

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP-24-05-8 and ZN8-24-12 – Caressant-Care Nursing and Retirement Homes Limited and James Lavelle

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment is to redesignate the subject lands from Community Facility to Low Density Residential to recognize the use of a single-detached dwelling as a single-detached dwelling.
- The application for Zone Change proposes to rezone the subject lands from Special Community Facility (CF-3) to Residential Type 2 (R2).
- The proposal is consistent with the relevant policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan and can be supported from a planning perspective.

DISCUSSION

Background

APPLICANT/OWNER: Caressant-Care Nursing and Retirement Homes Limited
and James Lavelle
264 Norwich Avenue, Woodstock ON N4S 3V9

AGENT: White Coad LLP c/o Gordon M. Klein
408 Dundas Street, Woodstock ON N4S 1B9

LOCATION:

The subject lands are described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock. The lands are bound by Fyfe Avenue and Norwich Avenue and are municipally known as 801 Walter Street.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule 'W-1'	City of Woodstock Land Use Plan	Community Facilities
----------------	---------------------------------	----------------------

Proposed:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential
----------------	---------------------------------	-------------

Schedule 'W-3'	City of Woodstock Residential Density Plan	Low Density Residential
----------------	--	-------------------------

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: Special Community Facility Zone (CF-3)

Proposed Zoning: Residential Zone 2 (R2)

PROPOSAL:

Applications have been received by the County of Oxford and the City of Woodstock for amendments to the Official Plan and Zoning By-law to redesignate and rezone the lands for residential uses to facilitate the use of a single-detached dwelling on the subject lands. The application for official plan amendment proposes to redesignate the subject lands from Community Facility to Low Density Residential. Access to the single-detached dwelling is from Walter Street.

The application for zone change proposes to rezone the subject lands from Special Community Facility (CF-3) to Residential Zone 2 (R2).

The applicant previously redesignated and rezoned the subject lands with the intention of incorporating them into the existing retirement home immediately to the west. The applicant has recently found the subject lands to be surplus to the needs of the subject lands and intend to return them to the previously approved residential use.

The subject lands have an approximate area of 929.4 m² (10,004.5 ft²) and contain a single-detached dwelling with an approximate area of 135 m² (1,450 ft²). Surrounding land uses include residential, commercial and community facility uses. Caressant-Care Nursing and Retirement Home is immediately to the west, low density residential uses exist to the north and east, and commercial uses fronting Norwich Avenue are in close proximity to the east.

Plate 1, Existing Zoning and Location Map, indicates the location of the subject site and the existing zoning in the immediate vicinity.

Plate 2, Aerial Map (2020), provides an aerial view of the subject property and surrounding area.

Plate 3, Applicant's Sketch, provides the lot configuration of the subject lands.

Application Review

2020 Provincial Policy Statement

The policies of Section 1.1 of the Provincial Policy Statement directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for the planning period. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

The policies of Section 1.1.3 state that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Section 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated by taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Further, Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by, among other matters, permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents; promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is planned; and establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Official Plan

The subject lands are currently designated 'Community Facilities' (CF). The CF designation is intended to provide locations for large scale institutional, cultural and recreational uses which serve residents throughout the City and County.

Permitted uses within the CF designation include hospitals, community colleges, major recreational facilities, large cultural facilities, religious institutions, fairgrounds, chronic care facilities which provide continuous medical supervision for patients, facilities utilized primarily by service clubs, trade unions and community cultural groups, long-term care facilities such as nursing homes or homes for the aged, retirement homes, continuum-of-care housing which provide a range of accommodations from independent residential units to chronic care facilities within the same complex, emergency shelters, funeral homes, cemeteries and similar types of community oriented uses and all forms of institutional uses.

The applicant proposes to redesignate the subject lands to Low Density Residential District (LDR). The LDR are primarily developed or planned for a variety of low-rise, low density housing forms. In these districts, it is anticipated that there will be a mixing and integration of different forms of housing to achieve an overall density of use.

Zoning By-law

The subject lands are zoned Special Community Facility (CF-3). The CF-3 Zone is a site-specific zone that is intended to describe the Caressant-Care facility, and permits a business or professional office, a home for the aged, a nursing home, and a retirement home. The special provision also establishes a maximum height of 5 storeys and a maximum number of beds of 385.

The applicant proposes to rezone the subject lands to Residential Zone 2 (R2). The R2 Zone permits a single-detached dwelling, a semi-detached dwelling, a duplex, a home occupation in a permitted dwelling, a bed and breakfast, and an additional residential unit. The subject lands appear to meet the relevant zone provisions of the R2 Zone.

Agency Comments

The City of Woodstock Engineering Department (Building Division) has indicated that they have no concerns with the applications.

The City of Woodstock Engineering Department (Development Division) indicated that they have no comments regarding the applications.

Public Consultation

Notice of complete application and notice of public meeting was provided on May 17, 2024 and June 24, 2024 in accordance with the requirements of the Planning Act. At the time of writing this report, no comments have been received from the public.

Planning Analysis

The applicant proposes to redesignate the subject lands from Community Facilities to Low Density Residential. The applicant also proposes to rezone the subject lands from Special Community Facility (CF-3) to Residential Zone 2 (R2). The subject lands were previously purchased by the applicant and were intended to become part of the surrounding (primarily to the west) retirement and nursing home. The applicant never incorporated the subject lands into the development, and the single-detached home on the subject lands has remained in place. The applicant has now determined that the subject property and existing single detached dwelling are surplus to their needs and intend to rezone and redesignate them to reflect their historical and present residential use.

It is the opinion of staff that the proposed amendments are consistent with the relevant policies of the PPS. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Planning staff are also of the opinion that the subject lands are suitable for low density residential development as the site contains an existing single detached dwelling, and is in an area that is characterized by a mix of institutional, commercial and low density residential uses. The applicant is proposing to return the existing single-detached dwelling to a residential designation and zone.

The proposed amendment to the Official Plan to redesignate the subject lands from Community Facilities to Residential and Low Density Residential is considered appropriate as it will reflect the existing and historical development of the lands and supports the strategic initiatives and objectives of the Plan as it relates to Low Density Residential development.

The proposed zone change can be considered appropriate as a single detached dwelling is a permitted use within the R2 zone and the subject lands will satisfy the R2 zone provisions relating to lot area, lot frontage and lot depth and relevant building setbacks.

Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan. As such, staff are satisfied that the applications can be given favourable consideration.

RECOMMENDATIONS

1. That the Council of the City of Woodstock support the application to amend the Official Plan (File No. OP 24-05-8), submitted by Caessant-Care Nursing and Retirement Homes Limited and James Lavelle, for lands legally described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock, to redesignate the subject lands from Community Facilities to Residential and Low Density Residential to facilitate the continued residential use of the subject lands; and
2. That the Council of the City of Woodstock approve in principle the zone change application (File No. ZN 8-24-12) submitted by Caessant-Care Nursing and Retirement Homes Limited and James Lavelle, for lands legally described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock, to rezone the subject lands from Special Community Facility (CF-3) to Residential Zone 2 (R2) to recognize the continued residential use of the subject lands.

SIGNATURES

Authored by:

Justin Miller
Development Planner

Approved for submission:

Eric Gilbert, RPP, MCIP
Manager of Development Planning

Plate 1: Existing Zoning and Location Map

File Nos: OP 24-05-8 & ZN 8-24-12 - Caressant-Care Nursing and Retirement Homes Ltd.

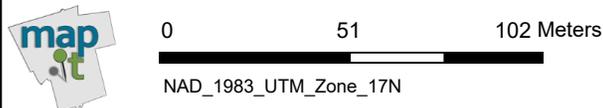
Plan 187, Part Park Lot 1 e/s Fyfe Ave. - 801 Walter Street, City of Woodstock



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



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

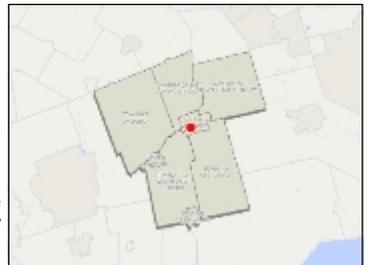
May 16, 2024



Legend

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

Notes



0 13 26 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

May 16, 2024



Legend

Notes



51 Meters

25



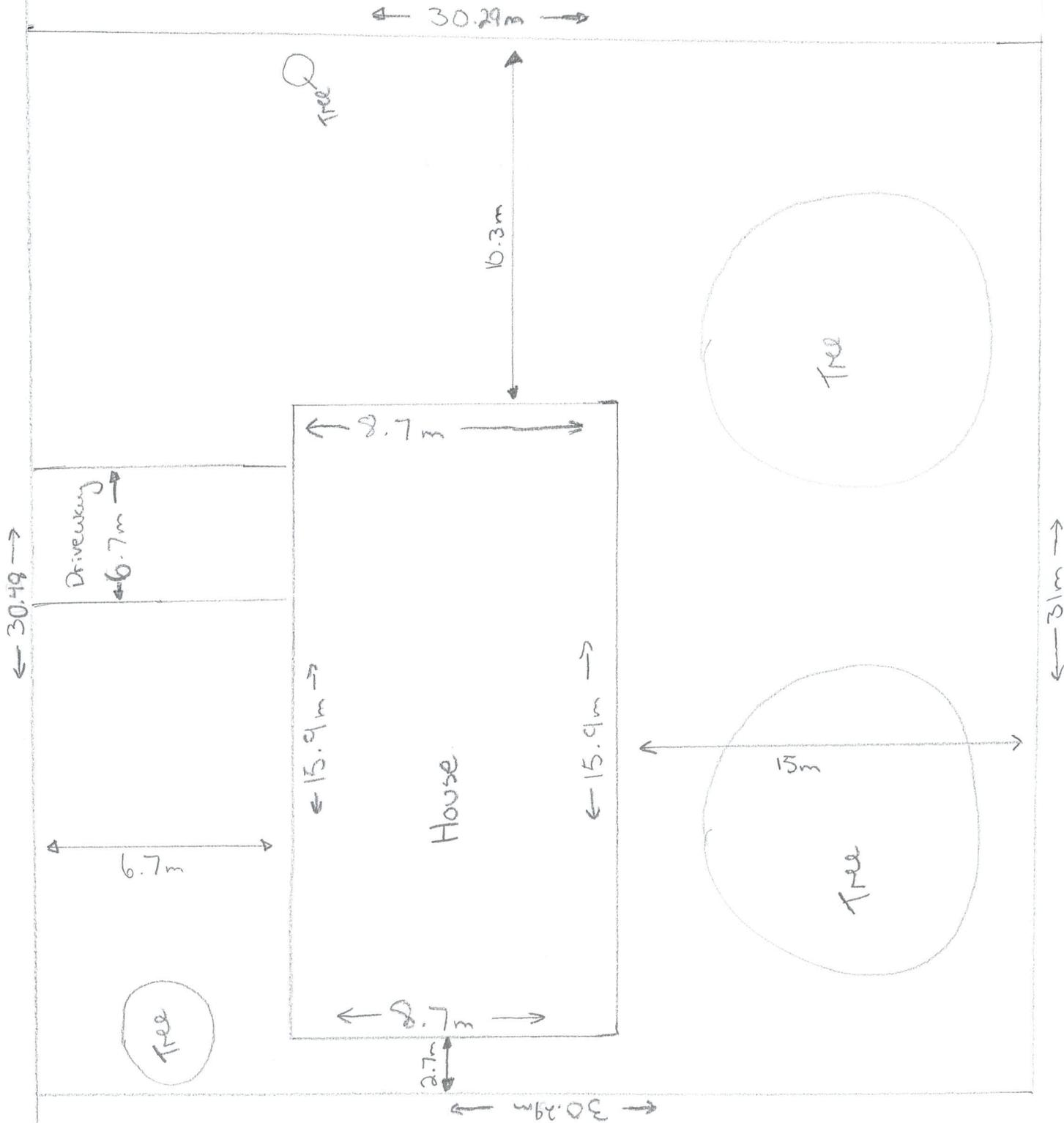
NAD_1983_UTM_Zone_17N

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

April 22, 2024

R2 - Residential Property
(see overview map)

WALTER STREET



CF-3 - Community Facility
(see overview map)

AMENDMENT NUMBER XXX
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT

the following Plan attached hereto as explanatory text, constitutes
Amendment Number XXX to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the subject lands from Community Facilities to Residential and Low Density Residential to facilitate the continued use of the subject lands for low density residential purposes.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Plan 187, Part Lot 1 e/s Fyfe Avenue in the City of Woodstock. The lands are located on the south side Walter Street between Fyfe Avenue and Norwich Avenue and are municipally known as 801 Walter Street.

3.0 BASIS FOR THE AMENDMENT

The amendment has been initiated to facilitate the continued use of the subject lands for low density residential purposes. Specifically, the proposed amendment would recognize an existing single-detached dwelling.

It is the opinion of Council that the subject amendment is consistent with the relevant policies of the PPS as the proposal and assists in facilitating a mix of housing types to accommodate current and future residents of the regional market area. The development is also considered to be an efficient use of lands, available municipal services and infrastructure.

Council is also of the opinion that the subject lands are suitable for low density residential development as the lands are in an area that is characterized by a mix of community facility, commercial and low density residential uses. . The designation of the lands for low density residential use, and the implementing zoning by-law amendment will permit a single detached dwelling which currently exists on the subject lands.

The subject lands have an area of approximately 929.4 m² (10,004.5 ft²) and complies with the zone provisions of the R2 Zone, providing enough area for setbacks, drainage and amenity spaces. Council is of the opinion that the change in designation required to recognize the dwelling is appropriate and that the lands are of a sufficient size to support the existing residential use.

It is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Schedule “W-1” – City of Woodstock Land Use Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Residential”; and

4.2 That Schedule “W-3” – City of Woodstock Residential Density Plan, is hereby amended by designating those lands identified as “ITEM 1” on Schedule “A” attached hereto as “Low Density Residential”.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

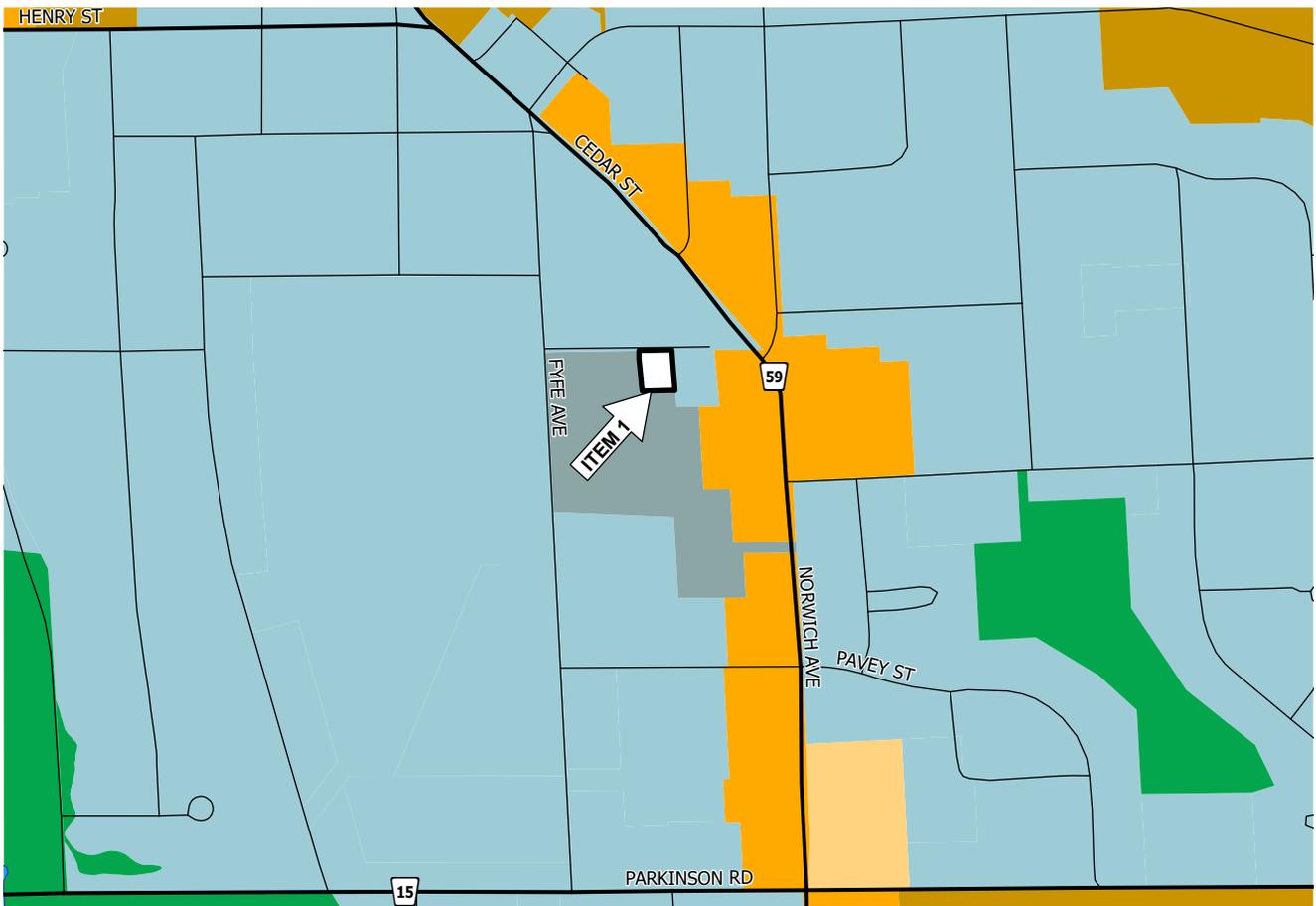
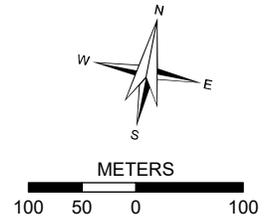
6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

DRAFT

SCHEDULE "A"
 AMENDMENT No. 320
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**

SCHEDULE "W-1"
**CITY OF WOODSTOCK
 LAND USE PLAN**



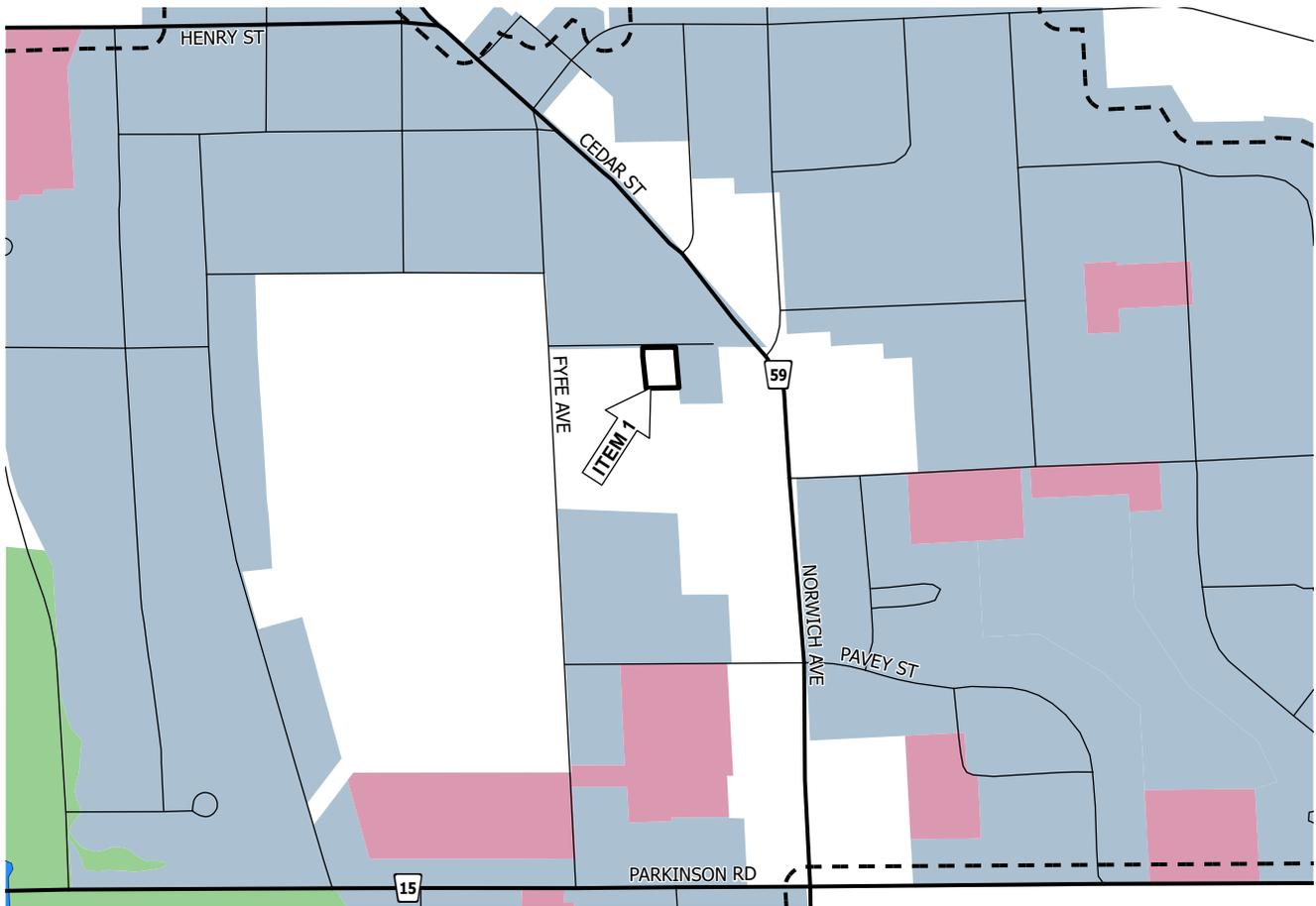
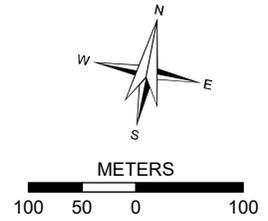
- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM COMMUNITY FACILITY
 TO LOW DENSITY RESIDENTIAL

**LAND USE PLAN
 LEGEND**

- RESIDENTIAL
- NEIGHBOURHOOD SHOPPING CENTRE
- SERVICE COMMERCIAL
- TRADITIONAL INDUSTRIAL
- COMMUNITY FACILITY
- OPEN SPACE

SCHEDULE "A"
 AMENDMENT No. 320
 TO THE
**COUNTY OF OXFORD
 OFFICIAL PLAN**
 SCHEDULE "W-3"
**CITY OF WOODSTOCK
 RESIDENTIAL DENSITY PLAN**



- AREA OF THIS AMENDMENT

ITEM 1 - ADD TO LOW DENSITY RESIDENTIAL

**RESIDENTIAL DENSITY PLAN
 LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- OPEN SPACE
- COMMUNITY PLANNING DISTRICT