

To: Mayor and Members of City of Woodstock Council

From: Amy Hartley, Development Planner, Community Planning

Application for Zone Change ZN 8-23-08 – The Corporation of the City of Woodstock

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from 'Prestige Industrial (M1)' to 'Special Active Use Open Space (OS2-5)' to permit a future municipal recreation facility.
- Planning staff are recommending approval of the application as the proposal is consistent with the policies of the Provincial Policy Statement and conforms to the Official Plan.

DISCUSSION

Background

APPLICANT/OWNER: The Corporation of the City of Woodstock
500 Dundas Street, Woodstock, ON N4S 0A7

LOCATION:

The subject lands are legally described as Part of Lot 14, Concession 2 (Blandford), and Parts 1 & 2, 41R-8016, front on the south side of Lansdowne Avenue, north side of Devonshire Avenue and east side of Springbank Avenue North, and are municipally known as 1459 Devonshire Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Business Park
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Prestige Industrial Zone (M1)

Requested Zoning: Special Active Use Open Space (OS2-5)

PROPOSAL:

The zone change application proposes to rezone a portion of the subject lands from Prestige Industrial Zone (M1) to 'Special Active Use Open Space Zone (OS2-5)'. The lands are intended to be used for a future municipal recreation facility. The portion of the lands to be rezoned are approximately 12.3 ha (30.3 ac) in area and are vacant except for a Rogers utility tower located to the northeast which has a current lease agreement with the City of Woodstock.

The subject lands are part of the East Woodstock Secondary Plan which are intended to support light industrial and business park type uses. The requested special provisions will only apply to the lands that remain in the City's ownership and be used for recreational purposes. A portion of the subject lands have previously been rezoned to the OS2-5 zone, the intent of this application is to rezone the remainder of the parcel to maintain consistent zoning and allow for future expansion of the current municipal recreational uses.

In accordance with the East Woodstock Secondary Plan, it is further intended that Springbank Avenue is expected to be extended easterly through the subject property at some point in the future.

The applicant has indicated that a future arena will be located on the southerly portion of the subject lands and will occupy approximately 4.0 ha (10 ac). While no concept or development plan has been included in the current application, development of the lands will be subject to detailed site plan.

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

Plate 2 – Aerial Map (2021) provides an aerial view of the subject lands and surrounding area.

Plate 3 – Applicant's Sketch outlines the proposed area to be rezoned as submitted with the application.

Application Review

2020 Provincial Policy Statement

Section 1.1.1 directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3 states that the vitality of settlement areas is critical to the long-term economic prosperity of communities and that development pressures and land use change will vary across Ontario. 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. Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

According to Section 1.3.1, Planning authorities shall also promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- 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;
- encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and,
- ensuring the necessary infrastructure is provided to support current and projected needs.

Section 1.6.3 further directs that before consideration is given to developing new infrastructure and public service facilities:

- the use of existing infrastructure and public service facilities should be optimized; and
- the opportunities for adaptive re-use should be considered, wherever feasible.

Official Plan

The subject lands are designated 'Business Park' and are subject to special policies that were established through the East Woodstock Secondary Plan. Business Park areas include those lands that are intended to accommodate a range of low intensity, industrial, technological, office and business support uses within a comprehensively planned business park setting.

Uses permitted within Business Park areas include light industrial uses that can involve assembly, fabrication, distribution, packaging, storage and manufacturing. Showroom, retail, wholesale and sales uses operating in association and ancillary to the use are permitted.

Chapter 7.3.5.3.4 outlines special policies that were established for land within the East Woodstock Secondary Plan area which allow for a mix of business park type uses in addition to municipal recreational facilities.

Zoning By-law

The subject lands are currently zoned 'Prestige Industrial Zone (M1)' according to the City of Woodstock Zoning By-law. The M1 zone permits a range of uses including an emergency services depot, assembly or fabricating plant, industrial mall, and business or professional offices.

The application proposes to rezone the subject lands to 'Special Active Use Open Space (OS2-5)' which permits a range of uses within the Active Use Open Space Zone (OS2) including a golf course, parking lot, picnic area, playground, passive use park, and public park. Site specific zoning provisions outline a number of additional permitted uses including a community centre and a recreational building (indoor sports).

The application for zone change is intended to facilitate the future development of municipal recreation facility. The subject lands appear to meet the relevant provisions of the OS2 Zone and the proposal would appear to comply with the special provisions outlined in the OS2-5 Zone. As the remainder of the subject property is currently zoned OS2-5, the proposed zone change would provide consistent zoning across the whole of the lands.

Agency Comments

The City of Woodstock Engineering Department (Development Division) indicated there are currently no municipal services to the subject site and a Functional Servicing Brief and Stormwater Management Plan will be required at time of site plan and/or future development. They noted that Springbank Avenue is expected to extended easterly through the site in the future.

The City of Woodstock Engineering Department (Building Division) is supportive of the proposed zone change with no additional comments.

City of Woodstock Parks Department, Canada Post, Oxford County Public Works, and the Upper Thames River Conservation Authority indicated that they had no objections or concerns with the subject application.

Public Consultation

Notice of complete application was provided to surrounding property owners on June 13, 2023, and notice of public meeting was mailed on July 24, 2023, in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The purpose of the zone change is to rezone a parcel of land to allow for a future municipal recreation facility. The proposal represents an extension of the recreational facility that exists on a portion of the subject lands, and is in keeping with the policies of the East Woodstock Secondary Plan.

Planning staff are of the opinion that the proposed zone change is consistent with the PPS policies as the proposal will accommodate a recreational facility which will assist in meeting the long-term needs of the residents of the City of Woodstock. The proposed use is also considered to be an efficient use of land and available infrastructure.

The proposed zone change is in keeping with the policies for the Business Park designation, specifically the special policies included with the passing of the East Woodstock Secondary Plan which allow municipal recreation facilities to be established within these designations.

While it is anticipated that the proposed use may increase traffic in the area, Devonshire Avenue is identified as an arterial road, which is designed to handle larger volumes of traffic. Additionally, based on the existing access to the property, it is not anticipated that the proposed uses will significantly impact traffic on any local streets in the area. It is proposed through the East Woodstock Secondary Plan that Springbank Avenue is intended to be extended through the subject lands to accommodate additional traffic and provided adequate access to the planned facilities.

Further, staff are satisfied that the proposed development of the lands for additional active recreational use can be accommodated in accordance with the relevant provisions of the Zoning By-law, as contained in the OS2-5 Zone.

The overall site was originally designed to accommodate a expanded recreational facilities and therefore can provide adequate parking and meet relevant setbacks. The proposed zone change will allow for the entirety of the parcel to be consistently zoned and allow for the expansion of the existing recreational facilities on the remaining portion of the lands.

In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan. As such, staff are satisfied that the application can be given favourable consideration.

RECOMMENDATIONS

It recommended that the Council of the City of Woodstock approve the application for lands described as Part Lot 14, Concession 2 (Blandford), Part 1 & 2, 41R-8016, in the City of Woodstock, to rezone the subject lands from 'Prestige Industrial Zone (M1)' to 'Special Active Use Open Space Zone (OS2-5)' to permit a future municipal recreational building on the subject lands.

SIGNATURES

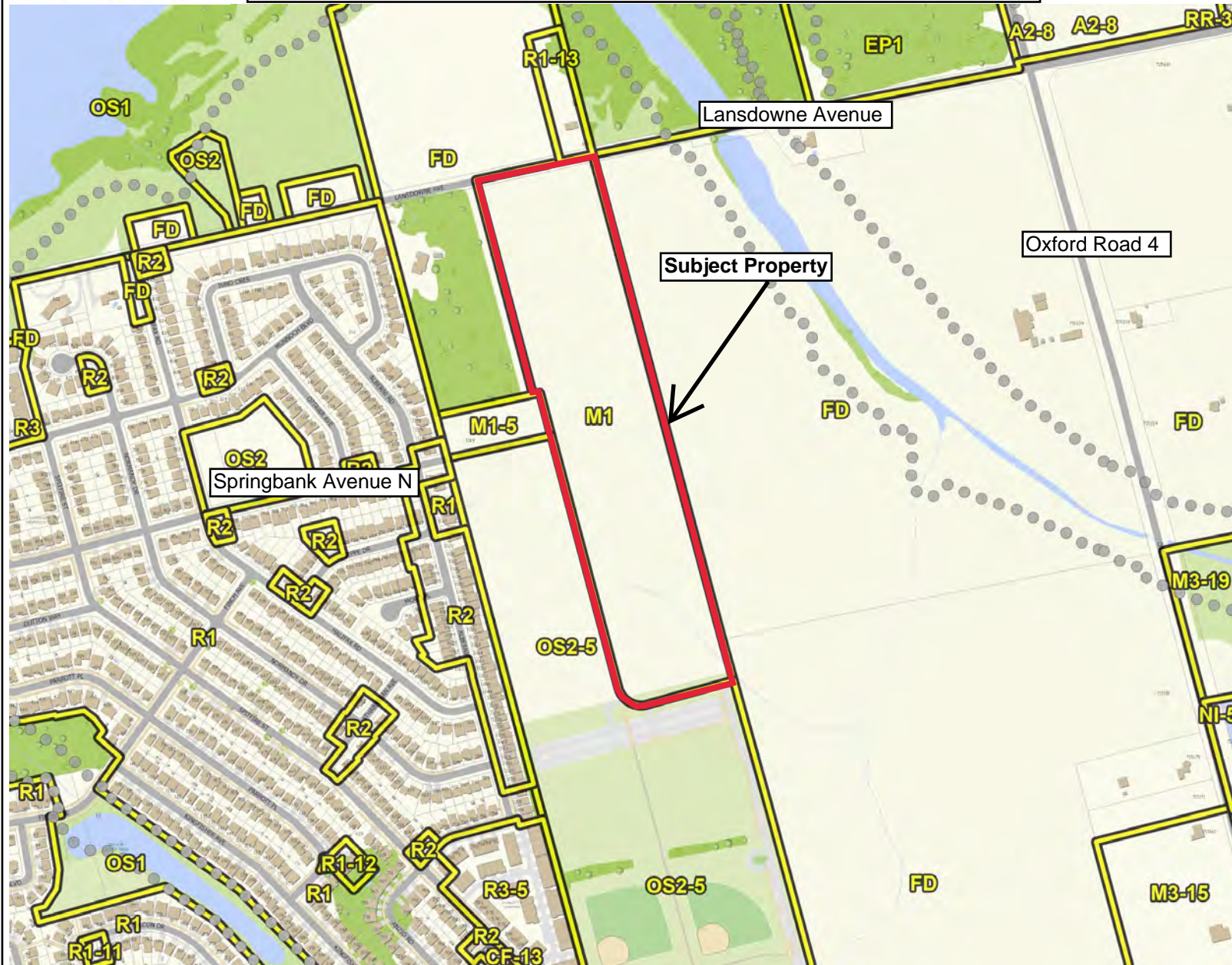
Authored by:

Original signed by

Amy Hartley
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

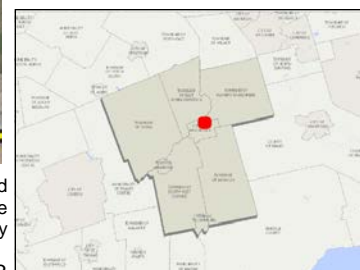




Legend

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Notes



0 205 409 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

June 8, 2023

Proposed Rezoning 1459 Devonshire Avenue



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 'OS2-5' the zone symbol of the lands so designated 'OS2-5' 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 10th day of August, 2023.

READ a third time and finally passed this 10th day of August, 2023.

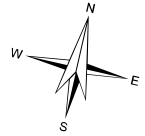
Mayor – Jerry Acchione

Clerk – Amelia Humphries

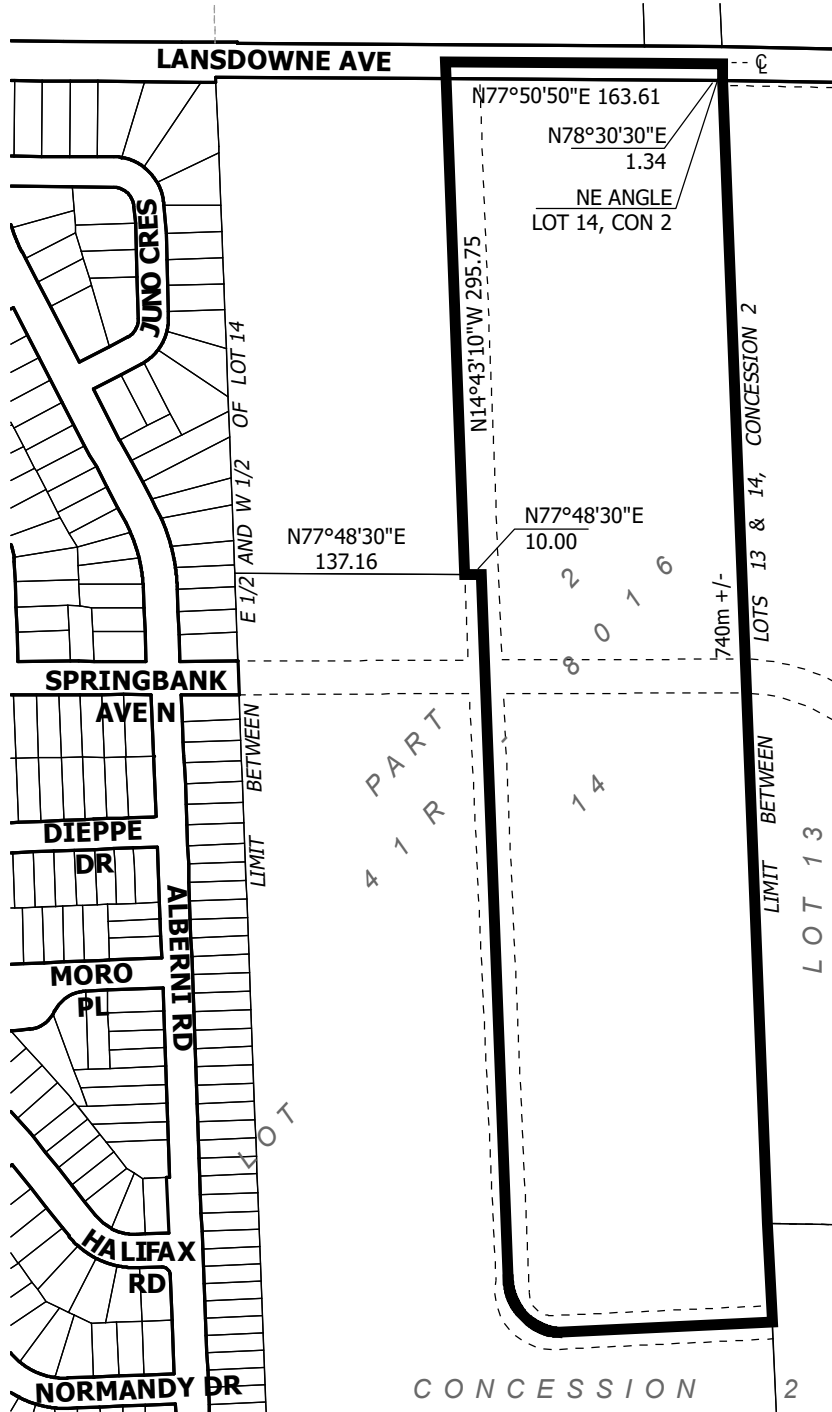
SCHEDULE "A"

TO BY-LAW No. _____

PART LOT 14, CONCESSION 2 (BLANDFORD)
PART OF PART 2, REFERENCE PLAN 41R-8016
CITY OF WOODSTOCK



METRES
40 20 0 40 80 120



AREA OF ZONE CHANGE TO OS2-5

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

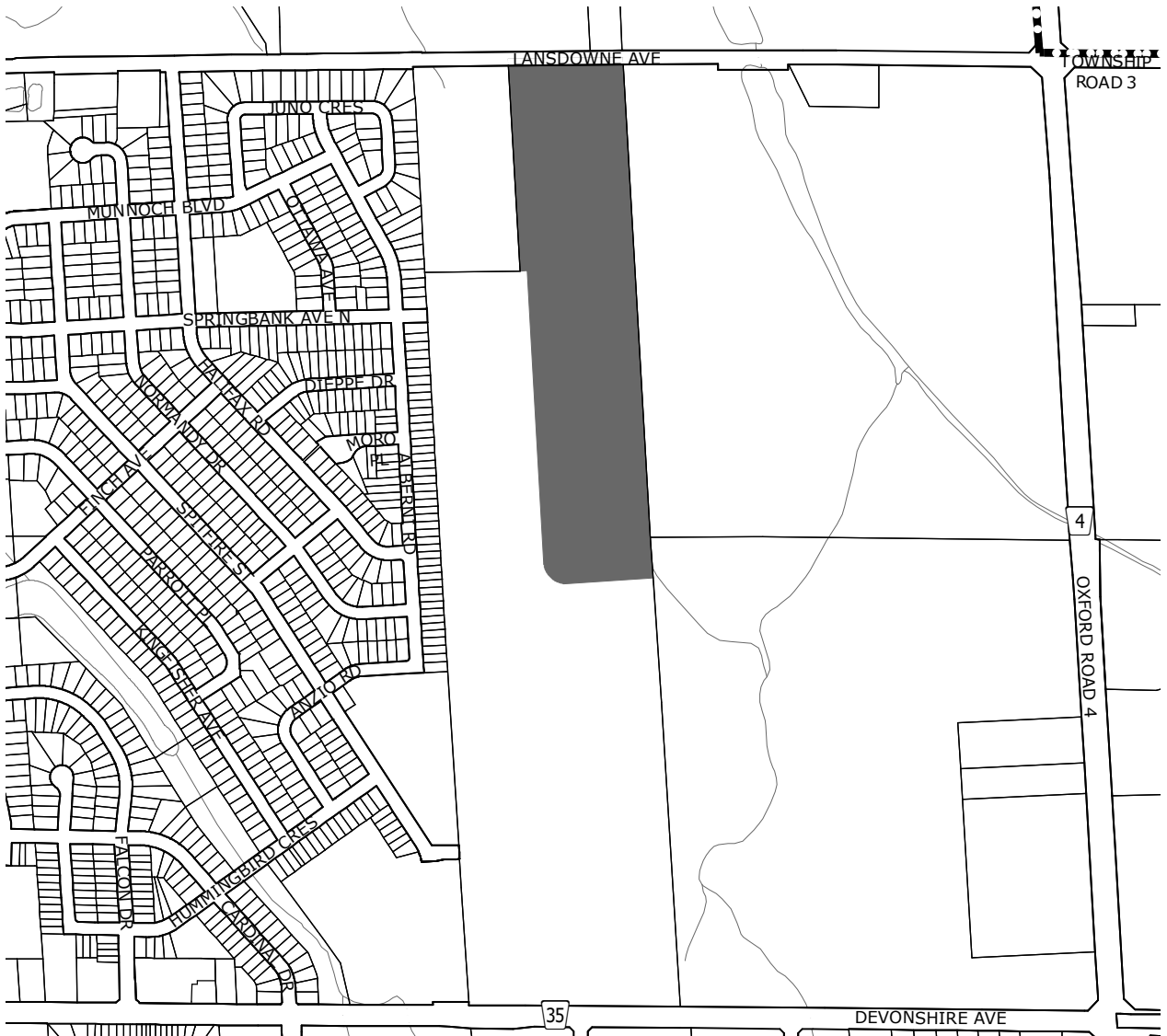
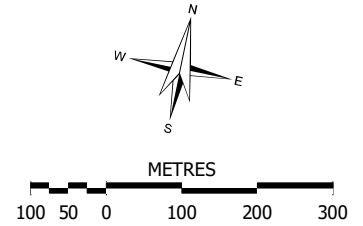
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2023

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES