

To: Mayor and Members of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Application for Zone Change **ZN8-23-12 – 12065568 Canada Inc.**

REPORT HIGHLIGHTS

- The purpose of the application for zone change is to rezone the subject lands from 'Local Commercial Zone (C1)' to 'Special Local Commercial Zone (C1-10)' to add a business or professional office as a permitted use.
- 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.

DISCUSSION

Background

OWNER: 12065568 Canada Inc. (c/o Tyler Langfield)
440 Wortley Road, London, ON N6C 3S8

APPLICANT: Cassandra Benard
12-226 Clarke Street N., Woodstock, ON N4S 7M7

AGENT: Neil Krushel
64 Wellington Street N., Woodstock, ON N4S 6P5

LOCATION:

The subject property is described as Plan 174, Lots 1 and 2, in the City of Woodstock. The property is located at the northwest corner of Clarke Street North and Nellis Street, and is municipally known as 29 Clarke Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "W-1"	City of Woodstock Land Use Plan	Residential
Schedule "W-2"	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 5899-81:

Existing Zoning: Local Commercial Zone (C1)

Proposed Zoning: Special Local Commercial Zone (C1-10)

PROPOSAL:

The application for zone change proposes to add a special provision to the C1 Zone to permit a *business or professional office* to facilitate the use of a real estate office on the subject lands. The City's Zoning By-law defines a *business or professional office* as a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients who seek advice, consultation or treatment, and shall include the administrative office of a non-profit or charitable organization or a medical clinic, but shall not include any other use defined herein.

The subject lands are approximately 2,144.8 m² (0.53 ac) in area and currently contains a commercial structure and parking lot that has been vacant for some time. The applicant is proposing to repurpose the existing structure for professional offices.

Surrounding land uses consist primarily of commercial uses associated with Dundas Street to the south, residential uses to the north and community facilities to the west (arena, racetrack, etc.).

Plate 1, Location Map with Existing Zoning, 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, as provided by the applicant.

Application Review

2020 PROVINCIAL POLICY STATEMENT:

The policies of Section 1.1.3.1 direct that settlement areas shall be the focus of growth and development.

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 'Residential' according to the Land Use Plan for the City of Woodstock, as contained in the County Official Plan. Residential areas are primarily designated for housing purposes which may also include other land uses which are integral and supportive of a residential environment. The Residential designation also permits the facilitation of conveniently and appropriately located neighbourhood serving uses and supportive amenities which enhance the quality of the residential environment in residential areas.

Section 7.2.3.4 establishes criteria to evaluate the limited non-residential uses which may serve the wider community such as small scale offices, health care facilities, funeral homes, retirement homes, small-scale long-term care facilities such as nursing homes, and commercial recreational uses in the residential area. Those criteria include:

- those uses with the potential to generate significant amounts of traffic or parking, originating from points external to the residential neighbourhood will be located at the periphery of the existing concentrations of residential development on a collector or arterial roadway;
- the proposed use can be considered to be compatible with existing residential uses through appropriate screening, buffering, physical separation or other design measures to mitigate noise, lighting, fumes, parking and outdoor storage;
- the proposed use is compatible with any other existing or designated non-residential use in the area;
- proposed uses providing an accommodation function such as nursing or retirement homes and health related facilities will be of a size and scale which will generate similar levels of activity or land use intensity with respect to required parking, traffic movement or client/resident activity as uses permitted within the applicable Residential District. In Low Density Residential Districts such uses will be restricted to 35 beds or less;
- the proposed use will not adversely affect the availability of residential land supplies to meet anticipated housing demand;
- such uses are limited in number and will not incrementally form concentrations of non-residential development in the Residential Area.

Notwithstanding any other policy or provision contained in this subsection, Non-Residential Uses in Residential Areas shall not include a methadone clinic or methadone dispensary.

ZONING BY-LAW:

The subject lands are currently zoned 'Local Commercial Zone (C1)' according to the City's Zoning By-law. The C1 Zone permits an automobile service station, a convenience store, a drug store, a dry cleaner's distribution station, a laundry shop, a personal service shop and a dwelling unit in a portion of a non-residential building.

The applicant is proposing to rezone the subject property to C1-10 to add a special provision to permit a business or professional office to allow for a real estate office or other business and professional office on the subject property.

AGENCY REVIEW:

The application for zone change was circulated to various agencies considered to have an interest in the proposal. Oxford County Public Works and the Upper Thames River Conservation Authority indicated that they have no comments regarding the zone change application.

The City of Woodstock Building Division (Building) has indicated that they have no concerns with the zone change to permit a business and professional office. The parking space requirements are being met on the existing site (1 space per 30m²). The applicant should be aware if a medical clinic is being proposed under the permitted use of a professional office, the parking space requirement is 1 space per 15m² of GFA and must be adhered to.

PUBLIC CONSULTATION:

Notice of the zone change was provided to the public and surrounding property owners on October 16, 2023 and notice of public meeting was issued on November 27, 2023 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 add a special provision to the C1 Zone to permit a business or professional office.

As the proposal will promote an efficient use of existing infrastructure, a mix and range of employment uses and diverse economic base, Planning staff are satisfied that the proposed development is consistent with the policies of Section 1.3.1 of the PPS with respect to employment uses within a designated Settlement Area.

Staff are also satisfied that the proposal is in keeping with the intent and purpose of the Official Plan. The proposed addition of a *business or professional office* as a permitted use will allow an existing vacant commercial building to be utilized within the community and will not impact the character of the neighbourhood. The proposal is not anticipated to generate significant amounts of traffic or parking (and is likely to generate less traffic than the former convenience store use). Further, the lands are located on a collector road which is intended to carry reasonable amounts of traffic and the lands are situated immediately north of an area of the City that is largely designated for service commercial use. The proposal is considered to be compatible with existing residential and non-residential uses and requires no additional separation or screening from surrounding uses.

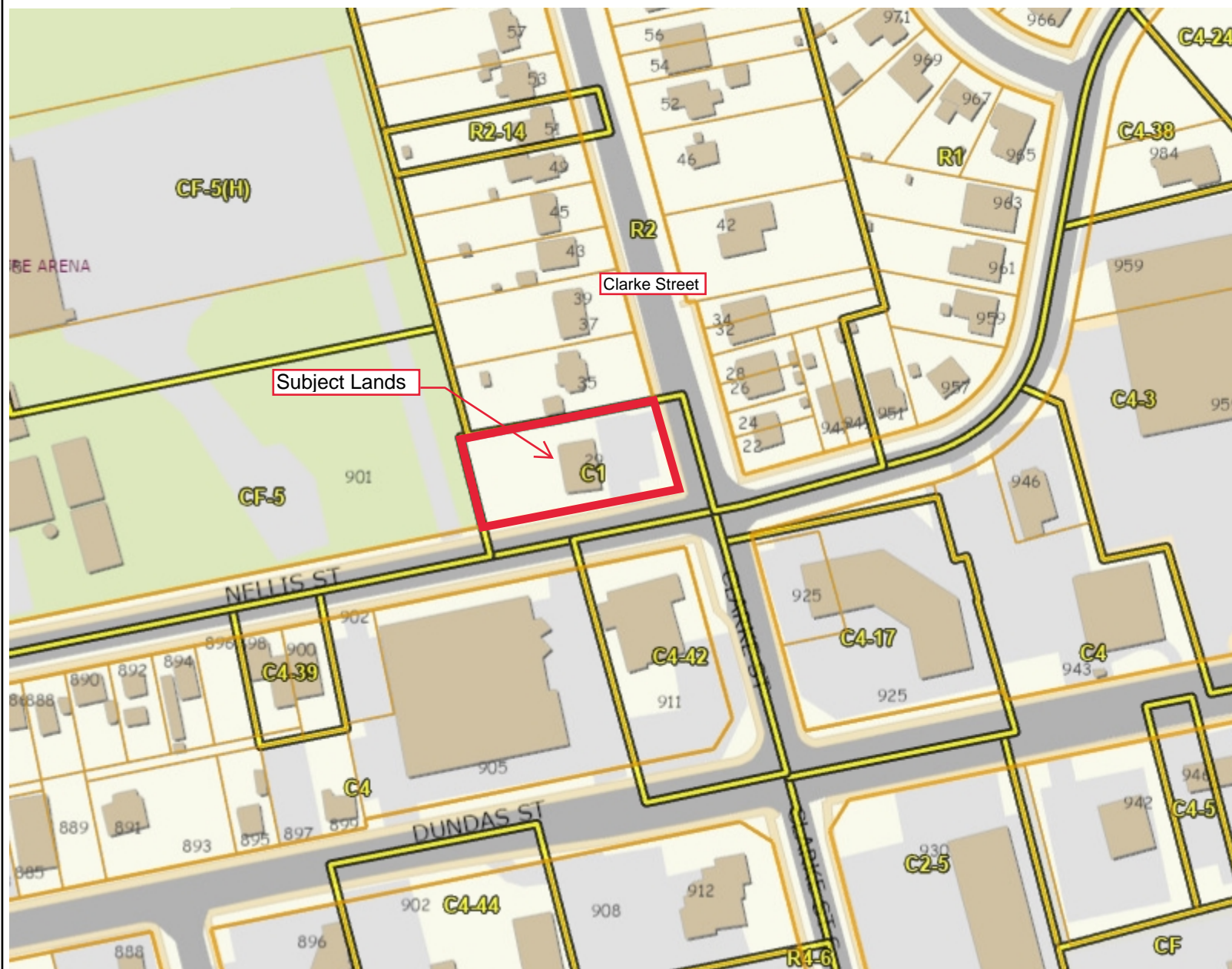
In light of the foregoing, Planning staff are satisfied that the proposal is consistent with the policies of the Provincial Policy Statement and meets the general intent and purpose of the Official Plan, and can be given favourable consideration.

RECOMMENDATION

It recommended that the Council of the City of Woodstock approve the application for lands described as Plan 174, Lots 1 and 2, in the City of Woodstock, to rezone the subject property from 'Local Commercial Zone (C1)' to 'Special Local Commercial Zone (C1-10)' to add business or professional office as a permitted use on the subject lands.

SIGNATURES

Authored by:	<i>Original signed by</i>	Justin Miller Development Planner
Approved for submission:	<i>Original signed by</i>	Gordon K. Hough, RPP Director



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



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

September 22, 2023



Legend

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

Notes



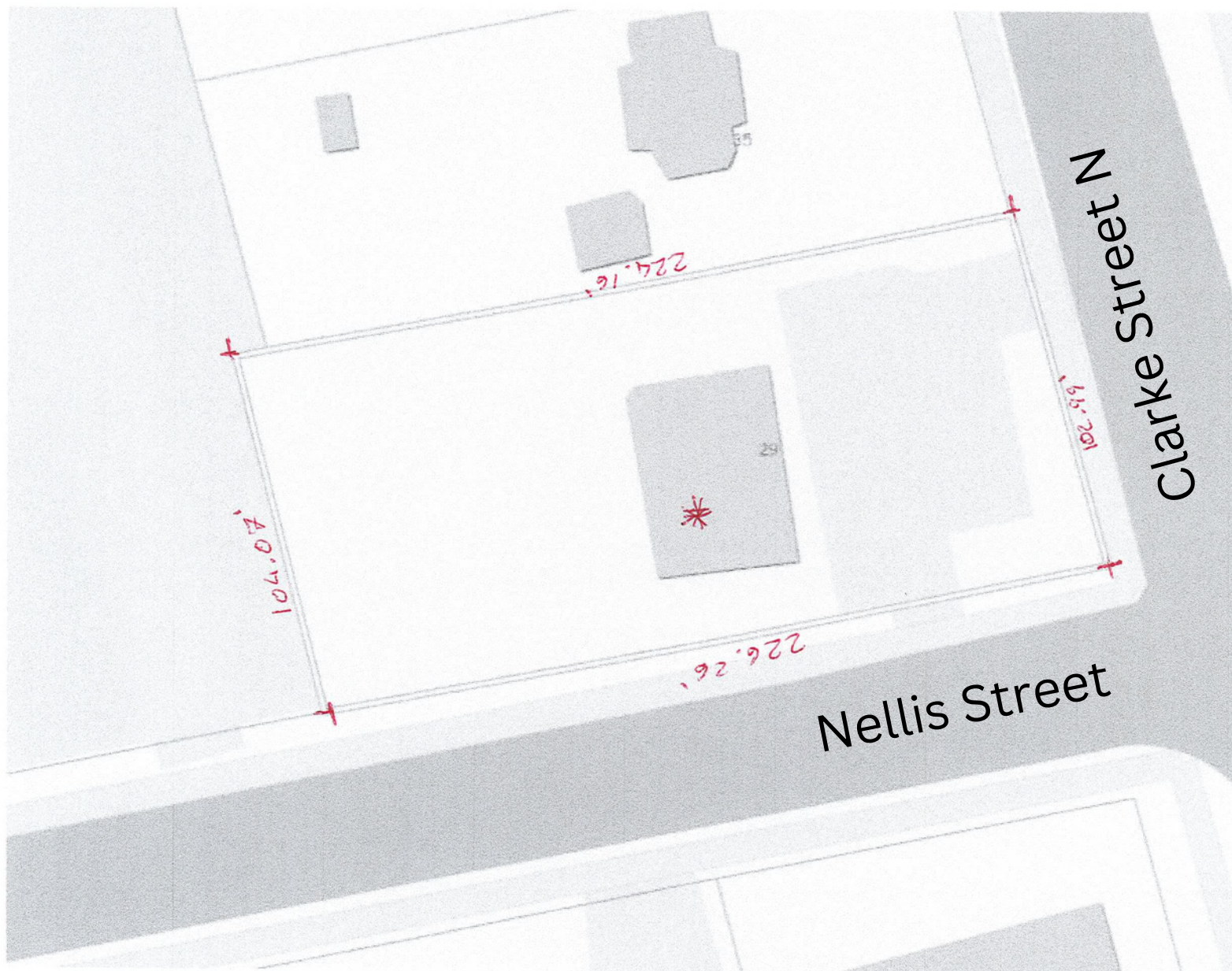
0 26 51 Meters

NAD_1983_UTM_Zone_17N



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September 22, 2023



Legend

* Work to be Completed on
inside of Building
- See Attached.

Notes



0 13 25 Meters
NAD_1983_UTM_Zone_17N



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August 31, 2023



BY-LAW NUMBER _____

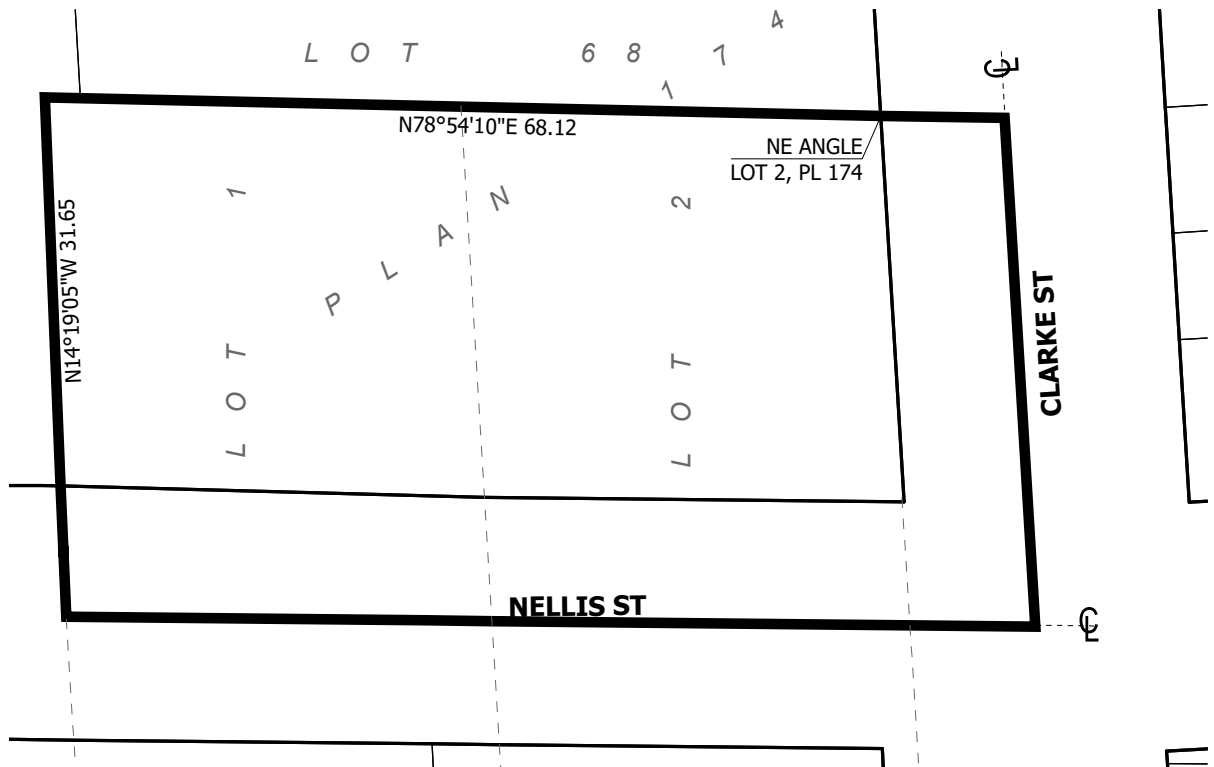
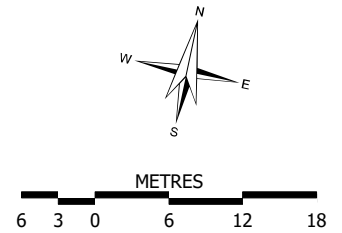
Clerk – Amelia Humphries

SCHEDULE "A"

TO BY-LAW No. _____

PT LOTS 1 & 2, PLAN 174

CITY OF WOODSTOCK



 AREA OF ZONE CHANGE TO C1-10

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

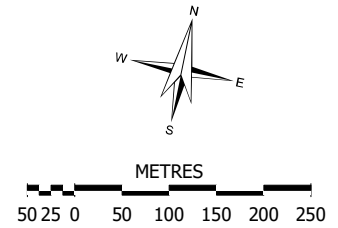
TO BY-LAW No. _____, PASSED

THE _____ DAY OF _____, 2023

MAYOR

CLERK

KEY MAP



 LANDS TO WHICH BYLAW _____ APPLIES