to be sold at the location and the square footage of the building versus what is permitted within the downtown. In response, J Miller advised that the BIA was circulated on the Application and no comments were received.

M. Schadenberg further asked whether the addition of art lessons was a significant difference for the zoning of the neighbourhood. In response, J. Miller noted that generally retail and commercial uses should be directed to a shopping area or the downtown. The Service Commercial Zone permits commercial sales of things that's people would generally travel to, such as shopping areas or convenience uses. J. Miller noted that included in the permitted use would be recreation uses which would permit art classes.

Katherine Strilisky, 2-236 Norwich Avenue, Agent for the Applicant, spoke in favour of the application and responded to questions from the Committee.

Mayor Acchione asked whether the building included other businesses in addition to the proposed business.

K. Strilisky advised that there were two other businesses within the building.

There were no questions and no one spoke in opposition to the application.

2.d OP24-04-8; ZN8-24-10 - Applications for Official Plan Amendment and Zone Change - Key Change Property Management

Purpose:

- The Official Plan amendment proposes to redesignate the subject property from Low Density Residential to High Density Residential to facilitate the development of a 32 dwelling unit stacked townhouse development.
- The Zone Change application proposes to rezone the subject lands from 'Residential Zone 1 (R1)', 'Residential Zone 2 (R2)' and 'Special Residential Zone 2 (R2-21 and R2-23)' to 'Special Residential Zone 3 (R3-sp)' to permit the stacked townhouse development with special provisions to address the minimum lot area per dwelling unit, minimum landscaped open space and to permit limited parking in the required front yard.
- Planning staff are recommending approval of the subject applications as they are consistent with the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan respecting high density residential development.

Location:

The subject lands are described as Plan 48, Part Lots 2 and 3 in the City of Woodstock. The lands are located on the west side Norwich Avenue between Parkinson Road and Salter Avenue and are municipally known as 394, 400, 408 and 412 Norwich Avenue.

Justin Miller, Development Planner was in attendance to provide Council with an overview of Application for Official Plan Amendment and Zone Change OP24-04-8 and ZN8-24-10. J. Miller addressed key points outlined in the Planning Report and noted Planning Staff are supportive of the applicant's request to establish alternative zone provisions for lot area per dwelling unit, landscaped open space, location of parking area and established building line.

Further it was noted that it was Planning Staff's 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 respecting infill, intensification and high density residential development and the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

Discussion:

Mayor Acchione inquired whether stop lights would be required on the east side of Norwich Avenue.

In response, J. Miller advised that there are existing traffic lights adjacent to the subject lands. It's likely that the future driveway would likely include a trigger pad at the base of the driveway to trigger the traffic light.

Mayor Acchione also asked if there was going to be control over the density of the proposed development to ensure it does not expand beyond the current proposed number of units.

J. Miller advised that the development can be controlled by either site plan control or through the capping the maximum permitted units through the zoning amendment that would be applied to the subject lands.

M. Schadenberg sought clarification if only three floors would be visible on Norwich Avenue and four floors on Powell Street, given the topography of the land.

J. Miller confirmed that M. Schadenberg's understanding was correct, and further explained that the maximum height would be 3 meters which would accommodate a three story tall building.

Richard Kelly-Ruetz, GSP Group, Agent for the Applicant, was in attendance to provide the Committee with an overview of the application and to respond to any questions.

M. Schadenberg asked the Agent whether there was any estimated timeline of how much notice the existing tenants will be given before they are required to move?

R. Kelly-Ruetz responded that Applicant is reviewing construction timelines, though construction could start in the next year or two, and that the tenants were made aware of the development application and the public meeting.

Scott Johnson, 409 Powell Street, spoke to concerns with the application, namely, the height of the proposed development (given the land is higher than Powell Street); negative impact on privacy; concerns with drainage from melting snow and rain water; and, a reduction of green space.

Brian Lamour, 384 Norwich Avenue, spoke to concerns with the application, namely, drainage issues with water coming from Norwich Avenue.

Jeremy Butts, 418 Norwich Ave, spoke to concerns with the application, namely, expressing support for the issues already addressed by neighbouring property owners; and, if the proposed development would negatively impact the value of his property due to the impact on privacy.

There were no further questions or public comments made on the application.

2.e OP24-12-8; ZN8-24-22 - Applications for Official Plan Amendment and Zone Change - 747 Pavey Street Inc.

Chair B. Martin left the meeting at this time in accordance with her declared conflict of interest.

Mayor J. Acchione assumed the position of Chair at this time.

Purpose:

- The Official Plan amendment proposes to redesignate the subject property from Low Density Residential to High Density Residential to facilitate the development of a 52 dwelling unit two building multiple attached dwelling development with a maximum height of four-storeys.
- The Zone Change application proposes to rezone the subject lands from 'Residential Zone 1 (R1)' to 'Special Residential Zone 3 (R3-sp)' to permit the multiple attached development with special provisions to deem the front lot line as Pavey Street, to permit a reduced lot area per dwelling unit, permit a minimum parking standard of 1.25 spaces per dwelling unit (including visitor parking), permit a maximum height of four storeys and permit a reduced interior side yard setback.
- Planning staff are recommending approval of the subject applications as they are consistent with the Provincial Planning Statement and support the strategic initiatives and objectives of the Official Plan respecting high density residential development.

Location:

The subject lands are described as Part of Park Lots 2 and 3, Plan 187 in the City of Woodstock. The lands are located on the north side of Pavey Street with some frontage on Fyfe Avenue between Fyfe Avenue and Norwich Avenue and are municipally known as 747 Pavey Street and 97 Fyfe Avenue.

Justin Miller, Development Planner was in attendance to provide Council with an overview of Application for Official Plan Amendment and Zone Change OP24-12-8 and ZN8-24-22. J. Miller addressed key points outlined in the Planning Report and noted Planning Staff are supportive of the applicant's request to establish alternative zone provisions for lot area per dwelling unit, maximum height, interior side yard width and location of the front lot line.

Further Planning Staff are 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 respecting infill, intensification and high density residential development and the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

Discussion:

Mayor Acchione inquired whether site plan control can be used to control development on this site.

In response, J. Miller advised that any residential development over 10 units is subject to site plan control, and in addition given this application is subject to site

specific zoning, the zoning will be tailored to what is being proposed. It was further noted that building a larger building would not likely be permitted given the specific zoning that would be applied.

Caroline Baker, Baker Planning Group, Agent for the Applicant, was in attendance to provide the Committee with an overview of the application and to respond to any questions.

L. Wismer-Van Meer asked the Agent if there is any consideration of the target family types?

In response, C. Baker advised that the development would target a range of family types, and further explained that the development would fall within the attainable housing type.

M. Schadenberg complimented the land owner for maintaining the property when the animal clinic relocated to another property.

Ed Wiseman, 95 Fyfe Avenue, spoke to concerns with the application, namely, the height of the subject lands in relation to his property; the appropriate handling of three trees located at the proposed driveway located off Fyfe Avenue due to their proximity to his property and risk of property damage should the roots of the trees be damaged; whether the parking off Fyfe Avenue could be relocated from abutting his property to the other side; whether an 8 foot privacy fence could be erected from the front to the back as a buffer along his property line and the subject lands; whether the drainage from the proposed development could be run away from his property; the negative impact on privacy; and, garbage collection.

Mike Martin, 741 Pavey Street, spoke to concerns with the application, namely, the density of the proposed development; lack of parking; negative impact on the value of traffic on Pavey Street and Fyfe Street.

There were no further questions or public comments made on the application.

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

4. Adjournment

Moved by Councillor M. Schadenberg
Seconded by Councillor K. Leatherbarrow

That the meeting adjourn at 8:36 p.m.

Carried

Chair–Councillor B. Martin

Secretary-Treasurer – Jeff Bunn