

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-23-20 (1000538283 Ontario Inc.)

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from Entrepreneurial District Zone (C3) to Central Commercial Zone (C5) to permit a range of uses that are consistent with the Central Business District designation in the Official Plan.
- Planning staff are recommending that the application be approved as the proposal is consistent with the Provincial Policy Statement and maintains the intent and purpose of the Official Plan respecting commercial development in the City's Central Area.

DISCUSSION

Background

APPLICANT/OWNER: 1000538283 Ontario Inc.
479 Thompson St., Woodstock, ON N4T 0L5

AGENT: Mazhar Raja
1465 Clark Blvd., Milton, ON L9T 6M5

LOCATION:

The subject lands are described as Part Lots 7 and 8, Block W, Plan 49, in the City of Woodstock. The lands are located on the northeast corner of Kent Street and Princess Street and are municipally known as 54 Kent Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1" City of Woodstock Land Use Plan Central Business District

CITY OF WOODSTOCK ZONING BY-LAW NO. 8626-10:

Existing Zoning: Entrepreneurial District Zone (C3)

Proposed Zoning: Central Commercial Zone (C5)

PROPOSAL:

The lands to be rezoned are approximately 636 m² (6,846.1 ft²) in area and contain a vacant building. The applicants are proposing to rezone the lands from Entrepreneurial District Zone (C3) to Central Commercial Zone (C5) to permit a wider range of commercial uses. Specifically, the applicant has indicated interest in including convenience store-type uses and a pizza shop.

Surrounding land uses are a mix of residential and commercial uses. The Foodland Plaza is immediately to the west of the subject lands

Plate 1, Existing Zoning & Location Map, indicates the location of the lands to be rezoned and the existing zoning in the immediate vicinity.

Plate 2, 2021 Aerial Map, illustrates the existing uses on the subject lands, as well as surrounding land uses as of the spring of 2020.

Plate 3, Applicant's Sketch, provides the layout and dimensions of the subject lands.

Application Review

2020 Provincial Policy Statement (PPS)

Section 1.1.2 of the PPS states that sufficient lands shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years.

Section 1.1.3 further states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Section 1.1.3.1 directs that Settlement Areas will be the focus of growth and development and further, Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- minimize negative impacts to air quality and climate change, and promote energy efficiency;
- prepare for the impacts of climate change;
- support active transportation;
- are transit-supportive, where transit is planned, exists or may be developed; and
- are freight-supportive.

Further, Section 1.3.1 of the PPS directs that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional uses and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
- e) ensuring the necessary infrastructure is provided to support current and projected needs.

Official Plan

The subject lands are designated 'Central Business District' (CBD) according to the City of Woodstock Land Use Plan. The CBD forms part of the City's broader Central Area, which is intended to be the most intensive and functionally diverse area of the City, and is further intended to serve as the primary business, cultural and administrative centre in the County as well as a key residential intensification area. According to Section 7.3.2.3.1, the CBD is intended to provide a full range of commercial, office, administrative, cultural, entertainment, recreation, institutional open space and medium and high density residential uses.

Zoning By-law

The subject lands are currently zoned 'Entrepreneurial District Zone (C3)' in the City's Zoning By-law. The 'C3' Zone permits a range of residential uses from single-detached dwellings to apartment buildings, as well as several light commercial uses. The 'Central Commercial Zone (C5)' permits a range of higher density residential uses, and a wide range of commercial uses in-keeping with the policies for Central Business development. The applicant has indicated that the intent of the zone change application is to permit a wider variety of commercial uses, and has identified convenience store-type uses and a pizza shop as potential future uses of the subject lands.

Agency Comments

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

1. The site, building and parking layout is considered legal non-conforming for a commercial use.
2. The site is within the reduced parking area for the downtown, where general business uses require 1 parking space per 50m² of gross floor area. The existing parking layout on the property is considered legal non-conforming for commercial uses requiring 1 space per 50m² of gross floor area.
3. We have no concerns with the building being used for commercial uses. The applicant should be aware of the on street parking restrictions on Kent Street.

Public Consultation

Notice of the zone change was provided to the public and surrounding property in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns have been received from the public.

Planning Analysis

The application for zone change proposes to rezone the subject lands to 'Central Commercial Zone (C5)' to better facilitate the use of the lands for a broader range of commercial purposes.

As the proposal will promote the efficient use of existing infrastructure, a mix and range of employment uses and diverse economic base and Planning staff are satisfied that the proposed zoning amendment is consistent with the policies of the PPS respecting employment uses within designated Settlement Areas.

The proposed zoning is consistent with the Central Business District designation in the Official Plan, and the expanded uses are better suited to the existing structure that exists on the subject lands. The Central Business District is intended to provide for a full range of commercial uses, and the subject lands are immediately adjacent to an existing retail plaza.

In light of the foregoing, Planning staff are of the opinion that the proposal to rezone the subject lands to 'Central Commercial Zone (C5)' to permit the full range of uses allowed in that zone is consistent with the relevant policies of the PPS and maintains the intent and purpose of the Official Plan.

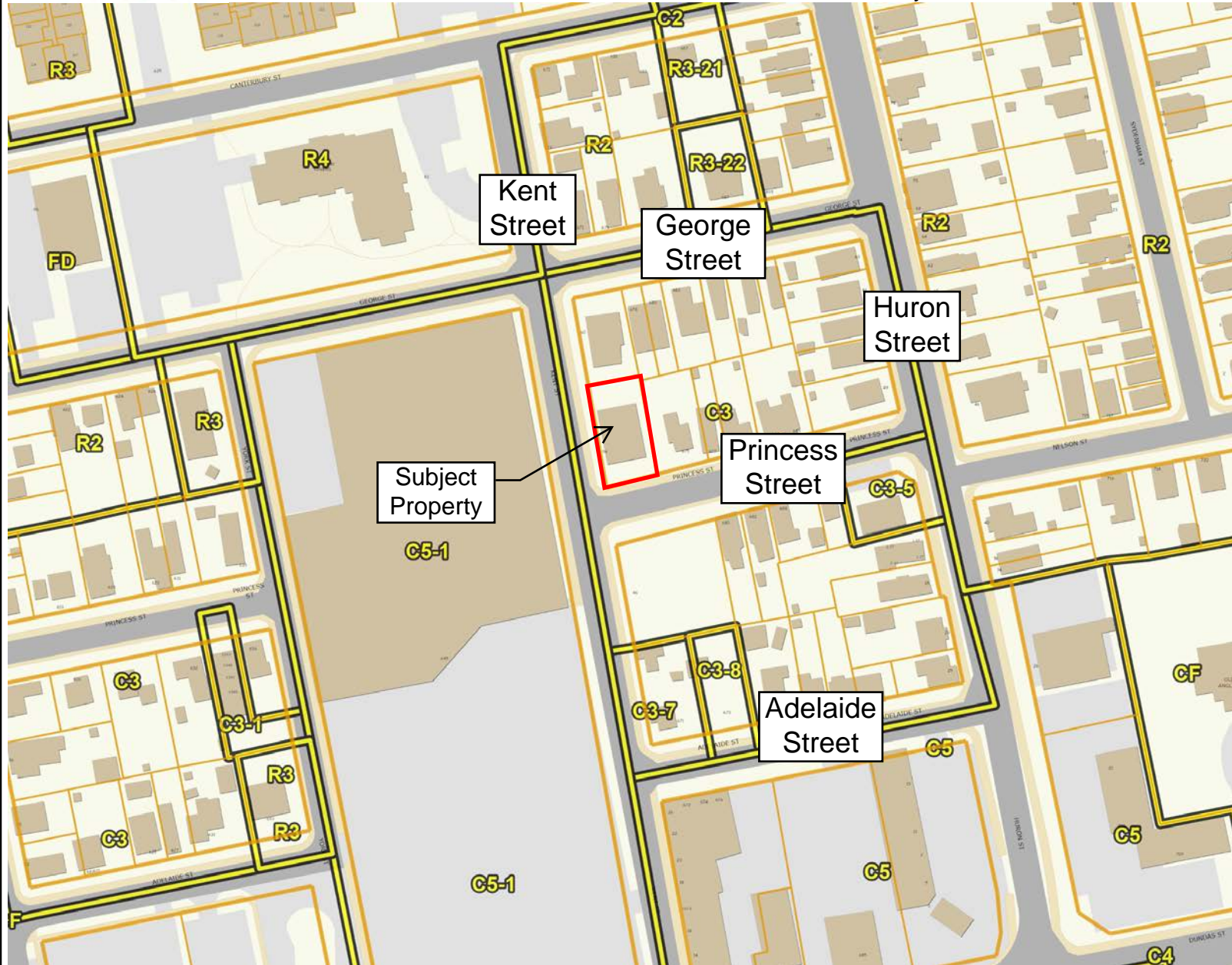
RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for Zone Change for lands described as Part Lots 7 and 8, Block W, Plan 49, City of Woodstock, to rezone the subject lands from Entrepreneurial District Zone (C3) to Central Commercial Zone (C5).

SIGNATURES

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

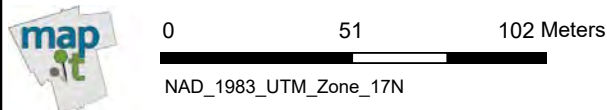
Approved for submission: *Original Signed By* Gordon K. Hough, RPP
Director, Community Planning



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 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



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

December 14, 2023



Legend

- Parcel Lines**
 - Property Boundary
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 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



Subject Property



0 26 51 Meters

NAD_1983_UTM_Zone_17N

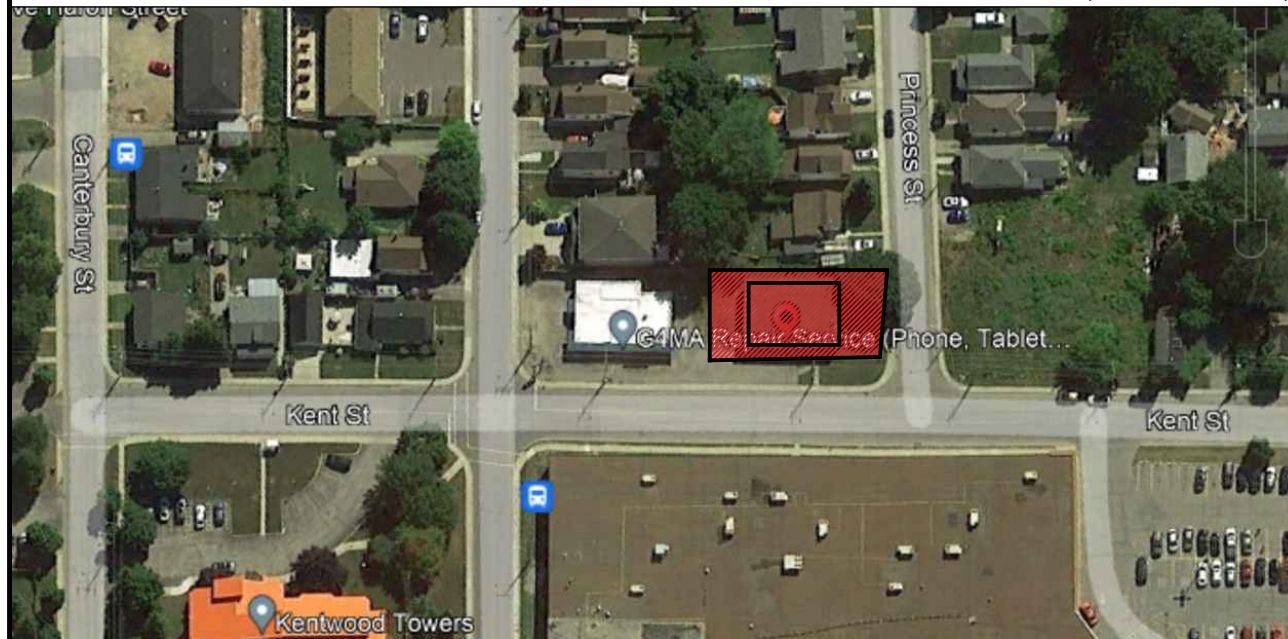


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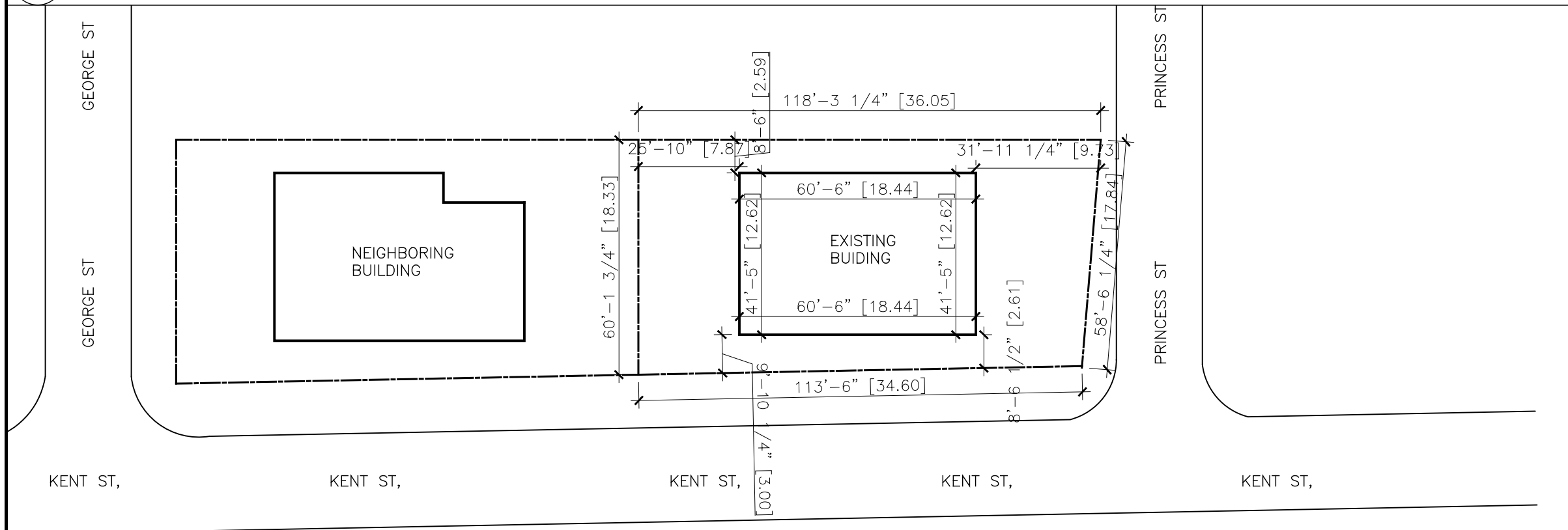
December 14, 2023

PIZZA SHOP & CONVENIENCE STORE

54 Kent St, Woodstock, ON N4S 6Y7



1 LOCATION MAP
SP1 SCALE: N.T.S.



PLAZA
PARKING

2 SITE PLAN (EXISTING)
SP1 SCALE: 1/32"=1'-0"

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

THESE DRAWINGS ARE PREPARED ONLY FOR MENTIONED BELOW APPROVAL, NOT TO BE USED FOR ANY OTHER PURPOSE AND CONSTRUCTION

1	ISSUED FOR ZONING AMENDMENT	OCT, 2023
No.	ISSUED	DATE

STRUCTURE/MEP ENGINEER:

ARCHITECT **MAZHAR RAJA**

CAPRIJA CORPORATION
Architecture, Construction and
Project Management Consultants
1465 CLARK BLVD., MILTON, L9T 6M5
Tel: 647 693 6108, 647 969 9595
C A P R I J A Email: info@caprija.com; Web: www.caprija.com

CLIENT
54 Kent St, Woodstock, ON N4S 6Y7

PROJECT
PIZZA SHOP & CONVENIENCE STORE

DRAWING
SITE PLAN
(EXISTING)

PROJECT NO
223151

DRAWN
AJ

PLOTTED DATE
OCT, 93, 2023

SCALE
AS NOTED

CHECKED
MR



DWG. NO. **SP1**

PIZZA SHOP & CONVENIENCE STORE

54 Kent St, Woodstock, ON N4S 6Y7



SITE STATISTICS

DESCRIPTION			
LOT FRONTAGE	34.60M	EXTERIOR SIDE YARD (RIGHT)	8.45M
LOT DEPTH	18.33M	LANDSCAPE OPEN SPACE (%)	48.50%
LOT AREA	635.99 SQM	NO OF PARKING SPACES	02
LOT COVERAGE (%)	36.60%	NO OF LOADING SPACES	0
FRONT YARD	2.61M	BUILDING HEIGHT	3.65M
REAR YARD	2.59M	WIDTH OF THE PLANTING STRIP	N/A
INTERIOR SIDE YARD (LEFT)	7.87M	DRIVEWAY WIDTH	6M

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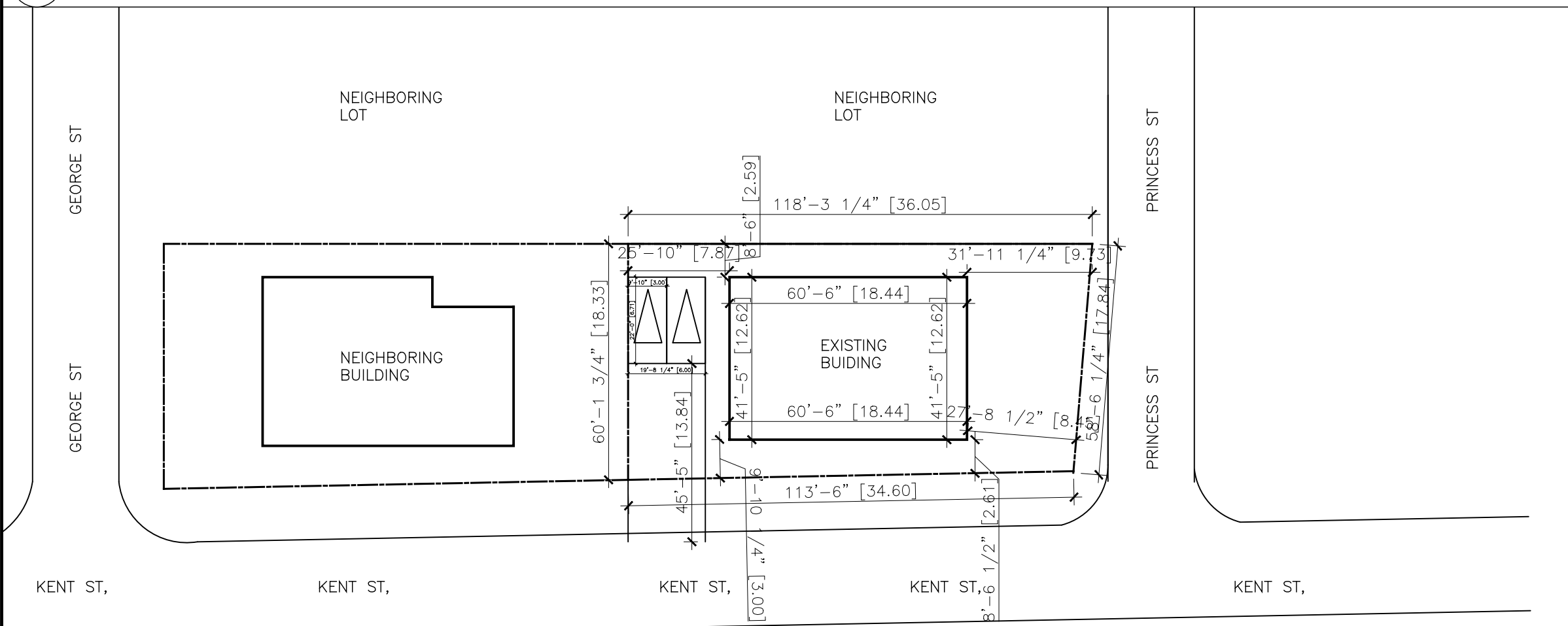
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1 SITE STATISTICS
SP2 SCALE: N.T.S.



PARKING IS SUPPORTED BY THE PLAZA PARKING ACROSS THE ROAD

PLAZA PARKING

2 SITE PLAN (PROPOSED)
SP2 SCALE: 1/32"=1'-0"

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PROJECT
PIZZA SHOP & CONVENIENCE STORE

DRAWING
SITE PLAN (EXISTING)

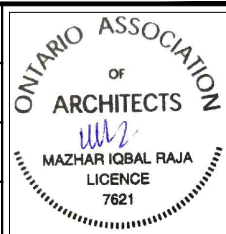
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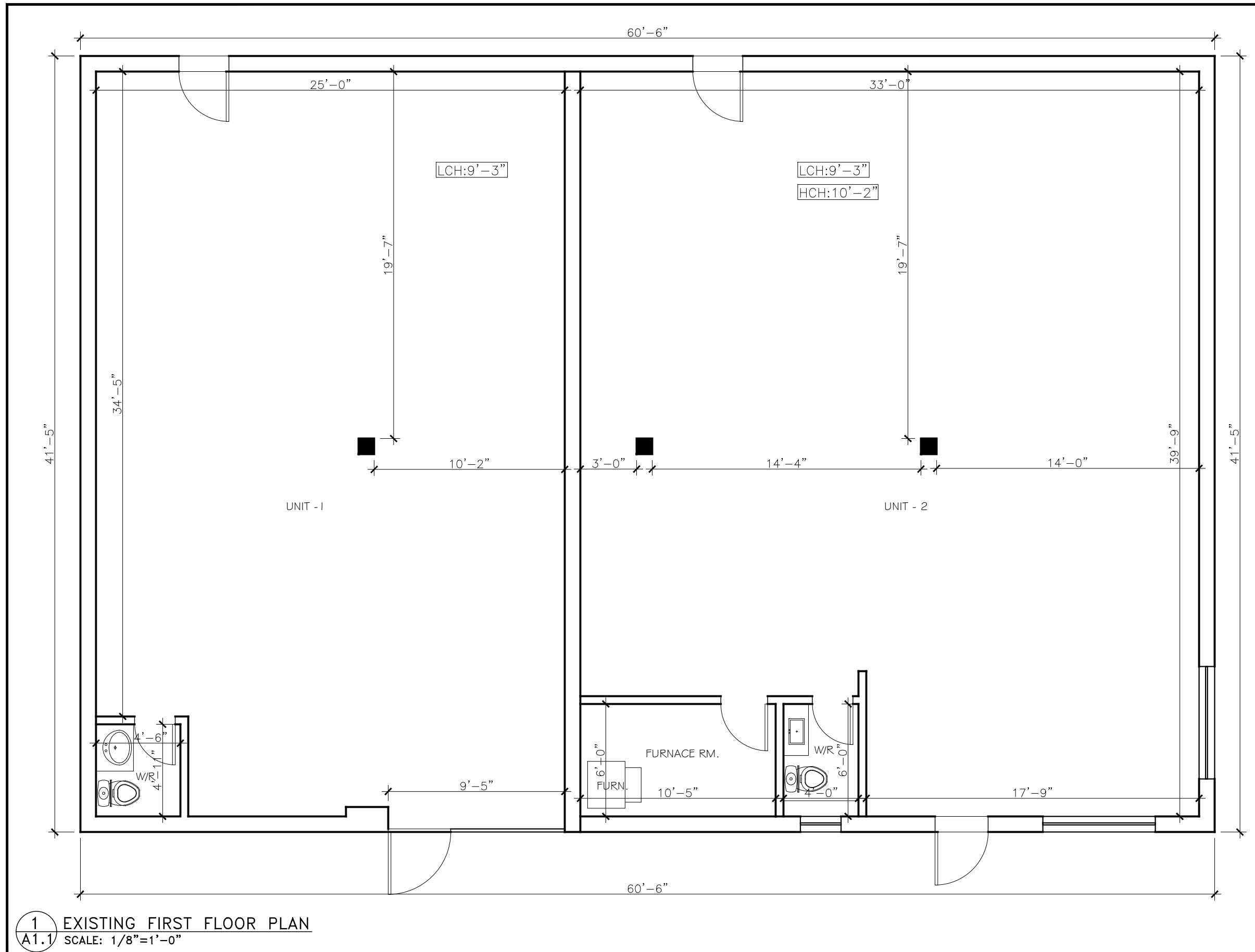
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DWG. NO. **SP2**



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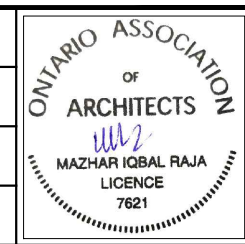
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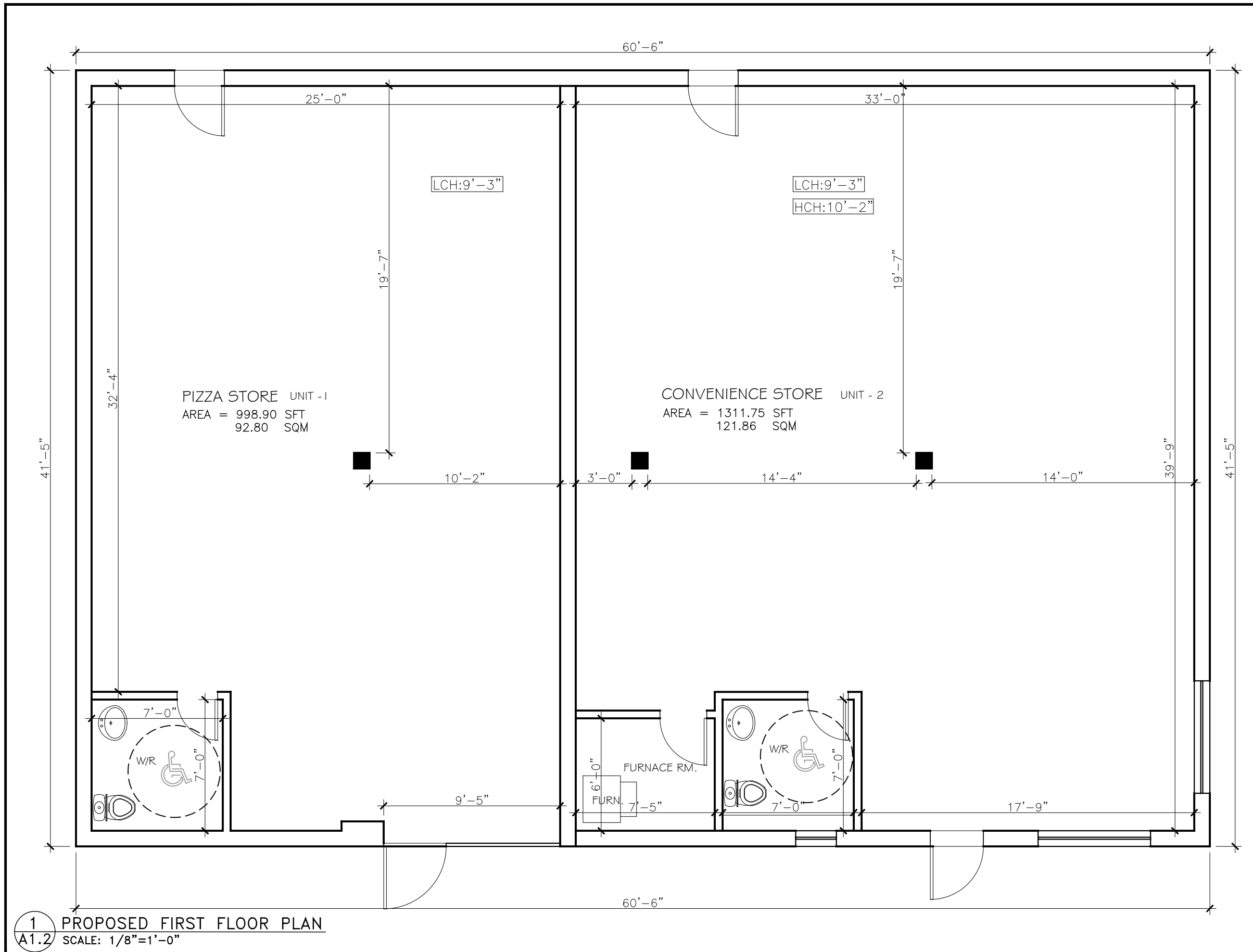
DRAWING
 EXISTING FIRST FLOOR PLAN

PROJECT NO	223151
DRAWN	AJ
PLOTTED DATE	OCT, 93, 2023
SCALE	AS NOTED
CHECKED	MR



DWG. NO. **A1.1**

1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



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CLIENT
 54 Kent St, Woodstock, ON N4S 6Y7

PROJECT
PIZZA SHOP & CONVENIENCE STORE

DRAWING
PROPOSED FIRST FLOOR PLAN

PROJECT NO	223151
DRAWN	AJ
PLOTTED DATE	OCT, 93, 2023
SCALE	AS NOTED
CHECKED	MR

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 MAZHAR IQBAL RAJA
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 7621

DWG. NO. **A1.2**

1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

THE CORPORATION OF THE
CITY OF WOODSTOCK
BY-LAW NUMBER _____

A By-Law to amend Zoning By-Law Number 8626-10 as amended.

WHEREAS the Municipal Council of the Corporation of the City of Woodstock deems it advisable to amend By-Law Number 8626-10, as amended.

THEREFORE, the Municipal Council of the Corporation of the City of Woodstock enacts as follows:

1. That Schedule "A" to By-Law Number 8626-10, as amended, is hereby amended by changing to 'C5' the zone symbol of the lands so designated 'C5' on Schedule "A" attached hereto.
2. This By-law comes into force in accordance with Section 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 21st day of March, 2024.

READ a third time and finally passed this 21st day of March, 2024.

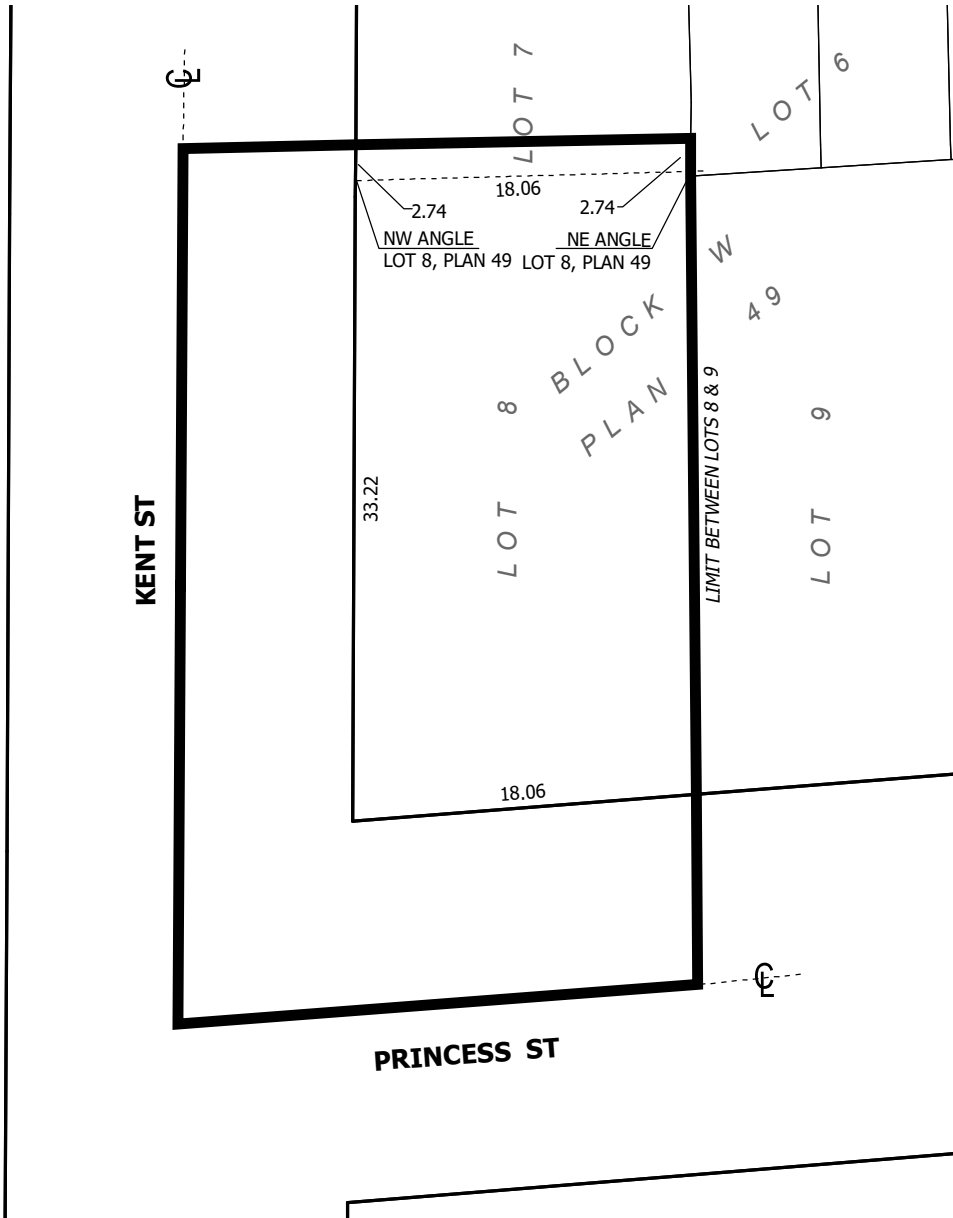
Mayor – Jerry Acchione

Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

LOT 8 AND PART LOT 7, BLOCK W, REGISTERED PLAN 49
CITY OF WOODSTOCK



AREA OF ZONE CHANGE TO C5

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

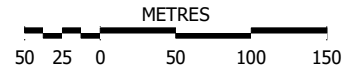
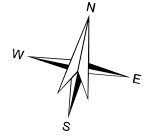
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2024

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES

