

FILE: D09-OPA071, D14-1663, D12-441

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. McLAREN, RPP, SENIOR PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
AND DRAFT PLAN OF SUBDIVISION APPLICATIONS – 180 & 190 FERNDALE
DRIVE NORTH, 59 & 61 SPROULE DRIVE AND PART OF BLOCK 183, PLAN
51M-751 (301099 ONTARIO LIMITED)**

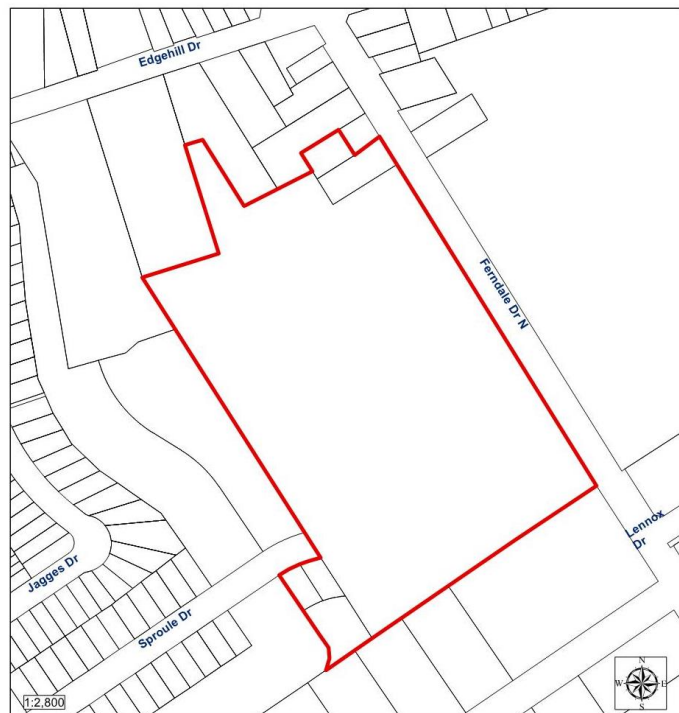
DATE: APRIL 1, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of 301099 Ontario Limited and the City of Barrie for the lands known municipally as 180 & 190 Ferndale Drive North, 59 & 61 Sproule Drive and Part of Block 183, Plan 51M-751.

The subject property consists of approximately 7.9 hectares (19.7 acres) of land, located on the west side of Ferndale Drive North, south of Edgehill Drive, within the Edgehill Drive Planning Area.

The majority of the subject lands are located within a Draft Approved Plan of Subdivision (File: D12-294) that was originally approved by the Ontario Municipal Board in December 1999. Since then, the subject lands have received several extensions to Draft Plan Approval and most recently received approval for Red-line Revision in September 2015.

In addition to the original land holdings associated with the current draft approved plan, lands located toward the south west corner of the plan (59 & 61 Sproule Drive and the City owned lands immediately south of these lots) have been added to the proposed development limits. In this regard, in April of 2018, Council, through motion 18-G-089, declared approximately 0.17ha of land (Part of Block 183, Plan 51M-751) surplus to the needs of the City. These lands have been offered for sale to the applicant and form part of the subject applications.



The subject lands are designated Residential, General Commercial, Open Space and Environmental Protection in accordance with the City's Official Plan; Residential Low Density, Residential Medium Density, General Commercial and Park within the Edgehill Drive Secondary Plan; and are currently zoned Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density (R2) (H-130),

Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density R4 (H-131), Multiple Residential Dwelling Second Density (RM2) (SP-513), Multiple Residential Dwelling Second Density Townhouse (RM2-TH) (WS) (SP-512), Open Space (OS), Open Space Stormwater Management (OS) (SWM), Convenience Commercial (C5) (SP-514) and Environmental Protection (EP) in accordance with the City's Comprehensive Zoning By-law 2009-141.

The owner has applied to amend the Official Plan and Edgehill Drive Secondary Plan to reconfigure the existing land use designations over the subject lands and to rezone the lands to Residential Apartment Dwelling First Density-2 (RA1-2), Open Space (OS), Open Space Stormwater Management (OS)(SWM) and Convenience Commercial – Special (C5)(SP). The site specific provision (SP) has been requested to allow a drive-through facility to be permitted in conjunction with an otherwise permitted use within the Convenience Commercial C5 (SP-514) zoning over the subject lands. If approved, the proposed Draft Plan of Subdivision would result in the creation of four future development blocks (see Appendix 'A') to accommodate a revised development concept inclusive of 300 residential apartment units, approximately 2 hectares (5 acres) of commercial development land, a neighbourhood park and stormwater management facility (see Appendix 'B'). The subject applications were submitted in November 2018 and deemed complete on December 12, 2018.

Neighborhood Meeting

A neighborhood meeting was held on February 5, 2019. Approximately 50 members of the public were in attendance. Primary comments from the public included:

- Proposed increase in height and density;
- Impact on existing trees along westerly limits of the property (removals/preservation);
- Insufficient parking for the proposed residential block;
- Proposed tenure – rental versus condominium;
- Reduction in property values for existing residential properties in the neighbourhood;
- Ability for local schools to accommodate students generated from the proposed development;
- Increased traffic generated by the proposed development and its impact on surrounding roadways;
- Concerns with commercial access on Sproule (i.e. delivery vehicles);
- Concerns with the residential access on Ferndale Drive North being too close to the intersection of Edgehill Drive;
- Provision of traffic calming measures and on-street parking restrictions along Sproule Drive;
- Consideration of eliminating the proposed park block and in turn providing upgrades to the existing Pringle Park to the west;
- Concerns about whether the existing soils/water table would support the proposed development; and
- Consideration of infrastructure improvements (i.e. sidewalks in the area and Miller Dr. widening) being completed prior to any additional development being permitted in the area.

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:

- Conformity with the City's Intensification Policies;
- The height and density of the proposed development;
- The site specific zoning provision being requested;
- Boundary and mature tree preservation;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;



PLANNING AND BUILDING SERVICES MEMORANDUM

- The impact of the form of development on adjacent properties, particularly the adjacent single detached residential lots to the north; and
- The incorporation of an acceptable urban design treatment along the Ferndale Drive North frontage.

Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as any comments raised through the analysis of these applications by technical 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 providing a recommendation to General Committee on the proposed Official Plan and Zoning By-law Amendment applications is anticipated to be brought forward prior to the summer recess. Should Council approve these applications, Draft Plan of Subdivision approval could be issued shortly thereafter.

For more information, please contact Carlissa McLaren, Senior Planner, at ext. 4719.

APPENDIX 'A'

Proposed Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION
 FERNDALE DRIVE NORTH & SPROULE DRIVE
 PART OF LOT 23, CONCESSION 7
 CITY OF BARRIE
 Scale 1:1,000

LAND USE SCHEDULE

	BLOCKS	ha	ac	%
RESIDENTIAL	1	3.683	9.10	48.20
COMMERCIAL	2	2.036	5.03	25.53
STORMWATER MANAGEMENT	3	0.800	1.98	7.53
PARK	4	1.000	2.47	12.54
ROAD WIDENING	5	0.130	0.32	1.63
STREET	6	0.524	1.29	6.57
TOTAL		7.973	19.70	100

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> TOGA SANDY LOAM & MUCK
<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> COMMERCIAL & STORMWATER MANAGEMENT	<input type="checkbox"/> NONE	<input type="checkbox"/> SHOWN ON PLAN
<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> ALL MUNICIPAL SERVICES
<input type="checkbox"/> SHOWN ON PLAN	<input type="checkbox"/> MUNICIPAL WATER	<input type="checkbox"/> NONE	

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 DATE: November 15, 2018
 SIGNING OFFICER: [Signature]
 PREVIN COURT HOMES

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 DATE: November 6, 2018
 DINO ASTRIS SURVEYING LTD

SCHEDULE OF REVISIONS

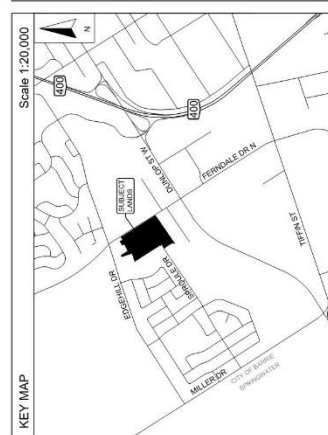
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 Tel: 705-872-3381 Fax: 705-872-3424 e: info@innovativeips.com www.ipsconsulting.com

Date: September 4, 2018 Drawn By: AM
 File: 17-682 Reviewed By: GB

APPENDIX 'B'

Proposed Concept Plan



CONCEPT PLAN
300 Units

FERNDALE DRIVE NORTH & SPROULE DRIVE
PART OF LOT 20, CONGRESSION 1
CITY OF BARRIE, ON

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNING AND BUILDING SERVICES
1100-111-1011, 101-101-1011 • info@innovativeplans.com • www.innovativeplans.com

Date: October 30, 2018
Scale: 1:800
Reviewed By: GB

ZONING TABLE

Lot Area	APARTMENT RESIDENTIAL (RA1-2 ZONE)		GENERAL COMMERCIAL (CS-SF F14 ZONE)	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
Lot Area	1,100m ²	36,631.55m ²	450m ²	20,356.91m ²
Lot Frontage	24m	118.3m	15.0m	122.2m
Setbacks				
Front Yard	7.0m	7.0m	6.0m	6.0m
Side Yard	5.0m	6.0m	3.0m	6.9m
Ex. Side Yard	3.0m	7.0m	5.0m	5.0m
Rear Yard	7.0m	7.0m	7.0m	7.3m
Landscaped Open Space	35%	38.5%	n/a	-
Dwelling Unit Floor Area	35m ²	35m ²	n/a	-
Lot Coverage	35%	14.7%	50%	28.7%
GFA % of Lot	100%	73.3%	n/a	<14%
Height	15m	15m	14m	14m
Parking	450 (incl. 10 barrier level)	456	195	212

LEGEND

- SUBJECT LANDS
Area: 37,739ha (19,70ac)
- RESIDENTIAL APARTMENT BUILDINGS
60 units / building
- COMMERCIAL RETAIL UNITS
- NEIGHBOURHOOD PARK
- LANDSCAPED OPEN SPACE
- SWM BLOCK