

A public planning meeting was held on the above captioned date commencing at 7:13 p.m. Members of Council and the public were present. Councillor J. Acchione chaired the meeting.

1. ZN 8-15-10: Southwestern Ontario Youth for Christ

The subject property is legally described as Part Lots 1-4 E/S Light Street, Lots 5-8 E/S Light Street, Block E and Part West Alley, Plan 207, located on the east side of Light Street, between Hunter Street and Dundas Street. The property is approximately 1,214.44 m² (13,072.1 ft²) in area and is municipally known as 22 Light Street.

The purpose of this application is to rezone the subject lands from 'Community Facility Zone (CF)' to 'Central Commercial Zone (C5)' to permit the full range of commercial uses permitted within the C5, zone including a health club. A health club is intended to occupy both stories of the existing 2-storey 329.2 m² (3,543 ft²) building on the subject property.

The subject property is approximately 1,214.5 m² (13,072.8 ft²) in area and contains a 2-storey building that houses a former youth activity centre and previous to this, the Calvary Pentecostal Church. The surrounding uses are a mix of commercial and institutional uses as well as a parking lot owned by the City of Woodstock on the west side of Light Street.

Mr. R. Versteegen, representing the County Planning Office, spoke outlining the following planning review:

The purpose of the zone change application is to allow a health club to occupy the former Youth for Christ activity centre as well as permit a wider range of commercial uses on the subject lands.

As noted above, the subject property falls within the Central Business District (CBD) of the City of Woodstock, which is intended to function as the primary business, cultural and administrative centre for the City as well as the County. The uses permitted within this designation include a full range of commercial uses and in considering the intent of the application, Planning staff are of the opinion that the application is consistent with these policies.

No concerns were raised through the circulation of the application to the various commenting agencies in the Downtown Woodstock BIA. Comments from the City's Manager of Building & Facilities recommended that the parking lot setback from street line be reduced to 0 m to ensure sufficient on-site parking is provided and noted that the 0 m setback would be consistent with other parking areas in the City's downtown.

In light of the foregoing, it is the opinion of this Office that the proposed rezoning application is consistent with the policies of the Provincial Policy Statement and is in keeping with the policies of the County Official Plan. Planning staff are satisfied that the application can be given favourable consideration.

A draft of the proposed amending Zoning By-law is attached to this report for Council's consideration.

There were no further appearances on the application (7:20 pm.).

2. ZN 8-15-09: Hillsway Limited

The subject lands are legally described as Part Lot 14, Concession 1 (Blandford) in the City of Woodstock. The lands are located on the east side of the Heuser's Lane extension, north of Seagrave Road.

The purpose of this application is to rezone the subject lands from 'Special General Industrial Zone (M3-2)' to 'General Industrial Zone (M3)', to facilitate the development of a cartage express and truck terminal on the subject property. The 'M3-2' zone applies primarily to City owned lands located in the Bysham Park Business Park.

The applicant proposes to rezone the lands to 'General Industrial Zone (M3)', which would permit a variety of uses that are not permitted in the 'Special General Industrial Zone (M3-2)'. Planning staff recommend that the property be rezoned to 'Special General Industrial Zone (M3-19)' to maintain the same uses permitted in the City's Business park in addition to a cartage express and truck terminal. Planning staff are of the opinion that the recommended amendment will have the same outcome as the applicant's request and therefore further circulation of the application is not necessary.

The lands comprise approximately 0.48 ha (1.2 ac) and front on Houser's Lane. The lands are currently vacant and are surrounded by existing and planned industrial uses. The applicant is proposing to construct a 557 m² (5,996 ft²) warehouse with accessory office space. No outdoor storage of goods is being proposed and there will be 2 trucks and 2 trailers stored on site.

Mr. R. Versteegen, representing the County Planning Office, spoke outlining the following planning review:

The subject application seeks to amend the existing zoning to facilitate the development of a cartage express and truck terminal on the subject lands.

The proposed development is consistent with the policies of the PPS as rezoning the subject lands for a wider range of industrial-type uses is considered to be an appropriate use of existing employment lands and an efficient use of existing municipal services and infrastructure.

It is the opinion of this Office that the proposed use of the lands is appropriate and maintains the intent and purpose of the Official Plan. While the current zoning of the lands excludes a 'cartage express and truck terminal', Planning staff are supportive of the request due to the limited scale of the business, which resembles the intended uses for the 'light industrial' setting of the business park.

As previously indicated the site specific policies in the Official Plan require that developments in the Bysham Park Business Park address the design criteria listed. Building location, lighting, parking, accessibility, grading, landscaping and privacy screening will be addressed through the site plan approval process.

In light of the foregoing, this Office is satisfied that the applicant's request to rezone the subject lands to facilitate the development of a cartage express and truck terminal is consistent with the PPS and maintains the general intent and purpose of the Official Plan and can therefore be given favourable consideration.

Applicant, Gradus Vanden Heuvel of 767104 Township Road, Drumbo, supported the planning report and had no further comments.

There were no further appearances on the application (7:26pm.).

3. OP 15-03-8; ZN 8-15-07 – 751485 Ontario Inc.

The subject property is legally described as Block 117, Plan 41M-98 in the City of Woodstock. The lands are located on the southwest corner of Lansdowne Avenue and Nellis Street and are municipally known as 1180 Nellis Street in Woodstock.

The purpose of the Zone Change application is to rezone the subject lands from 'Special Local Commercial Zone (C1-6)' to 'Special Residential Zone 4 (R4-sp)' to facilitate the development of the proposed apartment dwelling house.

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official and Zoning By-law to redesignate and rezone the subject lands to facilitate the development of a 5-storey residential apartment building comprising a total of 29 units. The proposal includes a parking lot that will contain 49 parking spaces. Access to the proposed development will be from Lansdowne Avenue as well as Nellis Street. The applicant has submitted a Shadow Impact Study in support of the said applications.

The subject lands are currently designated 'Low Density Residential' according to the Official Plan and are zoned 'Special Local Commercial Zone (C1-6)'. The lands are approximately 0.37 ha (0.91 ac.) in area and are presently vacant. As shown on Plates 4 and 5 of this report, the total height of the 5-storey building is to be approximately 13.7 m (45 ft.).

Surrounding uses include multi-unit residential development (townhouses) to the north and northeast, industrial to the east, institutional to the south and low density residential to the west.

The property has been subject to a number of planning applications in the past. The most recent application was a zone change in 2009 (File No.: WZON 09-8), in which the applicant amended the zoning to facilitate the development of a commercial building for a mixture of retail and office uses by rezoning the lands from 'Special Residential Type 2 (R2-12)' to 'Special Local Commercial Zone (C1-sp)'.

Mr. R. Versteegen, representing the County Planning Office, spoke outlining the following planning review:

The applicant proposes to redesignate and amend the zoning of the subject lands to facilitate the development of a 5-storey apartment building comprising of 29 residential units. The subject lands comprise approximately 0.37 ha (0.91 ac.). The proposal includes a parking lot that will contain 49 parking spaces and access to the proposed development will be from Lansdowne Avenue as well as Nellis Street. As previously noted and shown on Plates 4 and 5, the total height of the 5-storey building is to be approximately 13.7 m (45 ft.).

Planning staff are supportive of the proposed use of the subject lands for high density residential development. Higher density use of the property can be justified in accordance with the relevant locational criteria contained in the Official Plan and the size and configuration of the site is such that this Office is satisfied that some form of higher density use can be established on the lands in accordance with the Plan's evaluation criteria.

No concerns were raised through the circulation of the application to the various commenting agencies. The City's Building Division recommended that the by-law include a variance for the eastern portion of the building along Lansdowne Avenue to reduce the front yard setback to accommodate the proposed entrance feature of the building as well as providing relief to allow parking in the front and exterior side yards of the site.

The development applications can be considered to be consistent with the relevant policies of the 2014 Provincial Policy Statement. The request to redesignate the lands to permit a high density residential use is in keeping with the relevant Official Plan policies. The proposal to rezone the subject property to 'R4' is considered appropriate for this site. Therefore, the applications to amend the Official Plan and Zoning By-law can be supported from a land use planning perspective.

The applicant, Steve Hunt of PO Box 20145, Woodstock, spoke in favor of the application.

Mr. Shapton inquired whether the shadow from the proposed building would affect the front or the back yard of the neighboring residential units located on Nellis Street. Mr. Hunt indicated that the shadow would cast on the front yard of the residential units.

Mr. Shapton questioned the intended use of the apartment building and the installment of a privacy fence in the parking lot. Mr. Hunt provided that the intent of apartment building is for general use and that there will be elevators installed for seniors. Mr. Hunt also communicated that they are planning on installing a privacy fence in the parking lot to minimize the nuisance of headlights onto neighbouring properties.

Mr. Acchione inquired whether the apartments would consist of one or two bedrooms. Mr. Hunt provided that the majority of the apartments would have two bedrooms with a small percentage having one bedroom.

The meeting adjourned at 7:44 p.m.