

To: Bert Squire, Planning and Land Use From: Serene Shahzadeh, RPP, MCIP
 Town of Wabush Urban Planner

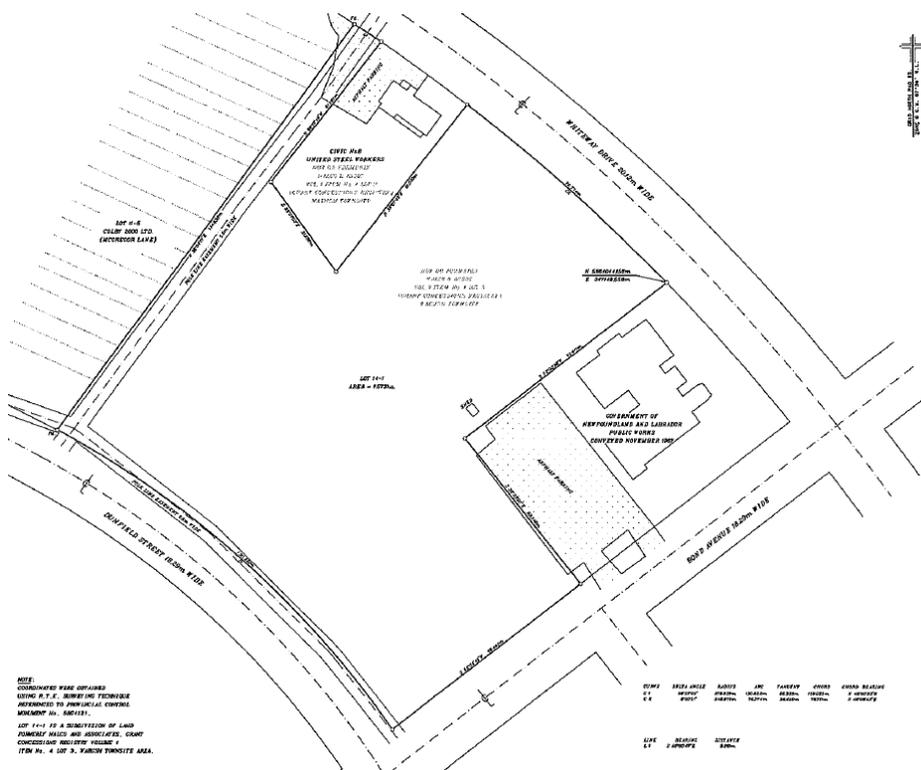
Project/File: 160402002 Date: February 7, 2025

Background

The Town has received a request from to rezone the entire 1.5 hectare site, from Commercial-General to Residential Medium Density. This request would allow the development of senior housing.

Property information

The property is bounded by Whiteway Drive to the north, Bond Avenue to the east, and Dunfield Street to the south. The lands to the east of the property are occupied by the Provincial Court of Newfoundland and Labrador and low-rise residential uses. A sports field, recreation complex, and other commercial and institutional uses are located to the south of the site. Government offices and the Wabush Fire Department are located north of the site. Low-rise residential uses surround the site to the west and north.



Address: Whiteway Drive, Wabush, NL

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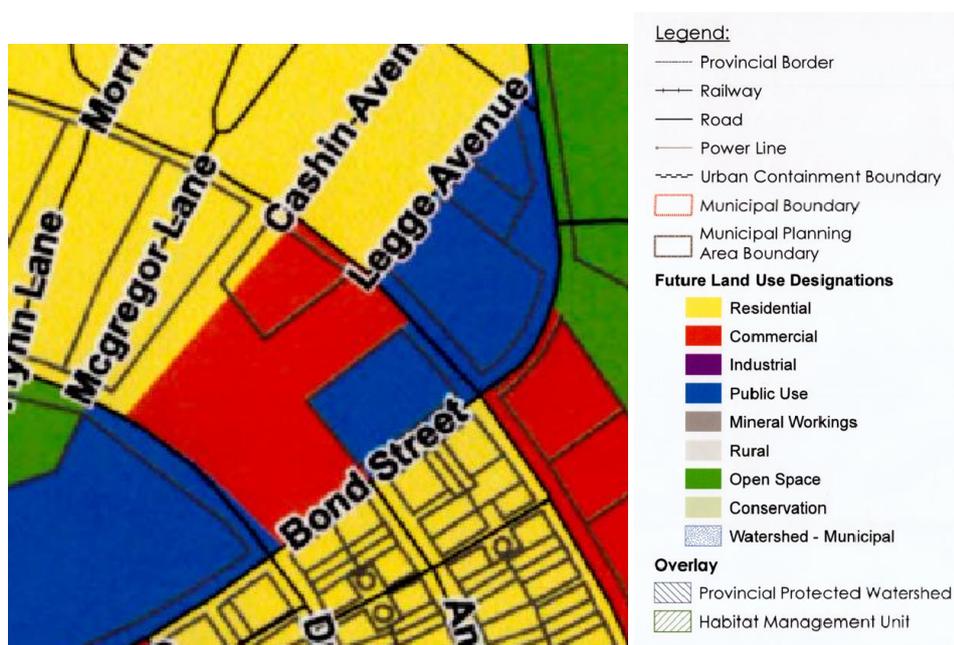
The area to be redesignated and rezoned is identified as Lot 14-1 (area behind Court House and United Steel Workers).

Lot 14-1 is a corner through lot with about 76.7 m frontage on Whiteway Drive, 68.4 m frontage on Bond Avenue, and 130.2 m frontage on Dunfield Street. The site has an area of about 1.573 hectares., as identified on the survey prepared by N.E. Parrott Surveys Ltd. (dated May 12, 2024).

Town of Wabush Municipal Plan

The property is partially designated Commercial and Residential as shown on the Town's Future Land Use Map. The site is located within the Town's Urban Containment Boundary.

Registered Future Land Use Map (in effect since February 1, 2019)



Town of Wabush Municipal Plan 2018-2028

Section 4.1.1 Urban Containment Boundary

The Town will promote the implementation of the urban containment boundary created through the Plan BIG process will discourage sprawl and identify key areas for development. Growth boundaries will support nearby existing infrastructure and services while controlling expansion into greenfield lands. The boundary will be frequently reassessed based on development requirements and demands, and to verify development is occurring at an appropriate rate.

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Section 5.2 Residential [emphasis added]

The purpose of the residential designations is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the Planning Area. Although, undeveloped serviced areas like Jean Lake Subdivision are reserved for future residential development, infill development on existing roads is permitted and encouraged to make servicing more efficient and reduce operating costs.

It is the goal of the Town to provide housing options that support families and continue to build a trusting and friendly community. While the Town has a population of seniors for the first time, there is also increasing birth rates and numbers of children and therefore aim to keep families and friends close by providing additional services for youth and seniors.

This Municipal Plan establishes the following land use designations to accommodate present and future residential use: • Residential Medium Density • Residential Small Lot • Cabin Development

Section 5.2.2 Residential Medium Density Designation [emphasis added]

*1 . The intent of this designation is to recognize existing neighbourhoods of primarily single detached dwelling as well as encourage higher density forms of housing including double dwellings and small multi-unit dwellings. **Land will be zoned Residential Medium Density. Permitted uses shall include** single dwelling, double dwelling, recreation open space and conservation. Discretionary uses shall include row dwelling, apartment building, garden suite, child care, bed and breakfast, office, personal service, medical and professional, convenience store, place of worship, education, **medical treatment and special care**, general service, antenna, catering, commercial residential as temporary workers housing, subsidiary apartment, and boarding house residential.*

5.2.2.4 Medical Treatment and Special Care [emphasis added]

*1. Medical Treatment and Special Care shall be **limited to homes for the aged** and homes for children. The scale and the number of residences shall be compatible with the surrounding neighbourhood.*

Section 5.3 Commercial [emphasis added]

The area along Grenfell Drive centered by Wabush Plaza is designated as Commercial. The area has a mixture of commercial uses including a hotel, restaurants, shops, a bank, offices, and general retail and service station uses. Large areas suitable for future development nevertheless remain vacant north and south of Wabush Plaza. Mixed-use commercial and residential land use is encouraged in the town centre along Grenfell Drive.

Wabush will diversify commercial opportunities to enhance our economic sustainability by supporting and developing our small business community and local entrepreneurship through an appropriate mix of retail, office and service facilities to serve residents. The Town will strive to strengthen the town centre, consisting of

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urban park, mixed use buildings with commercial and residential uses, a civic focus with an improved pedestrian environment.

Section 5.3.3 Commercial - General Designation [**emphasis added**]

*1. This designation exists to maintain a core area for larger retail type businesses such as Wal Mart, Canadian Tire and building supply stores that anchor larger shopping centres. It also provides for development of retail and services generally associated with the larger box stores and shopping centres such as theatres, medical and professional offices, taxi stands, restaurants and similar uses and will be zoned Commercial - General. **Permitted uses shall include** shopping centre, police station, theatre, convenience store, office, communications, veterinary store, general service, taxi stand, passenger assembly, personal services, cultural and civic, medical and professional, child care, and indoor market. Discretionary uses shall include outdoor market, service station, automotive sales, commercial residential, collective residential, general assembly, indoor assembly, amusement, catering, education, club and lodge, place of worship, take-out food service, funeral home, light industry, and antenna.*

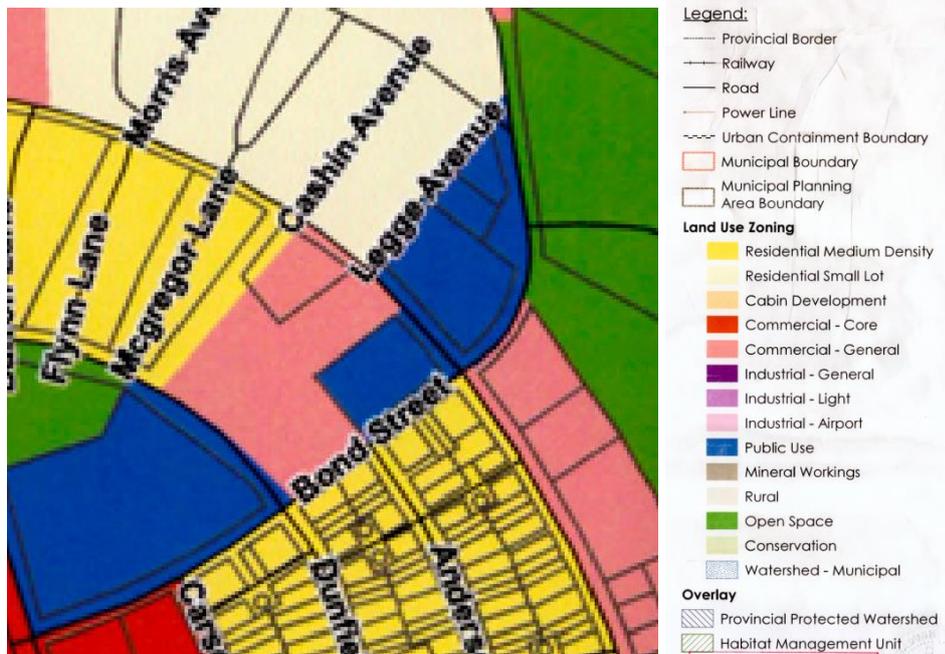
As noted above, the property is partially designated Commercial and Residential. The Commercial – General designation permits a broad range of uses, but does not permit residential or special care uses. Redesignating the site to Residential allows the site to have one consistent designation throughout that is compatible with the surrounding low-rise residential context, and is supported by the existing commercial and public use designations surrounding the site. As such, this application will require an amendment to the Future Land Use Map, and redesignate a portion of the property from Commercial to Residential.

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Development Regulations

The property is partially zoned Commercial – General and Residential Medium Density as shown on the Zoning Map.

Registered Land Use Zoning Map (in effect since February 1, 2019)



Section 8.7.1 lists the permitted uses for the Residential Medium Density Zone, which includes single and double dwellings. Section 8.7.2 lists the discretionary uses for the zone, which includes the Medical Treatment and Special Care (personal home only) use.

Section 8.11.1 lists the permitted uses for the Commercial – General Zone, which includes the Culture and Civic use. Section 8.11.2 lists the discretionary uses for the zone, which include General Assembly uses, Indoor Assembly, Education, Club and Lodge, and Light Industry. Presently, the document does not list a senior home, or a similar use, as a permitted use in the zone.

Therefore, the property should be rezoned from Commercial – General and Residential Medium Density to Residential Medium Density. Additionally, the Zoning Map will also have to be amended to rezone the entire parcel to Residential Medium Density.

Conclusions

A special care facility, or senior housing, is an important component of a community. Locating the facility on this site in close proximity to public use, commercial, and low-rise residential communities is considered positive. This application is justified and should be a welcome additional and benefit to the Wabush community.

The amending by-laws will be drafted, along with the appropriate schedules to change the Future Land Use and Zoning Maps.

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Best regards,

STANTEC CONSULTING LTD.

A handwritten signature in black ink that reads "Serene" with a long horizontal flourish extending to the right.

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