

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change ZN8-24-26 – Calloway Real Estate Investment Trust Inc. and Canadian Tire Properties Inc.

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands to allow a LCBO as a permitted use, to reduce the minimum required parking ratio from 1 space per 22 m² to 1 space per 24 m² gross floor area and to permit a maximum total gross floor area for the entire site of 35,900 m² (386,424.4 ft²).
- 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 regional and neighbourhood-serving commercial uses.

DISCUSSION

Background

APPLICANT/OWNER: Calloway Real Estate Investment Trust Inc. and
Canadian Tire Properties Inc.
3200 Highway 7, Vaughan ON L4Y 2M4

AGENT: Daniel Branzea
3200 Highway 7, Vaughan ON L4Y 2M4

LOCATION:

The subject property is described as 41M82, Lots 4, 7 and 9, Part Lots 5, 6, 8 and 10 in the City of Woodstock. The property is bound by Norwich Avenue, Montclair Drive and Juliana Drive and is municipally known as 465 and 499 Norwich Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule “W-1” City of Woodstock Land Use Plan

Regional Commercial Node

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

Existing Zoning: Special Regional Commercial Zone (C6-1)

Proposed Zoning: Amended Special Regional Commercial Zone (C6-1)

PROPOSAL:

The application for zone change proposes to amend the Special Regional Commercial Zone (C6-1) zoning present on the property to permit a LCBO as a permitted use on the subject lands, to reduce the minimum required parking from 1 space per 22 m² to 1 space per 24 m² and to permit a maximum total gross floor area of 35,900 m² (386,424.4 ft²).

The subject lands are approximately 11.4 ha (28.2 ac) in area and currently contain a commercial plaza that is occupied by Canadian Tire, Walmart and other commercial uses. The applicant is proposing to establish a new 557.4 m² (6,000 ft²) standalone building and permit an LCBO outlet on the subject lands.

Surrounding land uses consist primarily of commercial and industrial uses, with residential uses to the west, a school in close proximity to the south and some vacant lands to the south.

Plate 1, Existing Zoning & Location Map, shows the location of the subject lands and the existing zoning in the immediate vicinity.

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

Plate 3, Applicant's Sketch, provides an overview of the subject lands, proposed new building and LCBO, as provided by the applicant.

Application Review

2024 Provincial Planning Statement

The 2024 Provincial Planning Statement was released on August 20, 2024, and replaces the 2020 Provincial Policy Statement which came into force and effect on October 20, 2024. 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.

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 2.3.1 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.

OFFICIAL PLAN:

The subject lands are designated 'Regional Commercial Node Development' (RCN) according to the Land Use Plan for the City of Woodstock, as contained in the County Official Plan and is subject to the site-specific policies of Section 7.3.3.4.2.

According to Section 7.3.3.1, RCNs are intended to provide a wide range of commercial uses that meet specialized service and comparison shopping needs. RCNs, by reason of their size and range of uses, are regarded as major activity centres and may have trade areas that extend throughout large areas of the County. Within the context of the County of Oxford, Regional Commercial Nodes will serve a trade area population of approximately 50,000 people.

Uses permitted within Regional Commercial Nodes generally include a wide range of retail outlets, grocery and food stores, medical and dental offices and clinics, personal services, financial offices and services, convenience commercial uses, restaurants, home and auto supply stores, pharmacies and commercial recreation uses. In addition, uses such as retail warehouses, large specialty superstores, either in freestanding buildings or incorporated into a shopping area, may be permitted through site specific zoning. A veterinary clinic is considered a permitted use within the Regional Commercial Node.

Section 7.3.3.4.2 contains a number of floor area limits for non-department store type uses and outlines the requirements for market impact studies to amend the floor area limits.

Further, Section 7.3.3.4.3 states that the maximum leasable gross floor area for this development will be 27,870 m² (300,000 ft²); however, the policy later states that use and size restrictions may be reviewed in the future, without the requirement for an Official Plan amendment, subject to the submission of detailed market impact studies that are satisfactory to the County of Oxford and the City of Woodstock. As evident by the current maximum leasable gross floor area contained in the zoning, this policy provision has been applied before, and as part of a complete application, the applicant has provided a market impact study to support the application; based on the anticipated growth of the City, the market impact study is supportive of the application.

ZONING BY-LAW:

The subject lands are currently zoned 'Special Regional Commercial Zone (C6-1)' according to the City's Zoning By-law. The C6-1 permits a wide variety of commercial uses, including a medical clinic, drug store, and retail store. A retail food store or supermarket, brewers retail outlet and LCBO outlet are prohibited uses.

The C6-1 Zone contains specific zone provisions, including maximum floor area provisions and minimum parking standards. The Zone establishes separate maximum gross floor areas for department stores, non-department store uses, specialty food stores and a general total gross floor area; the maximum total gross floor area is currently 35,302 m² (379,987.6 ft²). The current minimum required parking spaces is one space per 22 m² (236.8 ft²).

The applicant is proposing to amend the existing C6-1 Zone to remove LCBO as a prohibited use, to decrease the minimum required parking and to increase the maximum permitted gross floor area for all buildings on site. Specifically, the applicant is seeking to decrease the minimum required parking from one space per 22 m² to one space per 24 m², and to increase the maximum gross floor area from 35,302 m² (379,987.6 ft²) to 35,900 m² (386,424.4 ft²) to facilitate the development of an additional 557.4 m² (6,000 ft²) free-standing commercial unit.

AGENCY REVIEW:

The application for zone change was circulated to various agencies considered to have an interest in the proposal. Oxford County Public Works, Upper Thames River Conservation Authority, City of Woodstock Building Division and City of Woodstock Development Engineering Division indicated that they have no concerns with the zone change to permit the LCBO and additional building.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on December 17, 2024 and notice of public meeting was issued on February 4, 2025 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns were received.

Planning Analysis

The application for zone change proposes to amend the current zoning provisions on the subject lands to permit a LCBO, and additional standalone building and a reduced minimum parking standard within the commercial plaza on the subject lands.

As the proposal will promote an efficient use of existing infrastructure, Planning staff are satisfied that the proposed development is consistent with the PPS with respect to land uses within a designated Settlement Area.

The Regional Commercial Node Designation permits a wide variety of commercial uses, but the C6-1 Zone specifically prohibits a retail food store or supermarket, a brewer's retail outlet and an LCBO outlet. With regard to the prohibition of an LCBO outlet, this provision was originally intended to maintain the LCBO within the City's Central Area; however, the LCBO has since relocated from the Central Area, and the increase in the City's growing population is able to support an LCBO outlet within this location.

The requested reduction to parking from 1 space per 22 m² to 1 space per 24 m² gross floor area is a minor departure from the existing standard and is resultant from the proposed standalone building (Building E on the Applicant's Sketch). No parking issues have been identified on site, the subject lands are serviced by public transit, and staff are satisfied that the reduction in parking will not have a negative impact on the site or adjacent properties.

An additional standalone building (Building E) is proposed for the subject lands. The building is proposed to be located near the south end of the subject lands between Walmart and a three unit commercial structure. The building will impact some parking spaces but will not impact traffic flow through the site. The subject lands have reached the maximum gross floor area for structures on site, and the proposed 557.4 m² (6,000 ft²) new building means that the maximum gross floor area for the subject lands will need to be increase from 35,302 m² (379,987.6 ft²) to 35,900 m² (386,424.4 ft²). The established maximum gross floor area was intended in large part to ensure

the continued functioning of the site and flow of traffic. Staff have no concerns that the increased maximum gross floor area will impact the subject lands or adjacent properties.

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 commercial uses within the Regional Commercial Node designation and can be given favourable consideration.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for zone change for lands described as 41M82, Lots 4, 7 and 9, Part Lots 5, 6, 8 and 10 in the City of Woodstock, to amend the 'Special Regional Commercial Zone (C6-1)' by removing an LCBO outlet as a prohibited use, reducing the minimum required parking to 1 spaces per 24 m² of gross floor area, and increasing the gross floor area for all structures to 35,900 m² to permit an LCBO outlet and additional building on the subject lands.

SIGNATURES

Authored by:

Original Signed By

Justin Miller
Development Planner

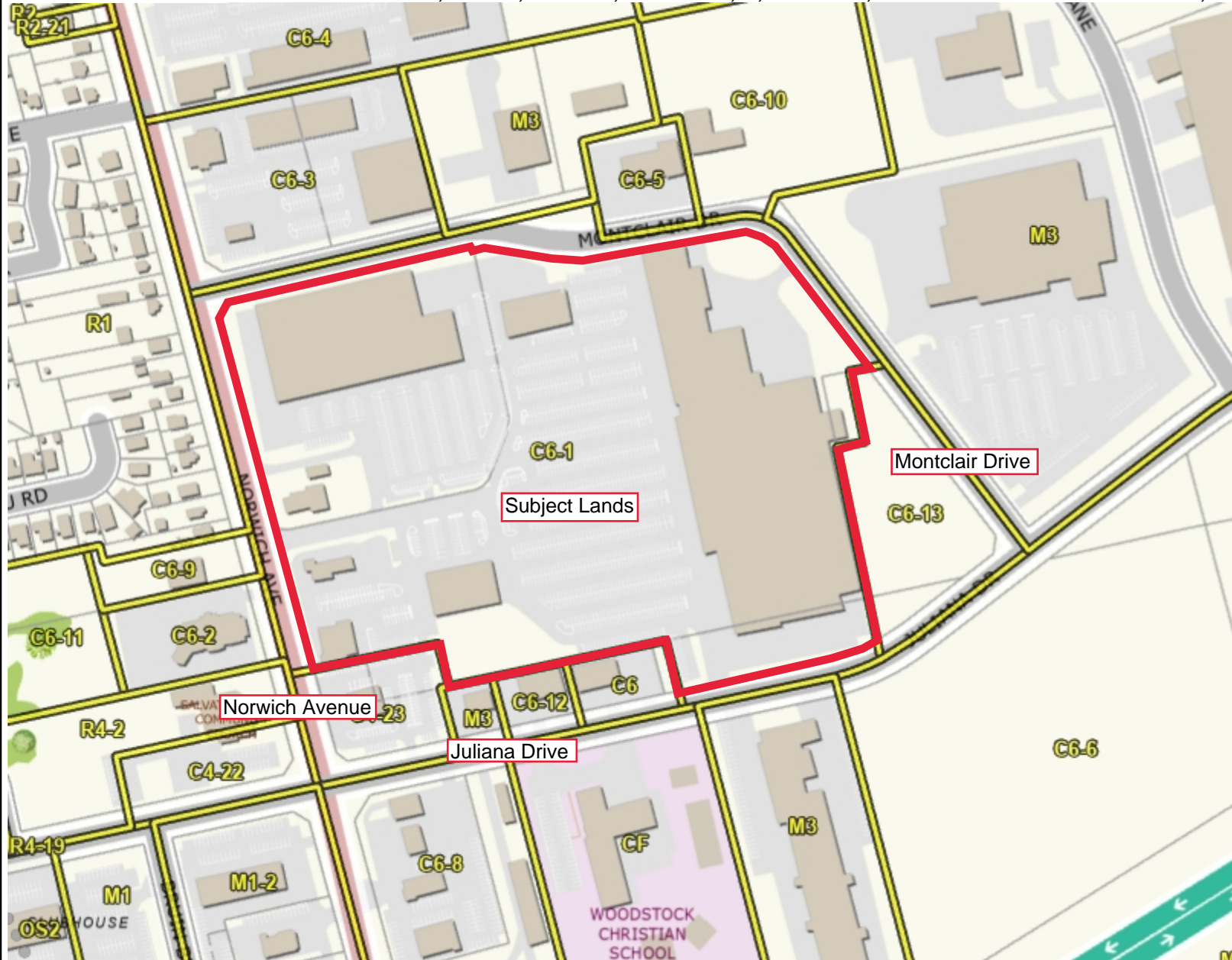
Approved for submission: *Original Signed By*

Eric Gilbert, MCIP, RPP
Manager of Development Planning

Plate 1: Location Map and Existing Zoning

File No.: ZN 8-24-26: Calloway Real Estate Investment Trust Inc. and Canadian Tire Properties Inc.

Plan 41M82, Lots 4, 7 and 9, Pt. Lots 5, 6, 8 and 10; 465 and 499 Norwich Avenue, City of Woodstock



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



0 102 205 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

November 26, 2024



Legend

Notes



0 102 205 Meters

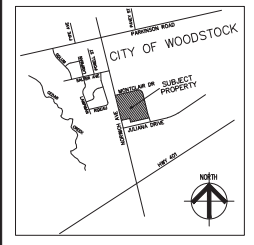
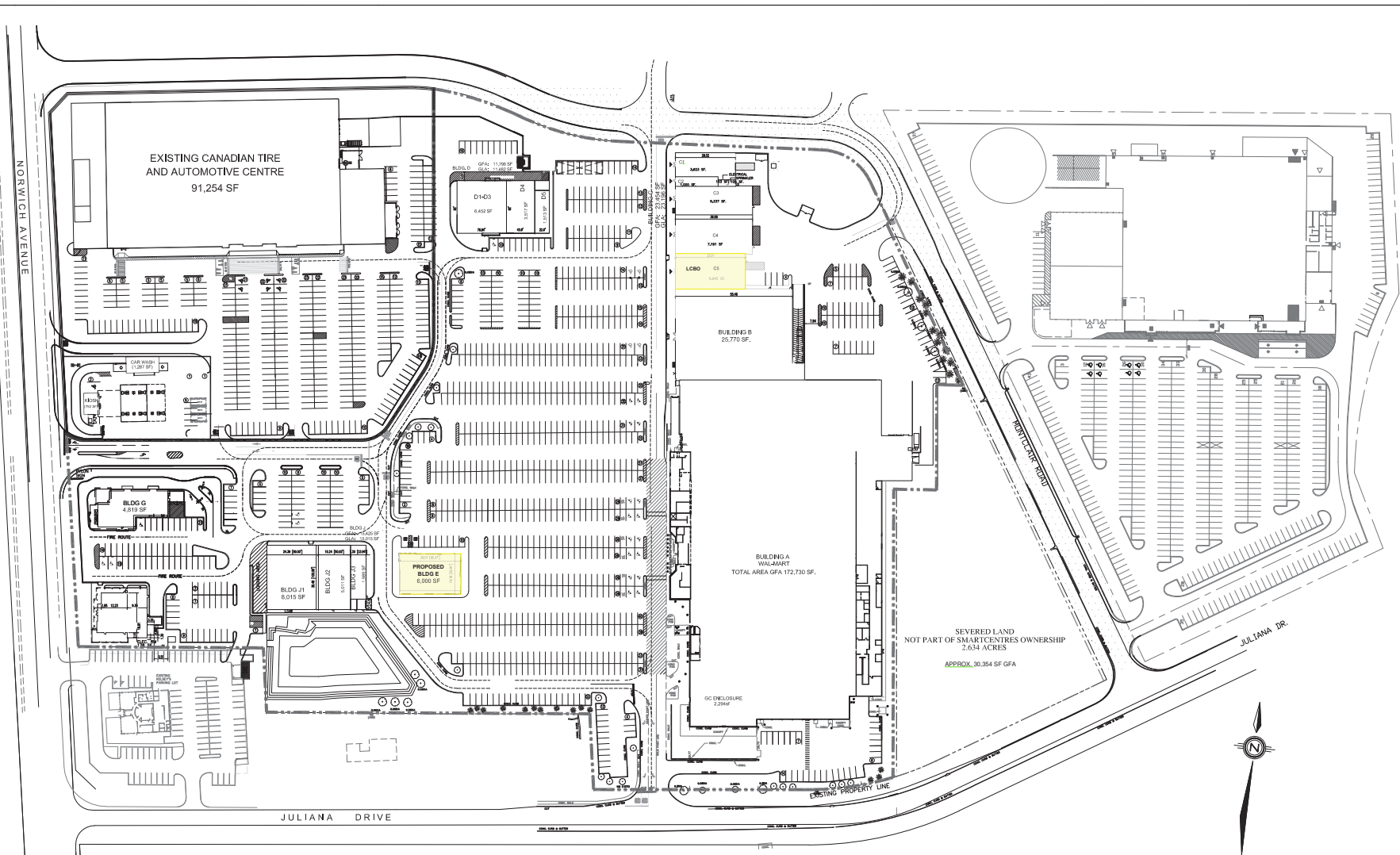


NAD_1983_UTM_Zone_17N



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November 26, 2024



KEY PLAN

SD-217

Owner/Client must check and verify all dimensions on the site and report any discrepancies to the architect before commencing with the work.
Do not scale the drawings.
This drawing contains copyright material belonging to the architect.
This drawing was prepared for a specific purpose and for any other purpose is not permitted.
This drawing shall not be reproduced in whole or in part without the written approval of the architect.
This drawing must be read in the context of all the other drawings which comprise the contract.

PROJECT NAME :
PROPOSED COMMERCIAL BUILDING E

LOCATION :
499 NORWICH AVENUE
WOODSTOCK, ONTARIO
N4S 9A2

DRAWN BY	PA/MS/NR/DR	PROJECT No.
CHECKED BY	DR	
DATE		ENC. No.
ISSUED	SEPTEMBER 30, 2024	

Plate 3: Applicant's Sketch

**File No.: ZN 8-24-26: Calloway Real Estate Investment Trust Inc. and Canadian Tire Properties Inc.
Plan 41M82, Lots 4, 7 and 9, Pt. Lots 5, 6, 8 and 10; 465 and 499 Norwich Avenue, City of Woodstock**

TOTAL SITE (Including CTC Land)	CTC LAND
TOTAL SITE AREA: 115,143.67 SM = 28.45 ACRES	CTC BUILDING / GAS BAR & CAR WASH SITE AREA: 28,899.92 SM = 7.14 ACRES
TOTAL BUILDING AREA (GFA) 358,502 SF (33,305 SM)	GROSS FLOOR AREA 91,254 SF (8,477 SM)
TOTAL BUILDING AREA (GLA) 357,520 SF (33,214 SM)	(INC. AWNING, OFFICE MEZ, SERVICE MEZ.)
TOTAL PARKING REQUIRED: 1,514 CARS (1/22 SM GFA)	(NIC, WAREHOUSE RACKING, KIOSK, CAR WASH, FROST SHADER, COMPOUND)
TOTAL PARKING PROVIDED: 1,418 CARS (1/23.49 SM GFA)	CAR WASH AREA: 1,287 SF (120 SM)
	KIOSK AREA: 792 SF (74 SM)
	SUB-TOTAL CTC AREA: 93,333 SF (8,671 SM)

TOTAL SITE (Excluding CTC Land)	PROPOSED BUILDING E
TOTAL SITE AREA: 86,243.75 SM = 21.31 ACRES	PROPOSED PARCEL AREA: 24,173 SF = 0.55 ACRE
TOTAL BUILDING AREA (GFA) 265,169 SF (24,634 SM)	BUILDING AREA: 6,000 SF (557 SM)
TOTAL BUILDING AREA (GLA) 264,187 SF (24,543 SM)	PARKING REQUIRED: 25 CARS (1/22 SM GFA)
	TOTAL PARKING PROVIDED: 28 CARS (1/19.89 SM GFA)



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 Section 16.3.1 to By-law Number 8626-10, as amended, is hereby amended by replacing the existing subsections with the following subsections:

“16.3.1 **C6-1 NORTHEAST CORNER OF NORWICH AVENUE AND JULIANA DRIVE
(KEY MAP 88)**

16.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any C6-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for those uses permitted in Section 16.1 of this By-Law, with the exception that the following uses are prohibited within the C6-1 Zone:

A retail food store or supermarket;
A brewers retail outlet.

16.3.1.2.3 Required Parking Spaces:

1 space per 24 square metres of gross floor area.

16.3.1.2.5 Gross Floor Area Provisions:

Maximum Gross Floor Area

- | | | |
|------|---|----------------------|
| i) | Department Store | |
| | Department store (total) | 17,650 square metres |
| | That area within the department store used for the display, storage and preparation of food, of which not more than 557 square metres shall open prior to January 1, 2010 | 4,181 square metres |
| ii) | Non-Department Store DSTM uses as defined In Section 16.2.1 | 8,363 square metres |
| iii) | Specialty Food Stores | |
| | As defined in Section 18.2.1, provided that there is a maximum of three (3) Specialty Food Stores within the C6-1 Zone and provided | |

that the Maximum Gross Floor Area of any one Specialty Food Store shall not exceed 465 square metres.

- iv) Total Gross Floor Area in the C6-1 Zone 35,900 square metres.

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 20th day of February, 2025.

READ a third time and finally passed this 20th day of February, 2025.

Mayor – Jerry Acchione

Deputy Clerk – Jeff Bunn