



Bill No. 075

**BY-LAW NUMBER 2012-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. #11)**

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

**AND WHEREAS**, by Motion 12-G-053 the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

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

1. **THAT** Amendment No. 11 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 30<sup>th</sup> day of April, 2012.

**READ** a third time and finally passed this 30<sup>th</sup> day of April, 2012.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – J.R. LEHMAN**

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**CITY CLERK – DAWN A. MCALPINE**

**AMENDMENT NO. 11**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

OFFICIAL PLAN

FOR THE

CITY OF BARRIE

Amendment No. 11

Amendment No. 11 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the \_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2012-\_\_\_ in accordance with the provisions of the Planning Act, on the \_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mayor

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

Bill No. \_\_\_\_\_

BY-LAW NUMBER 2012-

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 11).

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

AND WHEREAS, by Resolution 12-G-\_\_\_\_, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

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

1. Amendment No. 11 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2012.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2012.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This Amendment No. 11 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 11 to the City of Barrie Official Plan.

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Date

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City Clerk

**AMENDMENT NO. 11**

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**AMENDMENT NO. 11  
TO THE CITY OF BARRIE  
OFFICIAL PLAN**

**INTRODUCTION**

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

**PART B - THE AMENDMENT**, consisting of the following text and map constitutes Amendment No. 11 to the City of Barrie Official Plan (former Town of Innsifil).

**PART C - THE APPENDIX**, also attached does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, Council Resolution, Conceptual Plan and draft Plan of Subdivision associated with this amendment.

## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of this Amendment is to amend Schedule A – Land Use of the City of Barrie Official Plan by redesignating lands from Residential to General Commercial in addition to amending Schedule C – Defined Policy Area by designating lands as Defined Policy Area V and adding related wording in Section 4.8 to recognize a Senior Citizens Home and a Retirement Home as permitted uses.

### **LOCATION**

The Amendment applies to lands located on the south side of Little Lake Drive and on the east side of Duckworth Street north of Highway 400 within the Little Lake Planning Area and known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street. The lands are described as Part of Lot 5, Concession 1 W.P.R., in the Geographical Township of Vespra, now in the City of Barrie.

### **BASIS**

The Amendment applies to a 4.33 hectare site that is proposed for a mixed use complex geared to creating a Seniors community. The development will consist of a Medical Centre / Office building, a Senior Citizen Home and a Retirement Home. The site will be divided into 3 separate properties by means of a related Plan of Subdivision Application. Tenure is proposed as condominium ownership and there is a related Application for Condominium Exemption. The development is proposed on full municipal services with access onto Duckworth Street.

The Medical Centre / Office building on Block A is proposed to be 4 storeys in height with a ground floor area of 812 square metres and a gross floor area of 3,248 square metres floor area. The building is geared to offering services for seniors including a pharmacy, physiotherapist, a chiropractor and other potential occupants. This will be part of phase 1 of the overall project. The senior citizens home on Block B will consist of approximately 350 condominium units and will range in height from 4 storeys adjacent to the existing residential and up to 8 storeys closer to Highway 400 and is phase 2 of the overall project. The ground floor area proposed is 5,662 square metres with a gross floor area of 40,122 square metres. The retirement home on Block C consists of approximately 160 suites to be built in two phases and accommodated in a building 5 storeys in height. There are also lands for stormwater management, roads, open space, trails and amenity areas. The retirement home will also be part of phase 1 of the overall project.

In support of the Official Plan Amendment, the following studies and reports were submitted:

- a) **Planning Justification Report by The Jones Consulting Group Ltd.** (September 2011) – provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of the Planning Consultant in support of the applications being approved.
- b) **Functional Servicing Report by The Jones Consulting Group Ltd.** (September 2011) – indicates the proposed development can be adequately serviced with respect to transportation, water distribution system, sanitary, storm drainage and secondary utilities.
- c) **Traffic Impact and Parking Justification Study by Cole Engineering** (August 2011) – indicates that the proposed development will have negligible impact on the adjacent road system and indicates there is adequate parking provided.

- d) **Tree Preservation Study by Greenlands Consulting** (October 21, 2011) – indicates strategy for tree preservation and associated new tree planting and other landscaping.
- e) **Preliminary Geotechnical Investigation by Geospec Engineering** (May 13, 2011) – indicates the control of groundwater will be a construction consideration in site development. It also contains recommendations on construction techniques and recommends that mass grading occur during summer months. It also indicates recommendations on foundations.
- f) **Preliminary Environmental Noise Report by Jade Acoustics** (August 31, 2011) - recommends residential units exposed to Highway 400 need central air conditioning and need for noise rated material for exterior walls and windows. Also recommends a warning clause related to existing and future noise from commercial and institutional uses. These recommendations are included in the implementing Draft Plan Approval Conditions or Site Plan Approval as applicable.
- g) **Archaeology 2011 Stage 1-2 Archaeological Assessment by Amick Consultants Limited** (April 18, 2011) – indicate no pre European and European period archaeological resources found on site.
- h) **Environmental Impact Study by Michalski Neilsen Associates Limited** (August 2011) – Consultants conducted a three season survey in Spring, Summer and Fall. The vegetation on the site is described as a former plantation that has evolved into mixed forest that is in poor condition. Also identified were 12 butternut trees on site which are a Species at Risk under the Endangered Species Act and are protected from removal. 11 of the trees are described as dead or in an advance stage of dying. The one remaining butternut tree is described as retainable. This tree however is located where the Senior Citizen Housing building is proposed. The Applicant is engaged in discussions with the Ministry of Natural Resources as to alternatives relating to the removal of the tree. The Study also provides recommends conditions for the construction activity and stormwater management. These recommendations are included in the in the implementing Draft Plan Approval Conditions or Site Plan Approval as applicable.
- i) **Butternut Tree Assessment and Replacement Planting Plan by Peter W. Gill, Landscape Consultant (January 12, 2012)** – indicates of the butternut trees on site, only one is “retainable and the others have succumbed to Butternut Canker. This tree is in the building envelope and will need to be removed. To do so a Permit from MNR is required under the Endangered Species Act. It is indicated that it is required that “five replacement seedling trees on this or a similar site within the same site region” be planted. In this regard, a Butternut Planting Plan has been drafted for review by MNR staff.

There are two Official Plan designations affecting the subject property as shown on Schedule A of the City's Official Plan. A small portion of the lands adjoining Little Lake Road is designated as Residential while the majority of the property is designated as General Commercial.

The majority of the subject lands were originally designated General Commercial in the City's 1985 Official Plan while the balance of the lands were designated as Residential also in the 1985 Official Plan. Similarly the lands been correspondingly zoned Commercial General C4 Zone and Residential R1 Zone by the 1985 Zoning By-law.

Schedule H, Natural Heritage Resources, of the Official Plan shows that the parcel has natural heritage features. The natural heritage features on site are reviewed in the comments respecting the Environmental Impact Study submitted with the Applications.

The Medical Centre / Office portion of the proposed development would conform with the existing General Commercial designation for the lands. The Senior Citizen Home and Retirement Home would conform to the Residential designation but are proposed to be located on the General Commercial designated portion

of the lands thus requiring the General Commercial Special Policy. As housekeeping, the small portion of the lands designated Residential are proposed to be also redesignated General Commercial Special Provision to have the entire lands with the same Official Plan designation. Part of the adjacent former MTO land which had no designation is also being designated to General Commercial Special Policy Area.

Under the Official Plan 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, 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 and commercial uses where it is recognized to be in accordance with good land use planning principles.” The proposal will satisfy these goals and policies of the Official Plan related to Housing.

The proposed development is intended to create a campus like setting for seniors and will offer the many services that are lacking in the City, such as independent condo living, access to doctors and other professional services, assisted living, and long term memory care for those that require this service. These various types of housing conform to Section 3.3.1 in providing a range of housing types and tenure to meet current and future residents at varying income levels.”

Official Plan Policy 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. An Environmental Impact Statement was prepared in response to this policy.

The Conceptual Plan in the Appendix illustrates a development with a mix of commercial and residential uses. By definition, the residential uses on the property would be high density residential uses since the density is in excess of 54 units per net hectare. The overall density of the proposed development is approximately 118 units per hectare. The Official Plan Amendment recognizes the high density uses on the site which includes a senior citizen home and retirement home. All other uses are in keeping with the General Commercial permitted uses as noted above.

The General Design Policies of the Official Plan require commercial and residential development to provide necessary on-site parking and functional open space amenity area including landscaping, screening and buffering. The Conceptual Plan in the Appendix identifies that sufficient parking will be accommodated on-site through both surface parking and a single level underground parking garage. Should the subject rezoning application be approved, a detailed Site Plan application will be required at which time detailed plans will be submitted to confirm compliance with the above noted design elements and the City’s Urban Design Manual.

The Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe (2006)(PTG) Office Consolidation January 2012 has been reviewed and the following comments are made:

**Complete Communities:** Section 2.2.2 encourages Cities and Towns to develop as complete communities. One of the goals is to direct growth to built-up areas of the community, through intensification. The subject land is situated close to Royal Victoria Hospital in addition to retail uses located west and south of the development, in addition to the services within the development itself.

**Transit-supportive development:** The users of this proposed development will have access to the existing Barrie Transit bus system.

**Directing Development to Settlement Areas within the Built-Up Areas:** The subject site is located within the delineated Built-Up Area.

General Intensification: The Amendment corresponds with the General Intensification section of PTG in the following manner:

The subject property is located within the settlement boundary of the City of Barrie.

Intensification areas, which may include residential infill projects, will be developed to provide a diverse and compatible mix of land uses. This proposal represents infilling.

Intensification areas will be planned and designed to provide a diverse and compatible mix of land uses. This proposal is planned and designed with mixed land uses.

Employment Lands: This section requires that an adequate supply of lands providing locations for a variety of appropriate employment uses and corresponds with this Section in the following ways:

Components of the development will generate jobs and add to the employment lands in the City of Barrie.

The majority of the lands are presently designated General Commercial and zoned General Commercial C4. The Official Plan Amendment will preserve these employment lands.

Section 2.2.6.9 encourages municipalities to designate and preserve lands within settlement areas in the vicinity of existing major highway interchanges for manufacturing, warehousing, and associated retail, office and ancillary facilities where appropriate. The proposal proposes employment uses directly adjacent to the interchange of Duckworth Street and Highway 400.

Infrastructure: The Amendment conforms to the infrastructure policies as follows:

The Amendment is intended to incorporate and help maximize the use of existing services; includes development that will be transit supportive and compliment the existing transportation network in this area of the City; incorporates pedestrian oriented circulation features within the detailed site design of the residential and commercial areas; and uses existing sanitary and water therefore creating efficiency.

Stormwater management for the site has been designed based on guidelines and best management practices as reviewed and approved by the City and appropriate agencies.

The PTG emphasizes ensuring that natural features and cultural heritage sites are protected. In this regard, an Environmental Impact Study(EIS) has been submitted on behalf of the Applicant. The EIS also provided recommendations respecting conditions for the related construction activity and stormwater management on the site.

Respecting cultural heritage, a Stage 1-2 Archaeological Assessment was undertaken indicating the site does not possess any or cultural heritage features that require specific design measures.

The Ontario Provincial Policy Statement (2005) (PPS) was considered in the following manner:

Section 1.1.1 indicates healthy, livable and safe communities are sustained by promoting efficient development and land use patterns. The proposed uses represent infilling and intensification on a vacant land parcel being overall a logical and efficient use of the lands.

Section 1.1.2 indicates that sufficient land shall be made available through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. The Amendment would represent development of vacant and/or underutilized lot and infill development.

Section 1.1.3.2 indicates land use patterns within settlement areas shall be based on densities and a mix of land uses with the Amendment providing a mix of land uses.

Section 1.1.3.4 indicates appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form with This development meets these standards.

Section 1.1.3.7 indicates new development shall have a compact form, mix of uses and densities. The proposed development will utilize developable land area and existing infrastructure, while providing housing stock/type and also providing commercial uses.

Section 1.3.1 requires the City to promote economic development and competitiveness by providing for an appropriate mix and range of employment with this Amendment providing uses that provide employment opportunities.

Sections 1.4.1 and 1.4.3 state the City is to provide an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area. 350 Senior Citizen units and 160 retirement beds provides additional market-specific housing, adding to the current mix of housing types available in the City and the County.

Sections 1.6.1 and 1.6.4.2 indicates infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate project needs. Adequate infrastructure and public service facilities are available to the site.

Section 1.6.5.1 indicates transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs and Section 1.6.5.2 indicates efficient use shall be made of existing and planned infrastructure. These lands are desirable for a mixed-use development to be supported as planned public facilities are developed, road networks are improved.

Section 1.6.5.4 requires a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes. The Jones Report indicates that this is achieved.

Section 2.1.1 indicates natural features and areas shall be protected for the long term. The majority of the subject lands have been designated for General Commercial uses since the 1985 Official Plan was approved while the residential portion has also been designated as Residential since the 1985 Official Plan. Similarly, the lands have had related Commercial General and Residential Zoning since the 1985 Zoning By-law. Drainage from the site, as it now does, will drain toward Little Lake. The proposed stormwater management facility has been designed with respect given to any environmental sensitivities in the area, and in response to the natural drainage pattern of the area and will follow the recommendations of the Environmental Impact Study.

Section 2.6.1 indicates significant built heritage resources and significant cultural heritage landscapes shall be conserved. The Amick Stage 1-2 Archaeological Assessment indicates there are no archaeological resources on the subject lands.

In conclusion the Official Plan Amendment is consistent with the relevant Provincial Policies, and the City's Official Plan and the proposed development complies with the Official Plan policy planning framework. Staff is also satisfied that the resultant proposed development is compatible with the existing area and provides for good urban design and is compatible with the surrounding lands and the environmental characteristics in the area.

## **PART B - THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

That the Official Plan be amended as follows:

1. Schedule A – Land Use Plan is hereby amended by redesignating certain lands shown on Schedule A of the Amendment from Residential to General Commercial.
2. Schedule C – Defined Policy Area is hereby amended by designating certain lands shown on Schedule C of the Amendment as Defined Policy Area V.
3. Section 4.8 of the Official Plan is hereby amended by the addition of Section 4.8.15 as follows:

#### ***4.8.15 Defined Policy Area (W) (OPA No. 11)***

Lands shown on Schedule C located on the south side of Little Lake Drive and on the east side of Duckworth Street north of Highway 400 within the Little Lake Planning Area and known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street in addition to the uses permitted in the Commercial General designation, shall also permit a Senior Citizen Home and Retirement Home. Also notwithstanding Section 4.3.2.5, a Senior Citizen Home and Retirement Home with a density in excess of 54 units per net hectare is permitted on the subject lands.

### **IMPLEMENTATION**

An Amendment to the Zoning By-law will be required. The land is also subject to Site Plan Control.

### **INTERPRETATION**

The Interpretation provisions of Section 7 of the Official Plan apply to this Amendment.



LANDS TO BE REDESIGNATED FROM RESIDENTIAL TO GENERAL COMMERCIAL

LANDS TO BE DESIGNATED GENERAL COMMERCIAL

The City of  
**BARRIE**  
OFFICIAL PLAN  
OPA 11

	Residential		Highway 400 Industrial		Water Treatment Centre
	City Centre		Restricted Industrial		Waste Management Facility
	General Commercial		Institutional		Future Urban
	Community Centre Commercial		Educational Institutional		Waste Disposal Assessment Area see (Section 4.7.2.8) Non-Decision
	Regional Centre Commercial		Major Institutional		City Boundary
	Business Park		Open Space		Application currently before the Ontario Municipal Board (OMB)
	General Industrial		Environmental Protection Area		

### SCHEDULE A Land Use

Note: Office consolidation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.

# Little Lake



The City of  
**BARRIE**  
 OFFICIAL PLAN  
 OPA 11

-  DEFINED POLICY AREA
-  HEIGHT REVIEW STUDY
-  CITY BOUNDARY

## SCHEDULE C Defined Policy Areas

note: Office consultation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.

**PART C – THE APPENDIX**

**PART C - THE APPENDIX**

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Minutes of the General Committee Public Meeting**City Clerk's Office  
COUNCIL DIRECTION MEMORANDUM**

TO: Director of Planning

FROM: Dawn McAlpine, City Clerk

DATE APPROVED  
BY COUNCIL: December 12, 2011

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**11-G-350 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, REZONING, PLAN OF SUBDIVISION AND CONDOMINIUM EXEMPTION - THE JONES CONSULTING GROUP LTD., ON BEHALF OF THE OWNERS, 1737040 ONTARIO INC., RICHARD VAN GASTEL, BRIMANOR CONSTRUCTION LTD IN TRUST - 13, 35 & 37 LITTLE LAKE DRIVE AND 503 DUCKWORTH STREET (December 5, 2011) (File: D09-011, D14-1522, D12-396)**

Brandi Clement of The Jones Consulting Group, explained that the purpose of the public meeting is to discuss an application for approval of an Official Plan Amendment, Rezoning, Plan of Subdivision and Condominium Exemption submitted by the Jones Consulting Group Ltd, on behalf of the owners, 1737040 Ontario Inc., Richard Van Gastel and Brimanor Construction Ltd. in Trust. She noted that the lands are located on the south side of Little Lake Drive, east of Duckworth Street and north of Highway 400 and legally described as Part Lot 5, Concession 1 W.P.R. City of Barrie and is located within the Little Lake Planning Area. Ms. Clement stated that the property is known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street and has a total area of approximately 4.34 ha.

Ms. Clement described the site characteristics of the property and the surrounding land uses in the area of the subject property. She provided her analysis of the appropriateness of the site for the proposed development in the context of Provincial policies. Ms. Clement reviewed the current and proposed Official Plan and zoning designations for the site. She outlines the site specific exemptions that were sought by the applicants.

Ms. Clement indicated that the proposed Official Plan Amendment and Rezoning is to permit the development of the subject lands for a mixed use development geared to creating a seniors community. She noted that the development will consist of an office building, a senior citizens' home and a retirement home.

Mr. Bruce Stewart, President of Traditions Development and Design described the development concept and proposed phasing of the development.

Ms. Clement reviewed the proposed plan of subdivision for the property. She highlighted key points from the studies submitted in support of the application. Ms. Clement concluded by outlining her analysis of the planning rationale for the proposal.

**PUBLIC COMMENTS:**

1. **David Guergis, 76 Little Lake Drive** inquired whether a stormwater retention pond would be developed. He noted that he is concerned with the level of protection for the current landowners downstream of the development. He stated that he feels the development will increase the traffic volume in the area and asked if plans were being made to expand some of the roads in the area to accommodate the increase in traffic.

Representatives of the developer and staff responded to the questions.

2. **David Delcourt, 89 Little Lake Drive** commented that he is concerned with the grade of the property as the architectural designs appear to be on flat land when there is currently a slope on the land. He noted that he is also concerned with driving piles into the ground for the buildings and asked if soil samples had been taken from the site. D. Delcourt noted that he had submitted a letter describing his concern regarding the density of the proposal. He stated that he believes there is a conflict in the dates as to when construction on the Duckworth Street underpass will begin and when construction on the development will start. He noted that he thinks the traffic volume will increase in the area and is concerned that the tax base for the landowners in the area will be affected by the development. He asked if another opportunity would be available for members of the public to speak regarding the process.

Mayor Lehman and representatives of the developer responded to the questions.

3. **Lucy Fournier, 1 Little Lake Drive** stated that she has concerns with the number of construction site projects that will be occurring at the same time in this area and expressed serious concern regarding the impact on those who currently live on Little Lake.
4. **Robert Lalonde, 75 Snowy Owl Crescent**, stated that he has some support for intensification but given the proposed Midhurst Secondary Plan he is concerned that the development and the Midhurst Secondary Plan will affect Willow Creek. He questioned whether the Province will consider the Midhurst Plan if both developments were happening at the same time. He stated that he feels that the development will impact the drainage and watersheds in the area and believes the City should be looking at the big picture and the impact on the future. He stated that he enjoys the current natural setting and is concerned that the development will interfere with people who hike and ski in the area.
5. **Paul Collins, 75 College Crescent**, stated that he is concerned that the already significant traffic volumes on Cundles and Duckworth Street will increase with the development.

Members of General Committee asked a number of questions concerning the information provided.

**WRITTEN CORRESPONDENCE:**

1. Correspondence from Arnie Cheshire.
2. Correspondence from David Delcourt dated November 28, 2011.

**Staff Report**

STAFF REPORT PLN004-12  
February 27, 2012

Page:  
File: D09-011, D14-  
1522,  
D12-396  
Pending #:

**TO:** GENERAL COMMITTEE

**SUBJECT:** APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, PLAN OF SUBDIVISION AND CONDOMINIUM EXEMPTION, - 13, 35 AND 57 LITTLE LAKE DRIVE AND 503 DUCKWORTH STREET BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF OWNERS 1737040 ONTARIO INC., RICHARD GASTEL, BRIMANOR CONSTRUCTION LTD. IN TRUST (Files: D09-011, D14-1522 and D12-396)

**PREPARED BY AND KEY CONTACT:** R. COTTON, MCIP, RPP, POLICY PLANNER EXT. #5135

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

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

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG. ACTING CHIEF ADMINISTRATIVE OFFICER

**RECOMMENDED MOTION**

1. That the Official Plan Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of 1737040 Ontario Inc., Richard Van Gastel, and Brimanor Construction Ltd, in Trust to redesignate the lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street be approved so that the lands are redesignated from Residential to General Commercial, and that the General Commercial designated lands be shown on Schedule C as Defined Policy Area V (D09-OPA011).
2. That the text of the Official Plan be amended by the addition of Section 4.8.14 to allow a senior citizens' home and retirement home as additional uses in the General Commercial designation for the lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street.
3. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of 1737040 Ontario Inc., Richard Van Gastel, and Brimanor Construction Ltd, in Trust to rezone lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street are zoned from Residential R1 and General Commercial C4 zones to General Commercial – Special Provisions be approved (D14-1522).

4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:

- a) That a senior citizens' home and retirement home be additional uses.
- b) That special zoning standards be included as follows:

Medical Office/Offices	Maximum Building Height of 20 metres Minimum Front Yard of 14 metres Minimum Rear Yard of 12 metres Minimum Parking (medical office) of 1 sp/23 sq metres
Senior Citizens' Home	Maximum Building Height of 30 metres Minimum Rear Yard of 4 metres
Retirement Home	Maximum Building Height of 20 metres Minimum Front Yard of 14 metres Minimum Rear Yard of 10 metres
Whole Site	That for the purpose of the Zoning By-law the lands will be considered for interpretation purpose as one parcel for zoning standards excepting those zoning standards specifically indicated in this by-law despite any land division.

Fencing requirements are subject to Site Plan Approval.

5. That pursuant to Sections 34 (17) of the Planning Act, no further written notice be required.

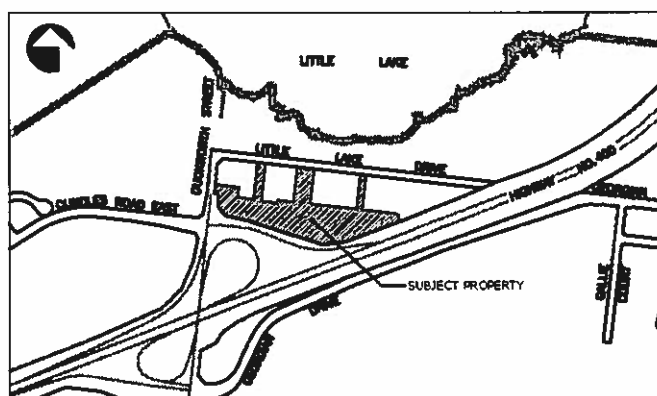
### **PURPOSE & BACKGROUND**

#### Purpose

6. The purpose of this staff report is to consider an application to amend the City's Official Plan and Zoning By-law for lands located on the south side of Little Lake Drive and on the east side of Duckworth Street north of Highway 400. The application proposes to redesignate the lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street from Residential to General Commercial Special Provision and from General Commercial to General Commercial Special Provision and to rezone the same lands from Residential R1 and General Commercial C4 zones to General Commercial – Special. Senior citizens' home and retirement home are being added as additional uses in the Official Plan and Zoning By-law for this site. There are also special zoning standards included in the Zoning By-law Amendment. The result of the approval of these applications would be a mixed use development geared to creating a seniors' community.
7. There is a related Plan of Subdivision Application (File D12-396). This application is subject to delegated approval authority of the Director of Planning and will be considered for approval upon disposition of the Official Plan Amendment Application by Council. The application proposes to

divide the land into three blocks. The medical centre/office would be located on Block 'A' (1.05 ha), senior citizens' home on Block 'B' (1.99 ha), and the retirement home on Block 'C' (1.29 ha).

8. The subject property is located on the south side of Little Lake Drive and on the east side of Duckworth Street north of Highway 400 within the Little Lake Planning Area and is known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street.



#### Surrounding Land Uses

9. Existing land uses surrounding the subject property consist of the following:

North: Single detached dwellings on Little Lake Drive – zoned R1

South: Highway 400 corridor – across Highway 400 - zoned I

East: Highway 400 corridor – across Highway 400 - zoned I

West: Duckworth Street – across Duckworth Street - zoned C4

#### Development Proposal

10. The development proposal as presented at the public meeting on December 5, 2011 by Brandi Clement, MCIP, RPP of The Jones Consulting Group provides for the development of a 4.33 hectare site for a mixed use complex geared to creating a seniors' community. The development itself would consist of a medical centre/office building, a senior citizens' home and a retirement home. The site will be divided into 3 separate properties by means of a Plan of Subdivision Application. Tenure would be condominium ownership and there is a related application for condominium exemption. There will also be related easements required for servicing and access purposes. The development is proposed on full municipal services with access onto the present Duckworth Street.
11. The medical centre/office building is proposed with 4 storeys, a ground floor area of 812 square metres and a gross floor area of 3,248 square metres. The building is geared to offering services

for seniors including a pharmacy, physiotherapist, a chiropractor and other medical service and other professional services. This would be part of Phase 1 of the overall project. The senior citizens' home would consist of approximately 350 condominium units and would range in height from 4 storeys adjacent to the existing residential and up to 8 storeys closer to Highway 400. The ground floor area proposed is 5,662 square metres with a gross floor area of 40,122 square metres. This would be Phase 2 of the project. The retirement home consists of approximately 160 suites to be built in two phases and be accommodated in a building 5 storeys in height. There are also lands for stormwater management, roads, open space, trails and amenity areas. The retirement home would also be part of Phase 1 of the overall project.

12. The applicant has indicated that the estimated total number of jobs that would be created on the entire property is a range of 183-215 jobs. This represents approximately 140-160 jobs for the medical centre/office building, 3-5 jobs for the senior citizens' home and 40-50 jobs for the retirement home. Regarding number of persons (residents) on the site, the senior citizens' home with 350 units (at 1.25 persons per unit) would have 438 persons and the retirement home with 160 beds would have 160 residents. The proposal would result overall on the entire site in approximately 42-50 jobs/ha and 138 persons/ha.

#### Existing City Policies

13. The subject property has a split designation on the lands as shown on Schedule A of the City's Official Plan. A small portion of the lands adjoining Little Lake Drive is designated as Residential while the majority of the property is designated as General Commercial. In both Zoning By-law 85-95 and 2009-141, a small portion of the lands adjoining Little Lake Drive is zoned as R1 Residential while the majority of the property is zoned as Commercial General C4.

#### Background

14. The applicant provided the following required studies and reports to support the applications of which a detailed summary is found in Appendix "C":
- a) Planning Justification Report by The Jones Consulting Group Ltd. (September 2011)
  - b) Functional Servicing Report by The Jones Consulting Group Ltd. (September 2011)
  - c) Traffic Impact and Parking Justification Study by Cole Engineering (August 2011)
  - d) Tree Preservation Study by Greenlands Consulting (October 21, 2011)
  - e) Preliminary Geotechnical Investigation by Geospec Engineering (May 13, 2011)
  - f) Preliminary Environmental Noise Report by Jade Acoustics (August 31, 2011)
  - g) Archaeology 2011 Stage 1-2 Archaeological Assessment by Amick Consultants Limited (April 18, 2011)
  - h) Environmental Impact Study by Michalski Neilsen Associates Limited (August 2011)
  - i) Butternut Tree Assessment and Replacement Planting Plan by Peter W. Gill, Landscape Consultant (January 12, 2012)

Public Meeting

15. A public meeting was held on December 5, 2011 in accordance with the Planning Act related to the applications for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Condominium Exemption.
16. Prior to the public meeting, two written submissions indicating opposition were received. Verbal comments were also made at the public meeting. The written submissions and comments at the public meeting regarding the applications have been grouped into comments regarding density; environmental impact on the site and off site impacts on down gradient lands and general concerns relating to Little Lake and Willow Creek; site characteristics to support the development; and traffic respecting Duckworth Street and the Highway 400 underpass. These comments/concerns will be discussed later in this report.

Agency Circulation

17. The subject applications were circulated to staff in various departments and to a number of external agencies for review and comment.
18. A letter from the Nottawasaga Valley Conservation Authority (NVCA) dated November 30, 2011 provided comments on the Jones Functional Servicing Study requesting the submission of further information. Due to the presence of butternut trees on site, comments on the Michalski Neilsen Environmental Impact Study were deferred until the applicant had completed discussions with the Ministry of Natural Resource (MNR) who enforce the provisions of the Endangered Species Act.
19. Comments were received from the Ministry of Transportation (MTO) dated November 30, 2011. MTO identified a small triangle of land in the proposal that is MTO property. They indicated there is a need to finalize arrangements to acquire this land indicating this could be a condition of draft plan approval. This MTO land will be included as part of this Official Plan Amendment and Zoning By-law Amendment. MTO also indicated that setbacks on the site are to be based on ultimate highway limit. MTO commented on the Traffic Impact Study (TIS) and requested submission of a revised TIS. It was also indicated with the Functional Servicing Report, that there is a need to co-ordinate the developer's proposed drainage and grading works on MTO lands. MTO had no comment on the Noise Study and are deferring to the City. MTO commented regarding site grading and servicing drawing indicating revisions are required. MTO also provided 4 conditions of draft approval and 2 notes which would be included in the related draft plan of subdivision approval.
20. The Engineering Department has provided detailed comments which would be dealt with respect to the Plan of Subdivision and Site Plan Approval if Council adopts the Official Plan Amendment. Respecting the Duckworth Street/Highway 400 reconstruction project, the City's Traffic Study for the northeast quadrant (subject lands) had assumed 120,000 square feet of potential retail commercial which would generate 710 pm peak trips. With the proposed uses of medical office/office, senior citizens' housing and retirement home, the trips generated would be 218 pm peak trips, thus resulting in a reduction of approximately 500 pm peak trips than if the site was used for the presently permitted general commercial purposes in the Official Plan and Zoning By-law.
21. Parks Planning and Development provided comments with respect to the Plan of Subdivision Application that would be included in the conditions of draft plan approval if Council adopts the Official Plan Amendment.

## ANALYSIS

### Provincial Policy Planning Framework

22. The Ontario Places to Grow – Growth Plan for the Greater Golden Horseshoe (2006) (PTG) – Office Consolidation, January 2012 has been reviewed in the context of these applications. Staff is satisfied the applications are consistent with the provisions of the PTG respecting contributing to developing a complete community, providing transit supportive development, directing growth to a built-up area in the settlement area of Barrie, providing intensification and mixed land uses, providing employment opportunities, utilizing existing infrastructure, and consideration of natural features in the area.
23. The Ontario Provincial Policy Statement, 2005 (PPS) has also been reviewed in the context of these applications. Staff are satisfied the applications are consistent with the PPS respecting development in the form of infilling and intensification in the built-up area, provision of mixed land uses including employment uses, contribution to the mix and range of housing types, and utilization of existing servicing and transportation infrastructure.

### Official Plan Conformity

24. There are two Official Plan designations affecting the subject property. A small portion of the lands adjoining Little Lake Drive is designated as Residential while the majority of the property is designated as General Commercial. Lands designated Residential are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria. This would include in accordance to Section 4.2.1(a) "...senior citizen housing, nursing homes..." Lands designated General Commercial are intended to provide a range of retail and service commercial uses. In accordance to Section 4.3.2.5(b), this would include "...business, professional and medical offices, and medium density residential uses."
25. The majority of the subject lands were originally designated General Commercial in the City's 1985 Official Plan while the balance of the lands was designated as Residential. Similarly, the lands were correspondingly zoned Commercial General C4 Zone and Residential R1 Zone by the 1985 Zoning By-law.
26. The Official Plan Schedule H - Natural Heritage Resources shows the parcel as having natural heritage features. The natural heritage features on site have been reviewed in the comments respecting the Environmental Impact Study submitted with the applications.
27. The medical centre/office portion of the proposed development would conform with the existing General Commercial designation for the lands. The senior citizens' home and retirement home would conform to the Residential designation but are proposed to be located on the General Commercial designated portion of the lands, thus requiring the General Commercial Special Provision to allow a senior citizens' home and retirement home to be permitted in the Commercial General designated area of the lands. As housekeeping, the small portion of the lands designated Residential are proposed to be also redesignated General Commercial Special Provision to have the entire lands with the same Official Plan designation.
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) 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 and commercial uses 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.

29. 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. An Environmental Impact Study was prepared in response to this section.
30. The policies for the General Commercial designation provide a range of retail and service commercial uses. Such permitted uses include business, professional and medical offices, and medium density residential uses. Residential uses shall be located within or above commercial or office uses at grade. The medical/business office is in keeping with the General Commercial permitted uses. This proposed Official Plan Amendment would permit a seniors citizens’ home and retirement home in the General Commercial designation as additional uses.
31. The Conceptual Plan in Appendix “A” illustrates mixed use development with commercial and residential uses. The residential uses would be considered high density with the density in excess of 54 units per net hectare. The overall density of the proposed development is approximately 118 units per hectare. The proposed Official Plan Amendment would recognize the high density uses of a senior citizens’ home and retirement home.
32. The General Design Policies of the Official Plan require commercial and residential development to provide necessary on-site parking and functional open space amenity area including landscaping, screening and buffering. The preliminary Conceptual Plan identifies the proposed parking. Parking provisions will be discussed under Zoning Rationale in this report. Should the applications be approved, a detailed site plan application will be required at which time detailed plans will be submitted to confirm compliance with the above noted design elements and the City’s Urban Design Manual.
33. In conclusion, the change in Official Plan designation to Commercial General from Residential for the small portion of the lands adjoining Little Lake Drive and allowing a senior citizens’ home and retirement home are supportable with the development conforming to the general policies and principles of the Official Plan. A copy of the proposed Official Plan Amendment document is available from the Planning Department.

#### Zoning Rationale for Special Provision

34. The majority of the property is zoned as Commercial General C4 while a small portion of the lands adjoining Little Lake Drive is zoned as R1 Residential in both Zoning By-laws 85-95 and 2009-141.
35. The Ministry of Transportation (MTO) owns the small triangular parcel of land that protrudes into the lands on the southwest corner. MTO indicated that this land is surplus and could be sold to the applicants and be designated and zoned to the proposed use. This MTO land has thus been included in the proposed Official Plan Amendment and Zoning By-law Amendment.

36. The following table summarizes the zoning standards that are requested to be amended:

<b>Proposed Use</b>	<b>Present By-law Standards</b>	<b>Requested By-law Standard</b>
Medical Office/Office	Building Height Max. 14 m Front Yard Min. Setback 15 m Rear Yard Min. Setback 15 m Parking – Medical 1 space/15 sq m	Building Height Max. 20 m Front Yard Min. Setback 14 m Rear Yard Min. Setback 12 m Parking – Medical 1 space/23 sq m
Senior Citizens' Home	Building Height Max. 14 m Rear Yard Min. Setback 15 m	Building Height Max. 30 m Rear Yard Min. Setback 4 m
Retirement Home	Building Height Max. 14 m Front Yard Min. Setback 15 m Rear Yard Min. Setback 15 m	Building Height Max. 20 m Front Yard Min. Setback 14 m Rear Yard Min. Setback 10 m

37. The senior citizens' home and retirement home are requested to be recognized in the Zoning By-law as additional permitted uses in Section 6.2.5 of the by-law for this site.
38. Overall on the site, there are a total of 553 parking spaces proposed when 367 parking spaces are required. The result is an overall surplus of 186 parking spaces. However the applicant, when considering the future division of the land, will have 122 parking spaces on the medical office/office portion of the site when 152 spaces would be required (at the ratio of 40% medical/60%office). The applicant has requested that the deficiency in parking spaces required for medical office/office be made up with shared parking with the adjoining senior citizens' home. This parking would be required to be secured through private easements between the owners of the future Blocks. There may be a need for temporary surface parking on the senior citizens' home lands until the parking garage is completed in Phase 2. The application also requests a parking ratio of 1 space per 23 square metres for the medical office when the by-law requires 1 space per 15 square metres.
39. Overall on the site there is also a request for revised standards for fencing along the north-south property fingers extending north to Little Lake Drive. The fencing details are proposed to be determined during the site plan control process.
40. The portion of the senior citizens' home that is closest to the residential lands to the north would be 4 storeys tall (15 metres), and will gradually step back a storey every 6 metres until the maximum height of 30 metres (8 storeys) is achieved closest to Highway 400. The 4 storey section of the building will be approximately 40 metres away from the closest residential building to the north. The 8 storey section will be approximately 60 metres away from the closest residential building.
41. The retirement home would be part of Phase 1 with medical office/office but will be constructed in two phases. Phase 1 of construction will have 120 beds, with Phase 2 having 40 additional beds. The proposed building will be 5 storeys, or a height of 20 metres.
42. The Zoning By-law Amendment, due to the mixed use nature of the project and the use of the single access onto the public street, is planned as a comprehensive block. As such, a provision is included in the proposed by-law that for the purpose of the Zoning By-law, the lands will be considered as one parcel for zoning standards and interpretation purposes despite any land division.

43. The Commercial General C4 Zone allows a maximum lot coverage of 50 percent. The medical office/office block is proposed with lot coverage of 7.73 percent, senior citizens' home with 28.4 percent lot coverage and retirement home with 19 percent lot coverage. Combined for the total site there would be a lot coverage of 20.6.
44. The balance of the development will be required to meet Commercial General C4 Zone standards.
45. In conclusion, regarding the Zoning By-law Application, the change to Commercial General C4 from Residential R1 for the small portion of the lands adjoining Little Lake Drive and allowing the a senior citizens' home and retirement home as additional uses are considered supportable. The proposed revisions to the zoning standards are also supportable based on the proposed designs.

#### Site Plan Control

46. The subject property, if zoned Commercial General C4 (SP), would be subject to site plan control, as per Section 41 of the Planning Act and in accordance with By-law 99-312.
47. The Conceptual Plan (Appendix "A") provides a general indication of how the property would be developed and the ultimate design of the future building. While a formal application for site plan approval has not been submitted to date, staff note that consideration has been given to urban design through the provision of detailed design elements.
48. The entrance to the development is from Little Lake Drive. The urban design of the medical office/office would require the design to compliment the area but also provide an aesthetically pleasing view from Highway 400. Further details on the building siting and design would be reviewed during site plan control.
49. Adequate screening and buffering is proposed to be included around the northern perimeter of the senior citizens' home so as to mitigate the height as much as possible from the surrounding area.
50. Site plan control addresses the development and design of the lands with regard to site servicing, landscaping, lighting, parking and access. In this regard, Planning staff are satisfied that concerns identified at the public meeting related to reduced privacy, parking, access, etc. can be adequately addressed through the site plan approval process.

#### Public Meeting Comments

51. With respect to the written and verbal comments by the public and outlined in paragraph 16 above, Planning staff have categorized the comments in four areas being density, environment, site characteristics and traffic and provide the following:
52. Comments were expressed that the density is too high. The majority of the site is designated as General Commercial and zoned as General Commercial and the site could be developed as-of-right for commercial related uses. The lot coverage proposed by this project is less than the lot coverage permitted under the existing Zoning By-law standards. The Commercial General C4 Zone allows maximum lot coverage of 50 percent. The medical office/office block is proposed with lot coverage of 7.73 percent, senior citizens' home with 28.4 percent lot coverage and retirement home with 19 percent lot coverage. Combined for the total site there would be a lot coverage of 20.6 percent. As to alternative siting of the project elsewhere in the City, these

applications propose the development for this site and to which staff need to assess and recommend.

53. Comments were expressed respecting the environment impacts of this development. As indicated in the submitted Environmental Impact Study (EIS), there would be substantial tree cutting. However, as many trees as possible are being retained and there will be tree replanting required to meet or exceed the prescribed planting densities of the Urban Design Manual. The EIS also undertook a three season study of the natural heritage features on site. 12 butternut trees were identified of which one butternut was considered retainable. In that regard, there are ongoing discussions with MNR as to a replanting/replacement plan for that butternut tree off the site. The EIS has also recommended conditions of approval which can be included in the approvals of the project to mitigate impacts on the site, in the area and on Little Lake.
54. There were comments regarding the site characteristics for development. Geo Spec Engineering has made recommendations with respect to construction techniques to be used. It is indicated by the applicant that the topography of the site has been considered as part of the engineering design of the property including grading, servicing and stormwater management. Stormwater management will be designed using best management practices and under the approval of the NVCA and the City. It is also stated with proper engineering measures, topography of the site will not be of concern. The EIS submitted with the applications also provides recommendations respecting stormwater management on the site. The applicant would also be required to obtain a tree cutting permit that could contain conditions respecting to cutting and erosion control measures. A Noise Study has also been submitted respecting noise mitigation. There were no recommendations respecting trees as a sound barrier.
55. Comments were also made regarding traffic. The applicant's Traffic Impact Study indicates there would be no negative traffic impacts. It is indicated that the "seniors" use would likely reduce the number of trips compared to that of a similar residential use. The medical centre/office would cause traffic movements during day time regular business hours. The lands are predominantly largely zoned C4 Commercial permitting a number of uses with higher potential traffic generation than this project. The City had been working with the Ministry of Transportation regarding improvements to the Duckworth Street underpass and other related area improvements. As part of the Duckworth Street project, there would be a relocation of Duckworth Street and Little Lake Drive resulting in it becoming a local street. It is anticipated that upon completion of the Duckworth Street work and the Little Lake Drive improvements, that traffic will not be a concern. In the mean time, the project is being phased and construction of the medical/office building is not anticipated to be commenced until year 2013. It is anticipated there would be minimal impacts or conflicts respecting the construction of this project and the Duckworth Street improvements.

### Summary

56. Staff have reviewed the comments received and considered the proposed Official Plan Amendment and Zoning By-law Amendment applications having regard to conformity with the relevant Provincial Policies, and the City's Official Plan, and are of the opinion that the proposed development complies with the policy planning framework. Staff is also satisfied that the proposed development is compatible with the existing area and provides good urban design with appropriate separation distances, screening and buffering from existing residential properties and the environmental characteristics in the area. The development is also subject to site plan control to implement the urban design and site development requirements.

### **ENVIRONMENTAL MATTERS**

57. There are no environmental matters related to the recommendations.

### **ALTERNATIVES**

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

**Alternative #1** General Committee could maintain the existing Commercial General C4 and Single Detached Residential R1 zoning on the subject property.

This alternative is not recommended as it does not support intensification and infilling which is consistent with Provincial Policy.

**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**

59. Any development of the subject property would provide for increased municipal tax revenue to be generated on the site. Based on the application for a commercial building, senior citizens' home and retirement home, there would be an estimated municipal tax revenue of \$1,168,000 (based on 2011 tax rates). Building permit application fees based on an approximation of area coverage would be approximately \$1,037,000. Development charges revenue would be approximated at \$8,375,000.00.
60. The owner, through conditions of subsequent plan of subdivision/site plan/condominium approval, will be responsible for the balance of servicing and developing costs related to the subject property.

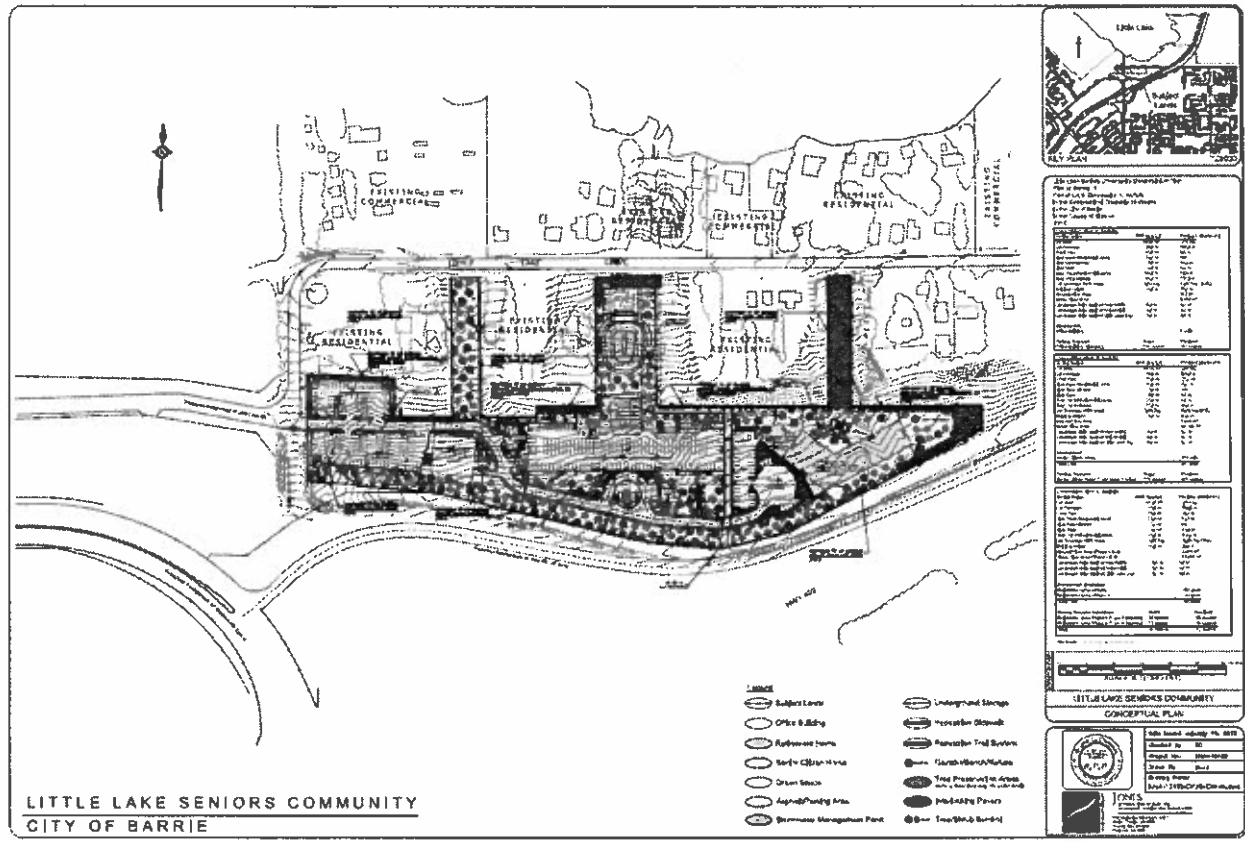
### **LINKAGE TO COUNCIL STRATEGIC PRIORITIES**

61. The recommendations included in this staff report support the following goals identified in the 2010-2014 City Council Strategic Plan:
- Direct and Manage Economic Development
  - Manage Growth and Protect the Environment
  - Strengthen Barrie's Financial Condition

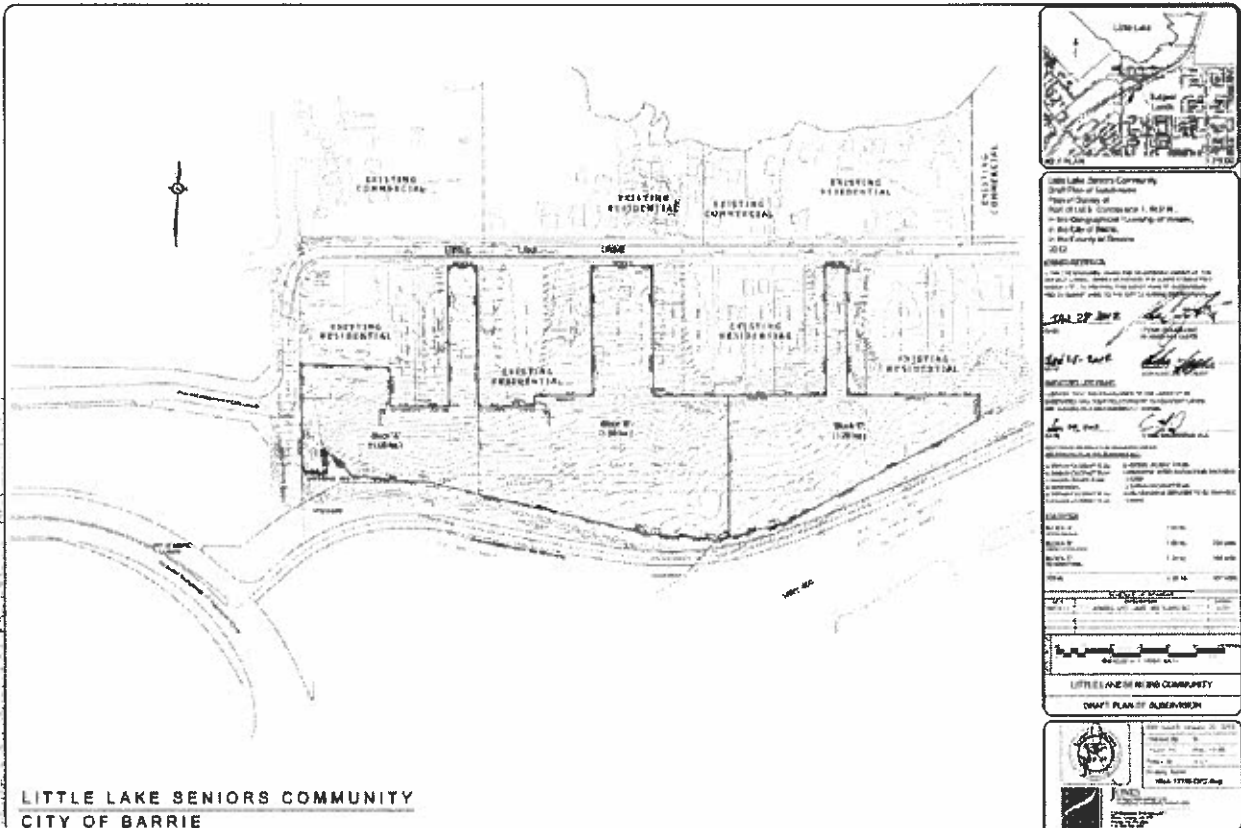
The project will increase the number of employment opportunities in the City. The project will also provide additional housing for seniors and specialized housing in a retirement home care setting.

Attachments: Appendix A – Conceptual Plan dated January 25, 2012  
Appendix B – Draft Plan of Subdivision dated January 18, 2012  
Appendix C – Summary of Consultants Studies and Reports

**APPENDIX "A"**  
**Conceptual Plan**



**APPENDIX "B"**  
**Draft Plan of Subdivision**



## APPENDIX "C"

### Summary of Supporting Studies and Reports

The applicant provided the following required studies and reports to support the applications:

- a) **Planning Justification Report by The Jones Consulting Group Ltd.** (September 2011) – provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of the Planning Consultant in support of the applications being approved. A detailed Conceptual Plan dated January 25, 2012 and Draft Plan of Subdivision dated January 18, 2011 have been attached as Appendix "A" and "B" to this report.
- b) **Functional Servicing Report by The Jones Consulting Group Ltd.** (September 2011) – provides that the subject lands would have frontage and access on Duckworth Street and that the development can be adequately serviced respecting transportation, water distribution system, sanitary, storm drainage and secondary utilities.
- c) **Traffic Impact and Parking Justification Study by Cole Engineering** (August 2011) – indicates that the proposed development would have negligible impact on the adjacent road system and indicates there is adequate parking provided.
- d) **Tree Preservation Study by Greenlands Consulting** (October 21, 2011) – indicates the strategy is for tree preservation whenever possible and associated new tree planting and other landscaping. Final determination of tree preservation would be made at the site plan approval stage.
- e) **Preliminary Geotechnical Investigation by Geospec Engineering** (May 13, 2011) – indicates the control of groundwater would be a construction consideration in site development. It also contains recommendations on construction techniques and recommends that mass grading occur during summer months. It also indicates recommendations on foundations.
- f) **Preliminary Environmental Noise Report by Jade Acoustics** (August 31, 2011) - the report recommends all residential units exposed to Highway 400 need central air conditioning. There is also a need for noise rated material for exterior walls and windows. There is also a recommendation for a warning clause related to existing and future noise from commercial and institutional uses. These recommendations are included in the implementing draft plan approval conditions or site plan approval as applicable.
- g) **Archaeology 2011 Stage 1-2 Archaeological Assessment by Amick Consultants Limited** (April 18, 2011) – it is indicated there were no pre European and European period archaeological resources or cultural resources found on site.
- h) **Environmental Impact Study by Michalski Nelsen Associates Limited** (August 2011) – The consultants conducted a three season survey in spring, summer and fall. The vegetation on the site is described as a former plantation that has evolved into mixed forest that is described in poor condition. The study identified there are 12 butternut trees on the site. The butternut tree is identified as a species at risk under the Endangered Species Act and as such is protected from removal. 11 of the butternut trees are described as dead or in an advance stage of dying. The one remaining butternut tree is

described as retainable. This tree however is located where the senior citizens' housing building is proposed. No other species at risk were located on the property. The applicant is engaged in discussions with the Ministry of Natural Resources (MNR) as to alternatives relating to the removal of the tree. The study also provided recommendations respecting conditions for the construction activity and stormwater management on the site. These recommendations are included in the implementing draft plan approval conditions or site plan approval as applicable.

- i) **Butternut Tree Assessment and Replacement Planting Plan by Peter W. Gill, Landscape Consultant (January 12, 2012)** – the consultant indicates of the butternut trees on site, only one is “retainable and the others have succumbed to Butternut Canker. This tree is in the building envelope and would need to be removed. To do so, a permit from MNR is required under the Endangered Species Act. It is indicated that it is required that “five replacement seedling trees on this or a similar site within the same site region” be planted. In this regard, a Butternut Planting Plan has been drafted for review by MNR staff.

**Council Resolution**



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

TO: Director of Planning  
Director of Legal Services  
Director of Engineering

FROM: Dawn McAlpine, City Clerk

DATE APPROVED  
BY COUNCIL: March 5, 2012

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**12-G-053      APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT, PLAN OF SUBDIVISION AND CONDOMINIUM EXEMPTION - 13, 35 AND 57 LITTLE LAKE DRIVE AND 503 DUCKWORTH STREET BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF OWNERS 1737040 ONTARIO INC., RICHARD VAN GASTEL AND BRIMANOR CONSTRUCTION LTD. IN TRUST**

1. That the Official Plan Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of 1737040 Ontario Inc., Richard Van Gastel, and Brimanor Construction Ltd, In Trust to redesignate the lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street be approved so that the lands are redesignated from Residential to General Commercial, and that the General Commercial designated lands be shown on Schedule C as Defined Policy Area V (D09-OPA011).
2. That the text of the Official Plan be amended by the addition of Section 4.8.14 to allow a senior citizens' home and retirement home as additional uses in the General Commercial designation for the lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street.
3. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd. on behalf of 1737040 Ontario Inc., Richard Van Gastel, and Brimanor Construction Ltd, In Trust to rezone lands known municipally as 13, 35 and 57 Little Lake Drive and 503 Duckworth Street from Residential R1 and General Commercial C4 zones to General Commercial - Special Provisions be approved (D14-1522).
4. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) That a senior citizens' home and retirement home be additional uses;
  - b) That special zoning standards be included as follows:

Medical Office/Offices	Maximum Building Height of 20 metres
	Minimum Front Yard of 14 metres

Minimum Rear Yard of 12 metres  
Minimum Parking of 195 spaces

**12-G-053**      **Continued ...**

Senior Citizens' Home      Maximum Building Height of 30 metres  
Minimum Rear Yard of 4 metres

Retirement Home      Maximum Building Height of 20 metres  
Minimum Front Yard of 14 metres  
Minimum Rear Yard of 10 metres

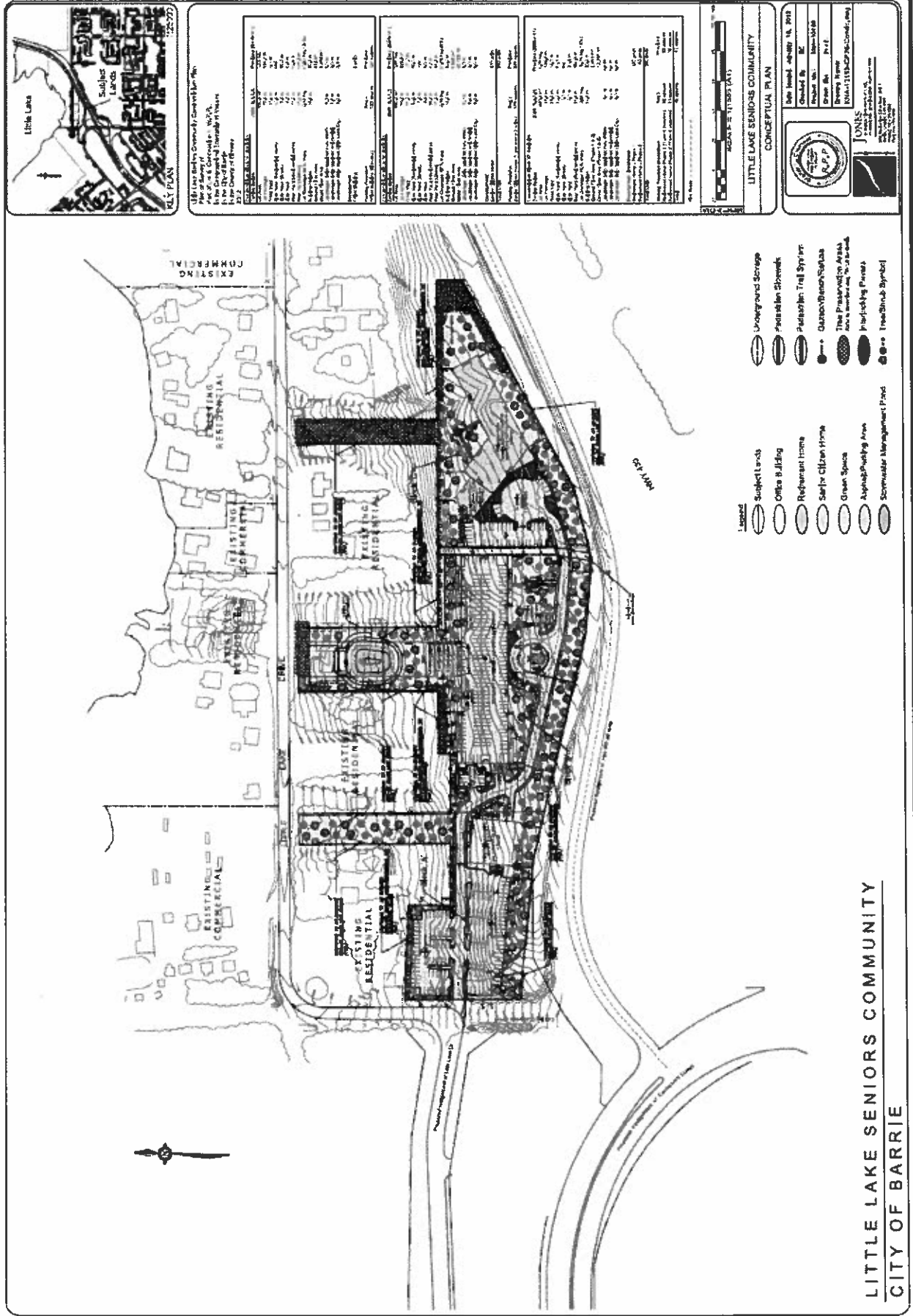
Whole Site      That for the purpose of the Zoning By-law the lands will be considered for interpretation purpose as one parcel for zoning standards excepting those zoning standards specifically indicated in this by-law despite any land division.

Fencing requirements are subject to Site Plan Approval.

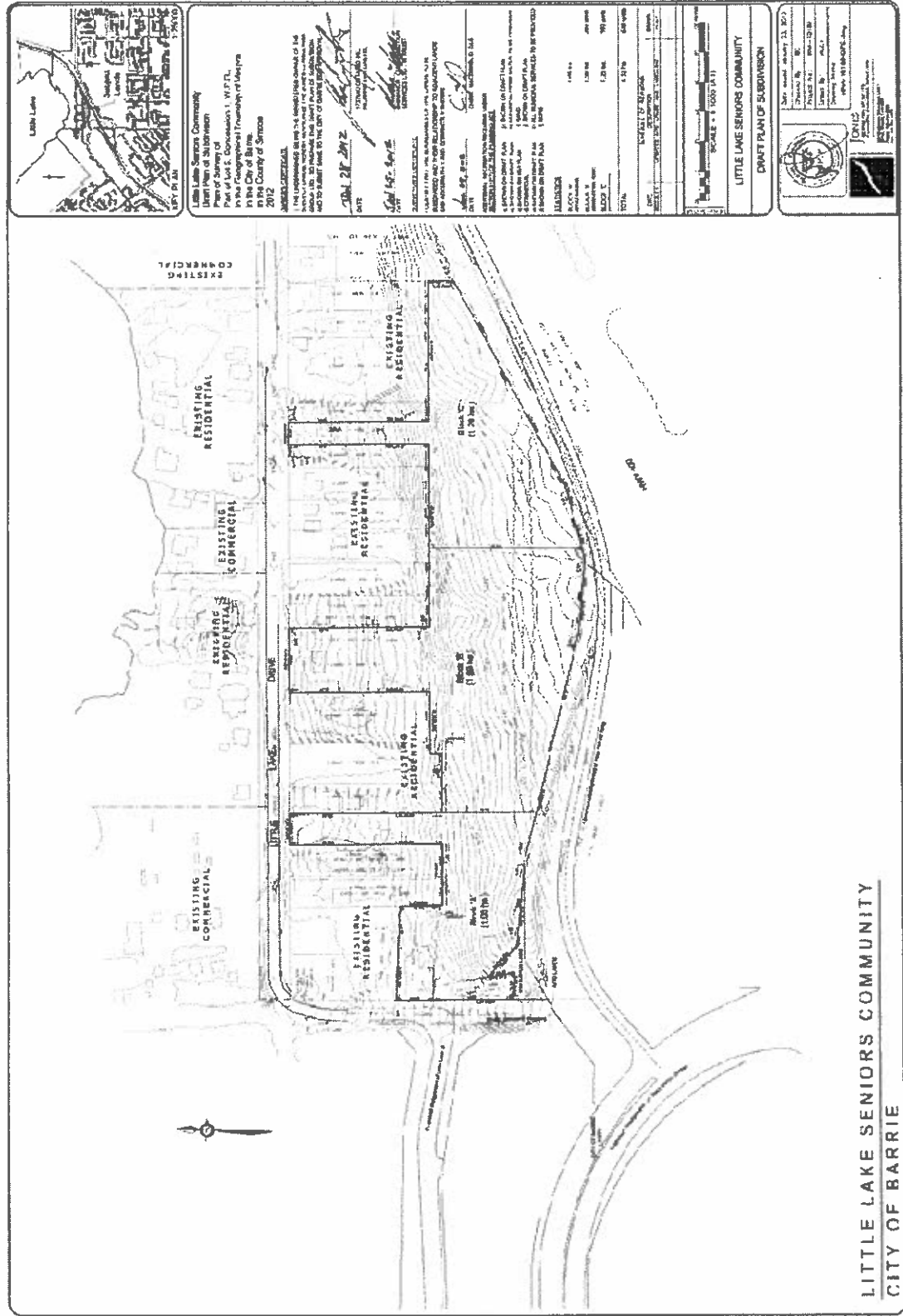
The developer shall ensure that during all phases of the development, all parking is provided to meet all applicable parking requirements of the Zoning By-law to the satisfaction of the City.

5. That pursuant to Sections 34 (17) of the Planning Act, no further written notice be required. (PLN004-12) (File: D09-011, D14-1522 and D12-396)

**CONCEPTUAL PLAN**



**DRAFT PLAN OF SUBDIVISION**



LITTLE LAKE SENIORS COMMUNITY  
CITY OF BARRIE