

FILE NO. D09-OPA059, D14-1613

**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

**FROM:** C. KITSEMETRY, RPP, PLANNER

**NOTED:** A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES  
A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

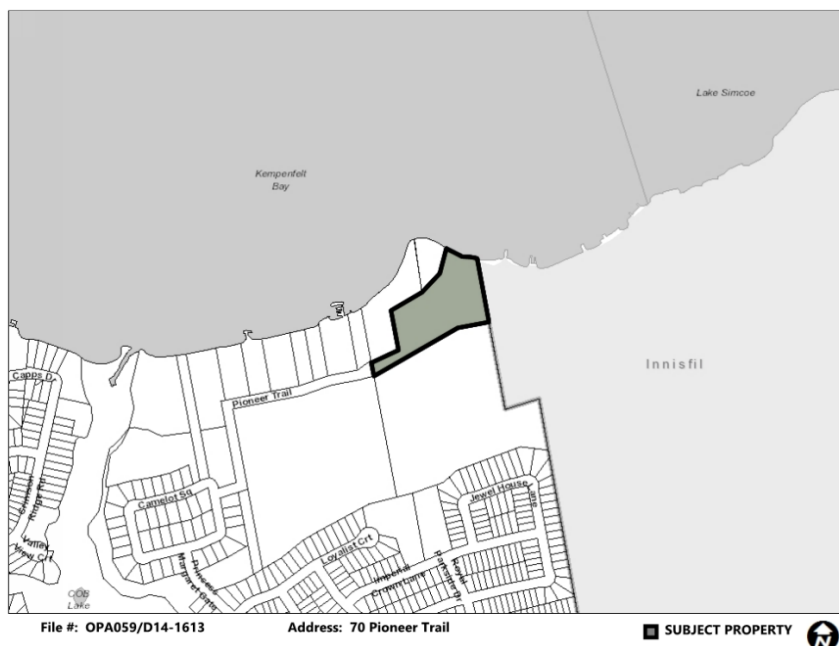
**RE:** PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 70 PIONEER TRAIL [FERNBROOK HOMES (PARKSIDE) LTD.]

**DATE:** APRIL 15, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Jones Consulting Group on behalf of Fernbrook Homes (Parkside) Ltd. for Block 113 on Plan 51M-986, known municipally as 70 Pioneer Trail.

The property is located at the north easterly tip of Pioneer Trail adjacent to the boundary of the City of Barrie with Town of Innisfil. The lands are 2.88 hectares in size, irregularly shaped with approximately 27.5 metres of frontage on Pioneer Trail and approximately 70 metres of frontage on Lake Simcoe.

The lands are designated Residential in the City's Official Plan and located in the Innis-Shore Secondary Plan Area. The existing zoning is Residential Single Detached Second Density with Special Provisions (R2)(SP-442) to permit 19 single detached dwelling units. The development is implemented by Site Specific Zoning By-law 2009-140 (OMB Order PL031326 Sept. 2009).



The Official Plan Amendment application is submitted to identify this block of land for Medium Density development in the Innis Shore Secondary Plan. The application for Zoning By-law Amendment is to request a change in the zone from Residential Single Detached Second Density (R2)(SP-442) to Residential Multiple

Dwelling Second Density (RM2)(SP-XXX) for a 43 unit residential townhouse development with the following special provisions:

- the private road is deemed to be a street for the purpose of implementing zoning standards;
- an increase in building height from 10 metres to 12 metres;
- a reduced minimum front yard to 4 metres from 4.5 metres;
- a reduced interior side yard to 1.2 metres from 1.8 metres;
- a reduced side yard abutting a street from 3 metres to 1.25 metres; and
- a maximum of 200m<sup>2</sup> of detached accessory structures.

The Proposed Concept Plan is attached to this memorandum as Appendix "A".

#### Timing and Public Consultation

The applications were originally submitted and deemed to be complete in September 2016. A Neighbourhood Meeting was held for this project on November 3, 2016. The meeting was attended by approximately 35 residents. Following the neighbourhood meeting, the owner/applicant put the planning process on hold to address the 2 key issues raised by the community, being increased traffic and the environmental impacts of development at this location.

Since the original circulation, supplementary information has been submitted for review and analysis including:

- Planning Justification Report (The Jones Consulting Group, Revised Feb. 2019)
- Addendum to Environmental Impact Study (Azimuth Environmental Consulting, Inc., Jan. 24, 2018)
- Traffic Impact Study (JD Northcote Engineering Inc., Dec. 30, 2016)

With the submission of new information, the project has become active. Due to the passage of time, and the new information available, a second Neighbourhood Meeting was held on March 6, 2019. The meeting was attended by approximately 40 residents, members of the applicant Consulting Team, Ward 10 Councillor McCann and Planning staff.

The applicant provided details about the project, and more specifically summarized the results of the Addendum Environmental Impact Study and Traffic Impact Study completed to address the 2 key issues raised through the original public consultation. The comments from residents are summarized as follows:

- concern about increase in traffic;
- details surrounding the terms of reference for the traffic analysis including timing for traffic counts;
- pedestrian safety, lack of sidewalks and visitor parking;
- emergency service access, impact of the proposed gate feature;
- shoreline protection, water access and existing walking trails;
- potential for redevelopment of other large parcels and/or environmental protection areas;
- townhouse built form does not fit with the existing neighbourhood;
- a more affordable housing type encourages rental units which are not desirable; and
- construction activity/vehicles on local roads.

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- intensification criteria, location and requested density permissions;
- technical impacts of increase in traffic in the neighbourhood;
- design considerations, buffering and setback from the Lake Simcoe shoreline;
- availability and/or construction of infrastructure required to service the proposed development;
- proposed change in the built form; and
- integration of the development into the community.

Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to General Committee is anticipated to be brought forward in the fall of 2019 for the municipality to make a decision on an Official Plan Amendment and Zoning By-law Amendment applications.

For more information, please contact Celeste Kitsemetry, Planner at ext. 4430.

## Appendix "A"

### PROPOSED CONCEPT PLAN

