

A public planning meeting was held virtually on the above captioned date commencing at 7:00 p.m. Members of Council and the public were present. Councillor M. Schadenberg chaired the meeting.

**1. ZN 8-20-07-Application for Zone Change-457 Spencer St-Tru-Built Construction**

The subject lands are described as Part Lot 49, Plan 77, in the City of Woodstock. The lands are located on the north side of Spencer Street, between Butler Street and Finkle Street, and are municipally known as 457 Spencer Street.

The application for zone change proposes to rezone the lots to be severed and retained resulting from Consent Application B20-17-8 from 'Residential Zone 1 (R1)' to 'Residential Zone 2 (R2)' to facilitate the construction of a single-detached dwelling on each lot.

The zone change is required to satisfy a condition of the related application for consent (File #B20-17-8), which proposes to create a vacant lot for a single-detached dwelling and retain a lot for similar purposes. The related application for consent was recommended for approval by City Council on July 9, 2020 and approved by the County Land Division Committee on August 6, 2020.

Surrounding land uses are predominately single-detached dwellings, with a semi-detached dwelling to the southeast.

Mrs. Andrea Hächler provided the following planning analysis:

The application for zone change is required to satisfy a condition of consent, regarding File #B20-17-8, which proposes to create a vacant lot for a single-detached dwelling and retain a lot for similar purposes.

Planning staff are of the opinion that the proposal promotes growth in a designated Settlement Area, in accordance with Section 1.1.3.1 of the PPS. Further, the proposal will support residential intensification and promote a mix of housing types, in an area that is characterized by a variety of housing forms including single and semi-detached dwellings, where suitable infrastructure and public service facilitates are available. As such, staff are satisfied that the development proposal is consistent with the policies of Section 1.1.3.3 and 1.4.3 of the PPS.

Both the lots to be severed and retained are considered to be appropriate in accordance with the infill policies of the Official Plan. The subject lands are located in a broader area that is characterized by low density residential development on a variety of lot sizes, and although the proposed lots appear to be slightly smaller in frontage and area than some of the lots in the immediate area, the lots are of sufficient size to provide adequate space for setbacks, parking and vehicular ingress and egress. In addition, the lots will be adequately sized to accommodate a dwelling that is similar in size and scale to the

existing dwellings in the area. As such, it is the opinion of staff that the application conforms to the policies of the Official Plan respecting infill development.

The applicants are proposing to rezone the lots 'R2' to facilitate the proposed single-detached dwellings. Based on the sketch provided by the applicants, it would appear that the relevant provisions of the 'R2' zone will be maintained.

For Council's information, the above noted agency comments have been addressed, where appropriate, as conditions in the related application for consent.

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.

Mark Burke, of 457 Spencer Street, spoke on behalf of the applicant. Mr. Burke spoke in favor of the application and stated that the proposed development would result in an improvement to the neighbourhood.

Councillor M. Schadenberg thanked Mr. Burke for attending as a delegation.

**2. ZN 8-20-11-Application for Zone Change-76 Wellington St S-Cheryl & Robert Shoemaker**

The subject lands are described as Part Lots 1 & 2, Block 12, Plan 34, in the City of Woodstock. The lands are located on the southwest corner of Wellington Street South and Hatch Street, and are municipally known as 76 Wellington Street South.

The application for zone change proposes to rezone the lot to be severed by related Consent Application B20-27-8, from 'Central Commercial Zone (C5)' to 'Entrepreneurial District Zone (C3)' to ensure the zoning of the lands is consistent with the zoning of the lands to which this parcel will be added.

The zone change is required to satisfy a condition of the related application for consent (File #B20-27-8), which proposes a residential lot addition. The related application for consent was approved by the County Land Division Committee on September 3, 2020.

Surrounding land uses include a variety of commercial and multi-residential developments, with vacant lands to the immediate south.

Mrs. Andrea Hächler provided the following planning analysis:

The application for zone change is required to satisfy a condition of consent, regarding File #B20-27-8, which proposes a residential lot addition.

As the proposed severance is considered a minor boundary adjustment within a serviced settlement area that will continue to facilitate the existing residential and

commercial use of the lands, as well as promote an efficient use of existing infrastructure and public service facilities, and provide opportunities for intensification and redevelopment, Planning staff are of the opinion that the proposal is consistent with Section 1.1.3.2 of the PPS.

Both the lots to be severed and retained are considered to be appropriate in accordance with the relevant policies of the Official Plan. No new development is proposed, and the properties will continue to be used for residential purposes, which is in keeping with the policies of the Entrepreneurial District. The proposed lots also appear to be consistent with the existing development in the immediate area, which provides a variety of commercial and residential uses on varying lot sizes. It would also appear that sufficient area will continue to be provided on each lot to accommodate adequate vehicular ingress, egress and parking.

As previously mentioned, it would appear that the lot to be retained will meet the relevant provisions of the 'C5' Zone, and the newly enlarged lot will meet the relevant provisions of the 'C3' zone. To ensure compliance with the accessory building lot coverage provision, a condition was included in the related application for consent to ensure the existing garage on the lot to be severed is removed. As noted, the City Manager of Building and Facilities has confirmed that the front yard depth of the existing dwelling on the lot to be enlarged is considered to be legal noncomplying.

No objections or concerns were raised during agency circulation. For Council's information, the above noted agency comments have been addressed, where appropriate, as conditions in the related application for consent.

In light of the foregoing, it is the opinion of this Office that the proposal is consistent with the policies of the PPS and in keeping with the intent of County Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration.

Councillor M. Schadenberg requested clarification as to what the final configuration of the property would be. A. Hächler confirmed the boundaries of the retained lands and explained how the lot would be enlarged.

Corby Kirwin, from 65 Springbank Ave N, Unit 1, spoke on behalf of the applicant in favor of the applicant. Mr. Kirwin stated that he would be willing to answer any questions that council may have.

### **3. ZN 8-20-13-Application for Zone Change-139 Houser's Lane-Prodigy Power**

The subject property is described as Part Lot 14, Concession 1 (Blandford), Part 1, 41R-9339, in the City of Woodstock. The property is located on the north end of Houser's Lane, and is municipally known as 139 Houser's Lane.

The application for zone change proposes to amend the existing 'Special General Industrial Zone (M3-2)' that applies to the property to add a public garage, tractor trailer sales and service establishment and service shop to the existing list of permitted uses.

For Council's information, the owner obtained site plan approval from the City in March 2019 (SP 8-18-20), to facilitate the construction of an industrial building on the property.

The subject property comprises approximately 0.8 ha (2 ac) and is currently occupied by an existing industrial building. Surrounding land uses include a variety of existing and planned industrial uses, with a woodlot to the west and north.

Mrs. Andrea Hächler provided the following planning analysis:

The application for zone change proposes to amend the existing zoning that applies to the property to permit a public garage, tractor trailer sales and service establishment and service shop, in addition to the existing list of permitted uses.

As the proposal will continue to promote 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 Sections 1.1.3.2 and 1.3.1 of the PPS with respect to employment uses within a designated Settlement Area.

The policies of Section 7.3.6.5.1 of the Official Plan permit a limited amount of service commercial uses, provided such uses directly and primarily provide services to the industries or employees while at work, and compliment the principle industrial function of the industrial park. As noted, the applicant is proposing a number of service commercial type uses, in addition to those that are already permitted by current zoning.

In light of the above, Staff note that a number of site specific zones in the Bysham Drive Business Park, as well as the parent 'M2' and 'M3' zones, already permit the uses that are similar in nature to those proposed by the applicant, including an automotive service station (gas station), motor vehicle washing establishment, motor vehicle retail and wholesale parts outlet, and service shop.

While the existing zoning of the property was approved by City Council in 1999 for the purpose of limiting automotive related uses in the City's Business Parks, staff note that the area has developed significantly since that time. In addition, various site specific zones have been applied to a number of properties in the Bysham Drive Industrial Park to permit a variety of automotive related uses, as well as service commercial type uses that are complimentary to the primary industrial function of the area.

The policies of the Official Plan also indicate that non-industrial activity in a Traditional Industrial area will be controlled and located at, or near, the periphery of the industrial designation, on arterial or collector roads. In this respect, while the property is located on the north end of Houser's Lane, the road has direct access to Dundas Street, which is an arterial road that is characterized by a variety of service commercial uses. Further,

based on the location of the property, and variety of existing industrial and service commercial type uses in the immediate vicinity, it is not anticipated that the proposed uses will have a negative impact on traffic, specifically the movement of large industrial vehicles/equipment.

Staff are also of the opinion that the remaining proposed uses are in keeping with the policies that apply to the Bysham Drive Industrial Park. The subject property is also located within a planned subdivision, which is characterized by free-standing, low profile buildings, on individual lots, and the existing multi-unit industrial building on the property received site plan approval, which included a detailed review of matters such as, drainage, setbacks and parking.

As the existing 'M3-2' zone applies to a number of other properties in the Bysham Business Park, Staff are recommending that a new site specific zone be applied to the property. The proposed zone will permit the existing uses of the 'M3-2' zone, in addition to a public garage, tractor trailer sales and service establishment and service shop.

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, with respect to development in employment areas.

Councillor M. Schadenberg noted that the Bysham Business Park where the development is taking place is impressive.

#### **4. ZN 8-20-12-Application for Zone Change- 590 Hatch St- NexPump.ca. Ltd**

The subject property is described as Part Lot 2 on the south side of Hatch Street, Plan 220, in the City of Woodstock. The property is located on the south side of Hatch Street, between Victoria Street South and Bay Street and is municipally known as 590 Hatch Street.

The application for zone change proposes to rezone the subject property to allow an increase in the number of dwelling units permitted on the lands from two to three. The applicant is proposing an exterior addition and renovations to facilitate the proposed third unit.

The subject property comprises approximately 418 m<sup>2</sup> (4,499.4 ft<sup>2</sup>) according to City records and is currently occupied by a converted dwelling house with 2 residential dwelling units and a garden shed. Surrounding land uses include a mix of low density residential uses, including single-detached dwellings, duplexes, semi-detached dwellings and townhouses.

Mrs. Andrea Hächler provided the following planning analysis:

The purpose of the application is to rezone the subject lands to facilitate the conversion of an existing duplex to a triplex.

Upon review of the subject application, staff identified additional relief that is required to reduce the minimum lot area from 540 m<sup>2</sup> (5,812.7 ft<sup>2</sup>) to 418 m<sup>2</sup> (4,499.4 ft<sup>2</sup>) and the minimum lot depth from 28 m (91.8 ft) to 27.5 m (90.2 ft) to facilitate the proposed 3-unit dwelling. This additional relief was not identified in the application and therefore was not presented in the public notice. At this time, staff recommend that the application be deferred to allow the applicant to amend the application, staff to review the additional relief and for further public notification to be provided to the neighbourhood.

Councillor M. Schadenberg requested clarification that only three parking spaces are required and the depths are sufficient. A. Hachler responded that the Planning Department had not completed an analysis as they were recommending a deferral, however the sketch submitted on plate 3 appears to comply with zoning bylaw requirements.

**5. OP 19-12-8 & ZN 8-19-29, OP 19-13-8 & ZN 8-19-30-Application for Official Plan Amendment and Zone Change-East side of Lampman Place-1904968 Ontario Ltd. & 2657086 Ontario Ltd.**

The northerly lands are legally described as Part Lots 15–18, Plan 1600 & Part 5, 41R-8748 and the southerly lands are described as Part Lot 19, Plan 1600, Part 3, 41R-8477 & Part 1, 41R- 8104 in the City of Woodstock. The lands are located on the east side of Lampman Place, north of Juliana Drive.

Applications have been received by the County of Oxford and the City of Woodstock for site specific amendments to the Official Plan and Zoning By-law to redesignate and rezone the subject lands to facilitate the development of a 2-storey conference centre and a 6-storey hotel with a total of 103 rooms. The properties are under separate ownership but will share parking spaces and access points from Lampman Place. Additionally, the proposed development will also have access across the existing Holiday Inn property to the east, to Norwich Avenue. Although the 3 properties are separately owned, it is the intent that the 3 properties will be interconnected through shared parking and access.

The application for Zone Change proposes to rezone the subject lands from ‘Special Residential Zone 3 (R3-25)’ and ‘Future Development Zone (FD)’ to ‘Special Regional Commercial Zone (C6- sp)’ to facilitate the development of the proposed hotel and conference centre. Site specific zoning provisions are required to address relief related to building height, parking aisle width, parking area setbacks and the minimum number of parking spaces.

For Council’s information, the Holiday Inn site, to the immediate east, underwent a similar Official Plan amendment and zone change (OP 11-118 & WZON 05-23) to

permit a hotel and tourism office on the subject lands. The applications were approved in January 2006.

The applicant has submitted a Functional Servicing Report and Traffic Impact Study & Site Circulation Review in support of the proposed development.

The subject lands (both properties) are approximately 1.08 ha (2.68 ac) in area and are currently vacant. Surrounding uses include existing and planned townhouses to the west, single-detached dwellings to the north and a mix of regional commercial-type uses to the east, along Norwich Avenue.

Mrs. Andrea Hächler provided the following planning analysis:

The applicant proposes to redesignate and rezone the subject lands to facilitate the development of a conference centre and hotel on the subject lands.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS as the proposed development assists in providing for a mix and range of employment to meet long-term needs. The development proposal also encourages compact, mixed-use development that incorporates compatible employment uses, which supports a liveable and resilient community. Further, the development is also considered to be an efficient use of underutilized lands, available municipal services and infrastructure.

In accordance with the policies of the Official Plan, it is the opinion of staff that the proposed hotel and conference centre are not subject to a retail market impact study as the proposed uses do not contain a retail component. While the policies of the RCN designation currently do not include a hotel as a permitted use, it is the opinion of this office that the use of the subject lands for such a purpose is appropriate for the area. The lands are situated in proximity to Highway 401 with access to Norwich Avenue and there are a number of existing hotels situated immediately adjacent to the subject property as well as in the general vicinity. Additionally, conference centres and larger hotels are ideally suited to large sites that can accommodate significant amounts of parking and can provide multiple access points.

Further, a hotel is considered to be a complimentary use to the planned function of the RCN as a commercial area. The commercial node located around the intersection of Norwich Avenue and Juliana Drive comprises various attractions (i.e. shopping facilities and restaurants), which are considered to be desirable for the traveling public.

With respect to removing the subject lands from the Medium Density land supply, staff are satisfied that the site is relatively small in nature and the removal of the lands results in the loss of a negligible amount of medium density units. Further to this, the City has recently annexed additional lands from the Township of South-west Oxford, which are intended for residential purposes. As such, staff are satisfied that the lands can be redesignated without significantly reducing the medium density residential land supply.

The current policies of the Norwich Avenue and Juliana Drive Regional Commercial Node limit the development of any site to not more than 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) of gross leasable commercial floor area. While this restriction applies to all development within the node, the underlying intent is to limit the potential for retail activity that may adversely impact existing commercial areas within the City of Woodstock as well as the larger Woodstock trade area. In light of the nature of the proposed use, it is the opinion of this office that the hotel and conference centre does not need a maximum gross floor area restriction.

With respect to the site specific policies relating to the potential contamination from the former salvage yard, the northerly parcel has undergone a Record of Site Condition that has been filed with the Ministry and the applicant has provided a Phase I Environmental Site Assessment (ESA) for the southerly lands. The Phase I ESA concluded that there are no concerns related to potential contamination and a Phase II ESA is not warranted. As such, Building staff have indicated that a Record of Site Condition will not be required for commercial development on the subject lands.

As previously indicated, a Traffic Impact Study was submitted in support of the proposed development. The study indicated that the intersection of Norwich Avenue and Juliana Drive would benefit from intersection retrofitting to improve the capacity of left-turning movements at the eastbound and westbound locations.

County Public Works has indicated that a detailed design related to this intersection is being undertaken in 2020, with construction tentatively planned for 2021. With these improvements, the study stated that no additional improvements are required to accommodate the traffic that will be generated from the proposed development and that there would be minimal impact on the overall traffic in the area.

With respect to the requested relief to facilitate the hotel and conference centre, staff are satisfied that the relief can be considered minor and is not anticipated to negatively impact the neighbouring properties. The applicant is proposing to reduce the setbacks from the parking areas to the buildings, rear lot line, southern lot line, northern lot line and from streetline. Staff are supportive of the reduced setbacks as the applicant is proposing to maintain all of the required setbacks from the conference centre to the established residential neighbourhood to the north. This will limit the impact of the uses on the adjacent properties.

The applicant has also requested relief to increase the height of the proposed hotel from 2 storeys to 6 storeys. Through review of the subject applications, staff determined that a shadow impact study was not required as the building is located far enough away from any residential development that shadowing of residential development is not anticipated. Further to this, the lands to the immediate south of the subject property are zoned and designated for high density residential development that has a maximum height of 9 storeys and the Holiday Inn to the east is 5 storeys in height. As such, staff are supportive of the height increase to facilitate the hotel.

Additionally, the zone change proposes to decrease the minimum number of parking spaces from 246 to 192. The applicant has indicated that when the Holiday Inn is at 100% capacity, only 80% of the spaces are occupied. It is also anticipated that while meetings and conferences take place during the day, many of the hotel patrons have left for the day and return in the evening when the meetings and conferences are done. In light of the comments received by the City's Building Department, it appears as though some of the parking spaces are not practical and may need to be removed through the site plan approval process. Further to this, the Building Department indicated that they are supportive of reducing the total number of parking spaces to 182 as they feel that the current parking requirements are excessive and 182 spaces will be sufficient for the proposed uses.

It should be further noted that seeing as the subject lands are comprised of multiple properties, staff recommend that a special provision be included in the site specific zoning which regardless of any land severances or ownership, the lands should be considered one lot for the purposes of the Zoning By-law.

The proposed development will be subject to the site plan approval process by the City of Woodstock. Through this review process matters such as building location, lighting, parking, accessibility, grading, stormwater management, landscaping, fencing and snow storage will be addressed to minimize impacts on surrounding residential 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 County Official Plan. As such, Staff are satisfied that the applications can be given favourable consideration.

Councillor J. Acchione asked for clarification as to whether work has commenced at the site. A. Hächler responded that she was unaware of any work. C. Wallace confirmed that no permits had been issued but they would attend the site tomorrow to confirm. Councillor J. Acchione requested the maximum occupancy of the banquet hall and whether staff felt 79 parking spaces was appropriate or would parking overflow into the neighbourhood. C. Wallace responded that the proposed occupant load is 500 – 600 people for the conference center and that there would be shared parking spaces with the proposed hotel.

The Applicant, Ravi Patel, of 510 Norwich Ave, spoke in favor of the application. Mr. Patel noted that the proposed location is ideal as it is close to restaurants and that parking will be shared between hotel and conference centre. He further confirmed that no work is taking place on the site.

Councillor J. Acchione asked for a comment from staff on whether there were any requirements for heights or sound-proofing for fencing. C. Wallace responded that a full review is conducted through the site plan process.

Councillor C. Lauder questioned whether there were trees removed from the site recently. Mr. Patel confirmed trees were removed from the site in 2018 in an attempt to clean up the site that was in disrepair due to illegal dumping. Councillor C. Lauder noted that in correspondence attached to the report a neighbour stated there is a two-foot area between her rear fence and the proposed fence. Mr. Patel responded that he was unaware of this but would undertake to have survey done.

Councillor M, Schadenberg questioned how traffic would exit the site. Mr. Patel noted that the proposal is for left turn only.

Ms. Christine Sawyer, of 511 Rideau Road, requested that her comments be read in opposition of the proposed development. The Deputy Clerk read the comments aloud. They include concerns about parking, lighting, sound, marketing studies, fencing, and traffic. Ms. Sawyer also expressed her disapproval of the virtual meeting format.

Mr. Patel responded by noting that the property would be lit from dusk to dawn but the lighting position would be determined by an engineer during site plan. He further noted that marketing studies would be undertaken but as they contained confidential financial information they would not be made public.

Moved C. Lauder  
Seconded J. Acchione

**Meeting adjourned at 8:04pm.**