

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP 26-02-8; ZN 8-26-01 – 190 Huron Street Inc.

REPORT HIGHLIGHTS

- The Official Plan amendment proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential with a special policy area to facilitate the development of 64 stacked townhouse dwelling units on two properties fronting on Huron Street.
- The Zone Change application proposes to rezone the subject lands from 'Shopping Centre Commercial (C2)' to 'Special Residential Zone 3 (R3-sp)' to permit the stacked townhouse development with special provisions for minimum lot area per dwelling unit, minimum front yard depth, minimum side yard widths, minimum landscaped open space, maximum height, minimum parking, setbacks from parking and special provisions for projections (stairs, landings, patios).
- 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 medium density residential development within the City of Woodstock.

DISCUSSION

BACKGROUND

OWNERS: 190 Huron Street Inc.
128 Johnston Avenue, Cambridge, ON N3C 4P4

AGENT/APPLICANT: Zelinka Priamo Ltd. c/o Laura Jamieson
318 Wellington Road, London ON N6C 4P4

LOCATION:

The subject lands are described as Lot 24C, Plan 216 and Part Lot 1, Plan 445. in the City of Woodstock. The lands are located on the east and west sides of Huron Street north of Knights Bridge Road and are municipally known as 190/196 Huron Street and are a parking lot located on the west side of Huron Street with no municipal address.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "W-1"	City of Woodstock Land Use Plan	Neighbourhood Shopping Centre
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Proposed:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential
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Schedule 'W-3'	City of Woodstock Residential Density Plan	Medium Density Residential with special policy area
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10

Existing: 'Shopping Centre Commercial Zone (C2)'

Proposed: 'Special Residential Type 3 Zone (R3-sp)'

PROPOSAL:

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit the development of a stacked townhouse development on two properties located on opposite sides of Huron Street. The subject lands contain the Salvation Army Thrift Store and a large parking area directly across Huron Street. The Official Plan amendment proposes to redesignate the subject lands from 'Neighbourhood Shopping Centre' to 'Medium Density Residential' with a special policy area to facilitate the proposed increase in residential density on the site.

The zone change application proposes to rezone the subject lands from 'Shopping Centre Commercial Zone (C2)' to 'Special Residential Type 3 Zone (R3-sp)'. The proposed zoning will facilitate the proposed stacked townhouse development and requested zone provisions regarding minimum lot area per dwelling unit, minimum front yard depth, minimum side yard widths, minimum landscaped open space, maximum height, minimum parking, setbacks from parking and special provisions for projections (stairs, landings, patios). If approved, staff propose to establish separate site-specific zones for each side of Huron Street based on the separate zone provisions requested.

The subject lands on the east side of Huron Street (190/196 Huron) comprise an approximate area of 2,604.9 m² (28,038.9 ft²) and contains an existing structure most recently used as a thrift store. The subject lands on the west side of Huron Street comprise an approximate area of 4,417.4 m² (47,548.5 ft²) and contains an existing parking area that was utilized by the thrift store and historical commercial uses that operated within the existing building. The applications propose to remove the existing building and replace them with three new structures (two on the west side of Huron Street and one on the east side).

Surrounding land uses are generally low-density residential uses, primarily single-detached dwellings, with some commercial uses to the north of the eastern parcel. Knightsbridge Park is in close proximity to the east and Sutherland Park is in close proximity to the south-west.

Plate 1, Location Map with Existing Zoning, indicates the location of the subject site and the existing zoning in the immediate vicinity.

Plate 2, 2020 Aerial Map, provides an aerial view of the subject property and surrounding area.

Plate 3, Applicant's Sketch, provides a site plan illustrating the layout of the proposed development, as provided by the applicant.

APPLICATION REVIEW

2024 PROVINCIAL PLANNING STATEMENT

The 2024 Provincial Planning 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 following outlines the key PPS policies that have been considered but is not intended to be an exhaustive list.

Section 2.1.3 directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected requirements of current and future residents of the regional market area by maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development, and to maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Section 2.1(6) of the PPS states that the achievement of complete communities accommodates an appropriate range and mix of land uses, housing and transportation options, employment, public services facilities, recreation and parks, and open space to meet long-term needs. Further, complete communities improve accessibility for people of all ages and abilities and improve social equity and overall quality of life.

Section 2.2.1- Housing provides that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g. shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

Section 2.3.1 of the PPS indicates that settlement areas shall be the focus of growth and development and land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive as appropriate, and
- e) Are freight supportive.

Section 2.3.1.3 also directs that planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritize planning and investment in infrastructure and public service facilities.

OFFICIAL PLAN

The subject lands are designated 'Neighbourhood Shopping Centre', according to the City of Woodstock Residential Density Plan. The application for Official Plan amendment proposes to redesignate the lands to facilitate medium density residential development.

Areas designated Neighbourhood Shopping Centre are intended to provide for daily or weekly convenience shopping and service needs of nearby residents. Neighbourhood Shopping Areas will generally have between 1,858 and 4,645 square metres (20,000 to 50,000 square feet) of gross leasable commercial floor area.

The subject lands are proposed to be redesignated to Medium Density Residential with a special policy area. Medium Density Residential areas are primarily developed or planned for low profile multiple 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. The maximum net residential density in the Medium Density Residential Districts is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The proposed density over both of the sites is equal to 91.2 units per hectare. Further, City Council may establish lower height and/or density limits than permitted in the Official Plan for specific areas based on the following criteria:

- sanitary sewage, water or storm drainage constraints;
- limitations related to municipal fire protection;
- development constraints related to topographical features;
- protection of significant or scenic views or vistas;
- to minimize the effect of development and required parking on significant features;
- where adjacent low profile residential land uses may be adversely affected in terms of sunlight, traffic or privacy.

Any further Medium Density Residential designations [beyond those currently in the Official Plan] will be consistent with the following location criteria:

- sites which abut arterial or collector roads or sites situated in a manner which prevents traffic movements from the site from flowing through any adjoining Low Density Residential Districts;
- sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;

- sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

ZONING BY-LAW

The subject lands are currently zoned 'Shopping Centre Commercial Zone (C2)', and the applicant proposes to rezone the subject lands to 'Special Residential Zone 3 (R3-sp)' to facilitate the proposed stacked townhouse development.

The applicant has requested a number of special provisions for both sides of Huron Street. If approved, staff intend to establish separate site-specific zones for each side of Huron Street based on the separate zone provisions requested.

For the west side of Huron Street (where 44 units are proposed), the following special provisions are requested:

- a minimum lot area of 100 m² per dwelling unit, where 150 m² per dwelling unit is required in the R3 Zone;
- a minimum front yard depth of 3 m, where 6 m is required in the R3 Zone;
- an interior side yard width of 5 m, where 3 m is required in the R3 Zone;
- a minimum landscaped open space area of 34%, where 35% is required in the R3 Zone;
- a maximum height of 14.5 m, where three storeys is permitted in the R3 Zone;
- a minimum parking rate of 1.38 spaces per dwelling unit plus visitor parking;
- a reduction in one required visitor parking space;
- a minimum setback of 1.1 m for a parking area, applying only to the south lot line; and
- a provision to permit projections for stairs, landings or patio structures to project to a minimum distance of 1.2 m between the projection and a property line.
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For the east side of Huron Street (where 20 units are proposed), the following special provisions are requested:

- a minimum lot area of 130 m² per dwelling unit, where 150 m² per dwelling unit is required in the R3 Zone;
- a minimum front yard depth of 3 m, where 6 m is required in the R3 Zone;
- a minimum exterior side 3.5 m, where 6 m is required in the R3 Zone;
- a minimum landscaped open space area of 30%, where 35% is required in the R3 Zone;
- a maximum height of 14.5 m, where three storeys is permitted in the R3 Zone;
- a minimum setback from the centreline of an arterial road of 16.5 m, where the Zoning By-law requires 18.5 m;
- one parking space in a front yard; and
- a provision to permit projections for stairs, landings or patio structures to project to a minimum distance of 1.2 m between the projection and a property line.

AGENCY COMMENTS

The City of Woodstock Engineering Department (Building Division) has provided the following comments:

West Property:

- Lot area per unit is shy – relief required of approximately 50 sq m per unit;
- Front yard setback – requires 6.0 m, providing 3.0 m plus 3.01 m road widening;

- Interior side yard – 3.0m but is acting as a rear yard, which would require 7.5m, 5.0m is provided and landscaping (trees surrounding) should provide adequate privacy;
- Parking requirements:
 - requires 66 spaces at 1.5 per unit, providing 1.38 per unit, relief required;
 - Visitor parking is shy of 1 space – relief required;
 - Barrier free parking and loading space are satisfactory;
 - 1.5 m setback from parking to lot line required, the south side of the rear lot line is 1.1 m setback;
- Landscape open space, relief required by approximately 5%;
- Projections – proposed projection at the front lot for two exterior stairs; these can be constructed similarly to other units. This is a new development and shouldn't utilize the setback projections.
- Fire route – drawings shall adequately indicate 12 m turning radius for clarity.

East Property:

- Lot area per unit requires relief of approximately 20 sq. m. per unit;
- Setback from centre line of the road requires a relief of 1.5 m;
- For the purposes of the zoning bylaw, the front lot line is on Knights Bridge road. The exterior side yard abuts Huron St.
 - Set back from the exterior lot line is currently 1.8m plus 3.01 road widening, relief required. Alternatively, if the Established Building Line (EBL) is considered, the setback may be ok;
 - Required front yard depth is 6.0 m, current proposal reflects 3.0 m;
- Site Triangle to be 7.5m for residential – in principle, the location of the proposed site triangle was accepted using the road widening.
 - Parking requirements- 1.5 m setback is required adjacent to interior and exterior lot lines
- Landscape open space requires a relief of almost 5%.

The Oxford County Public Works Department indicated that a road widening of 3 m will be required along the frontage of the west and east properties on Huron Street, free and clear of all liens, easements and encumbrances. Comments respecting future requirements for site plan approval were provided to the applicant.

PUBLIC CONSULTATION

Notice of complete application regarding this proposal was provided to the public and surrounding neighbours on February 3, 2026, and notice of public meeting was issued on May 5, 2026 and a revised notice was issued on May 12, 2026. At the time of the writing of this report no comments were received from the public.

Planning Analysis

Applications have been received to amend the Official Plan and the City's Zoning By-law to permit a stacked townhouse dwelling development consisting of 64 dwelling units on two properties. The proposal intends to develop three structures with a maximum height of 14.5 m (two buildings on the west property and one building on the east property). As part of a complete application, the applicants have provided a traffic impact study, servicing study, environmental site assessment, and a planning justification report.

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 underutilized land and existing and planned 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.

The proposal conforms to the criteria required to designate additional lands for Medium Density Residential purposes. The subject lands are located on Huron Street which is designated as an arterial road within the City. The subject lands are in close proximity to two City-owned parks, Knightsbridge and Sutherland parks, are less than one kilometre from additional parks, shopping opportunities and other community-supportive facilities, and the subject lands make up a portion of an existing Neighbourhood Shopping Centre designation.

The subject lands require a special policy area to be added to the proposed Medium Density Residential Designation due to the proposed density of the project. The Official Plan directs that maximum net residential density in the Medium Density Residential Districts is 70 units per hectare (30 units per acre) and no building shall exceed four storeys in height at street elevation. The concept plans submitted with the application identify structures that contain three storeys above grade and one storey partially above grade and partially below grade, conforming to the Medium Density criteria; however, the proposed net densities exceed the maximum density of 70 units per hectare, and a special provision is required to support the proposed development. The property on the east side of Huron Street is proposed for 20 units, and will have an approximate density of 77 units per hectare; the property on the west side of Huron Street is proposed for 44 units and will have an approximate density of 99.5 units per hectare; and the overall net density of the proposal will have an approximate density of 91.2 units per hectare. Although the proposed built form conforms to the density policies, the unit per hectare calculation exceeds the limits within the Medium Density Residential designation. Planning staff are of the opinion that it is appropriate to recognize the proposal as a Medium Density Residential with a special policy provision rather than redesignating the subject lands to High Density residential, finding the built form consistent with medium density residential developments, and finding the net density of 91.2 units per hectare closer to the Medium Density's 70 units per hectare maximum than the High Density's maximum units per hectare of 150.

With respect to the proposed zoning amendment, Planning staff are supportive of the applicant's request to establish alternative zone provisions for both the east and west property.

For the west property, the applicant's have proposed a minimum lot area of 100 m² per dwelling unit, and for the east property, the applicants have proposed a minimum lot area of 130 m² per dwelling unit where the R3 Zone requires a minimum lot area of 150 m² per dwelling unit. Minimum lot area provisions are intended to ensure that sufficient space is provided for a structure, grading, drainage and amenity spaces. The requested minimum lot areas are considered adequate due to the many City-owned parks in the area and no concerns have been raised with the concept plans regarding grading or drainage. Additionally, the requested reduced lot area per dwelling unit has become more commonly accepted for townhouse proposals in Woodstock in recent years. The reduced lot area is not expected to negatively impact the functioning of the site, and the site plan control process will be implemented to ensure the functionality of the development relative to concerns such as grading, drainage and amenity areas.

For both the west and east properties, the applicants have proposed a minimum front yard depth of 3 m where the R3 Zone requires a minimum lot area of 6 m. Minimum front yard depths are intended to ensure that adequate space is provided for off-street parking, to ensure that buildings are safely setback from the traveled right-of-way and to provide some consistency in the

established building line of a street. The City's Zoning By-law contains provisions for Established Building Lines (EBL). The EBL provisions state that where existing development on either side of a middle lot have legal non-conforming front yard depth the main building of the middle lot may be reduced to the average yard depth or 3 m, which ever is greater. For both properties, the EBL provisions are likely to apply, but the proposed provisions in the in the amending by-laws are intended to clarify this. For the property on the east side of Huron Street, the commercial uses to the north appear to be established on or very close to the property line, and the first house south of Knightsbridge Road appears to be set approximately 2 m from Huron Street; further, the existing thrift store appears to be built on or very close to the property line. For the property on the west side of Huron Street, the houses on either side of the lot appear to be established approximately 1 m and 4.5 m from the property lines respectively. Further, individual driveways are not proposed on either side of Huron Street, and adequate off-street parking is provided in parking lots behind the proposed structures. The reduced front yard depths are not expected to negatively impact the functioning of the site and generally conform to the established building line provisions of the Zoning By-law.

For the east property, the applicant has also requested a minimum exterior side yard width of 3.5 m where the R3 Zone establishes a minimum exterior side yard width of 6 m. Exterior side yard widths are intended to ensure that sufficient space is provided to locate buildings from the traveled portion of the public street to ensure that sightlines are maintained from intersections and to provide consistency to the streetscape. Of note, the existing building is currently located at or near the property line on the exterior side yard, and the proposed 3.5 m setback is an improvement that is consistent with the setbacks provided in established building lines. The proposed building is located outside of the required sight triangle for the intersection, and no negative impacts are anticipated.

For the west property, the applicant has requested a minimum interior side yard width of 5 m (not including decks or patios) where the R3 Zone has established a minimum interior side yard width of 3 m for this type of development. The orientation of the proposed structures on this development causes the side yards to effectively function as rear yards rather than a side yard and an increased side yard setback is intended to provide more space for decks and patios, and to provide additional space from adjacent single-detached dwellings. Staff have no objections to the proposed increased interior side yard width and recommend it be included in the amending by-law.

For the west property, a minimum landscaped open space of 34% is requested, and for the east property a minimum landscaped open space of 30% is requested. Landscaped open spaces are intended to ensure that adequate space for amenity and recreation is provided. The requested reductions can be considered minor in the opinion of Planning staff as numerous City-owned parks are in close proximity to the lands to provide additional opportunities for recreation. The reduced landscaped open space is not expected to negatively impact the functioning of the site, and the site plan control process will be implemented to ensure the functionality of the development.

The maximum height for the proposed development within the R3 Zone is three storeys. As previously discussed, for both the east and west property, a maximum height of 14.5 m is requested to clarify that three above-grade storeys and one storey partially below grade is permitted through this application. The proposed height is not anticipated to negatively impact adjacent properties and is in-keeping with the intent of the zone provision for height.

Both the east and west properties are requesting reductions to minimum parking standards. For the west property, the applicants have requested a reduction to 1.38 parking spaces per dwelling unit plus visitor parking; in addition to this the City's Building Department has identified an

additional deficiency of one parking space for the required visitor parking. No request has been made to reduce the number of parking spaces for the east property. The requested parking space rate has become more commonly accepted in multiple proposals in Woodstock in recent years. The reduced parking space rate is not expected to negatively impact the functioning of the site, and the site plan control process will be implemented to ensure the functionality of parking areas. It is noted that there is limited opportunity for off-street parking in this location.

The west property has requested a reduced setback for parking areas for the south lot line of 1.1 m where the Zoning By-law requires a setback of 1.5 m from the lot lines. Minimum Parking Area setbacks are required to ensure that sufficient space is provided from parking areas to property lines and the right-of-way to prevent trespass or other obstructions. Currently a property line fence exists to prevent trespass, and the existing parking on this site provides no setback from the property line. The reduced parking space rate is not expected to negatively impact the functioning of the site, and the site plan control process will be implemented to ensure the functionality and limit the impacts of parking areas on adjacent properties.

Through the review process, it has also been identified that one parking space on the eastern property is partially located within the front yard in the concept plan. The Zoning By-law's General Provisions do not permit residential uses without private driveways to locate parking in front yards; as such, a provision must be included to permit one space within the front yard. Due to the limited number of spaces proposed in the front yard and the improvement of the proposed parking area relative to the current situation, staff are supportive of this provision being included.

The eastern property has also requested a minimum setback of 16.5 m from the centreline of an arterial road where the R3 Zone requires a minimum setback of 18.5 m. Setback distances from arterial roads are established to ensure a safe distance is provided from busier arterial roads. Staff generally have no concerns with the reduction requested through the 16.5 m setback and note that a road widening block for each property adjacent to Huron Street will be transferred to Oxford County as part of the site plan process.

The Zoning By-law permits projections into required yards; for stairs, landings and patios, for both the eastern and western properties, the applicants have requested reduced minimum setbacks between the projection and the lot line. Minimum distances for projections are generally established to provide a safe distance between adjacent properties and to ensure the functionality of the projected uses. For the western property, stairs, landings or patios are requested to project to a minimum of 1.2 m from the property line; for the eastern property, the same projections are requested to project to a minimum of 1.8 m from the property line. These projections are generally close to what is permitted in the By-law or are minor deviations from the standards; for instance, steps providing access above ground floor and balconies above ground floor are permitted to project to 1.2 m from a lot line. The proposed projections are not anticipated to impact the functioning of the site or adjacent properties, and site plan control will be implemented to ensure functionality of the site.

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 respecting medium density residential development and the proposed zoning by-law amendment is considered appropriate for the proposed development and can be given favourable consideration.

RECOMMENDATIONS

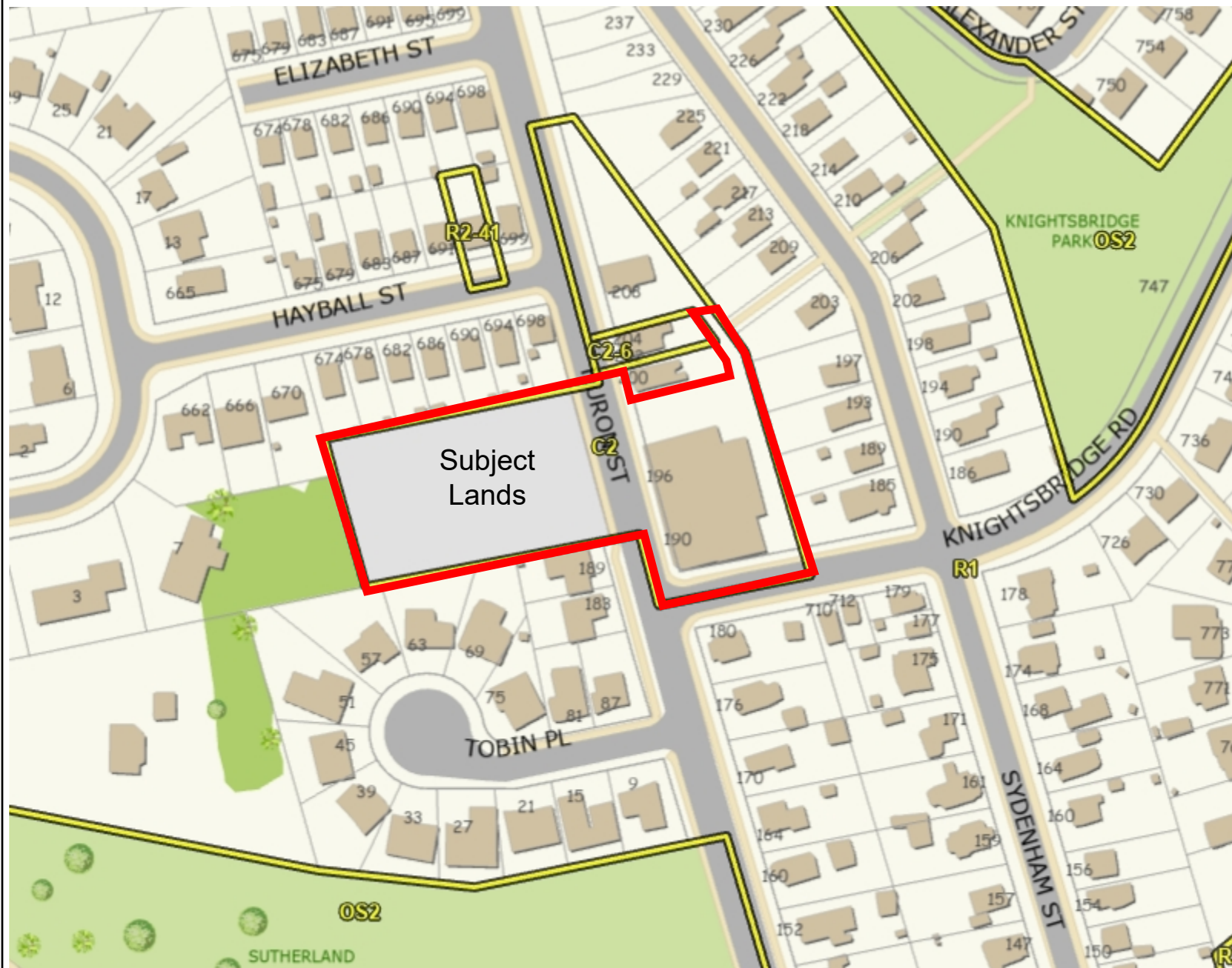
That the Council of the City of Woodstock advise County Council that the City supports the application to amend the Official Plan (File No. OP 26-02-8), submitted by 190 Huron Street Inc., for lands legally described as Lot 24C, Plan 216 and Part Lot 1, Plan 445, City of Woodstock, to re-designate the subject lands to Medium Density Residential with a special policy area to facilitate the development of a 64 unit multiple stacked townhouse dwelling development on the subject lands;

That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-26-01) submitted by 190 Huron Street Inc. for lands legally described as Lot 24C, Plan 216 and Part Lot 1, Plan 445, in the City of Woodstock, to rezone the lands to 'Special Residential Zone 3 (R3-sp)' to facilitate a 64 unit multiple stacked townhouse dwelling development with site specific provisions relating to lot area, yard setbacks, landscaped open space, projections for stairs, landings and patios, height, parking, and setback from an arterial road.

SIGNATURES

Authored by: *Original Signed By* Justin Miller
Development Planner

Approved for submission: *Original Signed By* Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Zoning Floodlines**
Regulation Limit
- 100 Year Flood Line
 - ▲ 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 51 102 Meters

NAD_1983_UTM_Zone_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

January 28, 2026



Legend

- Zoning Floodlines**
Regulation Limit
 •• 100 Year Flood Line
 ▲ 30 Metre Setback
 •• Conservation Authority Regulation Limit
 •• Regulatory Flood And Fill Lines
 □ Land Use Zoning (Displays 1:16000 to 1:500)

Notes



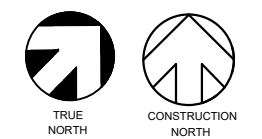
0 51 102 Meters

NAD_1983_UTM_Zone_17N



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January 28, 2026



SITE STATISTICS

ITEM	REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R3	R3
LOT AREA (min-sm)	150 m² (PER UNIT)	4,417.4 (100.39 sq.m. PER UNIT)
LOT FRONTAGE (min-m)	20.0 m	53.6 m
NUMBER OF DWELLING UNIT	N/A	44
LOT COVERAGE (max-%)	40%	22.27% (983.85 sq.m)
SETBACK FROM CENTERLINE OF ROAD (min-m)	18.5 m	17.1 m
FRONT YARD (min-m)	3.0 m	3.0 m
REAR YARD (min-m)	7.5 m	23.0 m
SIDE YARD NORTH (min-m)	3.0 m	5.0 m
SIDE YARD SOUTH (min-m)	3.0 m	5.0 m
NUMBER OF PARKING SPACES - RESIDENTIAL	66 (1.5 PER UNIT)	61 (1.38 PER UNIT)
VISITOR PARKING - 1 per 10 required spaces	7	6
TOTAL PARKING SPACES	73	66
NUMBER OF ACCESSIBLE PARKING SPACES 4% of total required parking spaces	3	4
PARKING STALL DIMENSIONS (m)	2.7 x 5.5	2.7 x 5.5
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 x 5.5	3.4 x 5.5
TYPE B ACCESSIBLE PARKING SPACE (m)	2.7 x 5.5	2.7 x 5.5
ACCESSIBLE PARKING AISLE (m)	1.5 x 5.5	1.5 x 5.5
LANDSCAPED OPEN SPACE (min-%)	35%	30.26% (1,336.9 m²)
BUILDING HEIGHT (max-storey)	3 STOREY	(13.5m) 3 STOREY
AMENITY AREA (Min) 30 m² PER DWELLING UNIT	1,320 m²	1,289.7 m²
LOADING SPACE apartment dwelling house (30+ units)	1	1
SETBACK BETWEEN PROJECTION AND LOT LINE (min.)		
FRONT YARD	2.0 m	1.2 m
REAR YARD	5.0 m	N/A
INTERIOR (NORTH) YARD	0.6 m	2.4 m
INTERIOR (SOUTH) YARD	0.6 m	2.3 m

LANDSCAPE OPEN SPACE

LANDSCAPE AREA	750.5 m²
SIDEWALK AREA	198.1 m²
PATIO AMENITY AREA	92.7 m²
LOWER LEVEL PATIO AREA	144.5 m²
PORCHES AREA	37.8 m²
MAIN LEVEL PATIO AREA	113.8 m²
TOTAL	1,336.9 m²

AMENITY

LOWER LEVEL PATIO AREA	144.5 m²
PORCHES AREA	37.8 m²
MAIN LEVEL PATIO AREA	113.8 m²
SECOND LEVEL BALCONY AREA	150.4 m²
OUTDOOR AMENITY AREA	92.7 m²
LANDSCAPED AREA	750.5 m²
TOTAL	1,289.7 m²

HURON ST.
WEST PROPERTY
WOODSTOCK, ON

SITE PLAN

REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

SP1

DATE: 2026-04-01
SCALE 1:200



SITE STATISTICS

ITEM	REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R3	R3
LOT AREA (min-sm)	150 m² (PER UNIT)	4,417.4 (100.39 sq.m. PER UNIT)
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SIDE YARD SOUTH (min-m)	3.0 m	5.0 m
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VISITOR PARKING - 1 per 10 required spaces	7	6
TOTAL PARKING SPACES	73	66
NUMBER OF ACCESSIBLE PARKING SPACES 4% of total required parking spaces	3	4
PARKING STALL DIMENSIONS (m)	2.7 x 5.5	2.7 x 5.5
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 x 5.5	3.4 x 5.5
TYPE B ACCESSIBLE PARKING SPACE (m)	2.7 x 5.5	2.7 x 5.5
ACCESSIBLE PARKING AISLE (m)	1.5 x 5.5	1.5 x 5.5
LANDSCAPED OPEN SPACE (min-%)	35%	30.26% (1,336.9 m²)
BUILDING HEIGHT (max-storey)	3 STOREY	(13.5m) 3 STOREY
AMENITY AREA (Min) 30 m² PER DWELLING UNIT	1,320 m²	1,289.7 m²
LOADING SPACE apartment dwelling house (30+ units)	1	1
SETBACK BETWEEN PROJECTION AND LOT LINE (min.)		
FRONT YARD	2.0 m	1.2 m
REAR YARD	5.0 m	N/A
INTERIOR (NORTH) YARD	0.6 m	2.4 m
INTERIOR (SOUTH) YARD	0.6 m	2.3 m

LANDSCAPE OPEN SPACE

LANDSCAPE AREA	750.5 m²
SIDEWALK AREA	198.1 m²
PATIO AMENITY AREA	92.7 m²
LOWER LEVEL PATIO AREA	144.5 m²
PORCHES AREA	37.8 m²
MAIN LEVEL PATIO AREA	113.8 m²
TOTAL	1,336.9 m²

AMENITY

LOWER LEVEL PATIO AREA	144.5 m²
PORCHES AREA	37.8 m²
MAIN LEVEL PATIO AREA	113.8 m²
SECOND LEVEL BALCONY AREA	150.4 m²
OUTDOOR AMENITY AREA	92.7 m²
LANDSCAPED AREA	750.5 m²
TOTAL	1,289.7 m²

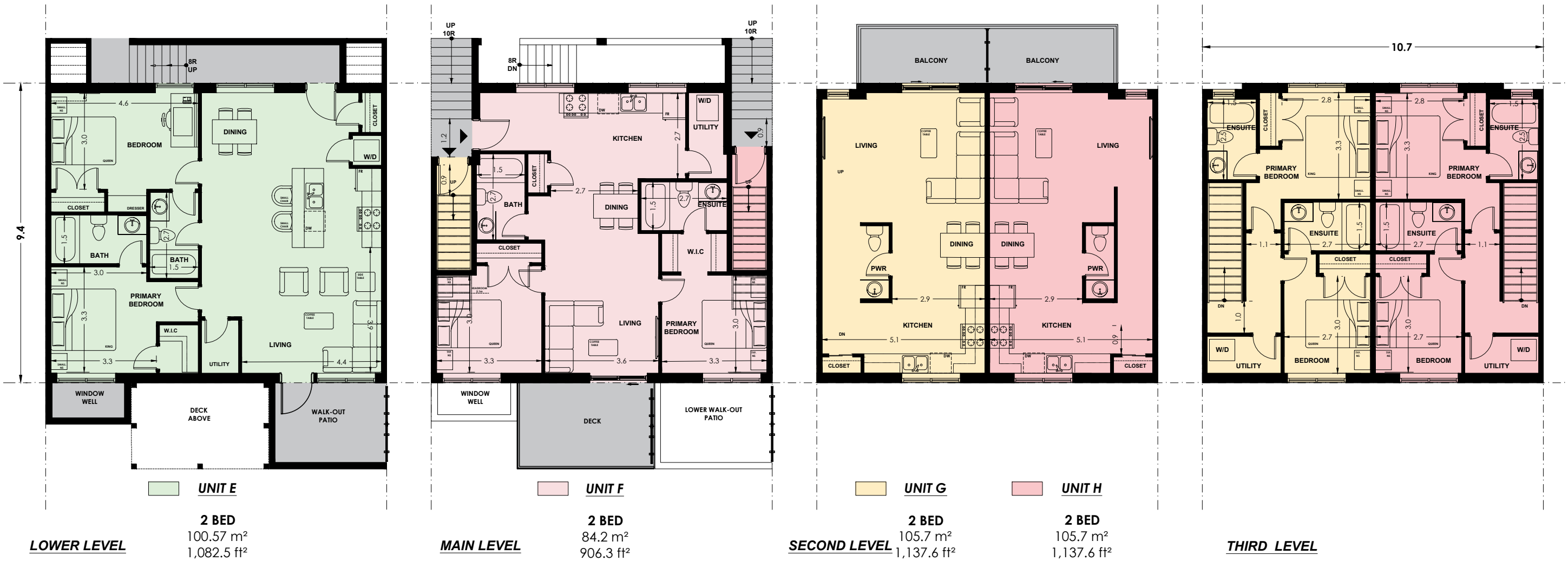
HURON ST.
WEST PROPERTY
WOODSTOCK, ON

TRUCK TURNING PLAN

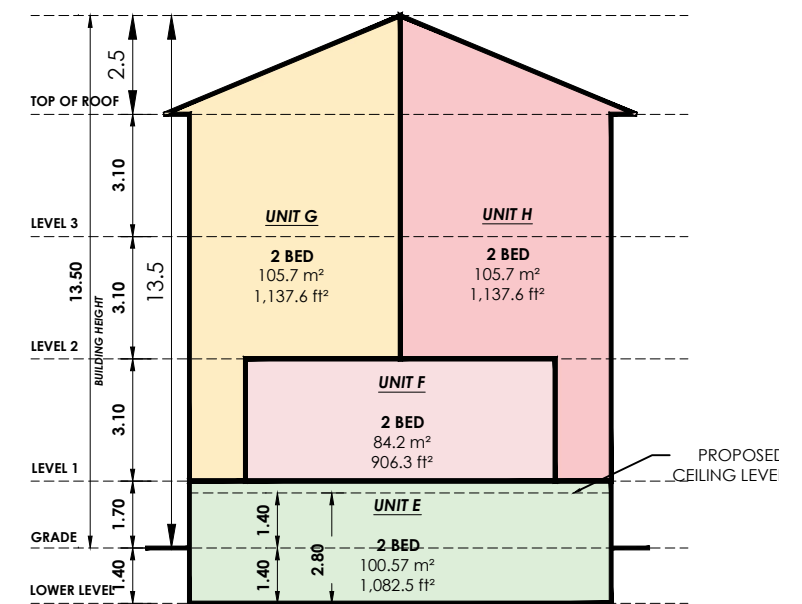
REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

SP2

DATE: 2026-04-01
SCALE 1:200



BLOCK "B" - UNIT COUNT					
UNIT TYPE	NUMBER OF UNITS	UNIT BEDS	LOCATION	UNIT AREA (sq.m.)	UNIT AREA (sq.ft.)
E	5	2	LOWER LEVEL	100.6	1082.5
F	5	2	MAIN LEVEL	84.2	906.3
G	5	2	MAIN LEVEL	5.1	54.9
			2nd LEVEL	50.3	541.3
			3rd LEVEL	50.3	541.4
			Total	105.7	1137.6
H	5	2	MAIN LEVEL	5.1	54.9
			2nd LEVEL	50.3	541.3
			3rd LEVEL	50.3	541.4
			Total	105.7	1137.6
TOTAL	20				



HURON ST.
WEST PROPERTY

WOODSTOCK, ON

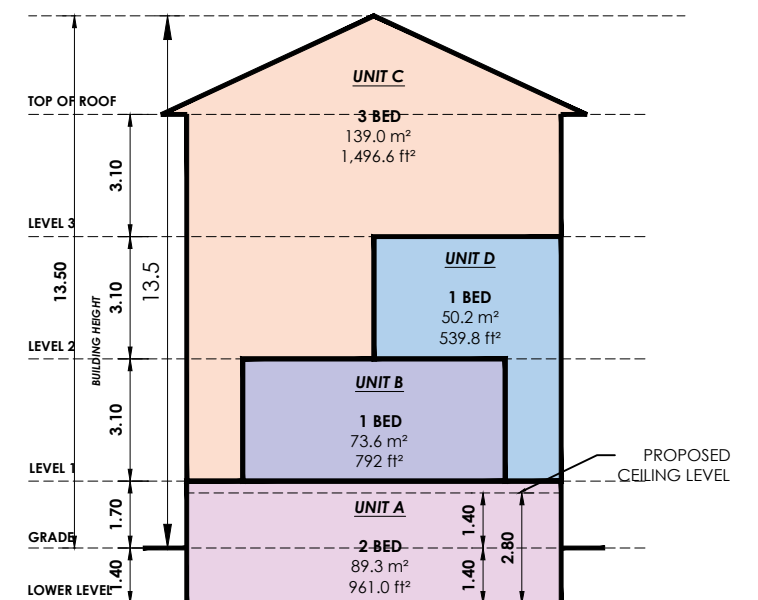
BLOCK "B"
TYP. UNIT PLANS

REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

DATE: 2026-04-01
SCALE 1:60



BLOCK "A" - UNIT COUNT					
UNIT TYPE	NUMBER OF UNITS	UNIT BEDS	LOCATION	UNIT AREA (sq.m.)	UNIT AREA (sq.ft.)
A	6	2	LOWER LEVEL	89.3	961.0
B	6	1	MAIN LEVEL	73.6	792.0
C	6	3	MAIN LEVEL	5.1	54.9
			2nd LEVEL	44.7	480.6
			3rd LEVEL	89.3	961.1
			Total	139.0	1496.6
D	6	1	MAIN LEVEL	5.5	59.2
			2nd LEVEL	44.7	480.6
			Total	50.2	539.8
TOTAL	24				



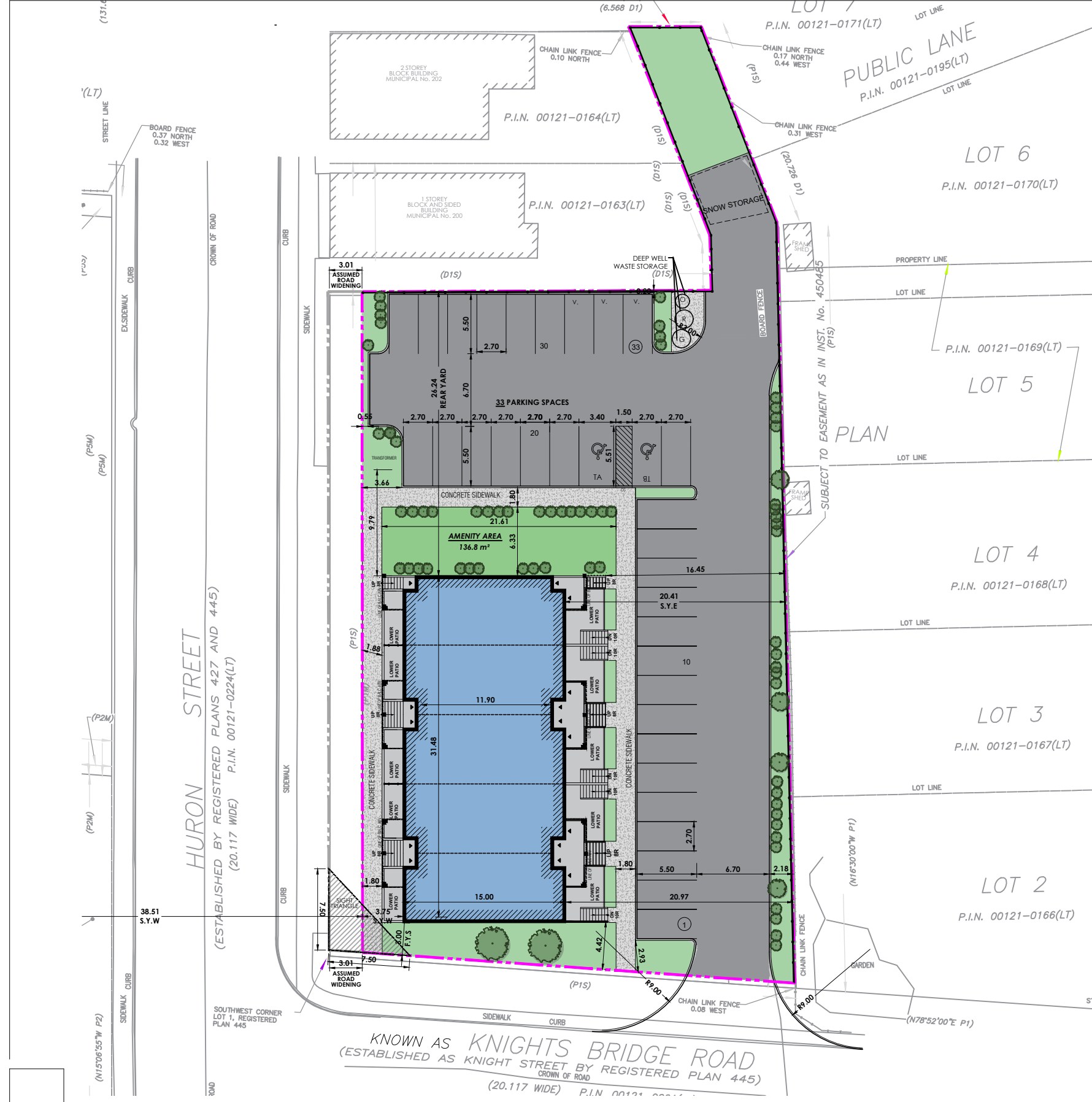
HURON ST.
WEST PROPERTY

WOODSTOCK, ON

BLOCK "A" TYP. UNIT PLANS

REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

DATE: 2026-04-01
SCALE 1:60



AMENITY

LOWER LEVEL PATIO AREA	104.0 m²
SECOND LEVEL BALCONY AREA	58.4 m²
OUTDOOR AMENITY AREA	136.8 m²
LANDSCAPED AREA	341.2 m²
PORCHES AREA	44.2 m²
TOTAL	684.6 m²

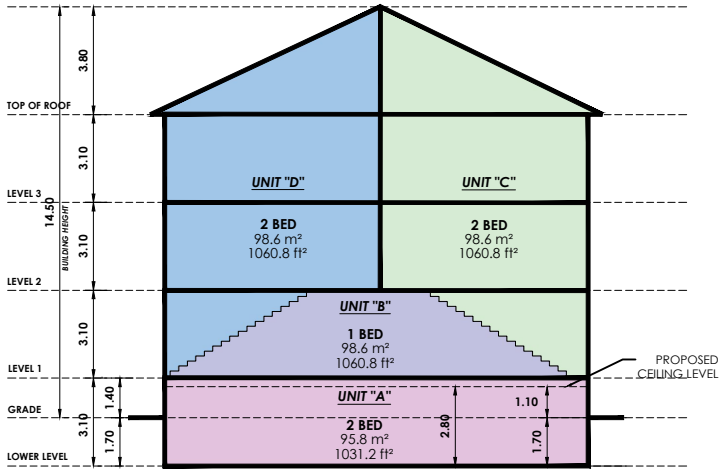
LANDSCAPE OPEN SPACE

LANDSCAPE AREA	341.2 m²
SIDEWALK AREA	209.4 m²
PATIO AMENITY AREA	136.8 m²
LOWER LEVEL PATIO AREA	104.0 m²
PORCHES AREA	44.2 m²
TOTAL	791.4 m²

SITE STATISTICS

ITEM	REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R3	R3
LOT AREA (min-sm)	150 m² (PER UNIT)	2604.9 (130.24 PER UNIT)
LOT FRONTAGE (min-m)	20.0 m	40
NUMBER OF DWELLING UNIT	N/A	20
LOT COVERAGE (max-%)	40%	18.11% (471.88 sm)
SETBACK FROM CENTERLINE OF ROAD (min-m)	18.5 m	16.0 m
FRONT YARD (min-m)	3.0 m	3.0 m
REAR YARD (min-m)	7.5 m	26.24 m
INTERIOR SIDE YARD (min-m)	3.0 m	20.41 m
EXTERIOR SIDE YARD WIDTH (min-m)	6.0 m	3.95 m
NUMBER OF PARKING SPACES - RESIDENTIAL	30 (1.5 PER UNIT)	30 (1.5 PER UNIT)
VISITOR PARKING - 1 per 10 required spaces	3	3
TOTAL PARKING SPACES	33	33
NUMBER OF ACCESSIBLE PARKING SPACES	2	2
4% of total required parking spaces		
PARKING STALL DIMENSIONS (m)	2.7 x 5.5	2.7 x 5.5
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 x 5.5	3.4 x 5.5
TYPE B ACCESSIBLE PARKING SPACE (m)	2.7 x 5.5	2.7 x 5.5
ACCESSIBLE PARKING AISLE (m)	1.5 x 5.5	1.5 x 5.5
LANDSCAPED OPEN SPACE (min-%)	35%	30.38% (791.4 m²)
BUILDING HEIGHT (max-storey)	3 STOREY	(14.5 m) 3 STOREY
AMENITY AREA (Min) 30 m² PER DWELLING UNIT	600 m²	684.6 m²
LOADING SPACE apartment dwelling house (30+ units)	N/A	0
SETBACK BETWEEN PROJECTION AND LOT LINE (min.)		
FRONT YARD	2.0 m	3.0 m
REAR YARD	5.0 m	N/A
INTERIOR (EAST) YARD	0.6 m	16.45 m
EXTERIOR (WEST) YARD	0.6 m	1.8 m

UNIT COUNT	
1 Bed	5
2 Bed	15
TOTAL	20



HURON ST.
EAST PROPERTY

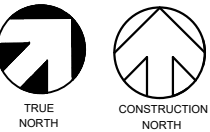
WOODSTOCK, ON

SITE PLAN

REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

SP1

DATE: 2026-04-01
SCALE 1:200



AMENITY

LOWER LEVEL PATIO AREA	104.0 m²
SECOND LEVEL BALCONY AREA	58.4 m²
OUTDOOR AMENITY AREA	136.8 m²
LANDSCAPED AREA	341.2 m²
PORCHES AREA	44.2 m²
TOTAL	684.6 m²

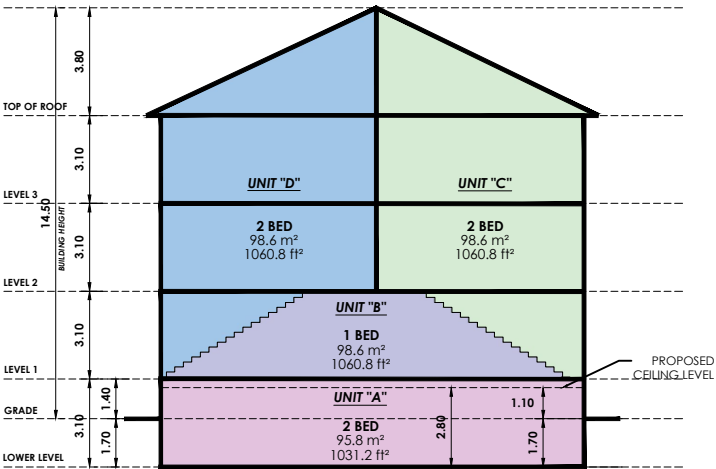
LANDSCAPE OPEN SPACE

LANDSCAPE AREA	341.2 m²
SIDEWALK AREA	209.4 m²
PATIO AMENITY AREA	136.8 m²
LOWER LEVEL PATIO AREA	104.0 m²
PORCHES AREA	44.2 m²
TOTAL	791.4 m²

SITE STATISTICS

ITEM	REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R3	R3
LOT AREA (min-sm)	150 m² (PER UNIT)	2604.9 (130.24 PER UNIT)
LOT FRONTAGE (min-m)	20.0 m	40
NUMBER OF DWELLING UNIT	N/A	20
LOT COVERAGE (max-%)	40%	18.11% (471.88 sm)
SETBACK FROM CENTERLINE OF ROAD (min-m)	18.5 m	16.0 m
FRONT YARD (min-m)	3.0 m	3.0 m
REAR YARD (min-m)	7.5 m	26.24 m
INTERIOR SIDE YARD (min-m)	3.0 m	20.41 m
EXTERIOR SIDE YARD WIDTH (min-m)	6.0 m	3.95 m
NUMBER OF PARKING SPACES - RESIDENTIAL	30 (1.5 PER UNIT)	30 (1.5 PER UNIT)
VISITOR PARKING - 1 per 10 required spaces	3	3
TOTAL PARKING SPACES	33	33
NUMBER OF ACCESSIBLE PARKING SPACES	2	2
4% of total required parking spaces		
PARKING STALL DIMENSIONS (m)	2.7 x 5.5	2.7 x 5.5
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 x 5.5	3.4 x 5.5
TYPE B ACCESSIBLE PARKING SPACE (m)	2.7 x 5.5	2.7 x 5.5
ACCESSIBLE PARKING AISLE (m)	1.5 x 5.5	1.5 x 5.5
LANDSCAPED OPEN SPACE (min-%)	35%	30.38% (791.4 m²)
BUILDING HEIGHT (max-storey)	3 STOREY	(14.5 m) 3 STOREY
AMENITY AREA (Min) 30 m² PER DWELLING UNIT	600 m²	684.6 m²
LOADING SPACE apartment dwelling house (30+ units)	N/A	0
SETBACK BETWEEN PROJECTION AND LOT LINE (min.)		
FRONT YARD	2.0 m	3.0 m
REAR YARD	5.0 m	N/A
INTERIOR (EAST) YARD	0.6 m	16.45 m
EXTERIOR (WEST) YARD	0.6 m	1.8 m

UNIT COUNT	
1 Bed	5
2 Bed	15
TOTAL	20



HURON ST.
EAST PROPERTY

WOODSTOCK, ON

TRUCK TURNING PLAN

REINDERS
+ ASSOCIATES
ARCHITECTURE . ENGINEERING

SP2

DATE: 2026-04-01
SCALE 1:200



- UNIT "A"**
2 BED
95.8 m²
1031.2 ft²
- UNIT "B"**
1 BED
83.7 m²
900.9 ft²
- UNIT "C"**
2 BED
98.6 m²
1060.8 ft²
- UNIT "D"**
2 BED
98.6 m²
1060.8 ft²

UNIT COUNT					
UNIT TYPE	NUMBER OF UNITS	UNIT BEDS	LOCATION	UNIT AREA (sq.m.)	UNIT AREA (sq.ft.)
A	6	2	LOWER LEVEL	95.80	1031.2
B	6	1	MAIN LEVEL	83.70	900.9
C	6	2	MAIN LEVEL	4.53	48.8
			2nd LEVEL	47.01	506.0
			3rd LEVEL	47.01	506.0
			Total	98.6	1060.8
D	6	2	MAIN LEVEL	4.53	48.8
			2nd LEVEL	47.01	506.1
			3rd LEVEL	47.01	506.0
			Total	98.6	1060.8
TOTAL	24				