

To: Warden and Members of County Council

From: Director of Community Planning

Application for Official Plan Amendment OP 21-20-2 – peopleCare Inc.

RECOMMENDATIONS

1. That Oxford County Council approve the application to amend the County Official Plan (File No. OP 21-20-2), submitted by peopleCare Inc., for lands legally described as Pt Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R1977, in the Township of East Zorra-Tavistock, to redesignate the subject lands from 'Low Density Residential' to 'Major Institutional';
2. And further, that Council approve the attached Amendment No. 270 to the County of Oxford Official Plan; and,
3. And further, that the necessary by-law to approve Amendment No. 270 be raised.

REPORT HIGHLIGHTS

- The proposed Official Plan Amendment (OPA) will redesignate the subject lands from 'Low Density Residential' to 'Major Institutional.'
- The proposed OPA is required in order to facilitate a proposed 128-bed long-term care facility.
- Planning Staff are recommending support of the OPA as the application is consistent with the Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan.

Implementation Points

The application will be implemented in accordance with the relevant strategic initiatives, objectives and policies contained in the Official Plan.







Financial Impact

The approval of this application will have no financial impact beyond what has been approved in the current year's budget.

Communications

Notice of Public Meeting was provided to neighbouring property owners for both the Township Council Public Meeting and the County Council Public Meeting in accordance with the requirements of the Planning Act on January 27, 2022. The Township Council held a Public Meeting on February 16, 2022. No correspondence was received from the public and no members of the public attended the Township Council Public Meeting, and no correspondence has been received in advance of the County Public Meeting.

Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS & ENGAGES</i>	<i>PERFORMS & DELIVERS</i>	<i>POSITIVE IMPACT</i>
		3.ii. & 3.iii			

DISCUSSION

Background

Owner: peopleCare Inc.
 735 Bridge Street West, Waterloo, ON, N2V 2H1

Applicant: GSP Group Inc.
 201-72 Victoria Street South, Kitchener, ON, N2G 4Y9

Location:

The subject lands are legally described as Part Lots 126, 127 & 128, Plan 307, Part 2, Reference Plan 41R-1977. The lands are located on the east side of William Street South, between Hope Street West and Woodstock Street South, and are municipally known as 28 Williams Street South, Tavistock.

County of Oxford Official Plan:

Existing:

Schedule "C-3"	County of Oxford Settlement Strategy Plan	Serviced Village
Schedule "E-1"	Township of East Zorra-Tavistock Land Use Plan	Settlement
Schedule "E-2"	Village of Tavistock Land Use Plan	Low Density Residential

Proposed:

Schedule "E-2"	Village of Tavistock Land Use Plan	Major Institutional
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Township of East Zorra-Tavistock By-law 2003-18:

Existing Zoning: 'Development Zone (D)'

Proposed Zoning: 'Institutional Zone (I)'

Proposal:

For Council's information, Consent Application B21-42-2 was approved by the Land Division Committee at their July 8, 2021 meeting. The application proposed to sever and convey 0.8 ha (2 ac) from 165 Hope Street West to 28 Williams Street South (the existing peopleCare facility). Following the conveyance, the newly enlarged lot is approximately 1.65 ha (4.1 ac).

The Official Plan and Zone Change applications propose to re-designate the 0.8 ha (2 ac) parcel of land that was conveyed by Consent Application B21-42-2 from 'Low Density Residential' to 'Major Institutional' and rezone the lands from 'Development Zone (D)' to 'Institutional Zone (I)'. The purpose of these applications is to facilitate the construction of a 128-bed long-term care facility.

Surrounding land uses include single detached dwellings to the north and south. The existing peopleCare facility is located to the east of the subject lands, as is a place of worship (the Grace United Church) and cemetery.

Comments

2020 Provincial Policy Statement (PPS)

Section 1.1.1 states that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term, and cost-effective development patterns and standards to minimize land consumption and servicing costs.

Section 1.1.3.2 directs that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. Furthermore, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources, existing infrastructure and public service facilities. A range of uses and opportunities for intensification and redevelopment should also be promoted where it can be accommodated in settlement areas.

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

Official Plan

The subject lands are located within the Village of Tavistock, which is a 'Serviced Village' according to the Settlement Strategy Plan for the County of Oxford. The subject lands are also located within the 'Low Density Residential' designation according to the Village of Tavistock Land Use Plan.

The application proposes to re-designate the subject lands from 'Low Density Residential' to 'Major Institutional.' Institutional land uses are considered to be supportive and complementary to settlement uses. Proposed institutional uses are classified into two categories; 'Major Institutional' or 'Minor Institutional.' Long-term care facilities are only permitted on lands designated as 'Major Institutional.' Other permitted uses within the 'Major Institutional' designation include clinics, retirement homes, funeral homes, community centres/areas, cemeteries, and civic buildings.

As per Section 6.5.1 of the Official Plan, when considering applications to designate or rezone land for 'Major Institutional' uses the following criteria should be considered:

- The compatibility of the proposed development with surrounding land uses having regard to the proposed height, setbacks, parking requirements and location, site coverage, the bulk, scale and layout of buildings, and the ability to implement planned future land uses in the area;
- The potential impact of traffic from the proposed use on the public road system and surrounding land uses and any necessary functional transportation improvements required to support the use;
- The development shall be serviced by a centralized water supply facility which will be adequate for resident use and fire protection according to the County Public Works Department and local fire fighting authorities; and
- The development shall be serviced with a centralized waste water treatment facility.

According to Section 6.5.1.1 of the Official Plan, all major institutional proposals will be subject to Site Plan Control (SPC), the purpose of which is to evaluate a number of design criteria, including matters related to building location, parking, access, lighting, pedestrian movement and storm water management.

Township of East Zorra-Tavistock Zoning By-Law

The applicant has applied to rezone the subject lands from 'Development Zone (D)' to 'Institutional Zone (I)' to facilitate the proposed development of a long-term care facility containing 128 beds. A long-term care facility is a permitted use within the 'I' zone.

The 'I' zone requires a lot area of 2,000 m² (21,528.5 ft²) for non-residential uses and a minimum frontage of 30 m (98.4 ft) and parking must be provided at a rate of 1 space for every three beds for a long-term care facility.

Agency Comments

The County Public Works Department indicated the following:

1. May require a private hydrant, which will be confirmed through Site Plan.
2. New water and wastewater services should be assessed through Site Plan. County Standard is one set of services per property. Existing service laterals may not have adequate capacity for additional flow.
3. It is confirmed that there is sufficient fire flow.

The Township's Chief Building Official indicated that the development will be subject to Site Plan Control.

Canada Post commented that mail delivery would be via a single address counter-drop.

The Township's Fire Chief, the Township's Public Works Manager, and Southwestern Public Health have indicated they have no concerns with the proposal.

Township of East Zorra-Tavistock Council

Township of East Zorra-Tavistock Council recommended support of the proposed Official Plan amendment, and approved the proposed Zoning By-law amendment 'in principle' at their regular meeting of February 16, 2022.

Planning Analysis

Planning staff are of the opinion that the proposal is generally consistent with the relevant policies of the Provincial Policy Statement (PPS). It is the intent of the PPS to direct growth towards the designated settlements and to ensure that a mix and range of uses such as residential, commercial, and institutional uses are available within the settlements. Encouraging the range of uses within designated settlements ensures efficient use of existing infrastructure and public services. Further, the proposed development will occur on municipal water and wastewater services, which is in keeping with the policy direction of the PPS.

The proposal to re-designate the lands from 'Low Density Residential' to 'Major Institutional,' will permit a long-term care facility to be developed on the lands. The easterly portion of the property currently includes an existing long-term care facility, which helps to ensure compatibility between the proposed and existing uses. While it is noted that there are single detached dwellings abutting the subject lands, the proposed use of the property for long-term care purposes will generally function as a residential development. The proposed facility offers a full-time living situation for residents who may require medical attention or everyday living assistance. Staff are of the opinion that the proposal would function similarly to that of a medium density residential low-rise apartment building and in this regard, would be compatible with the abutting residential neighborhoods to the north and the south.

Access to the subject lands will be via William Street South, however, the lands are situated in close proximity to Woodstock Street South, a major thoroughfare in the Village of Tavistock. The subject lands are also located within walking distance (less than 500 m) of lands designated 'Village Core' and containing a number of local businesses and amenities that would be available to residents, visitors, and employees of the facility.

In terms of traffic concerns, both the Township's Public Works Department and Oxford County's Public Works Department have indicated no concerns from a traffic standpoint. Additionally, there are no concerns from Oxford County's Public Works Department in terms of servicing capacity within the Village.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed development 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 application for Official Plan amendment can be given favourable consideration.

SIGNATURES

Report Author:

Original Signed By _____

Dustin Robson, MCIP, RPP
Development Planner

Departmental Approval:

Original Signed By _____

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Original Signed By _____
Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

- Attachment No. 1:** Plate 1 – Existing Zoning & Location Map
- Attachment No. 2:** Plate 2 – Existing Zoning & Aerial Map
- Attachment No. 3:** Plate 3 – Official Plan Designation Map
- Attachment No. 4:** Plate 4 – Applicant’s Sketch
- Attachment No. 5:** OPA 270