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**TO:** GENERAL COMMITTEE


**SUBJECT:** APPLICATION FOR ZONING BY-LAW AMENDMENT – PINEMOUNT DEVELOPMENTS – 400/430 FERNDAL DRIVE & 134 HAWTHORNE CRESCENT

**WARD:** #6

**PREPARED BY AND KEY CONTACT:** TAMI KITAY, MPA, MCIP, RPP  
MANAGER OF DEVELOPMENT PLANNING, EXT. #4324 

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

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

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

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**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions (IPS), on behalf of Pinemount Developments, to rezone the lands known municipally as 400/430 Ferndale Drive & 134 Hawthorne Crescent (Ward 6) from Residential Multiple Dwelling Second Density RM2 (SP-82) and (SP-191) (H-12) and (H-58) to Residential Multiple Dwelling Second Density with Special Provision RM2 (SP) (D14-1585), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - i) A maximum density of 84 units per hectare, whereas 53 units per hectare is permitted;
  - ii) A maximum gross floor area of 78%, whereas 60% would be permitted;
  - iii) A maximum height of the main building of 13 metres, whereas 10 metres is permitted;
  - iv) A maximum parking area coverage of 38%, whereas 35% is permitted;
  - v) An amenity area that does not need to be consolidated in accordance with Section 5.2.5.2 b), such that the retained treed area serves as a passive amenity area, and a second amenity area being the balance of the required amenity area, be included as an active play area; and
  - vi) A minimum side yard setback where a secondary means of access is provided be 5.5 metres, whereas 7 metres is required.
3. That a Holding provision be included in the amending Zoning By-law, and that a By-law for the purpose of lifting the Holding provision be brought forward for approval upon the owner/applicant demonstrating that they are in good standing with the Ardagh West Development Corporation with respect to their participation in the cost sharing agreement and the obligations thereto, if applicable; payment of any outstanding local improvements and/or City of Barrie Act Charges; and confirmation that the development can be supported by the existing infrastructure (water,

sanitary, and storm) and will pay for any upsizing that may be required as a result of the increased density.

4. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.

## **PURPOSE & BACKGROUND**

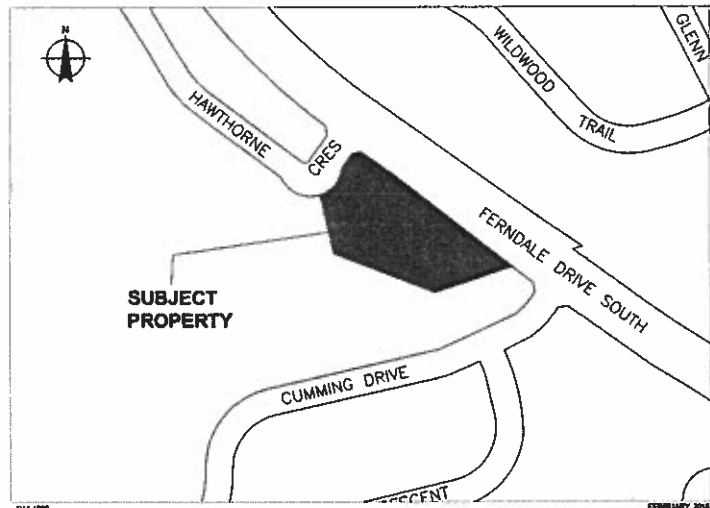
### Report Overview

5. The purpose of this report is to recommend approval of the amended application submitted by Innovative Planning Solutions (IPS), on behalf of Pinemount Developments, to rezone the lands known municipally as 400/430 Ferndale Drive & 134 Hawthorne Crescent (Ward 6). The effect of the current application would be to permit the development of a four storey building containing 65 residential units that would be subject to a number of special provisions to the Zoning By-law.
6. On February 25, 2015, Innovative Planning Solutions, on behalf of Pinemount Developments, submitted an application to rezone the lands municipally known as 400/430 Ferndale Drive and 134 Hawthorne Crescent. The proposal sought to change the zoning from Residential Medium Density RM2 (SP-82 and 191) to a Residential High Density Apartment RA1 Special Zone to permit the development of a 6 storey building containing 90 units. Following the first neighborhood meeting, the application was formally amended on September 22, 2015 to propose a Residential Medium Density Zone RM2 with special provisions that would permit a 4 storey building with 65 units. The development proposes that the units be for rental tenure as opposed to condominium.
7. The applicant has completed a number of requisite studies/reports that support the proposed change in the permitted density and subsequent zoning for the subject property and alleges conformity with Provincial Policies and the City's Official Plan. Staff have completed a comprehensive review of the applications against both municipal and provincial planning policy and are of the opinion that the application, as amended, represents good planning and can be supported. Therefore, staff are recommending approval subject to a number of revisions/special provisions.
8. Before staff had the opportunity to present its recommendation to General Committee, the application appealed the original application (being the application that sought a Residential RA1 Zone) to the Ontario Municipal Board, pursuant to section 34(11) of the Planning Act, for failing to make a decision on the application within 120 days. The hearing has been scheduled for September 28, 2016.
9. This report considers and recommends approval for the amended application for a Residential Medium Density RM2 Special Zone for a four storey residential building with a maximum of 65 dwelling units. If General Committee supports the staff recommendation and approves the amended application, it may lead to negotiations over the summer recess that could result in a settlement with the applicants and negate the need for an Ontario Municipal Board hearing. If the General Committee does not support the staff recommendation and turns down the amended application, the Ontario Municipal Board hearing will proceed and the City will have to retain an external planning consultant to defend its position.

Location

10. The subject property is located on the west side of Ferndale Drive South, at the intersection of Ferndale Drive South and Hawthorne Crescent within the Ardagh Planning Area (Ward 6). The subject application includes two vacant properties that are to merge and accommodate a single multi-unit residential building.

11. The subject property has a total lot area of approximately 0.79 ha (1.92 Acres) with 50.9m of frontage on Hawthorne Crescent and 141.1 m of frontage along Ferndale Drive South. To the east and north are street townhouse units; to the west is the Ardagh Bluff (environmentally protected lands in City ownership) and to the south is a low density residential neighborhood.



Existing Policy

12. The property is designated Residential in the City of Barrie Official Plan and is zoned Residential Multiple Dwelling Second Density RM2 (SP-82) and (SP-191) (H-12) and (H-58) in accordance with the City's Comprehensive Zoning By-law 2009-141. The Special Provisions permit the development of a walk-up apartment to a maximum height of 10 metres and 3 storeys and a maximum of 41 units. The 41 units represent a density of 53 units per hectare. The Holding provisions would be removed once the two blocks have been merged to create one parcel.

Supporting Information

13. In support of the subject application, the following reports were submitted:
- Planning Justification Report** (February 2015) by Innovative Planning Solutions (IPS) provides a review of the property characteristics and surrounding lands, description of the proposed development as well as the planning policy basis and opinion of IPS that the proposal is an appropriate form of development for an increase in density to an existing multiple unit residential property. The document also includes a summary of the other supporting documents that were submitted as part of the application. An addendum in the form of a covering letter was submitted as part of the amended application (dated August 6, 2015) which supported the current development concept.
  - Functional Servicing Report** (January 2015) by WMI Associates Limited serves to demonstrate on a preliminary basis that the proposed residential development can be accommodated by existing infrastructure (water, sanitary and stormwater) and will not have any adverse effects on the surrounding environment.
  - Environmental Impact Study** (January 2015) by Azimuth Environmental Consulting Inc. outlines the process in preparing the scoped EIS and concluded that the development of the property will have no negative impact on the natural heritage features within the area. The report also indicated that there would be no loss of connectivity as a result of the development and that adjacent lands will continue to sustain the existing natural heritage features and functions, wildlife habitat and vegetation communities.

- d) **Arborist Report** (January 2015) by Strybos Barron King Landscape Architecture identifies existing trees on site, their characteristics and areas where preservation and removal would occur should the development proceed. The primary area of retention is along the south property line adjacent to existing residential homes and Ferndale Drive South.
- e) **Traffic Impact Study** (August 2015) by JD Northcote Engineering Ltd. assessed the existing and future traffic on the adjacent roads and the traffic generated by the development and the impact of that traffic at the entrance to the property on Ferndale Drive South and onto Hawthorne Crescent. It is estimated that signals may be required by 2025 at the intersection of Ferndale Drive South and Cumming Drive. The access to Ferndale Drive South and Hawthorne Crescent will continue to operate efficiently according to the conclusions offered by the study. The study concluded that the proposed development will not cause operational issues, delays or congestion to the local roadway network.
- f) **Urban Design Brief** (February 2015) by MCL Architects describes design elements of the building, the reason for its placement on the site and its complimentary features which relate to balconies, use of varying materials and contrasting neutral colours. Conceptual rendering of the development were provided and subsequently amended with a reduction in the proposed number of units.

#### Neighborhood (Ward) Meeting

14. Two Neighborhood Meetings were held on March 24<sup>th</sup> and October 1, 2015 (see Appendixes "C" and "D"). There were approximately 100 people who attended the first meeting related to the original application for a Residential High Density RA1 (Special) Zone. A second neighbourhood meeting was held with 20 people in attendance, to discuss the amended application. The concerns raised at both Neighbourhood Meetings related to increased density, tree removal/preservation, building form, height, access to the property and overflow parking on Hawthorne Crescent, traffic generated by the development and its impact on surrounding roads, and the effect on existing property values.

#### Public Meeting

15. A statutory Public Meeting was held on October 19, 2015 to present the subject application. A number of comments and concerns were expressed at the Public Meeting including:

- **Increased Density:**

The property under the current zone permits a maximum density of 53 units per hectare (uph)(41 units). The owner has amended the plan to reduce what was originally proposed from 115 uph (90 units) to 83.4 uph (65 units). Planning staff support the increased density to 83.4 uph given the locational criteria as noted in the Official Plan section of this report.

- **Height/Building Form:**

The owner is proposing a height of four storeys (13m) where the current zone permits a maximum three storeys (10m). Planning staff are of the opinion that an increase of one storey in height is appropriate. The existing trees along the south boundary of the property adjacent to the existing residents would serve to screen the four storey portion of the building while the three storey homes to the north would have a distance separation of approximately 27 metres to the proposed four storey building.

- Traffic:

The property is located on an arterial road, being Ferndale Drive South which is intended to carry significant volumes of traffic. The residents expressed concern about congestion at the intersection of Hawthorne Crescent and Ferndale Drive South, and Cumming and Ferndale Drive South. The traffic study prepared in support of the application indicates that these intersections should continue to operate efficiently for the foreseeable future. The City's Traffic and Parking Services staff generally agree with this conclusion.

There is an existing municipal sidewalk on Ferndale Drive for pedestrian access.

- Tree Removal/Privacy:

The concept plan proposes to retain a significant mature tree stand located in the southeast corner of the property which extends in a reduced depth to the westerly property boundary. This retained vegetation will serve as a buffer adjacent to the existing homes located to the south. Additional plantings and fencing would be considered at the site plan approval stage to address any additional buffering that may be required to ensure privacy is maintained for the adjacent properties.

- Adverse Effects on Property Values:

Planning staff have no comment on the perceived implication the proposed development may have on the market value of private properties as this is not a land use planning issue.

- Overflow Parking on Hawthorne Crescent:

The development will be required to provide the requisite parking on the site to support the proposed units. Part of the parking provided will be designated to accommodate visitor parking.

#### Department & Agency Comments

16. The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the application. A number of questions were raised in their comments, which related to discrepancies in the text and mapping information provided related to the Allandale Lake Algonquin Bluffs ANSI which is not identified in the EIS, the timing of the field work undertaken and the need to provide a rationale for the removal of a portion of the ANSI feature. This information will have to be provided prior to, or during, the Ontario Municipal Board proceedings.
17. The Engineering Department is generally satisfied that the property can be provided with full municipal services through an extension of the existing infrastructure. A further detailed review of servicing of the property would occur as part of the site plan review process. A holding provision is recommended to ensure that the owner addresses matters related to the Settlement Agreement between the City of Barrie and the Ardagh West Development Corporation, the payment of any outstanding City of Barrie Act Charges, that the development can be supported by existing infrastructure and agree to pay for any upgrades that may be required as a result of the increased density.
18. Parks Planning identified a concern with the reduced size of the consolidated amenity space and the impact the expansive parking area will have on the area identified for tree preservation. In addition, the required buffer adjacent to the Environmental Protection Area located immediately to the west may be impacted as a result of tree removal required to provide parking. Planning staff are of the opinion that an amenity space that is broken into two sections, one providing a passive

area and a second providing a more active area with equipment is appropriate in this instance. A further detailed review will occur as part of a site plan application that would serve to address the removal of trees and possible in-plantings.

19. A Traffic Impact Study was not initially required as it was Engineering staffs' opinion (Roads, Parks & Fleet Department) that the traffic generated by the development would not have a significant impact on the existing road network in the area. The owner, as a result of concerns expressed at the neighborhood meeting, had a traffic report prepared and submitted for review. Traffic and Parking Services indicated that the access from the site to Ferndale Drive South was supported subject to it meeting City standards related to the final design of the access. However, Staff are not in support of the full access to Hawthorne Crescent and indicated that it should be designed to only provide an emergency access to the site. This would serve to eliminate traffic from the site impacting on the existing residents. Both Ardagh and Ferndale Roads are designated arterial roads which are designed to carry significant traffic generated by medium density residential land uses. This would be further reviewed as a part of a future site plan application.
20. Subject to final approval of the Zoning By-law amendment, the property would be subject to a site plan approval process. The site plan approval will address in greater detail matters such as traffic, parking, vehicle access and circulation, servicing, stormwater management, amenity space buffer planting adjacent to existing residential management of garbage and other matters that serve to ensure that the development meets all municipal standards and provides an appropriate interface with surrounding properties.

## ANALYSIS

### Policy Planning Framework

21. The following provides a review of the applicable provincial and municipal policies.

### Provincial Policy

#### Provincial Policy Statement (2014) (PPS) and Places to Grow (2012) (The Growth Plan)

22. The property being zoned for multiple unit/medium density development is in Planning staff's opinion, consistent with Provincial Policy Statement and conforms to Places to Grow. The proposed medium density development proposed under a Residential RM2 Special Zone will represent a form of development and tenure that is not provided in the general area, and therefore adding to the range of housing available. The proposed application, even though it is a vacant property, would still represent intensification of an existing site.

### Official Plan

23. As noted above, the subject lands are presently designated Residential within the City's Official Plan. The property is not located on an intensification corridor or within an intensification node as identified on Schedule I of the Official Plan. As such, the application has been reviewed in relation to Section 4.2.2.6 (d) of the Official Plan which addresses properties that are outside of an intensification corridor or node.
24. Section 4.2.2.6 d) states that:

*"Applications outside these areas (intensification areas) will be considered on their merits subject to the planning principles and policies of this Plan. Applications that propose higher densities than existing conditions will not be treated favorably simply because they satisfy the definition of 'intensification' and contribute towards the City achieving its intensification and density targets."*

25. The Official Plan encourages Residential intensification in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. The property is located in the City's Built-up area and would contribute to a compact urban form and efficient use of land and resources, support transit, and optimize the use of existing infrastructure and services.
26. Section 4.2.2.6 (d) of the Official Plan requires development applications that propose residential intensification outside of an Intensification Area be considered on their merits provided the proponent demonstrates that the scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighborhood; that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems; that public transit is available and accessible; and that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused. It is staff's opinion that the proponent is proposing a development that meets the locational criteria and generally has a scale and physical character that is compatible with the surrounding development given that the current zone permits a three storey building. Staff are satisfied that the one additional floor would not have a significant impact on the adjacent properties given the grade difference, the existing trees to the south, and the distance separation from the proposed building to the existing three storey development on Hawthorne Crescent.
27. Further, the subject property and permitted development meet the City's locational criteria with respect to medium density development, as the subject property is located within close proximity to two City parks (Snowshoe Park and Ardagh Bluffs) and a number of schools (Ardagh Bluff Public School, Ferndale Woods Elementary School, St. Catherine of Siena School and St. Joan of Arc Secondary School). The subject property is in close proximity to a commercial plaza for convenience shopping and to larger commercial facilities generally located at the intersection of Essa Road and Bryne Drive. The property fronts on to an arterial road (Ferndale Drive) and is in close proximity to a second arterial road (Ardagh Road) which are both designed to carry significant volumes of traffic. The property is also located on a municipal transit route that will provide service to the future residents.
28. Under the Housing Policies (Section 3.3.1(a)) is the goal "to provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents." Section 3.3.1(e) "encourages" all forms of housing required to meet the social, health and well-being requirements of current and future residents including special needs requirements." Furthermore, the Housing General Policies Section 3.3.2.1(a) states "the City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The proposal is for an additional form of housing that is not available in the immediate area and which is recognized to be in accordance with good land use planning principles." The development is proposed for rental tenure which is not available in the immediate area. Staff are satisfied the proposed special provisions under the Residential RM2 Zone generally conform to these policies of the Official Plan.
29. Section 3.3.2.1 (a), (b) and (c) of the Official Plan encourages the provision of a wide range of housing opportunities including rental housing in order to meet identified housing needs and in accordance with good land use planning principles. Residential intensification is also encouraged in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. The proposed zoning of the property would serve to address these policies.
30. Based on the provisions identified above, staff are of the opinion that the proposed zone and special provisions, if approved, are considered to be consistent and in conformity with the Official Plan.

Zoning Rationale for Special Provisions (SP)

31. As noted above, the applicant has requested a Residential Multiple Dwelling Second Density with Special Provisions (RM2-SP) zoning over the subject lands to permit the proposed development with 65 units. The property is currently zoned RM2 with a Special Provision that only permits a low rise form of development and not block/cluster town housing. A number of special provisions are requested as outlined in Appendix "B" due primarily to the requested increase in density. Each of the requested site specific zoning provisions are discussed below.

Increase in Maximum Permitted Density (5.2.5.1 c)

32. Under the proposed Residential RM2 zone, the applicant is proposing 65 units which represents a density of 83.4 units per hectare, while the zoning currently permits a maximum of 41 units or a density of 53 units per hectare. The additional units can be accommodated on the property as the required parking and the required private amenity space can be provided. Staff is of the opinion that the additional units can be supported and that they will not have a negative impact on the ability of the residential development being able to address the impact on the existing surrounding development.

Increase in Gross Floor Area (5.3.1)

33. The applicant has requested an increase in the permitted maximum gross floor area of 78 percent. The By-law permits a maximum gross floor area of 60 percent of the lot area. The increase in the density is a result of the additional residential units that are proposed. Planning staff are satisfied that the additional density can be considered minor and does not impact on the applicant's ability to meet other zoning performance standards, with the exception of the requested variances.

Secondary Means of Access (5.3.3.2 d)

34. The applicant has requested a reduced setback for a secondary means of access from 7 metres to 5 metres. This relates to the units at grade level along the Ardagh Road frontage. This reduction is a result of the building being brought forward to the street which provides a greater street presence. Staff are of the opinion that the proposed setbacks for a secondary means of access is appropriate and will maintain the intent of the Zoning By-law. Matters related to aesthetics associated with the reduced secondary means of access would be reviewed as part of a site plan application.

Increase in the Permitted Height (5.3.1)

35. The applicant has requested an increase in the permitted height of the building from 10 to 13 metres. This would permit the construction of a 4 storey building rather than a 3 storey building. Staff are satisfied that the existing trees on the property and the distance separation from existing residential development will provide an appropriate level of buffering to address any impact on adjacent properties that may be created through the additional height.

Parking Coverage (5.3.6.2 a)

36. The applicant has requested a variance in the area permitted to cover the property for the purposes of parking and driveway. The By-law permits a maximum of 35% of the lot to be used for parking and driveway purposes. The applicant is proposing 38% which is based on the current proposed concept plan. Staff are satisfied that this is a minor increase to what is permitted and that it may be reduced as a result of alteration to the concept plan when the site plan is being considered.



Consolidated Amenity Area (5.2.5.2 b))

37. A variance is requested to permit a reduction in the minimum required consolidated amenity area. The By-law requires 12m<sup>2</sup> per unit and that the amenity space be one consolidated area. The applicant is proposing an amenity area of 650m<sup>2</sup> whereas an area of 780m<sup>2</sup> is required. The proposed amenity area represents an existing tree stand that would serve as a passive area. Staff are recommending that a second smaller area be provided that would contain an active amenity area for the residents. The proposed concept plan reflects an area to the west of the building that would serve this purpose. As such, staff are in support of a variance that would not require a consolidated amenity space and that separate active and passive space could be provided. The total amenity space, both passive and active, would need to meet the minimum required amenity space of 780m<sup>2</sup> which would be based on the total number of permitted units. The proposed concept plan does provide the minimum 35% landscaped area on the property as required under By-law 2009-141.

Site Plan Control

38. Subject to Council's approval of the Zoning By-law Amendment for the subject property, the applicant would submit a site plan application which will be further reviewed by City staff and applicable outside agencies. Planning staff have suggested revisions to the concept plan that could result in a more efficient layout to the parking area and to ensure that the main, prominent entry to the building is from Ardagh Road. As such, the current proposed concept plan may undergo further revisions to incorporate some of the recommendations offered by Planning staff. In addition, details related to servicing, grading, landscape, fencing, and other similar matters would be addressed as part of a site plan application.

Affordable Housing

39. As noted in paragraph 30 above, the application is consistent with the Housing Goals and General Policies identified in Section 3.3 of the Official Plan. More specifically, the proposed development would support the Affordable Housing policies of the Official Plan through the provision of 65 additional rental units to the overall housing stock. It is not anticipated that these units will meet the definition of "affordable" as provided in the City's Official Plan and Affordable Housing Strategy.

Summary

40. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application to be appropriate and to generally conform to the relevant Provincial Policy and the City's Official Plan.
41. Staff are satisfied that the proposed development will provide for appropriate spatial separation and buffering between the existing single detached residences to the south and the street townhouse units to the north. Should the application be approved, staff are satisfied that the detailed design elements can be adequately addressed through a subsequent site plan application.

**ENVIRONMENTAL MATTERS**

42. The environmental issues related to the subject property have been identified by the NVCA. When reviewing the Environmental Impact Study report prepared by Azimuth Environmental Consulting Inc. Outstanding matters would have to be addressed to the satisfaction of the NVCA prior to or in conjunction with the Ontario Municipal Board proceedings and/or at the site plan approval stage.

## ALTERNATIVES

43. There one alternative available for consideration by General Committee:

### Alternative #1

General Committee could refuse the proposed Zoning By-law Amendment application and maintain the current 'Residential Multiple Dwelling RM2(SP)' zoning on the subject property which permits a maximum 41 units.

This alternative is not recommended. The residential development is considered appropriate for the property. An appropriate buffer and distance separation can be provided adjacent to the low density development to the south and the medium density townhouse units to the north. In addition, the proposed medium density development satisfies Provincial and City policy as noted in the analysis of the report. Staff are of the opinion that a modest increase in the number of units permitted can be supported.

### Alternative #2

General Committee could approve the subject Zoning By-law Amendment application without the requested Special Provisions (SP).

This alternative is not recommended as the applicant has submitted a detailed concept plan which is generally consistent with current City standards with respect to access, servicing, stormwater management, landscaping, setbacks, building orientation/placement, parking, etc.

## FINANCIAL

44. The development, if approved, would be subject to site plan control. All costs associated with the approval and development would be the developer's responsibility. If approved, the proposed rezoning of the subject lands would permit the development of 65 residential apartment units in a 4 storey building that would be for rental tenure. The annual municipal property tax revenue is estimated to be \$75,264.00. The current municipal tax revenue for the vacant property is \$9,200.21, therefore, the estimated municipal increase would be \$66,063.00 based on the 2016 (2015) tax rates.
45. Building permit application fees as an average are estimated to be in the order of \$1,691.00 per unit which would represent a total fee for the 65 units as an average of approximately \$108,224.00.
46. The average Development Charge for one and two bedroom apartment units is \$22,275.00 for a total estimated average development charge rate of \$1,447,875.00. This rate would be adjusted for inflation each year as of January 1<sup>st</sup>. The fee is calculated and paid at the time of issuance of the building permit.
47. The Education levy is currently \$1,759.00 per unit which represents a total levy of \$114,334.00.
48. There is no parkland contribution required as there would have been a land dedication as a condition of the subdivision approval associated with the property at the time of registration.
49. The developer would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to existing municipal water and sewer mains. Costs associated with the ongoing maintenance and operational costs of the new internal infrastructure would be the responsibility of the property

management. Further, all costs associated with snow/waste removal, landscape maintenance and site lighting would be the responsibility of the developer/future property management. The City would not incur additional operating and maintenance costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets as these services are already in place. Provision for onsite waste management and participation in the City's waste rebate/recycling programme will be addressed as a component of the site plan approval. The applicant has been made aware of this requirement.

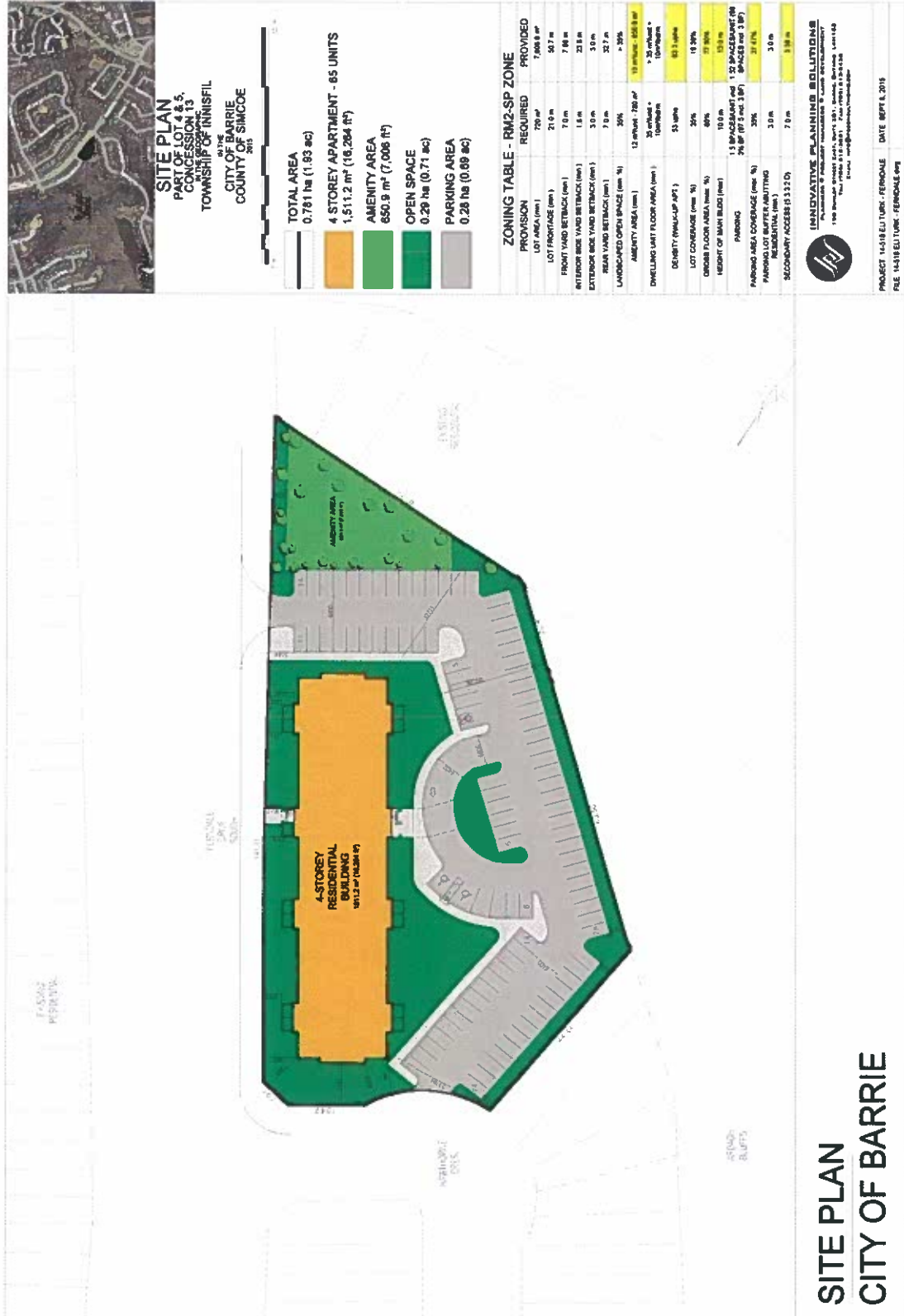
**LINKAGE TO 2014-2018 STRATEGIC PLAN**

50. The recommendations included in this Staff Report would support one of the Strategic Plan goals related to diverse and safe neighbourhoods as identified in the 2014-2018 Strategic Plan. The proposal seeks to add a built form and unit type that does not currently exist within the neighbourhood that would add diversity and choice to prospective purchasers and residents.

Attachments: Appendix "A" – Proposed Site Plan  
Appendix "B" – Proposed Special Provisions  
Appendix "C" – Neighbourhood (Ward) Meeting Notes - March 24, 2015  
Appendix "D" – Neighbourhood (Ward) Meeting Notes - October 1, 2015

APPENDIX "A"

Proposed Site Plan



APPENDIX "B"

Proposed Special Provisions

# OF UNITS	PREVIOUSLY PROPOSED – March 24, 2015		CURRENTLY PROPOSED – October 1, 2015	
	RA1-2 ZONE (90 Units)		RM2-SP (65 Units)	
PROVISION	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (min.)	1,100 m <sup>2</sup>	7,806 m <sup>2</sup>	720 m <sup>2</sup>	7,806 m <sup>2</sup>
LOT FRONTAGE (min.)	24.0 m	50.91 m	21.0 m	50.7 m
FRONT YARD SETBACK (min.)	7.0 m	7.0 m	7.0 m	7.88 m
INTERIOR SIDE YARD SETBACK (min.)	5.0 m	31.79 m	1.8 m	23.8 m
EXTERIOR SIDE YARD SETBACK (min.)	5.0 m	5.0 m	3.0 m	3.0 m
EXTERIOR SIDE YARD SETBACK SECOND STOREY BALCONIES (min.)	3.5 m	2.44 m	3.0 m	3.0 m
REAR YARD SETBACK (min.)	7.0 m	42.13 m	7.0 m	32.7 m
LANDSCAPED OPEN SPACE (min. %)	35%	42.15%	35%	> 35%
AMENITY AREA (min.)	N/A	N/A	12 m <sup>2</sup> /unit - 780 m <sup>2</sup>	10 m <sup>2</sup> /unit - 650.9 m <sup>2</sup>
DWELLING UNIT FLOOR AREA (min.)	35 m <sup>2</sup> /unit + 10m <sup>2</sup> /bdm	> 35 m <sup>2</sup> /unit + 10m <sup>2</sup> /bdm	35 m <sup>2</sup> /unit + 10m <sup>2</sup> /bdm	> 35 m <sup>2</sup> /unit + 10m <sup>2</sup> /bdm
DENSITY (WALK-UP APT.)	N/A	115.3 uph	53 uph	83.4 uph
LOT COVERAGE (max. %)	35%	19.36%	35%	19.39%
GROSS FLOOR AREA (max. %)	100%	114.05%	60%	77.50%
HEIGHT OF MAIN BLDG (max.)	15.0 m	20.0 m	10.0 m	13.0 m
PARKING	1.5 SPACES/UNIT incl. 3% BF	1.5 SPACES 135 SPACES (5 BF)	1.5 SPACES/UNIT incl. 3% BF (97.5 incl. 3 BF)	1.52 SPACES/UNIT (99 SPACES incl. 3 BF)
PARKING AREA COVERAGE (max. %)	35%	38.46%	35%	37.47%
PARKING LOT BUFFER ABUTTING RESIDENTIAL (min.)	3.0 m	3.0 m	3.0 m	3.0 m
SECONDARY ACCESS (5.3.3.2.D)	7.0 m	5.07 m	7.0 m	5.59 m

APPENDIX "C"

Neighbourhood (Ward) Meeting Notes – March 24, 2015

WARD 6 MEETING

TUESDAY, MARCH 24, 2015

PROPOSED AMENDMENT TO THE ZONING BY-LAW

D14-1585 - 400 & 430 Ferndale Drive South and 134 Hawthorne Crescent

File Manager: Andrew Hill (AH), Development Planner  
Steven Farquharson (SF), Development Planner

Councillor: Michael Prowse (MP)

Recording Secretary: Trish Kernen

Applicant: Pinemount Developments

Consultants: Greg Barker (GB), Innovative Planning Solutions

Attendance: 66 residents signed the attendance form (approximately 100 residents were in attendance).

The meeting commenced at 7:13 p.m.

Steven Farquharson welcomed everyone and explained the purpose and intent of the neighbourhood meeting and the public meeting process and noted that the public meeting is anticipated to happen sometime in the summer. Steven also advised residents of the process after the public meeting involving General Committee and Council and the appeal period.

Steven introduced the consultant for the applicant, Greg Barker of Innovative Planning Solutions. Mr. Barker provided a presentation of the proposed application to amend the Zoning By-law to permit a 6-storey apartment building on the subject property and an overview of surrounding land uses.

**Questions & Comments from the Public:**

1. Is this location suitable for this type of development? Have you included surrounding development projects when considering this development?  
GB: This application is site specific and community wide.
2. The current zoning only allows for 10m at this location. What is the Applicant proposing?  
GB: The applicant is proposing to rezone current zone to allow for an increase in height.
3. Why is this development being proposed outside an intensification area?  
GB: The planning report has justified the reason why.

4. The height when compared to surrounding homes/residences does not match.  
GB: Changes in past standards, community and area. Have tried to locate building away from residences and closer to the street (Ferndale Drive).
5. Will this apartment be rented or owner occupied?  
GB: Rental Units
6. People move into this area for certain reasons and have backed onto EP lands for 14 years. This apartment is now in our backyard and it aesthetically displeasing.  
GB: Plan to revise plan accordingly, based on comments received.
7. Resident asked for anyone to stand that is in support of proposed development. No one stood up.
8. Has a traffic study been completed?  
GB: A traffic study was not required. Application for pre-consultation was reviewed by City Departments and it was determined that a traffic study was not required.  
AH: Will correspond with Engineering regarding traffic study.
9. Residents compared this application to the development on Ardagh Road and asked the applicant if these two developments were looked at together in regards to traffic?  
AH: Ferndale is a major road and can support more traffic.
10. When would a traffic study be done? Ferndale Drive is used as a secondary route for cottage traffic. Will lights be put in at Hawthorne Crescent to help with traffic congestion?  
AH: Will look into this. Asked residents if there is a spokesperson for the group.
11. Cumming Drive is one of the few streets in Barrie that will have speed bumps to help slow down vehicles and increase safety.
12. What criteria does the City consider when changing the Zoning?  
AH: Planning makes opinion based on comments received from City departments/staff policy documents and documentation from consultants to justify the change in zoning.
13. Any consideration to the housing market?  
GB: Can't speak to value of properties. There is a demand for affordable housing and this market demand plays a role in the construction of this development.
14. What types of rentals will be in this apartment?  
GB: Not intended for low-income/affordable housing rentals. The anticipated rate per month will be between \$1300-\$1500, however everything is subject to change.
15. How many people (max) will live in this apartment building?  
GB: Approximately 300+/- if full; may vary depending on family sizes.
16. Was a rezoning submitted for the application/development on Ardagh Road? Is this the same type of building?  
AH: Yes, a rezoning was submitted. There is a 10 storey building plus a 6 storey building.

17. Is the applicant providing the required amount of parking spaces? Are there enough spaces for visitors to avoid residents of the apartment building from parking on surrounding streets (Hawthorne & Cumming)?  
GB: Applicant is providing required amount of parking spaces as per the Zoning By-law. Cannot comment on residents parking on street.
18. How will this development affect the EP lands?  
GB: A scoped environmental study was submitted with the application which was deemed warranted at the time the application was submitted.  
AH: Application and study has been circulated to the Conservation Authority and City is waiting on comments.
19. Residents asked if they may have a copy of the report.  
SF: Advised residents that the report is available at the City for public viewing, however, the City cannot provide a copy to residents, due to copyright laws. Advised the residents that Mr. Barker or the applicant may be able to provide a copy.  
GB: Will e-mail the report to anyone who would like it.
20. How can a traffic study not be completed or required when traffic impacts an environmental study? What will happen to the original/existing trees on the property?  
GB: purpose of environmental study is for the trees.
21. With the new garbage pick-up changes, what is the applicant's plan for garbage/waste storage?  
GB: Garbage/waste will be stored inside the building (internal) and will be picked up by a private company.
22. How will the noise from the garbage trucks affect residents? If the building was only three storeys, this would cut the garbage in half.
23. Concerns regarding Essa Road traffic filtering down Ferndale Drive and increasing congestion.  
GB: traffic is based on this development/area only; not based on Essa Rd.
24. Where are the entrances located to this Apartment Building?  
GB: One entrance is located on Ferndale Drive, and one entrance is located on Hawthorne Crescent.
25. What is the applicant's "fall back" plan if this application does not work or is not approved?  
GB: Will make a decision based on the comments/concerns of the residents. Not in a position to answer. Next step is to have the public meeting, however, we are trying to do our due diligence by hearing the concerns of the residents, prior to this meeting.
26. What is the impact on the surrounding schools?  
GB: School boards (catholic and public) are circulated on application and have their own planners who comment.
27. Is the target market aimed at those looking for affordable housing?  
GB: The intent is to provide more units; this is not geared towards affordable housing.



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28. How will this development impact infrastructure?  
GB: A Functional Service Report was submitted along with the application. Any upgrades that are required are at the expense of the applicant/developer.
29. There is not a suitable park within walking distance in this area. This is not Toronto and this is not helping the area/community. Was this land supposed to be a park?  
GB: Property is privately owned and therefore is not a park. It is a vacant residential lot.  
AH: Unaware of this property every being considered as a park.
30. Where is the servicing along the property?  
GB: At the road.
31. The second entrance to the apartment building is on Hawthorne Crescent. This area is already hard enough to get in/out of.
32. Are there any commercial components/aspects to this apartment building (i.e. a tuck shop)?  
GB: No commercial proposed.
33. What is the sewage capacity? Will this all flow downhill and effect residents at the bottom of Ferndale and Ardagh?  
GB: The Fluctuating Service Report will review the possibility of this; "100 year storm" and if sewer can accommodate this.
34. Was there ever a plan considered for the existing Zone (i.e. a 3 storey building)?  
GB: Yes, but this plan has since changed.
35. Concerns regarding the intensification and area. A plan is not a plan if you allow people to colour outside the lines. Applicant is maximizing profit by building outside of what is allowed.
36. Is there a plan for a fence along Cumming Drive? What is the proposed height/style of fence?  
GB: There is a 6ft fence planned. Unsure of design/style.
37. Is there any plan to plant trees/shrubs? What about mature trees?  
GB: A landscape plan is required by the City and a 3m buffer strip. The developer will follow the direction given from the City with respect to landscaping.
38. This apartment building will be a tax burden to the owner of the building. Will the surrounding residents receive a tax decrease/break because of the increase from this building?  
SF: Cannot answer.
39. "Vegetation preserved where possible" – what is the plan for the hill with the greenbelt?  
GB: Zoned residential, no protection on current properties. If property was zoned EP, applicant would not be able to touch the trees without talking to the City. Report will take into consideration existing vegetation provided to development being approved. 3m buffer strip required between property and EP lands. Trees can be removed at any time with current zoning.
40. Concerns that this drawing is not to scale.

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41. What are the consultant and applicant doing with these comments?  
GB: Comments will be summarized and brought to the developer/applicant.
42. How many units are at the Ardagh development?  
MP: 294 Units.
43. Why hasn't the developer considered continuing with townhomes on Hawthorne Crescent, rather than building an apartment building that doesn't suite the area?
44. The increase from three storeys to six storeys will negatively impact taxes and property values in the area, especially those areas in the Wildwood and Cumming Drive area where houses are prime. This size and fact that these will be rental units is a negative move. New developments in area are too much.
45. Has this developer built in the City of Barrie before?  
GB: No; only the architect designing the building is local.
46. Councillor Michael Prowse encouraged the public to e-mail him and be put on his mailing list. Councillor Prowse will connect with Planning regarding the traffic study and both applications (Ferndale & Ardagh) are on his website at [www.michaelprowse.ca](http://www.michaelprowse.ca). Councillor Prowse will also put the EIS on the website. Councillor Prowse reminded the public that this is only an application and this Ward meeting is just part of the process.
47. Are the costs for staff and these meetings offset by the costs of the application?  
MP: Yes.
48. Is this application encouraged by the City?  
MP: Single Family Dwellings are not necessarily the way of development based on what I have seen. Looking for feedback from residents.
49. This building doesn't blend in/ doesn't belong.
50. Will free space on this land be available to the public?  
GB: No. This is private property.
51. Was a shadow study conducted or is it required?  
GB: Not completed.
52. Concerns regarding the increase in noise from the garage door opening and closing and more vehicles.
53. Is the catwalk that runs from Hawthorne Crescent to Cumming Drive remaining? Will this be fenced? Is this safe for kids being so close to a parking lot?  
GB: Municipal standards will have requirements for fencing.
54. When is the construction going to begin on this building?  
GB: As soon as possible or within a year (in a hiccup free world). Cannot say when, based on this application only just being submitted.

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55. What are the lighting requirements in parking lots?  
GB: Lighting is addressed through the Site Plan Process. City has standards which the developer must follow and will be addressed to ensure lighting does not negatively affect surrounding homes/residents.
56. Concerns regarding the information provided to residents are not complete. Studies have not been submitted/completed. Residents should be shown complete plans (i.e. lighting, shadow study, etc), before the Ward Meeting.
57. Concerns that residents will not truly be heard, despite having these meetings and expressing concerns.  
GB: We are listening and taking all comments/concerns into consideration.
58. What is the process of rezoning this property to parkland?  
SF: This is not a City owned property. The City would have to purchase this property from the owner.
59. Will something be built on this property no matter what?  
GB: Yes
60. Is there an option for a second ward meeting?  
MP: The next step is the public meeting. Residents are encouraged to e-mail Councillor Prowse any comments which will be forwarded along to Planning to forward to the Applicant/Developer for a response.
61. Is the owner of the properties also the developer?  
GB: Yes
62. Will this new application for a 6 story building turn down the previous application for a 3 storey building?  
GB: No.
63. This development is not suitable for the area. Is the municipality supporting this application?  
GB: No, application was only just submitted and deemed complete by the City and the Ward meeting was booked.
64. Was air quality part of the study?  
AH: Not that I am aware of. Not been looked at in the past.
65. Have any development applications in the area been rejected?  
MP: 300 Essa Road was denied (the application was amended and subsequently approved). Would have to look at area as a whole. This application is new (of its kind)
66. Development suites the City, but not the residents.  
MP: lives in area and what suites the residents, suites him. The City says no to development applications all the time, however there is a 20 day appeal period in which applicant can appeal the decision to the Ontario Municipal Board, who can either agree with the City's decision or can approve the application, regardless of the City denying it. This is not a black and white issue.

67. There are not any 6 storey buildings in the area. Why here?

GB: Comments are all taken into consideration to create a better plan.

Steve thanked everyone for attending and reminded everyone to take a business card and complete the sign-in sheet if they would like to be notified when the public meeting is to occur.

The meeting ended at 9:00 p.m.

APPENDIX "D"

Neighbourhood (Ward) Meeting Notes – October 1, 2015

WARD 6 MEETING

THURSDAY, OCTOBER 1, 2015

PROPOSED AMENDMENT TO THE ZONING BY-LAW

400 & 430 FERNDALE DRIVE AND 134 HAWTHORNE CRESCENT

File Manager: Andrew Hill, Development Planner  
Steven Farquharson, Development Planner

Councillor: Councillor Michael Prowse

Recording Secretary: Sarah Oetinger

Applicant: Pinemount Developments

Consultants: Greg Barker, Innovative Planning Solutions

Attendance: 17 residents were in attendance

The meeting commenced at 7:03 p.m.

Steven Farquharson welcomed everyone and explained the purpose and intent of the meeting. He outlined that there are changes and this meeting is to advise the residents of those changes.

Greg Barker introduced himself and provided a presentation outlining the revisions to the development of these lands. The owner has amended the application from a high density apartment zone to a medium density apartment zone. Other changes include dropping two stories, dropping number of units to 65 and reducing the number of parking spaces.

**Public Comments/Concerns:**

1. Traffic generated by the development and its impact on surrounding roads
  - Traffic issues are huge on Ferndale and Hawthorne is already so busy.
  - Blind spot of the building is a concern.
  - Residents identified the need for traffic lights, especially on Cunningham and Hawthorne.
  - Greg noted that a Traffic Impact Study has been submitted on support of the application. The report is publicly available and City of Barrie Engineering will review.
2. Existing tree removal/preservation
  - Greg stated that they want to retain as many trees as possible.
3. Shadow Study
  - Residents identified the need for a Shadow Study as it has not been requested or completed.

4. Parking

- Residents identified the issue of parking spaces with this new development, specifically visitor parking.
- Residents expressed concern of overflow of parked cars on the side streets of Hawthorne and Cunningham.
- Greg advised that Traffic Engineering will look this issue. There are certain restrictions which City of Barrie Engineering will provide this info to us.
- Residents inquired about underground parking associated with this development. Greg advised that it is no longer the plan here.

5. Height

- Residents identified the issue of height and the relationship with property value.
- Residents commented that having a higher building will reduce their property value. It is zoned for a 3-storey walk-up when we bought it so we do not want 4 storeys.
- Residents wondered why it is even being considered. City of Barrie staff advised that the applicant has a right to submit an amended application but it does not mean we will recommend it. That is why we have ward meetings to hear your comments.

6. Timing of the development

- Steven advised Spring or Summer at the earliest if approved.
- Residents asked how fast the decision is made after the Public Meeting. Steven advised December and January will be the Staff Report.

7. Environmental

- A resident asked about the ravine near the development. Greg noted that an environmental assessment was done.
- Residents asked what the environmental assessment says. Greg outlined that it is available to the public at City Hall.
- Residents inquired as to whether environmental concerns are a consideration at the Council meeting.

8. Other public comments/concerns

- Residents inquired about the Public Meeting and if there will be an opportunity for residents to speak. Steven advised that it is the same as these neighborhood meetings but it is in front of Council. There is an opportunity to provide input and comments by mail or e-mail.
- A resident inquired about the appeal process and whether comments have to be on record in order to appeal.
- Residents inquired about Council's decision process. Councillor Prowse advised the residents of this process.
- Residents expressed concern as to whether the number of people in attendance at this meeting matter as there is only 25 residents at this meeting – is it a factor? Steven advised that we take in comments from the Public and it does not matter the number of people that are here. Weighting is done if there are more comments on one issue then we take that heavily into consideration.
- Fire regulations for a five storey building. Steven outlined that we do circulate to Fire as part of the process.

- Residents identified the issue of student population in schools and whether the school board is consulted as part of this process. Do Ferndale Woods and Ardagh have the capacity? Steven advised that they do circulate to the School Board and they provide comments. If there are issues regarding student population, we will get them.
- Resident concerns over lighting were brought up. Steven informed that a photometric analysis will be done.
- Land scene along walkway was another concern from the residents.

Councillor Prowse thanked everyone for attending the meeting and advised that residents can send comments and it will be considered as part of the process.

Meeting ended at 8:00 p.m.