



Development Services Staff Information Report

REPORT: DS11-2025

MEETING DATE: April 1, 2025

LOCATION: Virtual/ Council Chambers
24 Church Street West, Elmira

MEETING TIME: 7:00 p.m.

SUBJECT

ZONE CHANGE APPLICATION: ZC 2/2025 (Floradale Parkview Manor)

OFFICIAL PLAN DESIGNATION: Schedule A – Urban within the Settlement Area Boundary

DESCRIPTION: Parts 1 to 9 on Plan 58R-2692, Part of Lots 101 of the GCT

LOCATION: 30 Florapine Road, Floradale

PROPOSED ZONE CHANGE: From: Residential R-1 (Special Section 16.145)
To: Residential R-1 (Special Section 16.###)

EXPLANATION OF PROPOSAL: To change the Zoning By-law to permit an additional 20 dwelling units in the format of 10 additional semi-detached residential dwellings.

LEGAL NOTICES

DATE APPLICATION RECEIVED: December 23, 2024

DATE APPLICATION DEEMED COMPLETE February 10, 2025

DATE NOTIFICATION CIRCULATED TO ALL PROPERTY OWNERS AND TENANTS WITHIN 150 METRES OF THE SUBJECT PROPERTY: March 6, 2025

DATE OF NEWSPAPER NOTICE: March 6, 2025

DATE OF WEBPAGE NOTICE: March 3, 2025

DATE OF PUBLIC MEETING: April 1, 2025

COMMENTS

Bob Black (RBA Planning Consultants Ltd.) on behalf of Floradale Parkview Non-Profit Manors Inc. has submitted a Zoning By-law Application for the property at 30 Florapine Road, Floradale. The subject lands are located generally east of the intersection of Floradale Road and Florapine Road on the easterly part of the Town of Floradale.

The 6.73 hectare (16.63 acre) property is irregularly shaped and currently contains a retirement residence with 41 units. The retirement residence includes eating and recreational facilities,

ample parking as well as underground parking. The property includes additional structures including 2 detached parking garages for 8 and 6 parking spaces, multiple sheds, a play structure and gardening opportunities. The property includes 2 dry stormwater management facilities, multiple parking areas, a large open area at the front of the property and a large open area at the rear of the property that is regulated by the Grand River Conservation Authority (G.R.C.A.). The property has one access onto Florapine Road.

The property is located on the east side of the town of Floradale. To the east is the fire station and agricultural lands; to the south are environmentally protected lands and the Woolwich Reservoir; to the west is a church a park and beyond is the town of Floradale; to the north is Floradale Public School and beyond are agricultural lands.

The property is designated within the Township Official Plan in Section 7.16 on Schedule A as Urban, and it is located within the Settlement Area Boundary of Floradale. The property is zoned Residential R-1 (Special Section 16.145).

The applicant is proposing an additional 20 residential units in the form of 10 semi-detached dwellings. The dwellings would be primarily located between the existing retirement residence and Florapine Road along lanes to access the dwellings. It is proposed that the existing and proposed units will be serviced with a communal water and sanitary treatment system that would expand upon the existing system. The units are proposed to be life leased, which eliminates the need to subdivide the lands.

To facilitate the additional 20 units, the applicant is proposing to rezone the lands but retain the parent zone of Residential R-1. The Special Section is proposed to include additional phrasing to include the provision of the additional dwellings and potentially other provisions that would support these units. At this time, no requests are being made to modify the setback, parking or other zoning provisions.

The applicant has submitted the following studies in support of this application:

- Concept Plan (Concept Site Plan)
- Planning Justification Report
- Ministry of Environment – Environmental Compliance Application
- Ministry of Environment – Environmental Compliance Approval
- Municipal Responsibility Agreement regarding the sewage disposal system
- Climate Change Mitigation Measures
- Drinking Water System Engineering Evaluation Report
- Geotechnical Investigation
- Stormwater Management Report
- Groundwater and Surface Water Impact Assessment
- Sewage System Design Brief Application for ECA
- Water System Upgrades Report

The application has been circulated to agencies and internal departments for comments and staff are requesting comments from the public at this time. Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

LIST OF ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Preliminary Concept Plan

Attachment 3 - Current Zoning and Official Plan maps

PREPARED BY: Stephen Dykstra

REVIEWED BY: Victor Labreche / Deanne Friess