

Patterson Planning Consultants Inc.

Professional Planners, Development Consultants, Project Managers

**76 HOWARD AVENUE
ELMIRA PHOTO LAB INC. (Ms. TINA WELTZ)**

Zone Change Application 9/2023

Scott J. Patterson, BA, CPT, MCIP, RPP

October 3, 2023

Proposal

- 76 Howard Avenue is developed with two multi-tenant buildings
- The Owner is wishing to expand the range of permitted uses on the property
- The property recently went through Site Plan Approval in 2021 and a new building was developed.
- No physical changes to the site or exterior of the buildings is proposed.
- Property is currently zoned “M2” (26.1.267)
- Zoning By-law Amendment is being sought to allow a “Wellness and Training Centre” .

Proposal

- The Wellness and Training Centre would be located within the existing two storey building.
- Through our review of the zoning by-law we do not readily see the terminology most typically noted with a gym, training facility or fitness centre that are common in most by-laws. A Zoning By-Law Amendment will be required to amend the “M-2” zoning to permit a “Commercial Recreation” use. The By-Law currently has the following definition.
- “Commercial Recreation” *which means “a business establishment whose purpose is to refresh mind and body through physical sporting activities such as a health spa, judo, racquets, bowling, billiards, mini, golf, and any other similar sporting activities but shall not include dance halls, gaming halls, pinball and video arcades, golf courses, driving ranges, skating or curling, riding stables, go-cart tracks, amusement parks, or adult entertainment parlours”*

Proposal

- We had requested a site specific definition to reflect the proposed use:
- **(c) Notwithstanding any provisions to the contrary of this By-Law, a “Commercial Wellness Facility” shall be defined as “means a commercial establishment whose purpose is to refresh the mind and body through relaxation and or fitness activities such as a health spa, fitness centre, massage establishment, training, and any other similar physical health and or wellness activity/ exercise”**
- **(d) Parking for a Commercial Wellness Facility shall be provided at a rate of one (1) space for each 23 square metres of floor area.**

The site plan for 1000 Howard Ave shows a large rectangular property with a complex internal layout. The northern portion of the site contains a large, dark-shaded rectangular area, likely a building footprint, with a parking lot to its north. The central portion of the site is dominated by a large, irregularly shaped area, possibly a parking lot or a large open space, with several smaller rectangular areas interspersed. The southern portion of the site features a large, light-colored rectangular area, likely another building footprint, with a parking lot to its south. The plan is bounded by Howard Ave to the north and south, and by other streets to the east and west. Various annotations are present throughout the plan, including zoning designations (M-2, M-2H, M-5), property lines, and site features like trees, landscaping, and existing structures. A north arrow is located in the top right corner.

Supporting Materials

- In support of the ZBLA application the proponent submitted:
 1. Planning Opinion Report
 2. Functional Servicing Brief / Memo

Concluding Comments

- Proposal conforms to the Provincial Policy Statement, Growth Plan, Regional Official Plan and implements the Township of Woolwich Official Plan

Thank you

Questions?