

Statutory Public Meeting Little Lake Seniors Community

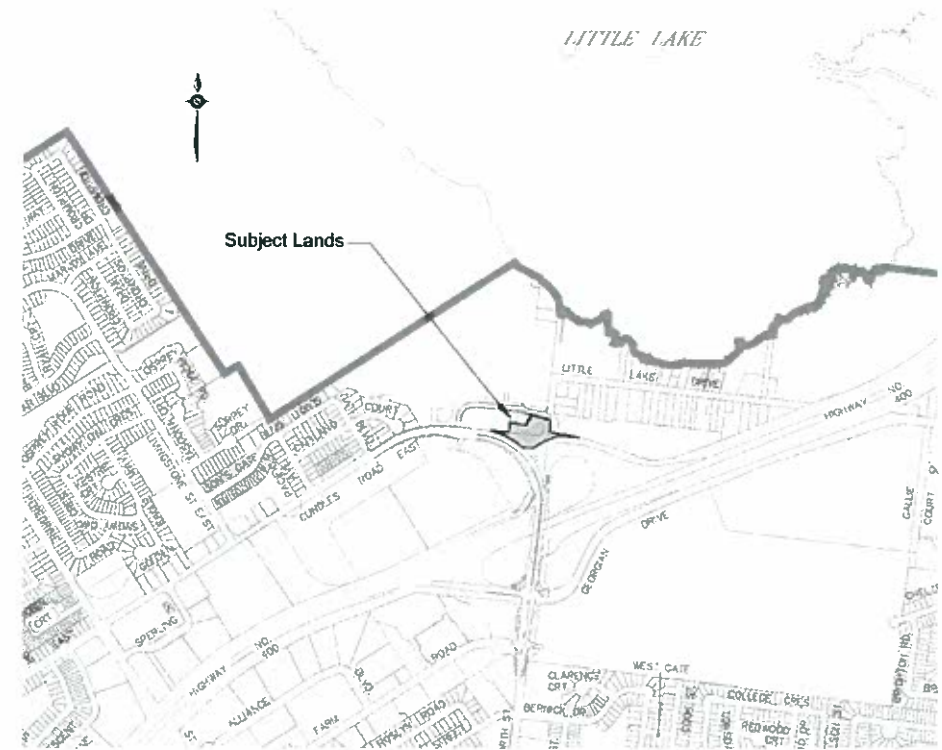


Parking Lot Lands - 480-500 Duckworth Street

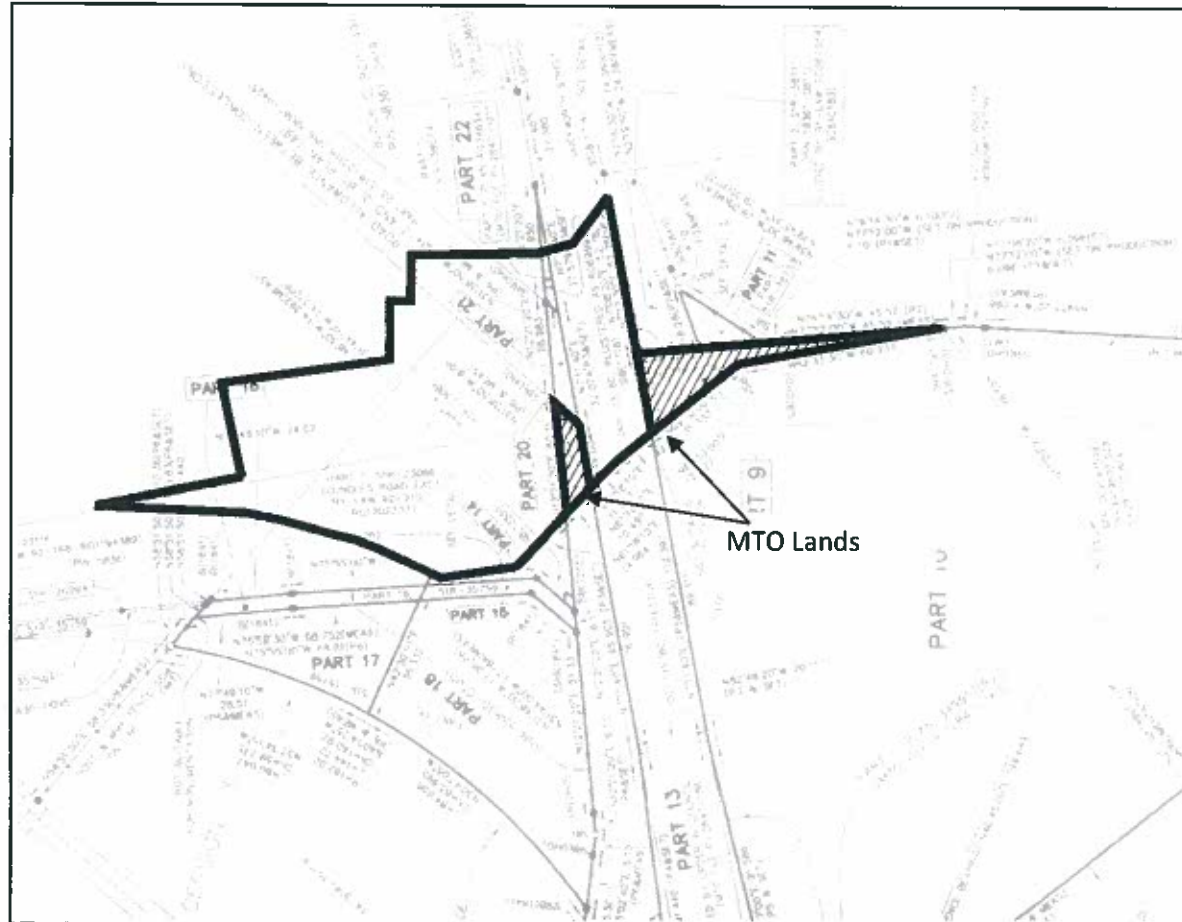
**Official Plan Amendment
Zoning By-law Amendment**

Site Characteristics

- Lands are located between JC Massie Way and Cundles Road East as recently realigned
- Lands were once part of Duckworth Street, Cundles Road, and the Highway 400 interchange off-ramp
- Lands are approximately 8,269 sq.m., 0.83 ha, in area
- Majority of lands have been deemed surplus by City of Barrie Council
- City of Barrie infrastructure, Powerstream, Hydro and Bell currently located either underground or above ground



Property Ownership



- Subject lands are an amalgamation of several parcels of land that are owned by the City of Barrie and MTO

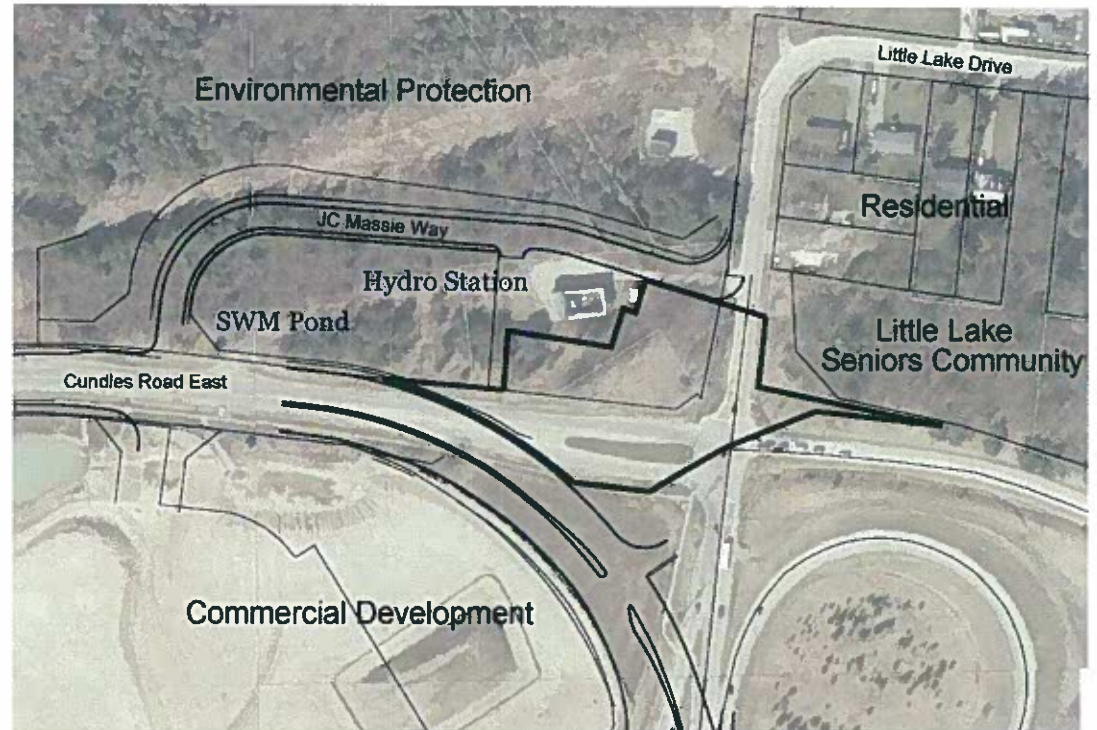
Surrounding Land Uses

- West: SWM Pond; Hydro Substation

- South: Commercial Development under construction; Hwy 400

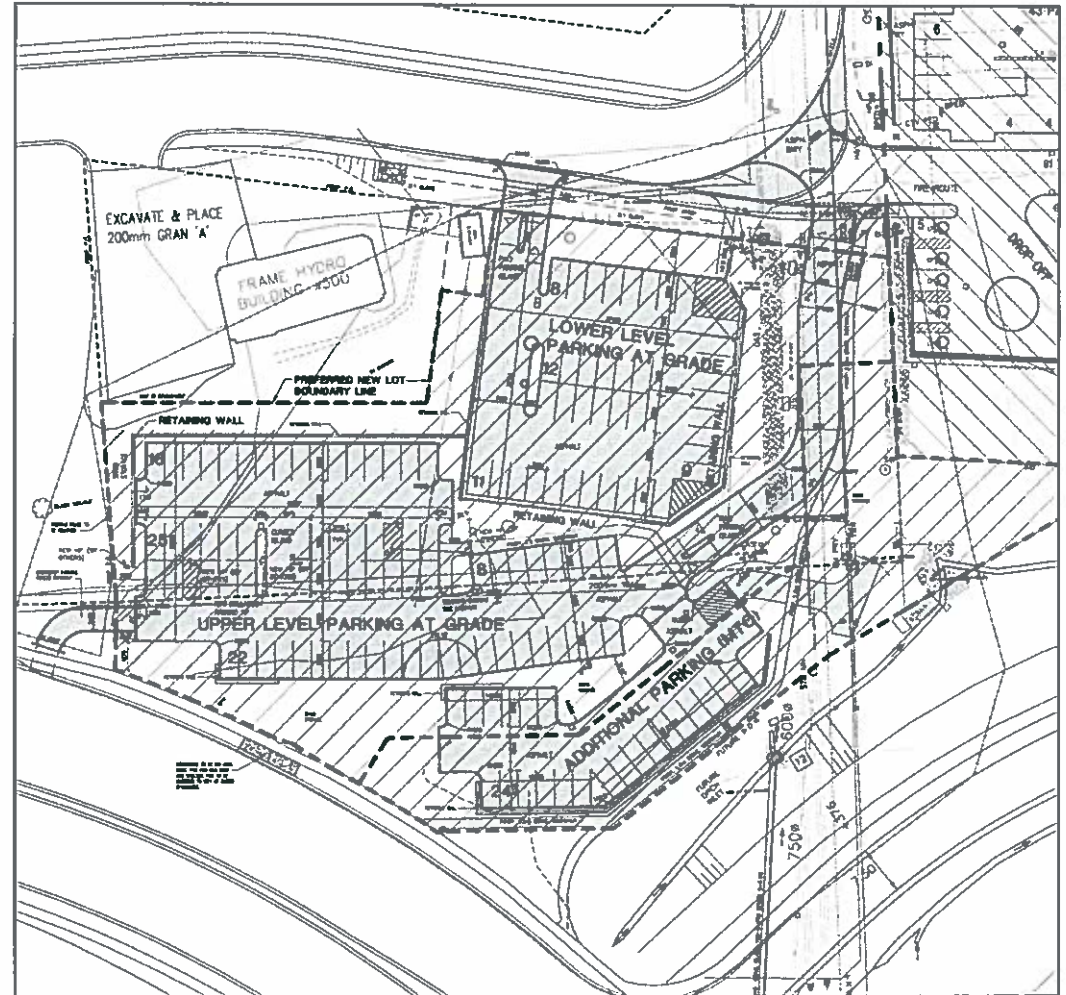
- East: Little Lake Seniors Community

- North: Existing Residential lands uses to northeast; EP lands to northwest



Proposed Development Concept

- 135 parking stalls total; 111 parking stalls and 24 parking stalls within the MTO 14 m setback
- Upper parking will be accessed from existing but realigned access to development
- Lower parking will be accessed from new driveway entrance to the west of existing access
- Secondary entrance provided to Cundles Road that will only be accessible to emergency workers; no public access



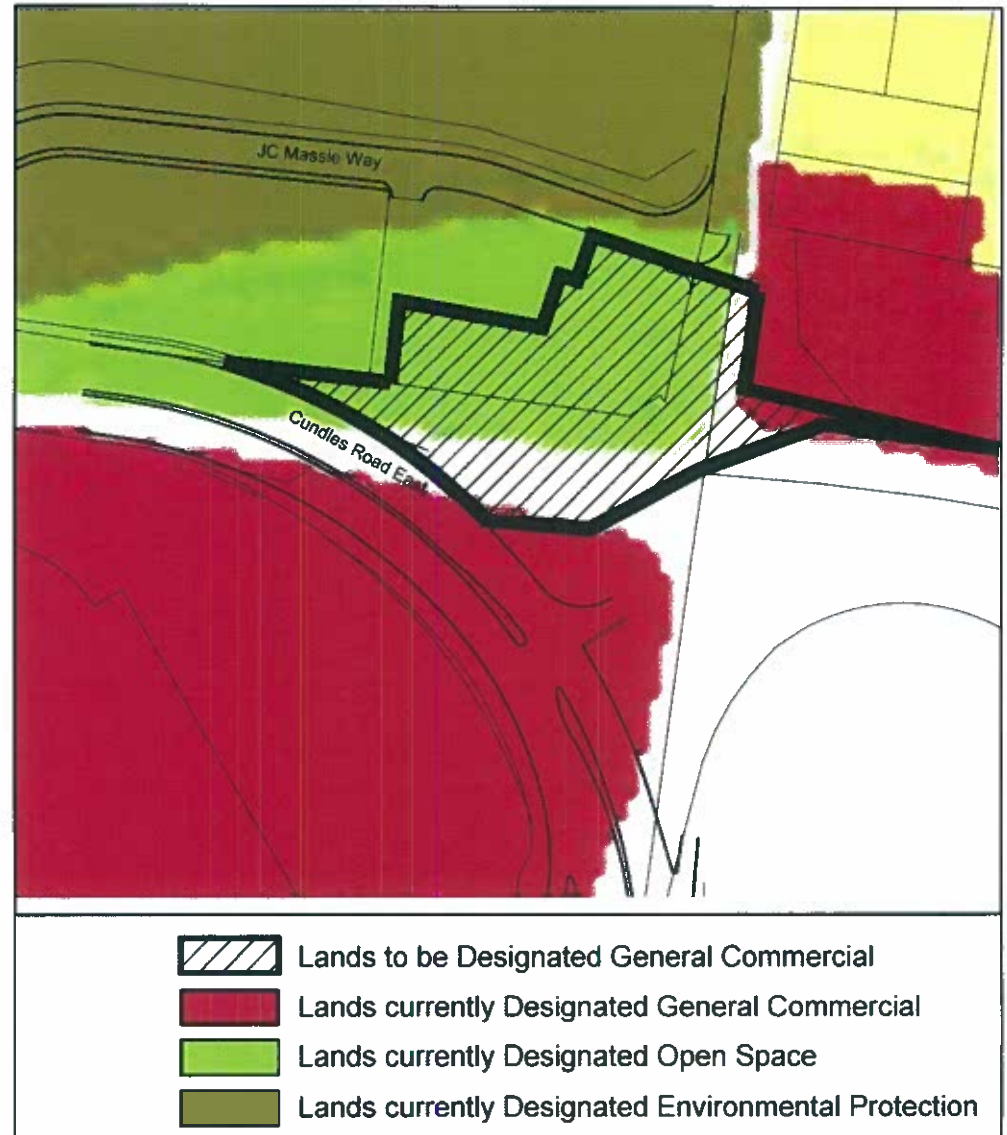
Provincial Policy Analysis

Places to Grow/Provincial Policy Statement

- Efficient use of lands by directing growth to the primary Settlement area of City of Barrie; within the built-up area
- Appropriate reuse/redevelopment of a property that was currently developed primarily as a road network
- Supports the continued success of an existing development geared toward our aging population
- Development does not negatively impact the natural heritage features to the north
- Development does not offend any significant built heritage resources

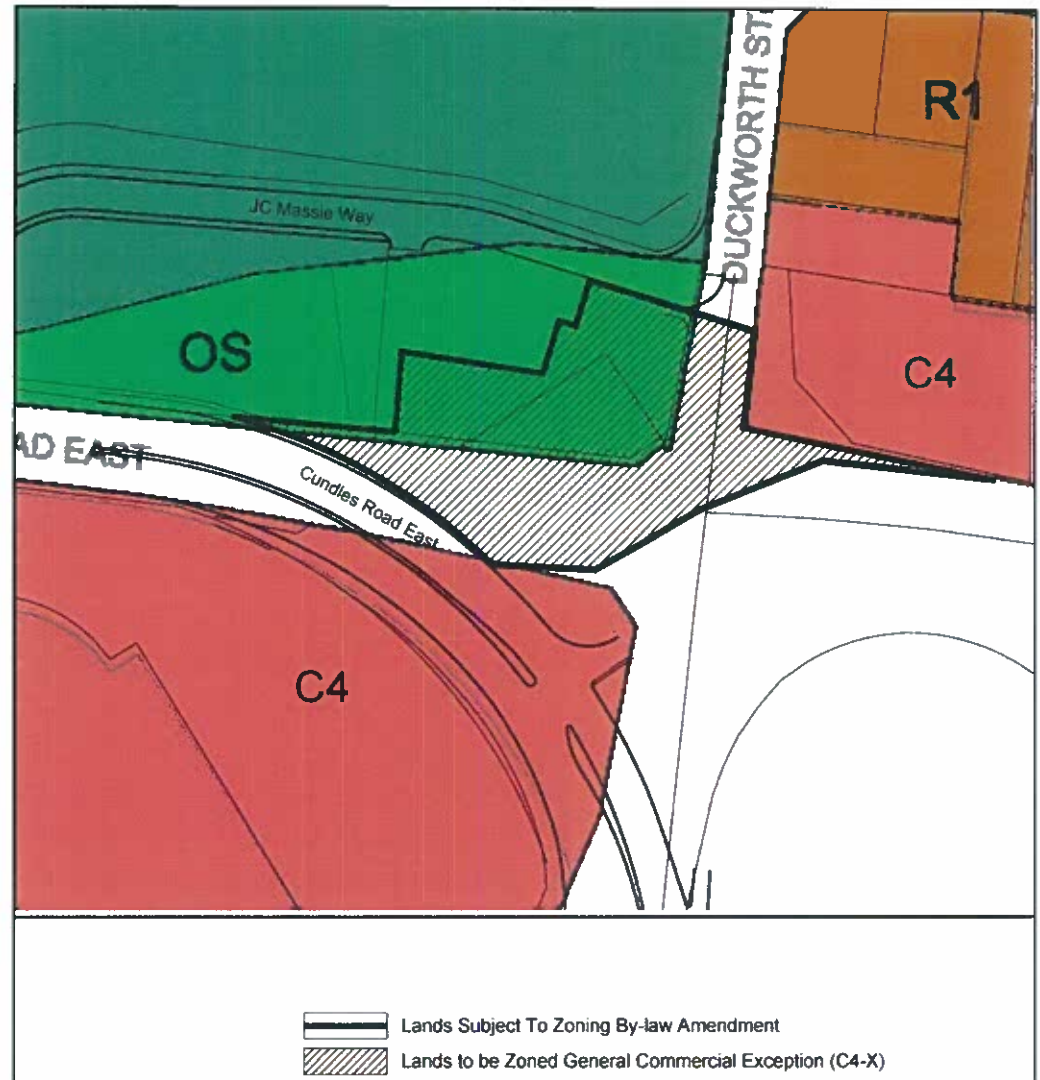
Official Plan Amendment

- Lands are currently designated Open Space in the Official Plan
- Lands are designated Residential in the Little Lake Secondary Plan Area
- Official Plan Amendment will designate the lands General Commercial to conform with designation of the Little Lake Seniors Community development lands



Zoning By-law Amendment

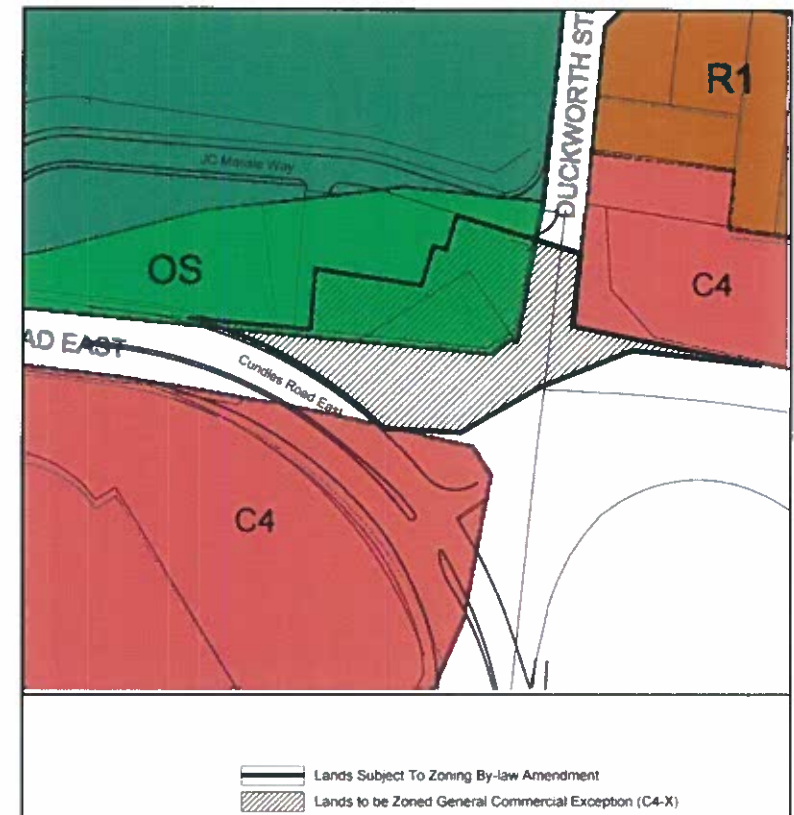
- Presently zoned Open Space (OS)
- General Commercial Exception (C4-X) Zoning is required to facilitate the development of the lands for a parking lot associated with the LLSC development
- Exceptions requested will allow for development on the lands without any negative impact to the surrounding lands



Zoning By-law Amendment

Zoning Exceptions Include:

- Section 4.8.2.3 amended to provide continuous landscape buffer area of a minimum width of 0.3 m along lot line;
- Section 4.9.1.1 amended to permit retaining wall/fence to be within 0.2 m of any lot line abutting a street;
- Section 6.3.3.3 amended to permit that parking provided in front yard for any lot in any commercial zone which adjoins the right-of-way of Hwy400 shall not exceed 25% of the required parking for the lot as per Section 4.6 of by-law;
- A Section to the Zoning By-law will be added which notes that 'notwithstanding the standards for Commercial Zones set out in Section 6.3.1 of By-law 2009-141, the property zoned General Commercial (C4-X) shall include the removal of internal lot lines so that the entire parcel can be treated as a single lot for zoning purposes.



Servicing/Traffic

- No municipal water or sewer services required
- Storm sewers and catchbasins to collect surface drainage
- Quantity and Quality Stormwater Management provided through on-site underground storage tanks and oil grit separator.
- Hydro will be provided where needed
- Development has been designed around the existing infrastructure both above and below ground
- Existing site access will be reconfigured along with existing intersection of JC Massie Way and Little Lake Drive to provide a more defined entrance
- Proposed configuration of emergency access to Cundles Road East will not result in any operational issues; contingency plan in case of emergency with underground infrastructure
- One egress lane and one ingress land will provide the necessary capacity to service the subject site at all access driveways
- Proposed development will have a negligible impact on the existing traffic flow of JC Massie Way and Little Lake Drive

Conclusions

- Project conforms to the Growth Plan and is consistent with the Provincial Policy Statement
- Redevelopment of the lands for the proposed use is appropriate and compatible with the adjacent uses
- Development will provide continued support for existing Little Lake Seniors Community Medical Office development which is an asset to the City of Barrie
- Development respects the adjacent environmental protection lands with no negative impacts
- Above and below ground existing infrastructure has been designed around and will be protected
- Lands can be easily serviced by existing road network
- Development conforms to the Official Plan and maintains the intent of the Zoning By-law