



TO: GENERAL COMMITTEE

SUBJECT: APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT – 1815496 ONTARIO LIMITED – 10 AND 20 LITTLE
LAKE DRIVE (WARD 3)

PREPARED BY AND KEY CONTACT: S.FARQUHARSON, B.URPL, M.C.I.P., R.P.P
DEVELOPMENT PLANNER EXT. #4478

SUBMITTED BY: M. KALYANIWALLA, M.C.I.P., R.P.P., DIRECTOR OF PLANNING
(ACTING) 

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 

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by Duff Ryan, Ryan Company Architects Inc., on behalf of 1815496 Ontario Limited for lands known municipally as 10 and 20 Little Lake Drive (Ward 3), be approved as follows (D09-OPA027):
 - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from General Commercial and Residential Area to Residential and Environmental Protection Area; as identified in Appendix "A" of Staff Report PLN007-15.
2. That the Zoning By-law Amendment application submitted by Duff Ryan, Ryan Company Architects Inc., on behalf of 1815496 Ontario Limited., to rezone the lands known municipally as 10 Little Lake Drive (Ward 3) from General Commercial (C4) to Residential Apartment First Density-2 with Special Provision RA1-2 (SP) and Environmental Protection (EP) and 20 Little Lake Drive from Residential First Density (R1) to Residential Apartment First Density-2 with Special Provision (RA1-2 SP) and Environmental Protection (EP) be approved (D14-1547).
3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) Notwithstanding the permitted uses as outlined in Table 5.2 of Section 5.0 of the Comprehensive Zoning By-law, a Retirement Home and Senior Citizen Home shall only be permitted;
 - b) A minimum side yard setback adjoining a street be 6.6 metres, whereas 7 metres is required;
 - c) A minimum interior side yard setback of 6.0 metres to the first storey at grade level, whereas 5.0 metres is required;
 - d) A minimum interior side yard setback of 3.15 metres to all storeys above the first storey whereas 5.0 metres is required;
 - e) A minimum interior side yard setback of 2.15 metres for all balconies, whereas 5.0 metres is required;

- f) A maximum building height for the Senior Citizen's Home of 7-storeys (27 m), whereas 15 metres would be permitted;
 - g) A maximum building height for the Retirement Home of 3-storeys (16.73 m), whereas 15 metres would be permitted;
 - h) A maximum Lot Coverage of 43%, whereas 35% would be permitted; and
 - i) That a minimum reduction in the width and length of the required parking spaces be permitted to accommodate construction columns in the proposed parking structure.
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 applications submitted by Duff Ryan, Ryan Company Architects Inc., on behalf of 1815496 Ontario Limited, for lands known municipally as 10 and 20 Little Lake Road (Ward 3). The effect of the applications would be to permit the development of a 7-storey Senior Citizen Home with 120 units and a 3 storey Retirement Home with 125 units for a total of 245 units. The proposed uses would also include ancillary commercial/institutional uses such as on-site nurses and medical area, personal service store and restaurant. These uses would not be open to the public and would be solely for the use of the residents within the development.
6. The applicant has completed an engineering and environmental review of the lands to determine the developable limits of the site. Approximately 1.3ha of land outside the developable area is to be designated Environmental Protection, which would be conveyed to the City and incorporated into the Little Lake Management 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 represents good planning. Therefore staff are recommending approval.

Application History

7. The original applications submitted proposed to redesignate and rezone the subject properties from Residential and General Commercial to General Commercial and Environmental Protection are with site specific provisions to permit the development of a senior citizens home and a retirement home.
8. Following a detailed review and consideration of the nature of the proposed uses, staff and the applicant have agreed that the most appropriate Official Plan designation would be Residential and the appropriate zone be RA1-2 with special provisions. As such, the applications have been amended accordingly. There is no change to the redesignation and rezoning of the lands outside of the developable limits from the proposed Environmental Protection. Planning staff have determined that the overall concept of the development has not changed from the Public Meeting and therefore do not recommend an additional Public Meeting. The Staff Report has been prepared based on the revisions to the applications as outlined above.

Location

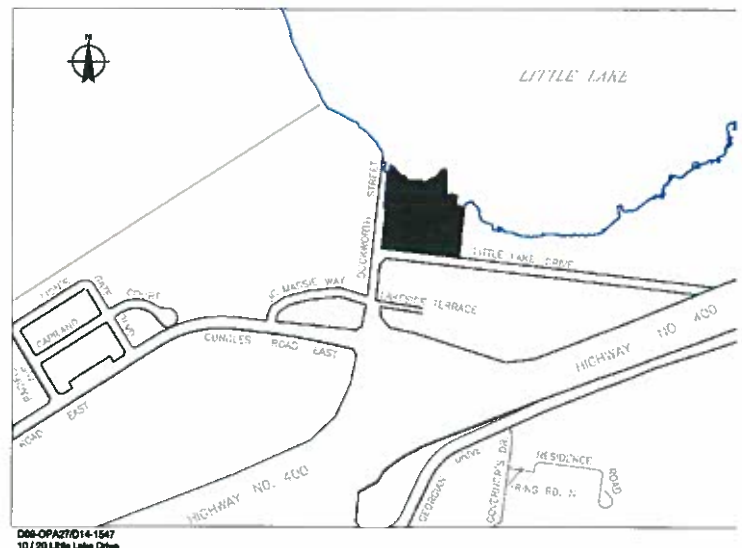
9. The subject property is located on the north side of Little Lake Drive, east of Duckworth Street, within the Georgian Drive Planning Area (Ward 3). The subject property is known municipally as 10 and 20 Little Lake Drive and has a total lot area of approximately 2.7 ha with 32.4 m of frontage on Duckworth Street. The area is characterized as an established residential area, with commercial uses to the south including a 4 storey medical office building, which is under consideration and plans for an 7 storey Senior Citizen Home and a 5 storey Retirement Home. Single detached residential dwellings abut the subject lands to the immediate east and a large Environmental Protection area to the west.
10. The existing land uses surrounding the subject property are as follows:

North: Little Lake and portions of land to be redesignated and rezoned to Environmental Protection (EP) and conveyed to the City of Barrie.

South: Single detached residential dwelling zoned Residential Dwelling First Density (R1) and under construction Medical Office, zoned C4(SP-472) and

East: Single detached residential dwelling zoned Residential Dwelling First Density (R1)

West: Environmental Protection (EP).



Existing Policy

11. The property is designated General Commercial and Residential within the City of Barrie Official Plan and is zoned General Commercial (C4) and Residential First Density (R1) in accordance with the City's Comprehensive Zoning By-law 2009-141.

Supporting Information

12. In support of the subject application, the following reports were submitted:
 - a) **Planning Justification Report** (February 2013) provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of Jones Consulting Group Ltd. that the proposal is an appropriate form of development and location for residential intensification.
 - b) **Environmental Impact Study (EIS)** (December 2012) considers the proposed development in relation to natural features that have been identified within the property limits and on adjacent lands and presents an assessment of the potential environmental impacts associated with the proposed development. The EIS concludes that the proposed development can be achieved with no direct, indirect or cumulative impacts to the environmental features identified in the area. Wildlife in the area will continue to utilize the natural habitat found on the adjacent lands and the Little Lake Provincially Significant Wetland would not be affected by the proposed development. In the opinion of

Azimuth Environmental, the proposed Amendments are considered to be compliant with the PPS and the Ontario Endangered Species Act.

- c) **Traffic Impact Study** (November 11, 2013) addresses the potential transportation impacts of the proposed development on the local road network and concludes that no improvements would be required to accommodate the anticipated increase in traffic generated by the proposed development. This study took into consideration the traffic that would be generated from the commercial uses on the south side of Little Lake Drive.
- d) **Functional Servicing Report** (April 2009, revised August 2014) provides that the subject lands will have frontage on Duckworth Street and access on Little Lake Drive for the purpose of this development and that the proposed development can be adequately serviced with respect to sanitary, storm and watermain services through connections to the existing services, which may need to be upgraded on Little Lake Drive. It is the opinion of Pearson Engineering Ltd that the stormwater management can be addressed on site in accordance with MOE guidelines for quality control and on-site ponding will match pre-development release rates for both quality and quantity control measures. The development is also proposing if needed a grassed swale which can be incorporated into the design to enhance the quality and quantity control.
- e) **Preliminary Geotechnical Investigation** (November 9, 2012) provides the results of a preliminary investigation of the subsurface soil and groundwater conditions of the site to assist in the design of the foundations, driveways and parking areas proposed and provides recommendations for the proposed development.
- f) **Stage 1 Archaeological Assessment** (August 23, 2012) describes the results of the 2011 Stage 1 Archaeological Assessment of the subject lands and concludes that as a result of the physical assessment of the study area, and its location on the shoreline of Little Lake there is a high potential for archaeological resources. Therefore, prior to any site works being completed the applicant will be required to complete to the satisfaction of the Ministry of Tourism, Culture and Sport a Phase 2 Assessment.

Public Open House

13. Prior to the statutory Public Meeting required by the Planning Act, a Public Open House, hosted by the applicant's Planning Consultant, Jones Consulting Group Ltd., was held on April 21, 2011 at the Barrie Country Club to present the proposed development to the local residents. There were approximately 34 people who attended the Open House in addition to the applicants, their consultants, the Ward Councillor and Planning staff. The intent of the Open House was to engage the area residents to hear what their expectations were of the site and the area.
14. On December 9, 2011, the applicant held a second Public Open House to provide the public an opportunity to view three different concepts based on the information gathered at the first open house. In preparing the concepts, matters considered included; preservation of views and access to Little Lake; the built form; and traffic.

Public Meeting

15. A Public Meeting was held on April 22, 2013 to discuss the subject applications. A number of comments and concerns were expressed at the public meeting including;
 - Traffic
 - Flooding/ Stormwater Management
 - Shadowing impacts.

16. The majority of the comments made at the meeting were actually directed to an adjacent development at 13 Little Lake Drive which is currently under construction. The majority of the issues raised regarding the subject application will be addressed as part of the Site Plan process
17. It is acknowledged that some time has passed since the open houses and the timing of this recommendation, however NVCA and City staff have been working with the applicant to ensure that the information provided was sufficient to provide an appropriate recommendation.

Department & Agency Comments

18. The Nottawasaga Valley Conservation Authority (NVCA) provided initial comments indicating that the proposed development fronts onto Little Lake, which is partially mapped as a generic regulation wetland. The site contains fish habitat, and is contiguous to Provincially Significant Wetland and County of Simcoe Greenland. The PPS states that development and site alteration in or adjacent to natural heritage features is not permitted unless it has been demonstrated that there would be no negative impacts on the natural features or on their ecological functions. To support the proposed development the applicant completed to the satisfaction of the NVCA an Environmental Impact Study, Geotechnical Investigation and Functional Services Report, which established a developable limit of the site. Those areas outside of the developable limits are proposed to be redesignated and rezoned to Environmental Protection (EP) and be dedicated to the City. These areas would provide an opportunity for mitigation and naturalizing the shoreline along Little Lake.
19. NVCA further commented that the practice of a cut and fill component within the floodplain to facilitate development is an uncommon practice in the NVCA watershed, and that further consultation should occur prior to the cut and fill limits being established.
20. As a result of the above comments, the application has been revised resulting in the development limits of the site being shifted south in order to ensure the 'no negative' impacts on the significant wetland. A copy of the revised concept plan has been attached as Appendix 'A' to this report. The NVCA are satisfied with the revised concept plan subject to any detailed revisions at the site plan approval stage
21. The NVCA have also reviewed the stormwater management of the site and concluded that the majority of the development would drain to the proposed Stormwater Management pond (SWM) located in the south west corner of the site. The parking area on the east side of the site would drain north to an Oil Grit Separator and discharge without quantity control to Little Lake. However, the majority of the site would drain to the SWM Pond where it would be over-treated to compensate for the portion of the site not receiving treatment.
22. The NVCA and the Engineering Department are satisfied with the Stormwater Report submitted by the applicant subject to the provision of a 6.0 metre easement in favor of the City of Barrie located beyond the Regional Storm Floodplain, for erosion control.
23. Transportation Planning indicated that they are not in support of a vehicular access connection off of the un-urbanized portion of Duckworth Street for anything other than active transportation, therefore access must be from Little Lake Drive. The Applicant has incorporated this into their plans. Given the approved development at 13 Little Lake Drive, the applicant submitted an updated Traffic Impact Study that incorporates the development and concluded that the traffic generated from that development would be not be significant.
24. The Engineering Department have commented that the lands outside of the developable limits are to be conveyed to the City of Barrie at the time of site plan registration. Parks Planning have commented that these lands would be developed into a municipal parkette. The proposed

parkette would form part of the Little Lake Management Plan, which identifies this property to be restored to a natural condition, including but not limited to boundary delineation, a public parking lot, and launch facility for non-motorized recreation watercraft. Parks Planning has also commented that the cash-in-lieu that is expected to be generated from this development could be put towards providing additional features to the site such as site furnishings etc. To ensure that the pedestrian connection does not impact the proposed development, the public access would be revised to extend off of the existing Duckworth St. right of way.

25. If the application is approved, the owner would be required to submit a detailed engineering submission that addresses traffic, parking, vehicle access and circulation, servicing, drainage, and stormwater management at the Site Plan Control stage. In addition, Engineering commented on the requirement for the owner to pay their portion of the cost associated with the benefit of looping the watermain on Little Lake Drive under to the existing watermain on Georgian Drive.

ANALYSIS

Policy Planning Framework

26. The following provides a review of the applicable Provincial policies, as well as the City of Barrie's Official Plan.

Provincial Policy

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

27. Staff have review the Provincial Policy Statement and the Provincial Growth Plan and are satisfied that the proposed application meets the intent of the policies found in both documents. The proposed application represents an appropriate mix of residential and employment uses and makes efficient use of land and infrastructure. In accordance with the Growth Plan requirements to accommodate 40% of new growth within the "built boundary" of the City, the proposed application represents intensification of the existing site. The application also serves to protect the areas natural heritage feature and provide housing for seniors.

Official Plan

28. As noted above, the subject lands are presently designated General Commercial and Residential Area within the City's Official Plan. The applicant is proposing to redesignate and rezone the lands to Residential, while those lands outside of the developable limits are proposed to be Environmental Protection which are intended primarily for preservation and conservation in their natural state.
29. Retirement Homes and Senior Citizen Homes are permitted in both the Residential and Institutional designation. The Retirement Home has full time medical staff on site and a common area where meals are provided and is more commonly characterized as an institutional use, whereas the Senior Citizen Home is fully independent units with no assisted living and would be characterized as a residential use. Staff are of the opinion that, although the Retirement Home is generally considered an institutional use, the majority of the development would more appropriately be designated Residential.
30. 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 proposed development would also contribute to a more compact urban form and efficient use land and resources, support transit, and optimize the use of existing infrastructure and services.

31. The proposed development would result in a density of approximately 86 units per net hectare. The 125 retirement home units are not considered a residential unit as they are not self-contained units with cooking facilities. As such, they are not calculated in the overall density.
32. Section 4.2.2.6 (d) of the Plans requires development applications that propose residential intensification outside of the Intensification Areas will 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 neighbourhood; 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.
33. In staff's opinion, the proposed development would meet the City's locational criteria with respect to high density development as the subject property is located within walking distance to City parks (Little Lake Park South and Little Lake Park South East) and four schools (St. Joseph's Catholic High School, Ecole Frere Andre, Monsignor Clair School and Georgian College). The subject property is also located in close proximity to many commercial facilities including on the south side of Little Lake which is currently under construction and the large scale commercial plaza currently being reviewed through Site Plan Control process at Cundles Road East and Duckworth Street. The development is also located in close proximity to Highway 400 and two arterial roadways (Cundles Road East and Duckworth Street) whereby transit services are available.
34. Section 3.5, Natural Heritage, Natural Hazards and Resources, discusses the importance of identifying, protecting and enhancing natural heritage features and areas and their connecting linkages. The applicant submitted a scoped EIS as required by the Official Plan, which has been reviewed in detail by staff and the NVCA. Staff is comfortable that the developable limits for both the Residential and Environmental Protections areas meet the objectives of the EIS, the Natural Heritage Resource policies of the Official Plan and the overall objectives of the NVCA.
35. 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) is to "encourage 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 Zoning By-law will be amended to allow for innovative housing where it is recognized to be in accordance with good land use planning principles." Staff is satisfied the proposal conforms to Section 3.3.1 in providing a range of housing types and tenure.
36. Section 3.3.2.1 (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 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 development, if approved, would serve to address the policies.
37. Section 6.6 of the Official Plan outlines policies for Tall Buildings and Height Control. These policies are applicable to any proposed building above 3-storeys in height across the entire City. The general design policies of this section require that innovative architectural design be encouraged to reduce the visual and physical impact of height on the adjacent pedestrian realm and where possible, parking, site servicing, loading areas and building utilities should be located towards the rear of buildings with appropriate screening. The policies further state that the use of underground parking is strongly encouraged and tall buildings are to be held to a high standard of

design excellence by using quality urban design, architectural treatments and building materials in order to promote a visually interesting skyline. The design of the buildings would be reviewed in greater detail at the Site Plan stage.

38. Due to the adjacent lands being low density residential and the proposed Environment Protection area to be conveyed to the City of Barrie, the applicant would be required, (if approved) submit at site plan control a Shadow Study for the proposed 7 storey Senior Citizen Home and 3 Storey Retirement Home.
39. The Tall Buildings Policies further state that buildings will be designed to best mitigate the shadows on public parks and open spaces, private amenity areas and surrounding streets throughout the day and buildings will make use of setbacks, stepping provisions and other such design measures in order to reduce shadow impacts to the maximum extent possible. Tall buildings are also to incorporate building articulations, massing and materials that respect the pedestrian scale and create interest. In staff's opinion, the proposed development is consistent with the Tall Building Policies identified above and further design elements would be refined through a subsequent Site Plan Approval.
40. The existing site could be considered a "brownfield" development, in that the area has been previously developed and may be contaminated, by the existing trailer park use. Section 3.8.2.3 (a) of the Official Plan outlines when a change to a more sensitive land use is proposed (such as residential or environmental protection), and either the previous or current land use has the potential to have caused environmental contamination the applicant would be required to provide a site risk assessment and/or remediation completed to the satisfaction of the Ministry of Environment. Secondly, the applicant would also be required to provide a Record of Site Condition, prior to final approval of the development. As the applicant is proposing to dedicate lands to the City, subsection (c) would apply to ensure that prior to any transfer of land that there are no environmental concerns and that the lands have been satisfactory remediated. If the application is approved, the applicant would be required to satisfy these requirements prior to the registration of a Site Plan Agreement.
41. Based on the provisions identified above, staff are of the opinion that the proposed development, if approved, is considered to be consistent and in conformity with the Official Plan.

Zoning Rationale for Special Provisions (SP)

42. As noted above, the applicant has requested a Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2) zoning over the subject lands to permit the proposed development of a Retirement Home and Senior Citizen Home. In accordance with Table 5.2 of the Zoning By-law, the Retirement Home and Senior Citizen Home are classified as institutional uses, therefore the institutional standards would apply. To accommodate the proposed development, the applicant is requesting special provision as outlined in Appendix "D". Each of the requested site specific zoning provisions are discussed in detail below.

Side Yard Setback

43. The applicant has requested a site specific zoning provision for a side yard setback abutting a street. While the main vehicular access to the development is from Little Lake Drive, the frontage calculated off of Duckworth Drive. The applicant is proposing a 6.6 metre setback, where the By-law requires a 7.0 metre setback. This proposed special provision would only apply to the Senior Citizen Home, which would provide a strong street presence as supported through the Urban Design Standards. Planning staff do not have an objection to the proposed 0.4 metre reduction in the side yard setback.

Side Yard Setback (Little Lake)

44. As referenced in paragraph #22, a 6.0 metre easement adjacent to the building is required for maintenance for erosion control. This has resulted in the applicant proposing an additional building setback, which is above and beyond the requirements of the Zoning Bylaw. Staff are amendable to this given the unique circumstance of the site and the proposed development. In order to ensure the easement in favour of the City is maintained the minimum interior side yard setback from the developable limits is 6.0 metres to the first storey at grade level. While the Zoning By-law requires 5.0 metres, the proposed 6.0 metres would ensure that the proposed building is setback sufficiently from the developable limits. The remaining storeys would be located 3.15 metres from the interior lot line, with the proposed balconies being 2.15 metres. The proposed second storey is 4.5 metres from grade which is not anticipated to impact access the easement. Therefore, staff have no objections to the requested variances to the interior side yard setbacks along Little Lake.

Lot Coverage

45. In accordance with the institutional provisions the applicant is requesting an increase in the lot coverage to 43% from the maximum 35%. Due to site constraints such as grading and the reduction in the total developable area due to the development being adjacent to Little Lake, an increase of 8% of the lot coverage can be supported. The applicant is proposing to exceed the minimum requirement of the Zoning By-law for landscaping of 35% and provide 40% landscaped area.

Height

46. Planning staff have reviewed the proposed site specific for height for both buildings and conclude that the proposed Senior Citizen Home height of 27 metres (7 storeys) and Retirement Home 16.7 metres (3 storeys) would be in keeping with the character of the area. The lands to the south (13, 35 and 57 Little Lake Drive) having buildings with similar uses with heights of 5 and 8 storeys. The proposed site layout has taken into consideration the existing low density dwellings in positioning the Retirement Home to the east side of the lot in order to provide a transition to the existing R1 lots. It should be noted that the Zoning By-law allows for a maximum height of 10.0 metres which translates into a 3 storey dwelling. The proposed RA1-2 zone standard in the Zoning By-law, mirrors the Institutional zone for limiting the height to 15 metres. Staff support the proposed increase in height as it would encourage the site to be developed in an efficient compact form, which conforms to the Official Plan and Provincial policies.

Underground Parking Columns

47. The applicant is proposing to limit the amount of surface parking and incorporate 136 underground parking spaces, which is exceeding the By-law requirements of 92 spaces. Section 4.6.2.6 of the Zoning By-law requires parking spaces to have a minimum width of 2.7 metres and minimum length of 5.5 metres. The applicant is proposing minor encroachments into the parking spaces adjacent to the columns. The applicant has requested a special provision to allow for the underground parking structure columns to be located within the required size of the parking space. Planning staff have reviewed the proposed underground parking layout and do not foresee any issues with allowing the columns to encroach into the parking spaces.

Site Plan Control

If Council approves the rezoning, the proposed development would be subject to Site Plan control.

Summary

48. Staff have reviewed the comments received and considered the proposed Official Plan and Zoning By-law Amendment applications to be appropriate and conform with the relevant Provincial Policy and the City's Official Plan.
49. Staff are satisfied that the proposed development would provide for appropriate spatial separation from the existing single detached residences to the east and south. Should the application be approved, staff are satisfied that the detailed design elements could be adequately addressed through a subsequent Site Plan application.

ENVIRONMENTAL MATTERS

50. The environmentally sensitive lands associated with the adjacent provincially significant wetland and Little Lake have been adequately reviewed through the submission of an EIS, and the lands outside of the developable limits will be required to be conveyed to the City for Environmental Protection at the time of Site Plan approval in order to help ensure the protection of the adjacent wetland and Little Lake for feature in perpetuity.

ALTERNATIVES

51. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could refuse the proposed Official Plan and Zoning By-law Amendment applications and maintain the current 'General Commercial' and 'Residential' designation and zoning on the subject property.

This alternative is not recommended as the subject property is ideally suited for Residential uses and does not support the policies of the Official Plan, with the redesignation and rezoning of undevelopable area to Environmental Protection.

Alternative #2

General Committee could alter the proposed recommendation by recommending different setback standards or not permitting either the senior citizens' home or retirement home.

This alternative is not recommended as the preliminary Conceptual Plan provided mixed commercial and special residential housing design in keeping with the City's Official Plan.

FINANCIAL

52. The proposed Official Plan Amendment and Rezoning of the subject lands would permit the development of 245 residential units. Based on a total GFA of 25,283 square metres, the annual municipal property tax revenue is estimated to be \$521,526.00. The current municipal tax revenue for the property is \$19,535, therefore the estimated municipal increase would be \$501,199.10 based on the 2014 tax rates.
53. Building permit application fees are estimated to be in the range of \$536,212.00 to \$641,212.00 depending on occupancy, which would be reviewed at the time of building permit. The anticipated development charges revenue is estimated to be \$3,823,906.08 based on current rates at the time of writing this report. Development Charges credits may be eligible for this site.

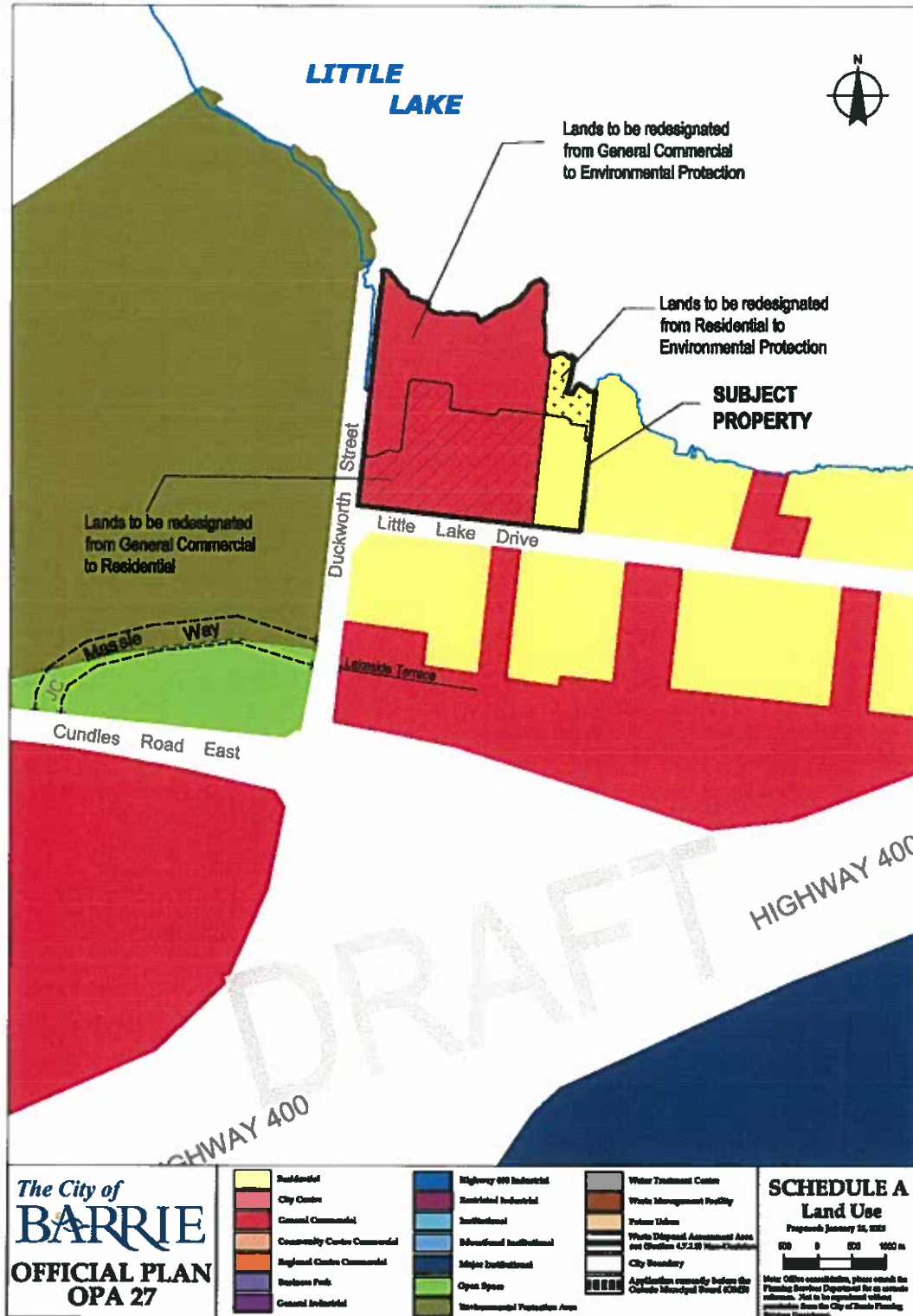
54. The properties, when developed, would be subject to site plan control. All costs associated with the approval and development of the site would be the owner's responsibility. The developer would be responsible for all capital costs for the new infrastructure required within the development limits and the frontage costs associated with the municipal water and sewer main installations. Costs associated with the ongoing maintenance and operational costs of the new internal infrastructure would be the responsibility of the developer. Further, all costs associated with snow/waste removal, landscape maintenance and site lighting would be the responsibility of the developer. The City would 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.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

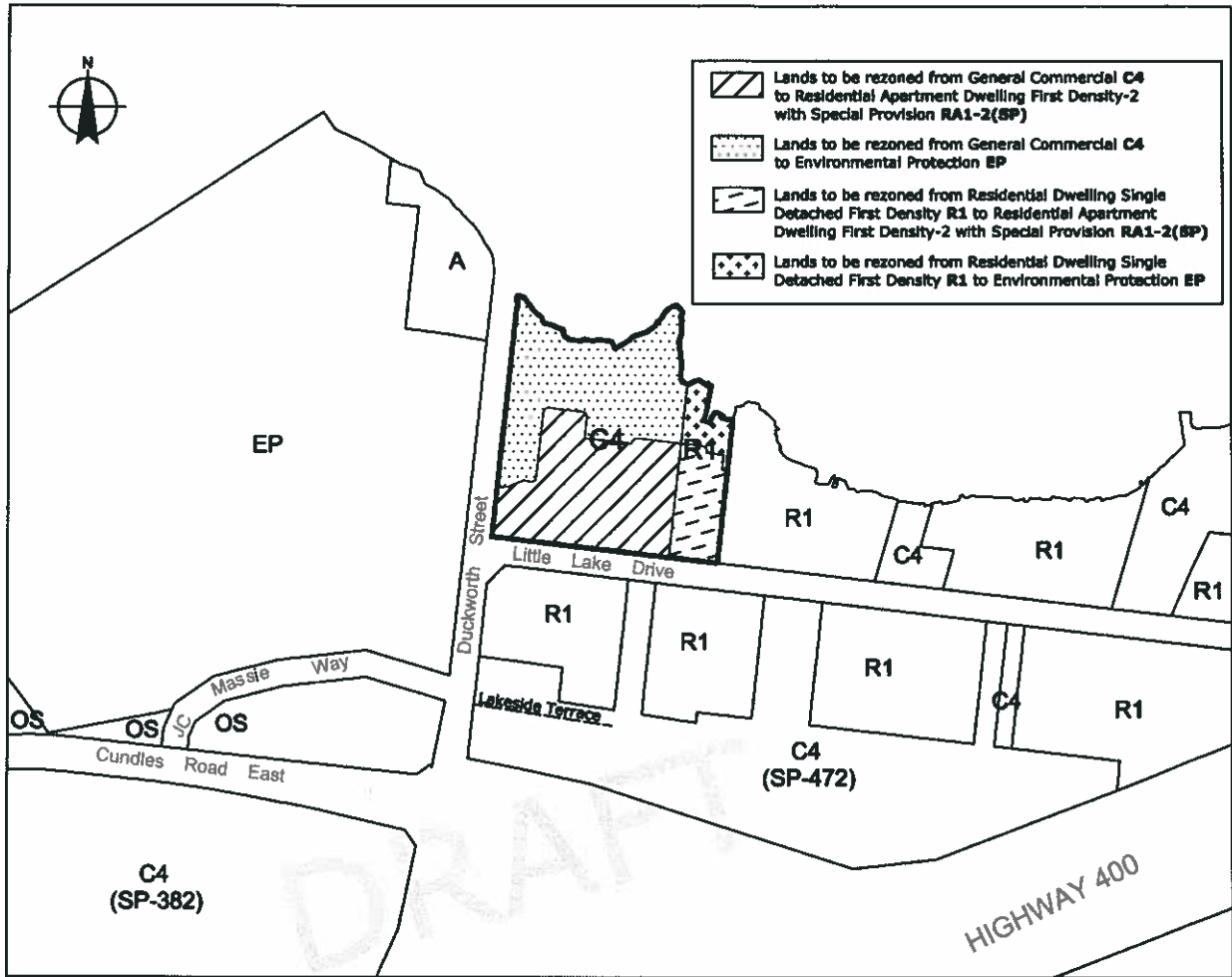
55. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
- Manage Growth and Protect the Environment - the recommended action will maintain the City's position of encouraging intensification in appropriate areas and in accordance with existing policy as well as acquiring the environmentally sensitive lands along the shoreline of Little Lake to help ensure protection of sensitive features.
 - Strengthen Barrie's Financial Condition – the development would increase the City's tax base and result in additional revenues generated through increased taxes, payment of development charges and issuance of building permits.

Attachments: Appendix "A" – Proposed Amendments to Official Plan Schedule A
Appendix "B" – Proposed Zoning By-law Amendments
Appendix "C" – Proposed Site Plan
Appendix "D" – Proposed Special Provisions

APPENDIX "A"
Proposed Amendments to Official Plan Schedule A



APPENDIX "B"
Proposed Zoning By-law Amendments



D14-1547/ D09-OPA27
10/20 Little Lake Drive

APPENDIX "D"
Proposed Special Provisions

Standard	Required	Special Provision Proposed
Minimum side yard adjoining a street	7 metres	6.6 metres
Maximum Lot Coverage	35%	43%
Maximum Height		
Retirement Home	15 metres	16.7 metres
Senior Citizen Home	15 metres	27 metres
Maximum coverage of parking spaces including aisles.	35%	40%
Minimum side yard setback to all storey's above first floor	5.0 metres	3.15 metres
Minimum side yard setback to first storey at grade level	5.0 metres	6.0 metres
Minimum side yard setback for all balconies	5.0 metres	2.15 metres
Retirement Home Use	Permitted	Only Permitted Use
Senior Citizen Home Use	Permitted	Only Permitted Use
Size of Parking Spaces	2.7 metres x 5.5 metres	Permit construction columns to encroach into required minimum width and length