

Bill No. 049

**BY-LAW NUMBER 2014-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. #23)**

**WHEREAS**, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

**AND WHEREAS**, by Motion 14-G-067 the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

**NOW THEREFORE**, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 23 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 12<sup>th</sup> day of May 2014.

**READ** a third time and finally passed this 12<sup>th</sup> day of May 2014.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – J.R. LEHMAN**

\_\_\_\_\_  
**CITY CLERK – DAWN A. MCALPINE**

**AMENDMENT NO. 23**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

OFFICIAL PLAN  
FOR THE  
CITY OF BARRIE  
Amendment No. 23

Amendment No. 23 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the 24th day of March, 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. \_\_-\_\_ in accordance with the provisions of the Planning Act, on the \_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

BY-LAW NUMBER 2014-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 23).

WHEREAS, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 14-G-067, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 23 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2014.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This Amendment No. 23 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 23 to the City of Barrie Official Plan.

\_\_\_\_\_

Date

\_\_\_\_\_

City Clerk

**AMENDMENT NO. 23**

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**AMENDMENT NO. 23  
TO THE CITY OF BARRIE  
OFFICIAL PLAN**

**INTRODUCTION**

**PART A - THE PREAMBLE** does not constitute part of this amendment.

**PART B - THE AMENDMENT**, consisting of the following text and map constitutes Amendment No. 23 to the City of Barrie Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this amendment.



## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of this amendment is to amend Schedule A of the Official Plan of the City of Barrie. The subject lands are to be redesignated from Educational Institutional to Residential to permit a townhouse development.

### **LOCATION**

The subject lands are located on the south side of Ardagh Road, bounded by Mapleton Avenue to the east, Batteaux Street to the west and Batteaux Park to the south. The property is legally identified as Block 203 on Registered Plan 51M-771 and known municipally as 461 Mapleton Avenue. The site is approximately 2.04 hectares in size and located in the Ardagh Secondary Plan Area.

The subject property is currently designated Educational Institutional in the City of Barrie Official Plan, and designated as Residential Multiple in the Ardagh Secondary Plan.

### **BASIS**

The proposed Amendment is consistent with the policies of the Provincial Policy Statement (PPS), the Growth Plan, the City of Barrie Official Plan and the Ardagh Secondary Plan. The Ardagh Secondary Plan was approved in 1994/1996 as Official Plan Amendment 104 to the City's Official Plan. Schedule 2 – Land Use of the Secondary Plan identified the subject lands for medium density residential development.

Through the development of a Plan of Subdivision completed in 2004, the subject property was identified as a school site. After an inquiry by the owner, the Simcoe County District School Board provided correspondence dated January 5, 2012 that identified the lands would not be required for a school. The applicant subsequently submitted the application for an Official Plan Amendment and Rezoning on the basis of recognizing the principle of land use previously established in the Ardagh Secondary Plan.

Although not in a designated Intensification Area, the Location Criteria for Medium Density Development and the Intensification Policies of the Official Plan provide for the consideration of medium density development and intensification projects in other areas of the City provided certain criteria are met. The subject site meets these criteria, as it is serviced by adequate municipal service infrastructure, has frontage on an arterial road (Ardagh Road) and a major collector road (Mapleton Avenue), is on a transit route, is in close proximity to commercial use, schools and directly adjacent a public park.

## **PART B - THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

The Official Plan is amended by altering as follows:

Schedule A – Land Use Plan is hereby amended by redesignating certain lands described as 461 Mapleton Avenue in the City of Barrie as shown on Schedule A of the Amendment from Educational Institutional to Residential.

All other policies of the Official Plan as amended shall apply.

### **IMPLEMENTATION**

An implementing Zoning By-law is proposed to rezone the subject lands from Education Institutional (I-E) to Residential Multiple Second Density with Special Provisions (RM2)(SP-501) to permit an increased density for block/cluster townhouses to 43 units per hectare and to restrict the permitted use to block/cluster townhouse development. The redevelopment of the property is also subject to Site Plan Control.

### **INTERPRETATION**

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.



**PART C – THE APPENDIX**

**PART C - THE APPENDIX**

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## Minutes of the General Committee Public Meeting



**City Clerk's Office**  
**COUNCIL DIRECTION MEMORANDUM**

TO: Director of Planning – note  
Director of Legal Services - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: December 17, 2012

**12-G-341 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 1291264 ONTARIO LTD. - 461 MAPLETON AVENUE (DECEMBER 10, 2012) (WARD 6) (File: D14-1543/D09-OPA23)**

Darren Vella of Innovative Planning Solutions explained that the purpose of this public meeting is to review an application to consider an Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of the owner, 1291264 Ontario Limited, for lands located on the south side of Ardagh Road, west of Mapleton Avenue. He noted that the property is known municipally as 461 Mapleton Avenue, has a total area of approximately 2.04 hectares and is located in the Ardagh Planning Area. Mr. Vella explained that the lands are designated Institutional within the City's Official Plan and are zoned Education Institutional (I-E) in accordance with Zoning By-law 2009-141. He provided the surrounding land uses and surrounding road classifications. Mr. Vella noted that the Simcoe County District School Board has indicated that it does not require the subject property and that the City has waived its right of first refusal to acquire the lands for parkland purposes as per the Subdivision Agreement. Mr. Vella noted that the Ardagh Planning Area has an approved Secondary Plan which identifies the subject property as Medium Density.

Mr. Vella explained that he believes the subject lands meet all of the locational criteria within the Official Plan for Medium Density residential and that he believes the application is consistent with Provincial planning policy. He described the development proposal and listed the studies that have been submitted to the City in support of the application. He provided a number of photographs of the subject property and reviewed the Official Plan Amendment Application and Zoning By-law Amendment Application. Mr. Vella highlighted specific standards for RM2 developments and the exceptions being sought by the applicant. He indicated that an open house was held by the developer and summarized the comments provided by the residents concerning the development proposal. He concluded by sharing his professional opinion with respect to the planning rationale associated with the application.

Members of General Committee asked a number of questions related to the presentation and received responses.

Members of General Committee asked a number of questions related to the presentation and received responses.

**PUBLIC COMMENTS:**

1. **Cathy Best, 2 Penvill Trail** expressed her concerns regarding the proposed medium density housing development. She noted that she believes the proposed development will have a negative impact on the existing community as a result of the increased traffic accessing Batteaux Street and Mapleton Avenue. Ms. Best indicated that she feels there will be safety concerns for the students attending St. Joan of Arc High School, Bear Creek High School and the elementary school students including those at bus stops located at the corner of Penvill Trail and Batteaux Street, if the proposed development is approved. She expressed concern for the children crossing the road to wait at the bus stop and feels the children's safety will be compromised due to the additional traffic caused by the proposed development. Ms. Best commented that she feels that property values will decrease if the development is approved and does not feel that the artist's renderings will be realized. She stated that the homeowners purchased their properties believing that a school would be built on the subject property and she feels betrayed now that a medium density development is being considered. Ms. Best expressed concern that investors will purchase the dwellings resulting in absentee landlords causing increased vandalism, theft and vehicle break-ins. She stated that the development is not keeping with the existing close knit community. She inquired regarding the proposed price point of the condominium units and whether condominium fees will be required. She asked if there was a guarantee that the exterior finishes of stone, brick and stucco on the new buildings will be realized and asked what the next steps were in the process if the proposal is denied. She concluded by stating that she hopes that members of General Committee hear her concerns.
2. **Gunther Petersen, 12 Willow Fern Drive** stated that he objects to the proposed development and expressed concerns about increased traffic particularly around rush hour. He stated that the amount of traffic that would be generated is unreasonable as Mapleton Avenue and Batteaux Street are not arterial roads. Mr. Petersen expressed concern about the ability for Emergency Services to access the development. He noted that he believes the property should remain zoned educational as future development may result a need for a school on the subject property.
3. **Larry Black, 310 Mapleton Avenue** noted that Mapleton Avenue is a long steep hill with a bank of mail boxes at the top of the hill. He commented that he feels the planners should consider the hill and that cars travel quickly along the road.
4. **Wendy Bailey, 9 Penvill Trail** stated that she agrees with the comments provided by the first speaker. She indicated that the soccer field is used every evening during the months of March until October and that cars park along both sides of the roads making it difficult to drive through the area. Ms. Bailey noted that she feels that the risk of a child being injured will increase due to the increased amount of traffic if the proposed development is approved. She commented that she believes the traffic study did not take the park into consideration.
5. **Marlene Kane, 24 Batteaux Street** indicated that she is opposed to the proposed development and feels the proposal is poorly suited for the area. She expressed concern for children's safety due to the increased amount of traffic. Ms. Kane stated that she hopes the City will grow safely and smartly. She inquired regarding the methods that will be utilized to keep residents informed of Council's decision regarding the development.

The City Clerk and Councillor Prowse responded to the question.

6. **Tammy Toy, 35 Pinecliff Crescent** commented that she lives in the area and that it is easy to slip and slide during the winter months. She expressed concern about the type of people that the proposed development will attract. Ms. Toy indicated that she believes bad things will happen if the proposed development is approved.

7. **Enrique Velasquez, 22 Batteaux St.** expressed concern for the safety of the children if the proposed development is approved. He stated that a skating rink is built by volunteers from the community and does not want this to change. Mr. Velasquez commented that he believes the proposed development will result in an additional 200 pluscars in the area. He indicated that he attended a community meeting concerning the proposed development hosted by the developer and shared his opinions at the meeting. He stated that he believes that everyone that attended the meeting is opposed to the proposed development. Mr. Velasquez commented that the development will impact everyone financially but the main concern is for children crossing the roads at the bus stops due to the increased traffic due to the proposed development will create a safety concern. He stated that the proposed development has no value to the neighbourhood. He believes the density proposed is wrong for the area. He expressed concern regarding the location of the access/egress for the development.
8. **Mary Tress, 14 Penvill Trail** indicated that she believes that people living on her street are opposed to the proposed development. She stated that if the development is approved it will be similar to the Timberwalk development. Ms. Tress noted that her main concern is safety. She noted she believes the proposed entrance locations to the proposed development are not appropriate as traffic is currently heavy in the area. She thanked the Mayor for supporting the residents at the community meeting. Ms. Tress expressed her frustration with the developer and the lack of response to her questions. She noted that she does not agree with the proposed development.
9. **Ron McNabb, 40 Batteaux Street** indicated that he grew up in Barrie and that he trusts City Council to deny the proposed development. He commented that he feels that there will be too many people in the area if the development is approved. Mr. McNabb indicated that he is not opposed to single family dwellings of similar quality to the existing buildings being built on the subject property. He expressed concern that property values will decrease if the proposed development is approved.
10. **Doug Snowball, 16 Penvill Trail** inquired how many parking spaces are designated for visitors. He commented that the school board should look to the future in assessing the needs for schools given the proposed developments in the area.

The presenter provided responses to the inquiries.

11. **Neil Hunter, 16 McIntyre Drive** noted that he and his family has recently moved to the area and expressed concern about the potential for low income housing being built in the area. He stated that he feels that there are problems in neighbourhoods where the units are rented. Mr. Hunter expressed concern about the number of parking spaces being proposed for the development. He indicated that during the winter snow plows and Emergency Services may experience difficulty driving in the proposed development due to the number of cars potentially parked along the streets and that there may be an increase in safety hazards due to the increased density.
12. **Natalie Oliveira, 35 Black Ash Trail** expressed concern for the safety of the children if the proposed development is approved due to the increased amount of traffic. She commented that she feels that it unfair to require very young children to cross a four lane road to access a bus stop for school.
13. **Alastair McMurachy, 2 Lamont Crescent** inquired regarding the price point of the proposed homes. He shared his experience living in a medium density development in Edmonton noting that the houses were not maintained to an acceptable standard. He indicated that he purchased his home in the area understanding that the land was zoned for a school. Mr. McMurachy commented that he is not opposed to single family dwelling being built instead of the proposed development.



The presenter provided a response to the question.

14. **Aaron Rush, 25 Silver Trail** expressed concern for the safety of the children. He inquired if the commercial development close to the subject property is owned by the same developer. He indicated that the commercial development is not complete and portions remain unleased. He commented that he believes that a price point for the units would be required as part of a business plan to determine if the development is viable.
15. **Craig Turner, 34 Batteaux Street** expressed concern for the safety of the children crossing the streets if the proposed development is approved. He inquired if the 152 parking spaces are designated for the proposed 8-plex buildings. Mr. Turner inquired why the developer was not present at the public meeting and commented that he feels it would be beneficial to hear from the developer. He indicated that he believes the price point for the proposed dwelling is the number one issue concerning the proposed development. He expressed concern regarding the development proceeding without the traffic study being finalized.

The presenter, City staff and Mayor Lehman provided responses to the questions.

16. **Bryan Currie, 46 Batteaux Street** asked for a list of prior developments the developer has completed. He requested that an impact study be conducted with residents of the developers other properties regarding the impact of the type of development proposed in the neighbourhood prior, to making a decision concerning the development proposal.

The presenter and Mayor Lehman provided responses to the inquiries.

17. **Theresa Wensing, 113 Berard Court** indicated that she shared the same concerns as all of the previous speakers. She noted that the surrounding schools all currently have portables and she feels that there are enough students in the area for the subject property to remain as a future school site. She expressed concern for the safety of the children crossing Mapleton Avenue and she believes the proposed development will add additional traffic. Ms. Wensing presented the City Clerk with a petition with 329 signatures opposed to the development proposal.

Mayor Lehman indicated that members of Council and City Planning staff will receive a copy of the petition and the attached comments.

18. **Gary Ray, 31 Camelot Square** inquired if the developer is responding to the community's need for an additional development and whether the developer has any experience with this type of development proposal. He stated that he feels that the price point for the dwellings is the key issue surrounding the proposal given the disparity in housing types and asked if there will be a phased approach to developing the property. Mr. Ray stated that he would like to see the overall plan for the proposed development including architectural requirements and a cost analysis. He inquired who the developer believes will live in the proposed development and asked if there are any current by-laws governing how many families can live in a dwelling. Mr. Ray expressed concern about the number of cars and traffic that will be present if multiple families occupy the proposed units. He asked about the amenities in the area to accommodate the proposed residential units. He inquired whether tax revenues generated would be offset costs and if there is a transportation plan for the residents. He concluded by stating that he believes that checkpoints should be in place as the development moves forward.
19. **Colin Leslie, 6 Lamont Crescent** commented that he utilizes the adjacent park on a daily basis and questioned if the proposed development will encroach upon the park. He asked where the additional children living in the proposed development will play. Mr. Leslie inquired regarding the time line associated with the approval process for the development proposal.

The presenter and City staff provided responses to the inquiry.

20. **Manuela Snowball, 16 Penvill Trail** expressed concern about the increased traffic the proposed development will have on Mapleton Avenue. She indicated that people currently have to wait approximately fifteen minutes to drop their children off at school and she believes the time will increase if the proposed development is approved. Ms. Snowball commented she believes that the high school utilizes the adjacent park throughout the day. She concluded by requesting that City Council consider the children's safety when considering the development proposal.
21. **Karen Ceschia, 38 Penvill Trail** indicated that she chose to move into the area from Toronto due to the single family dwellings. Ms. Ceschia commented that she is not opposed to single family dwellings being developed on the subject property but strongly objects to the current development proposal.
22. **Nicole Kane, 24 Batteaux Street** stated that she is a former student of St. Joan of Arc High School and that it is currently very difficult to cross over Mapleton Avenue. She expressed concern about the number of parking spaces in the proposed development and stated that she believes that there should be more. Ms. Kane commented that the area is only served by one bus route and does not believe that it will be sufficient if the proposed development is approved. She explained that a Facebook page has been created for those opposed to the proposed development. Ms. Kane stated that she will present an additional petition containing 233 signatures opposing the development. She shared a number of comments with General Committee that have been posted to the Facebook page opposing the proposed development.
23. **Henry Serwaczak** stated that he owns residential and business properties in the area and invests in real estate in the community. He indicated that he owns a property management company and believes that property values will decrease in the area if the proposed development is approved. Mr. Serwaczak commented that he decided to open a business in the plaza located at 118 Mapleton because the location is a distance from shopping plazas and downtown. He noted that he chose open his business on Mapleton because he believes the area is affluent. Mr. Serwaczak expressed concern about the construction of town houses on the subject property as he feels this will lower property values in the area. He concluded by stating that he agrees with all of the comments provided by the previous speakers.
24. **Susan Beekman, 61 Penvill Trail** indicated that she opposes the proposed development and she would like to see the same type of housing that currently exists in the area. She explained that she teaches in the area and that there are many portables at the surrounding schools. Ms. Beekman commented that she feels the surrounding schools will not be able support the additional students that the proposed development may generate. She expressed concern for the safety of the children in the winter as the streets become narrow due to the snow.
25. **Terry Rodrigues, 26 Batteaux St.** stated that he is opposed to the development because of the density and the social issues high density creates. He expressed safety concerns for the residents if the development proposal is approved.
26. **Danielle Leslie, 6 Lamont Crescent** stated that the subject property is currently used to walk dogs and is accessible to everyone living in the area. She stated that she feels that the subject property is not only a vacant piece of land but land that citizens utilize and enjoy.
27. **Matt Samborski, 57 Silver Trail** stated that he just moved to the area and if the development proposal is approved he will move elsewhere.
28. **Tim Leblanc, 60 Penvill Trail** stated that he is one of the original owners of the area and he

echoes all of the previous speakers' comments. He inquired regarding the developers rights if the City denies the development proposal.

Mayor Lehman and City staff provided a response.

29. **Craig Cameron-McKeown, 1 Penvill Trail** inquired regarding the developers next steps if the development proposal is denied.

Mayor Lehman and the presented provided a response.

30. **Georgia-Rae Rush, 25 Silver Trail** commented that there are many portables at the existing schools in the area and she feels the schools are at capacity.

Mayor Lehman provided comments noting that it was the School Board's decision to declare the lands surplus to their needs.

31. **Richard Sudnik, 105 Berard Court** commented that there are many more people that are concerned about the proposed development that were unable to attend the meeting.

**WRITTEN COMMENTS:**

1. Correspondence from Chad Barber, dated October 16, 2012.
2. Correspondence from John and Anna Harper, dated November 23, 2012.
3. Correspondence from the Kane family, dated November 22, 2012
4. Correspondence from Walter H. Richardson, dated December 4, 2012.
5. Correspondence from Amanda and Matthew Ostrowski, dated December 5, 2012.
6. Correspondence from Jennifer and Alastair McMurachy, received December 10, 2012.
7. Copies of a petition signed by 268 individuals received December 10, 2012.
8. Copies of a petition signed by 329 individuals received December 10, 2012.
9. Correspondence from J.L. Black received December 10, 2012.

## Staff Report



STAFF REPORT PLN003-14  
March 17, 2014

Page: 1  
File: D14-1543  
Pending #:


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**TO:** GENERAL COMMITTEE


**SUBJECT:** APPLICATIONS TO PERMIT AN OFFICIAL PLAN AMENDMENT AND A CHANGE IN ZONING FROM INSTITUTIONAL EDUCATION (I-E) TO RESIDENTIAL MULTIPLE (RM2) AT 461 MAPLETON AVENUE

**WARD:** 6

**PREPARED BY AND KEY CONTACT:** C. TERRY, M.C.I.P., R.P.P.  
SENIOR DEVELOPMENT PLANNER, EXT. #4430

**SUBMITTED BY:** S. NAYLOR, MES, M.C.I.P., R.P.P.  
DIRECTOR OF PLANNING SERVICES 

**GENERAL MANAGER APPROVAL:** S. NAYLOR, MES, M.C.I.P., R.P.P.  
ACTING GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD, CHIEF ADMINISTRATIVE OFFICER 

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**RECOMMENDED MOTION**

1. That the Official Plan Amendment Application submitted by Innovative Planning Solutions on behalf of 1291264 Ontario Ltd. to change the Official Plan designation on the property municipally known as 461 Mapleton Avenue from Institutional to Residential be approved (D09-OPA023).
2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of 1291264 Ontario Ltd. to rezone the property municipally known as 461 Mapleton Avenue from Institutional Education (I-E) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) be approved (D14-1543).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law:
  - a) A maximum density of 43 units per hectare for block/cluster townhouses is permitted.
4. That no further public notice is required in accordance with Section 34(17) of the Planning Act.

**PURPOSE & BACKGROUND**Report Overview

5. The purpose of this staff report is to recommend that the property municipally known as 461 Mapleton Avenue be re-designated and rezoned to permit Residential Multiple Second Density (RM2) uses. The current Official Plan designation is Institutional (Appendix "A") and Zoning By-law 2009-141 identifies the property as Institutional Education (I-E) (Appendix "B") to reflect the intended use of the property for a school site. The Simcoe County District School Board has advised that the subject site is surplus to their needs. The property is identified for Medium Density Residential development in the Ardagh Secondary Plan (Appendix "C").

Location

6. The subject lands are located on the south side of Ardagh Road, bounded by Mapleton Avenue to the east and Batteaux Street to the west. The property is legally identified as Block 203 on Registered Plan 51M-771 and known municipally as 461 Mapleton Avenue. The site is approximately 2.04 hectares in size and located in the Ardagh Secondary Plan Area.

Surrounding Land Uses

**North**

Ardagh Road, future Summerset Drive extension, vacant lands designated Future Urban and Environmental Protection.

**East**

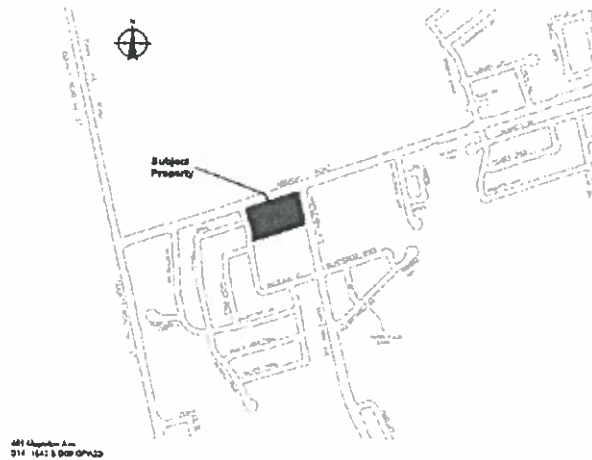
Mapleton Avenue, neighbourhood commercial (C5), St. Joan of Arc Catholic High School.

**South**

Batteaux Park (OS), Batteaux Street.

**West**

Batteaux Street, Penvill Trail, single detached houses (R3).



Background

7. The subject property was reserved as a school site through the development process completed in 2004. After an inquiry by the owner, the Simcoe County District School Board provided correspondence dated January 5, 2012 that confirmed that the lands would not be required for a school. Subsequently, the City of Barrie was contacted to determine whether the City wished to exercise the "right of first refusal" for purchase of the property.
8. The City did examine the possibility of purchasing the land for parkland purposes. The City waived its right of first refusal for the property on the condition that only single detached homes would be built on the site. It was subsequently determined that the City did not have the ability to apply a condition to the future owner/developer of the site through the waiver of purchase.
9. The Ardagh Secondary Plan was approved in 1994/1996 as Official Plan Amendment 104 to the City's Official Plan. Schedule 2 – Land Use of the Secondary Plan identified the subject lands for medium density residential development. The applicant has submitted the application for an Official Plan Amendment and Rezoning on the basis of recognizing the principle of land use previously established in the Ardagh Secondary Plan.
10. Reports submitted in support of this application include:
- Planning Justification Report (IPS, June 2012) Addendum dated July 31, 2013
  - Functional Servicing Report (AECOM, June 2012)
  - Traffic Impact Assessment (C.C. Tatham & Associates Ltd., May 2012)

- d) Noise Impact Study (R. Bouwmeester & Associates, September 2012)
- e) Urban Design Rationale (ZZ Rendering Inc., undated)

Public Consultation

11. A Public Meeting was held on December 10, 2012, in accordance with the provisions of the Planning Act. The meeting was well attended by the public and numerous letters, information calls and two petitions were received by the City in opposition to the proposed development. The comments voiced by the public are summarized as follows:
  - a) Homes were purchased based on the future land use as a school;
  - b) Opposition to the increase in density and potential for low income housing;
  - c) Decrease in property value due to a medium density development and associated potential issues with absentee landlords, increases in vandalism, theft and vehicle break-ins;
  - d) Safety concerns due to increased traffic with particular regard for children walking and taking the bus to schools in the area.
  - e) Issues with on-street parking by those using the existing park;
  - f) Neighbourhood residents use the vacant parcel for recreational activities; and
  - g) General comments regarding site design and condominium tenure.
12. In response to the concerns raised by the public, staff offer the following preliminary comments:
  - a) School sites are reserved through the development process. Although the property was identified as a school site through the Plan of Subdivision for the surrounding neighbourhood, the decision to declare this site as surplus was made by the Simcoe County District School Board. The City cannot force the construction of a school at this location.
  - b) The proposed use of the property for medium density development will be discussed in more detail in the analysis section of this report. It should be noted however, that the subject lands were targeted for medium density development in the Ardagh Secondary Plan.
  - c) Staff have no comment regarding the perceived social implications of medium density residential development projects (e.g. low income, increased crime, vandalism, theft).
  - d) A Traffic Impact Study was completed and submitted as part of the application process for the proposed development. The study was reviewed and the recommendations accepted by staff. As well, the intersection of Ardagh Road and Mapleton Avenue was signalized in the fall of 2013.
  - e) The issue of on-street parking for residents using Batteaux Park was reviewed by staff. The size and use of the park does not meet the service criteria of the City for the construction of a parking lot. Seasonal on-street parking is permitted on Batteaux Street and Mapleton Avenue.

- f) The lands are vacant and privately owned. Any use of the property by the community for recreational use should be by permission of the owner.
  - g) The RM2 zone, if approved, will be subject to Site Plan Control. Key design factors such as emergency service access, parking, amenity space, snow removal and storage, garbage and recycling pick-up, exterior building materials and architectural detail are examined and require approval from the City through the Site Plan process.
13. The applicant also held an Open House for the community to introduce the proposed change in land use from a school to a residential multiple unit development. The comments and response from the public were echoed in the opinions voiced at the Public Meeting and the correspondence received by the City in opposition to this proposal.
14. In recognition of the comments received at the Open House, Public Meeting and through correspondence to the City, staff met with the applicant and the Ward Councillor to discuss the project. Further to these discussions, the applicant opted to reexamine the proposed design of the site. A revised concept, dated August 1, 2013, was subsequently submitted to the City for review. The received concept includes:
- a) A reduction in overall units from 101 to 94;
  - b) Removal of the 8-plex units along Batteaux Street in favour of townhouses;
  - c) Conversion of two 8-plex units fronting Ardagh Road to 12-plex units;
  - d) The removal of the vehicular access to Battaeux Street; and
  - e) Provision of internal sidewalks and walk-way connections.

Departmental and Agency Comments

15. The standard circulation for review of Planning Act applications was undertaken by Planning Services. The comments from City staff and external agencies as applicable are summarized in the following section.
16. Engineering – Municipal Services: Staff agree that adequate municipal water and sanitary services are available to support the proposed residential use. Additional detailed design works are required at Site Plan application, including but not limited to water and sanitary design details, stormwater management quality and quantity control.
17. Engineering – Transportation. Staff agree with the recommendations of the Traffic Impact Study, including but not limited to location of the main access aligned with the school site access and that the traffic counts for peak travel flow can be accommodated on the existing road network. The intersection of Ardagh Road and Mapleton Avenue was signalized in the fall of 2013.
18. Engineering – Parks: Parkland dedication has already been supplied for the Ardagh Secondary Plan Area. Formal comments for the provision of private amenity space and landscaping details will be included in the Site Plan application review.
19. The property is not in a Conservation Authority regulated area.

## ANALYSIS

### Provincial Policy

20. The Provincial Policy Statement (PPS) identifies that land within Settlement Areas should be used efficiently and encourage a range of uses and opportunities for intensification. The Provincial Growth Plan, Places to Grow also directs growth to established serviced settlement areas and supports intensification strategies. This development concept contributes to a mix of housing types and intensification opportunities in a planning area that has developed as predominantly low density.

### Official Plan Policy

21. The subject lands are currently designated as Institutional in the Official Plan. The proposed amendment is to designate the block from Institutional to Residential to reflect the decision of the Simcoe County District School Board to declare the site as surplus to their needs. Prior to Plan of Subdivision 51M-770, the site had been identified as Medium Density Residential in the Ardagh Secondary Plan
22. Although not in a designated Intensification Area, the Location Criteria for Medium Density Development and the Intensification Policies of the Official Plan provide for the consideration of medium density development and intensification projects in other areas of the City provided certain criteria are met. The subject site meets these criteria, as it is serviced by adequate municipal service infrastructure, has frontage on an arterial road (Ardagh Road) and a major collector road (Mapleton Avenue), is on a transit route, is in close proximity to commercial use, schools and directly adjacent a public park.
23. The proposed Residential designation permits, where appropriate, medium density developments in the form of walk-up apartments to a maximum density of 53 units per hectare and cluster and/or block townhouses at a density of no more than 53 units per hectare. The concept submitted by the applicant identifies a density of 43 units per hectare for townhouses. This density meets the Official Plan policy, but requires a Special Provision in the Zoning By-law to permit an increase in density for the townhouse blocks from 40 units per hectare to 43 units per hectare which is supported by this policy.

### Ardagh Secondary Plan

24. Through the Ardagh Secondary Plan, approved by Council in 1996, the subject lands were identified as a medium density housing block. Although other medium density blocks were also identified in the Ardagh Planning Area, most have been constructed as single detached dwellings. Single detached built-form was permitted in residential multiple zones in the previous Zoning By-law 85-95. The result is that the Ardagh Secondary Planning Area does not meet the medium density housing targets for the Secondary Plan or offer a range of housing types to create a complete community.
25. The Ardagh Secondary Plan identifies that the housing mix for the Plan area should include 20 – 30% medium density development. Staff have estimated the housing mix for medium density built-form is 4.33% for the Ardagh Secondary Plan. This estimate includes the newly approved "Manhattan West" development on the property municipally identified as 40 Ferndale Drive South.
26. Staff appreciate the desire to integrate similar built-form into the existing community, however appropriate consideration should be given to the location of the property and the medium density use envisioned for this site within the Ardagh Secondary Plan. The site is somewhat isolated from the neighbourhood by roads on three sides and a public park that is not directly adjacent other residential units. Through good design, there is an opportunity to transition the built-form



into the existing single detached neighbourhood to the west while providing a range of housing types for the community.

#### Zoning By-law

27. The existing Institutional Education (I-E) zone was placed on the site to represent the use of the property for a school site as identified in Plan of Subdivision 51M-770. The current zoning does not permit other uses. As noted in the previous sections the locational criteria for medium density housing and intensification can be demonstrated for this site. Staff feel that the proposed Residential Multiple Second Density (RM2) zone is appropriate and also reflects the intended vision of the Ardagh Secondary Plan.
28. Both the Official Plan and Zoning By-law provide permissions for medium density developments in the form of walk-up apartments to be built to a maximum density of 53 units per hectare, however only the Official Plan policy permits the same density for cluster and/or block townhouses. The applicant has requested a Special Provision in the Zoning By-law to increase in density for the townhouse blocks from 40 units per hectare to 43 units per hectare which is supported by the Official Plan policy that permits up to 53 units per hectare. Staff have recommended approval of the Special Provision on the basis of Official Plan policy and the recognition that the applicant has not requested any additional alterations to the standards of the Zoning By-law for the subject development.

#### Site Plan Control

29. The proposal, if approved, is subject to Site Plan Control. Site Plans are examined by staff and require City approval. Site Plan review includes, but is not limited to, confirmation of appropriate municipal infrastructure, fire routes, emergency service access, parking, private amenity space, pedestrian linkages, snow removal and storage, garbage and recycling pick-up, exterior building materials and architectural detail.
30. Preliminary comments on the revised concept submitted by the applicant have confirmed that the zoning standards can be met for the RM2 zone with the exception of a minor increase in density for the townhouse units. Staff have identified some issues that will need to be addressed through the detailed design of the site, including the configuration of the private amenity area, landscaping buffers and pedestrian walk-way locations. In addition, the applicant will be required to meet the expectations of the City with regard to urban design.

#### ENVIRONMENTAL MATTERS

31. There are no environmental matters related to the recommendation.

#### ALTERNATIVES

32. The following alternatives are available for consideration by General Committee:

##### Alternative #1

General Committee could maintain the existing Official Plan designation as Institutional and the zoning as Institutional Education (I-E) for the property located at 461 Mapleton Avenue (i.e. Status Quo)

This alternative is not recommended as the school board has identified that the site is surplus to their needs. The existing Institutional designation and Institutional Education (I-E) zone is no longer appropriate to reflect future land use.

**Alternative #2**

General Committee could approve the rezoning as proposed, but deny the special provision requested to increase the density permissions from 40 units per hectare to a maximum of 43 units per hectare for block/cluster townhouses on the subject site.

Staff do not object to this alternative. The requested alteration to the zoning standard for density is based upon a proposed development concept by the applicant. The revised plan submitted for the principle of development (Appendix "D") does not identify any further requirements for alteration to the standards of the Zoning By-law for the block/cluster townhouses or walk-up apartment buildings which are permitted at a density of 53 units per hectare in the RM2 zone. It should be noted that the concept has not been approved by staff through this process as future development of the site will be subject to detailed design review through Site Plan Control.

**Alternative #3**

General Committee could alter the proposed recommendation by limiting the permitted uses in the proposed Residential Multiple (RM2) zone.

Although this alternative is available, the applicant has based the proposed rezoning on a concept that includes townhouses and walk-up apartment buildings. Staff encourage a range of built-form to provide a transition in housing types, effective use of the site and options for new residents. It should be noted that the concept has not been approved by staff through this process as future development of the site will be subject to detailed design review through Site Plan Control.

**FINANCIAL**

33. Please note that the financial estimates have been based on the concept proposed by the applicant and generalized information concerning the cost and unit type. The development is subject to Site Plan Control for final design review and unit count confirmation.
34. The 2013 taxes for the subject lands were \$15,310.00. The estimated property taxes for the proposed development based on 2013 information would be \$164,412.00, which is an increase of \$149,102.00. The development charges for residential use at current rates are estimated at \$1,242,864.00 for the proposed 54 townhouse units, and \$712,120.00 for the proposed 40 apartments based on the assumption that they are all 2 bedroom units.

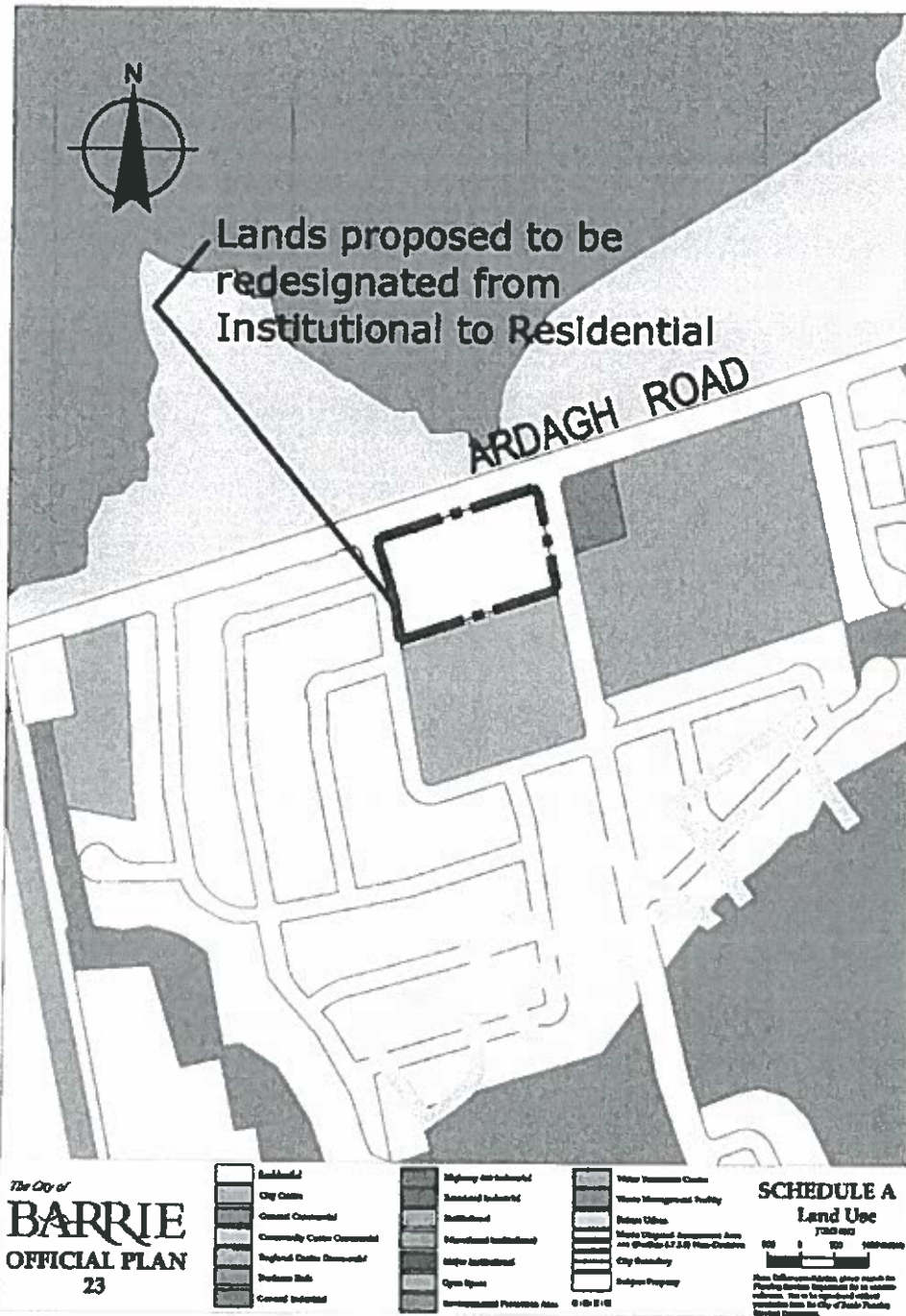
**LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN**

35. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:
  - Manage Growth and Protect the Environment
36. The designation and rezoning of the subject lands to medium density residential development achieves the vision of the Ardagh Secondary Plan for this site and contributes to the limited medium density development available in this community. Although not within an intensification node or corridor, the property meets the criteria for intensification including close proximity to the arterial road network, transit, community services (schools, parks) and commercial uses.

Attachments: Appendix "A" - Proposed Official Plan Amendment  
Appendix "B" - Proposed Zoning By-law Amendment  
Appendix "C" - Ardagh Secondary Plan  
Appendix "D" - Concept Plan

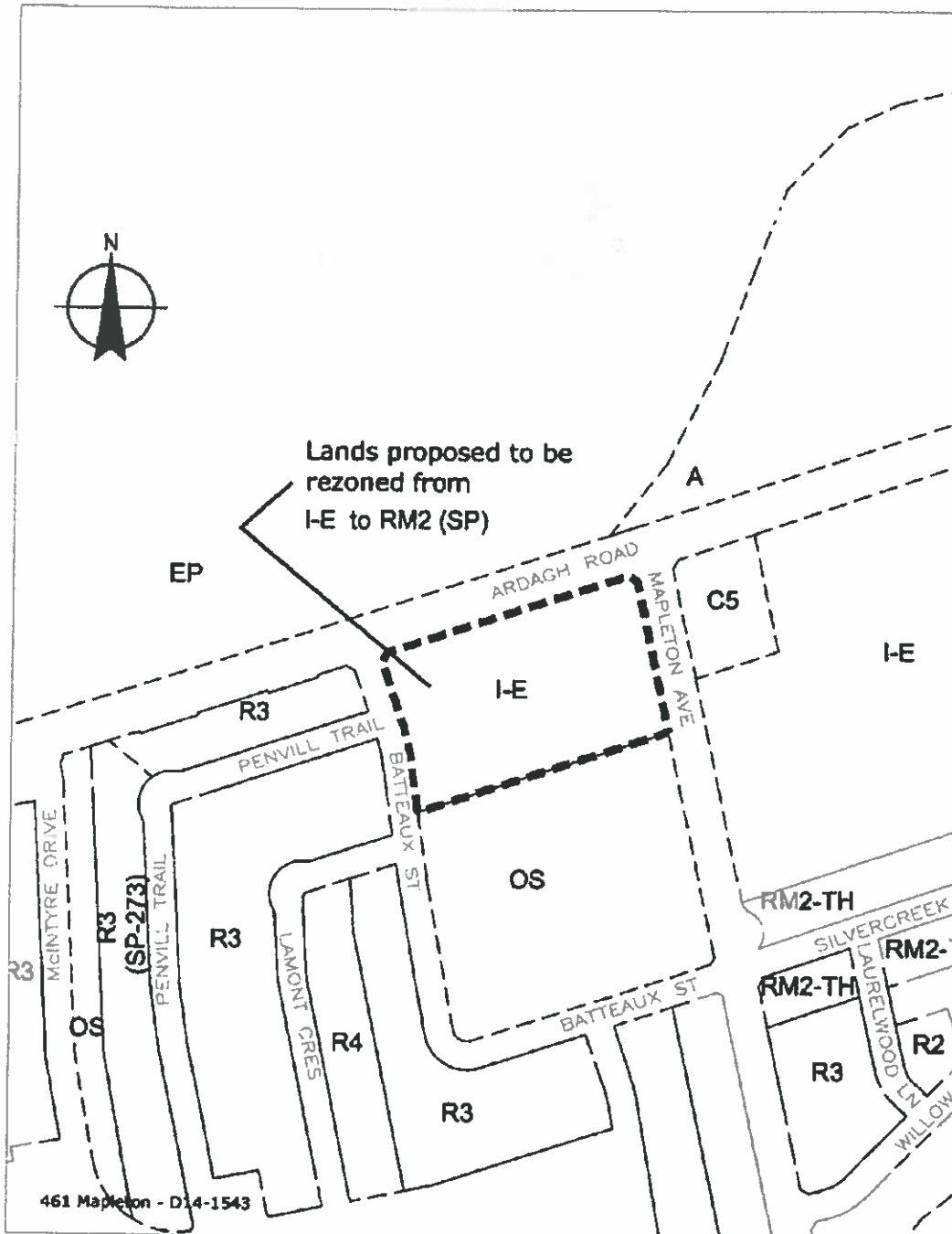
APPENDIX "A"

Proposed Official Plan Amendment



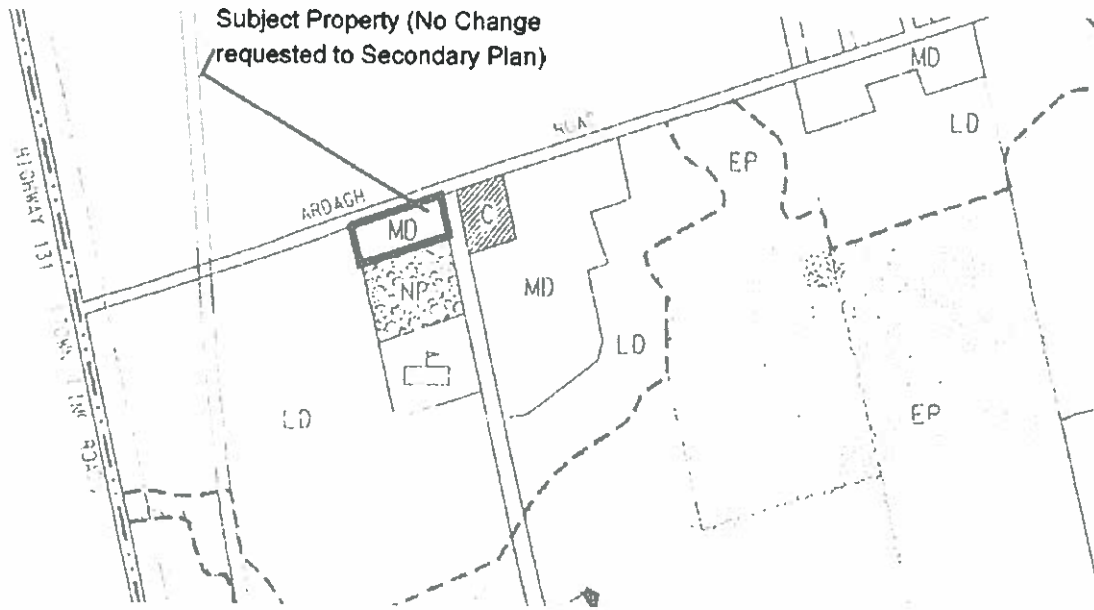
APPENDIX "B"

Proposed Zoning By-law Amendment



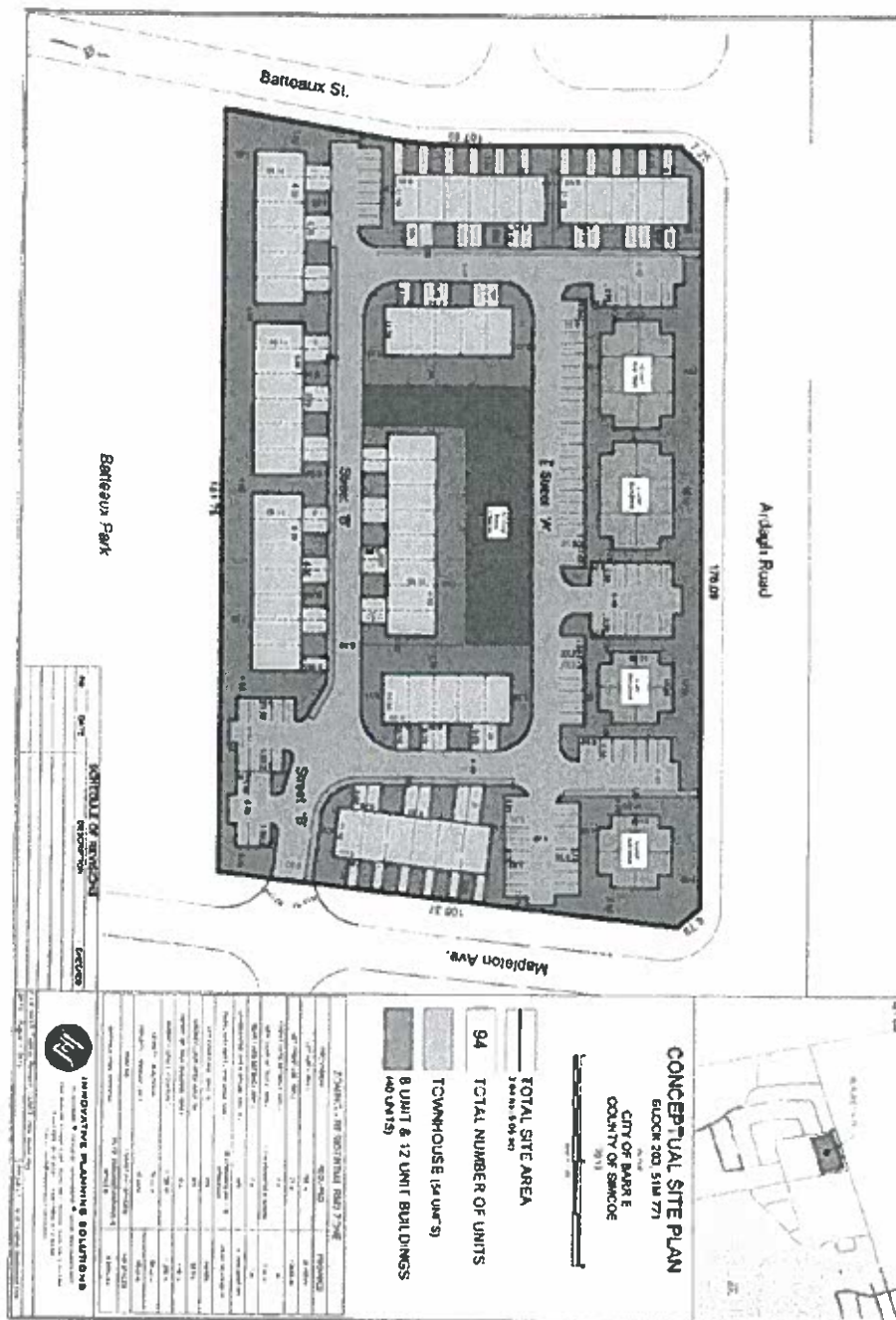
APPENDIX "C"

Ardagh Secondary Plan



APPENDIX "D"

Proposed Concept Plan





**City Clerk's Office**  
**COUNCIL DIRECTION MEMORANDUM**

TO: Director of Legal Services – note  
Director of Planning Services – prepare OPA and Zoning Map and advise  
Director of Engineering – note  
Director of Recreation Services – note  
Director of Facilities and Transit – note  
City Clerk - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED  
BY COUNCIL: March 24, 2014

**14-G-067 APPLICATIONS TO PERMIT AN OFFICIAL PLAN AMENDMENT AND A CHANGE IN ZONING FROM INSTITUTIONAL EDUCATION (1-E) TO RESIDENTIAL MULTIPLE (RM2) AT 461 MAPLETON AVENUE (WARD 6)**

1. That the Official Plan Amendment Application submitted by Innovative Planning Solutions on behalf of 1291264 Ontario Ltd. to change the Official Plan designation on the property municipally known as 461 Mapleton Avenue from Institutional to Residential be approved (D09-OPA023).
2. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of 1291264 Ontario Ltd. to rezone the property municipally known as 461 Mapleton Avenue from Institutional Education (I-E) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) be approved (D14-1543).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law:
  - a) A maximum density of 43 units per hectare for block/cluster townhouses is permitted.
  - b) Permitted uses shall be restricted to block/cluster townhouse development.
4. That no further public notice is required in accordance with Section 34(17) of the Planning Act. (PLN003-14) (File: D09-OPA23, D14-1543)