

Grace Lutheran Church
40 Caldwell Road

27 February 2023

Design rationale for the application to amend the Development Agreement to subdivide land to allow for land sale by Grace Lutheran Church

Background:

Grace Haven Senior Housing Project Synopsis.

The Grace Haven Senior Housing Project was undertaken by Grace Lutheran Church, circa 2012. The original vision was to build a four story, 39 unit, residential building for seniors at 40 Caldwell Road (PID 40337347) on existing church land, with the church building at the site to remain intact. The units in the building were intended to be a mixture of affordable housing and market value housing.

The project encountered some resistance from the community at the first public meeting. Main concerns were increased storm water due to the building roof area and a new paved parking lot, as well as increased traffic. In terms of storm water management, at the public meeting the project presented the work of a professional engineering firm that was engaged to design a slow release water retention pond on the property which was to withstand storm water generated by a 100 year storm. With regards to traffic, it is believed that a traffic study was done for the project, however, details of this study cannot be found at this time. At the very least, during the public meeting the developer at the time, Avide Developments, described to the public that given the project was for senior housing it was their experience with similar projects that seniors are typically not as mobile as the general population, especially during rush hour. The conclusion presented was that traffic impacts should have been negligible.

New proposal:

Subdivision and sale of land parcel.

The new proposal from Grace Lutheran Church is to sell a portion of unused land of PID 40337347 to the east of the church building, along Hampton Green. There is a Development Agreement (DA) already for this PID that was created when the church purchased the land and built the existing church building, which envisioned future community engagement such as a child care facility or school. However, this further community engagement did not take place as planned and is now out of reach for the small congregation, resulting in a large portion of land that is not utilized. The current DA restricts land usage and does not allow for sub-division of the land. Therefore, this application is to amend the DA to allow for the land to be sub-divided and for residential dwellings to be constructed, at which point the land will be put on the market. The sale advertisement and agreement of this surplus land will specify that it is for the

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development of residential row houses and will also stipulate that the church entrance and parking lot off Hampton Green must be preserved for church use. It is felt that the current site conditions are favourable for such a development and it will align with the features of the neighbourhood on that end of Hampton Green, which are currently row houses.

Since the church will not be the developer of the parcel of land a site plan is not available. However, included with the planning application is a photograph of an annotated survey drawing showing the area to be sold in order to provide a visual aid. This drawing is from a previous attempt to sell a larger portion of the land, at which time, guidance was not received from the realtor about amending the DA. It is felt that this contributed to the failure to find a suitable buyer.

The vision statement of the Grace Lutheran Church states, in part, that the church's mission will be accomplished through active and intentional outreach to our community. To that end, the sale of this land will provide financial assistance to the church to continue servicing in the community. The sale of the land will allow for additional housing, albeit in a very modest fashion, to a thriving community at a time when the city and province is in a housing crisis.