



TO: GENERAL COMMITTEE


SUBJECT: APPLICATION FOR AMENDMENT TO THE ZONING BY-LAW –
OZRENKA BELAVIC (424 VETERAN'S DRIVE) AND SHERRY
HUTCHINSON (426 VETERAN'S DRIVE)

WARD: WARD 7

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

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

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

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

RECOMMENDED MOTION

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions Inc. on behalf of Ozrenka Belavic (424 Veteran's Drive) and Sherry Hutchinson (426 Veteran's Drive) to rezone lands from "Residential Single Detached First Density (R1) Zone" to "Residential Single Detached Third Density Special Provision (R3)(SP)(H) Zone", "Residential Multiple Dwelling Second Density Special Provision (RM2)(SP) Zone" and "Residential Single Detached First Density Special Provision (R1)(SP) Zone" be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands zoned RM2(SP) for the four plex:
 - a) Increase the maximum density of 53 units per net hectare to 54 units per net hectare;
 - b) Reduce the minimum front yard setback from 7.0 metres to 4.1 metres;
 - c) Reduce the minimum right (north) side landscaping strip adjacent to a parking area from 3.0 metres to 1.8 metres;
 - d) A 2 metre high tight board fence is not required within the front yard.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands zoned R3(SP)(H) for the single detached dwellings:
 - a) Reduce the minimum lot frontage from 12.0 metres to 11.9 metres;
 - b) Reduce the minimum lot area from 400m² to 342m²;
 - c) Reduce the minimum rear yard setback from 7.0 metres to 6.0 metres.
4. That the following Special Provisions be referenced in the implementing Zoning By-law for the subject lands zoned R1(SP) for the retained lands:

- a) Reduce the minimum lot area from 900m² to 874m².
- 5. That the subject lands proposed to be rezoned to R3(SP)(H), be subject to a Holding Provision, which is not to be lifted until the owner has provided an executed Development Agreement to the satisfaction of the Director of Planning and the Director of Engineering.
- 6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required for the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

- 7. The purpose of this report is to recommend approval of the application submitted by Innovative Planning Solutions Inc. on behalf of Ozrenka Belavic (424 Veteran’s Drive) and Sherry Hutchinson (426 Veteran’s Drive). The effect of the application would be to permit the development of 4 single detached residential dwellings fronting on White Crescent and a 2-storey walk-up apartment with 4 units fronting onto Veterans Drive. The existing single detached dwelling at 424 Veterans Drive will remain. The lots are intended to be created by consent through the Committee of Adjustment.

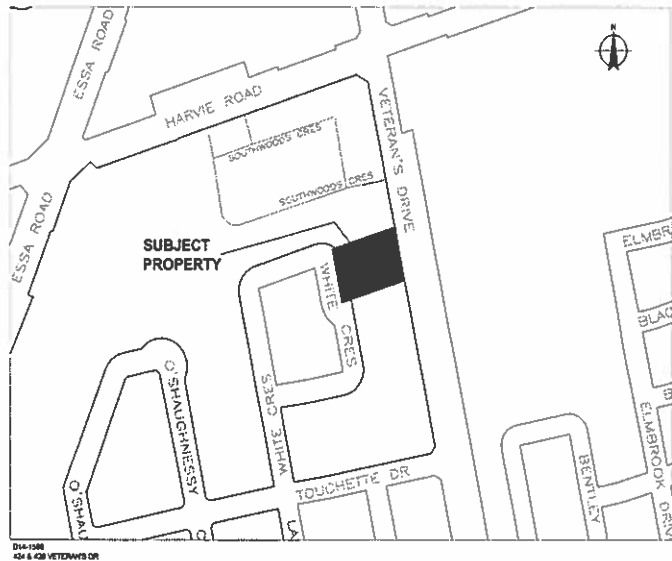
Location

- 8. The subject property is located on the west side of Veterans Drive, south of Harvie Road, within the Holly Planning Area (Ward 7). The area is characterized as an established residential area with institutional uses to the east; single detached residential dwellings immediately to the south and west; and multi-residential dwellings to the north.
- 9. The existing land uses surrounding the subject property are as follows:

- North: Multiple Dwelling Residential Dwellings
- South: Residential Single Detached Dwellings
- East: Institutional Uses
- West: Residential Single Detached Dwellings

Existing Policy

- 10. The property is designated “Residential” within the City of Barrie Official Plan and is zoned “Residential Single Detached First Density (R1)” in accordance with the City’s Comprehensive Zoning By-law 2009-141.



Supporting Information

- 11. In support of the subject application, the following reports were submitted:

- a) **Planning Justification Report** (February 2015) provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of Innovative Planning Solutions that the proposal is an appropriate form of development.
- b) **Planning Justification Report Addendum** (August 11, 2015) provides an addendum to the original application and with a revised layout of the walk-up apartment and different zone classification for the proposed single detached dwellings fronting on White Crescent. This provides the opinion of Innovative Planning Solutions that the revised proposal is an appropriate form of development.
- c) **Functional Servicing Report** (February 4, 2015) provides the opinion of Pinestone Engineering Limited that the subject lands can be serviced by existing municipal water, sanitary and storm services and how the runoff from the proposed residential uses will not have adverse effects on the surrounding environment.
- d) **Noise Impact Study** (February 3, 2015) provides the recommendations of R. Bouwmeester and Associates on what mitigation measures such as air conditioning and forced air heating systems are recommended for the residential uses.
- e) **Tree Inventory of Boundary Trees, Canopy Survey & Assessment** (March 2015) provides the opinion of Landmark Environmental Group Ltd. that only the most westerly elm appears to have a conflict with the proposed development.
- f) **Rare, Threatened or Endangered Tree Report** (January 2015) provides an overall review of the site, which determined that there are no trees on site that qualify as rare, threatened or endangered under the *Ontario Endangered Species Act*.
- g) **Traffic Brief** (January 20, 2015) concludes that the proposed development will have minor impact on the existing traffic flow on Veterans Drive.

Neighbourhood Meeting

12. A Neighbourhood Ward Meeting was held on May 5, 2015 at the Holly Community Centre, which presented the proposed development to the local residents. There were approximately 16 residents who attended. The intent of the Neighbourhood Meeting was to engage the area residents to hear what comments/concerns they have with the proposed development. Some of the items that were discussed at the Neighbourhood Meeting included increased traffic, street parking, units being utilized for rentals and tree preservation.

Public Meeting

13. A Public Meeting was held on September 21, 2015 to discuss the subject application. Three members of the public spoke in relation to items of fencing, traffic and parking.
14. The applicant, as part of their submission, provided a Traffic Brief, which reviewed the existing traffic and the impact that this development would have on the local traffic network. The Transportation Services Department reviewed the brief and have advised that there are no concerns with the anticipated traffic generated from this development.
15. The applicant's consultant confirmed that the dwelling units along White Crescent would be non-rentals, while the proposed walk-up apartment would be utilized as rental units which would contribute to the City's rental housing stock.

Department & Agency Comments

16. The Engineering Department have commented that since the portions of the lands along White Crescent are not subject to Site Plan Control and in order to address items such as grading and municipal servicing, a holding provision should be placed on those lands and not be lifted until a Development Agreement has been entered into with the City of Barrie. If 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 for the proposed walk up apartment. In addition, Engineering commented on the requirement for the owner to pay their proportionate share of the Whiskey Creek area specified development charges for SWM Pond "A", which would be collected at the building permit stage.
17. Parks Planning have indicated that there are no concerns with the Tree Inventory of Boundary Trees, Canopy Survey and Assessment Report. They have commented that the existing boundary tree on the north property would appear to potentially conflict with the proposed northerly lot on White Crescent. If the applicant is proposing to do any work on the site which may result in the damage or loss of the tree, the applicant will be required to obtain a consent letter from the adjacent property owner. The intent of the consent letter is for the adjacent landowner to acknowledge that the shared boundary tree may potentially be negatively affected.

ANALYSIS

Policy Planning Framework

18. 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)

19. In staff's opinion, the proposed development is consistent with the PPS and conforms to the Growth Plan in terms of contributing to the range of housing types available and would serve to utilize existing and planned infrastructure in the area. The proposed development would be appropriate, as it would meet the locational criteria for intensification for areas outside of the corridors and nodes (discussed further in this report), which is supported by the availability of existing infrastructure and public transit along Veteran's Drive.

Official Plan

20. As noted above, the subject lands are presently designated Residential Area within the City's Official Plan. Lands that are designated Residential are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria.
21. Section 4.2.2.6 (d) of the Plan allows for consideration of increased densities outside of the Intensification Areas as identified on Schedule I of the Official Plan. The proponent must demonstrate 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.
22. In staff's opinion, the proposed development would meet the City's locational criteria with respect to medium density development as the subject property is located within walking distance to City

parks (Veterans Woods Park and Mapleton Park) and a Public School (Trillium Woods Elementary School). The subject property is also located in close proximity to commercial uses on Essa Road, and is located on an arterial roadway (Veteran's Drive) whereby transit services are available.

23. The application is consistent with the Housing Goals and General Policies identified in Official Plan Policy 3.3 in that the development proposal would contribute to the range and mix of housing types and unit sizes. In addition, it would provide for a variation in tenure, density and scale in the neighbourhood, which contributes to reasonable housing costs. The proposed development would ensure additional rental units are added to the overall housing stock and would effectively use land, resources, infrastructure and public services (including transit) and supports pedestrian friendly streetscape.
24. The proposed development would support the Affordable Housing Policies of the Official Plan by providing a form of rental housing located in close proximity to shopping along Essa Road, community facilities (Holly Community Centre) and existing available public transit along Veteran's Drive.
25. Based on the provisions identified above, staff are of the opinion that the proposed development is considered to be in conformity with the Official Plan.

Zoning Rationale for Special Provisions (SP)

26. In order for the Applicant to achieve the proposed development scheme, a number of special provisions have been requested (See *Appendix "C"*). If approved, the requested zoning and special provisions would permit four (4) residential single detached dwellings fronting on White Crescent and one (1) four unit walk up apartment fronting on Veteran's Drive, and maintain the existing single detached dwelling at 424 Veterans Drive. The proposed special provisions requested for the four (4) residential single detached dwellings include reduced lot area to 342m², reduced frontage to 11.9 metres and reduced rear yard setback of 6.0 metres. The proposed walk-up apartment is requesting special provisions which include reduced minimum front yard setback to 4.1 metres, permit a reduced landscaping strip of 1.8 metres along the north lot line, not require a 2.0 metre high tight board fence within the required front yard, and increase the allowable density to 54 units per hectare.
27. The concept plan that the applicant has submitted in support of the proposed rezoning satisfies the required building height and lot coverage. Each of the requested site specific zoning provisions will be discussed in detail below.

Proposed Walk-up Apartment (RM2-SP)

28. Due to the site configuration and the desire to have a strong building presence along Veteran's Drive, with parking in the rear, the applicant is requesting that the minimum required front yard setback be reduced from 7.0 metres to 4.1 metres, along Veteran's Drive. While this property is not within an identified intensification corridor, it has been reviewed against the Intensification Area Urban Design Guidelines which supports bringing buildings closer to the street. The intent of the front yard setback is to ensure that the building has adequate distance from the travelled portion of the road, while at the same time providing a pedestrian connection to the walk up apartment. Staff are of the opinion that a 4.1 metre setback would satisfy both of these objectives. Staff note that if the subject application is approved, it would be subject to Site Plan Control.
29. In order to ensure a strong building presence along Veterans Drive and have the parking area located to the rear of the building, the applicant is requesting a special provision to Section 5.3.7.1 of the Zoning By-law, which requires 3.0 metre landscaping strip adjacent to parking

areas. The concept as proposed would have a 1.8 metre landscaping strip along the north lot line in order to provide a 6.4 metre driveway width for access for parking in the rear of the building. The side yard setback for the existing dwelling on the retained lands is approximately 3.83 metres in addition to a 2.0 metre high tight board fence, which is adjacent to the 1.8 metre landscaping strip on the lands to the south. The required 3.0 metre landscaping buffer along the south and west lot lines is proposed to be maintained. In order to compensate for the reduced landscaping widths, the applicant will be required at the Site Plan Control stage to provide a detailed landscaping plan, with increased vegetation density in these areas. Therefore, it is staff's opinion that the reduction of the landscaping strip would not impact the adjacent lands.

30. Due to the driveway being located adjacent to the R1 zone to the north, a fence extending to the front lot line would be required by the Zoning By-law. The applicant is requesting that a 2.0 metre high tight board fence begin 4.1 metres back from the front line and run the entire length of the north side lot line. The requested exclusion of a fence in the front yard is not anticipated to impact the sight lines for the dwelling on the retained lands to the north, as it is located 6.31 metres from its front lot line. As indicated above the proposed fence would begin 4.1 metres from the front lot line, which would ensure the parking area is screened sufficiently to the dwelling. Based on the above, staff are of the opinion that the requested special provision is appropriate.
31. The RM2 zone restricts the allowable density for walk-up apartments to 53 units per net hectare, where the applicant is proposing a maximum density of 54 units per net hectare. The applicant has indicated that the request would provide an opportunity to utilize the land for the most efficient use of the land, while at the same time providing four rental units within the City. While the subject lands are outside of an identified intensification area, the increase to a maximum of 54 units per net hectare would assist in achieving the planning policy framework that has been established generally for intensification with the City and would not affect the ability for intensification to occur in identified areas. Staff are of the opinion that the increase in density is considered appropriate and would serve to implement the intensification policies of the Official Plan, and in the provision of rental accommodations within the City.

Proposed Residential Single Detached Dwellings (R3-SP)

32. The proposed residential lots fronting on White Crescent request special provisions for a reduced frontage from the required 12.0 metres to 11.9 metres and reduced lot area from the required 400m² to 342m². There are 36 lots on White Crescent that are zoned R3 or R4 and the average lot frontage is 11.1 metres and lot area of 390m², therefore the requested reduction in the lot frontage and area would be in keeping with the character of the area. The applicant is also requesting a reduced rear yard setback of 6.0 metres from the required 7.0 metres. The applicant is requesting this reduction in order to ensure that the attached garage would meet the requirement of 7.0 metres from the front lot line. The proposed 6.0 metre setback would maintain an appropriate setback from the adjacent uses and would provide an amenity space for the future residents. Based on the above Planning staff do not have any objections with the requested zoning.

Existing Residential Single Detached Dwelling (R1-SP)

33. As a result of the proposed concept of four (4) single detached dwellings and the four-plex, the retained lands request a special provision to recognize a deficiency in lot area of 26m². The required lot area in the R1 zone is 900m², whereas the applicant is proposing a lot area of 874m². A reduced lot area for the retained lands is not anticipated to alter the character of the area. Staff are of the opinion that the proposed reduction in lot area for the retained lands would be appropriate.
34. Council requested at the Public Meeting for staff to review the merits of pre-zoning the retained lands in order to establish an anticipated future built form. Planning Staff have reviewed this

request and have determined that at this time it would not be appropriate to pre-zone lands for development when an application has not been submitted. If the lands are to be developed at a future date, proper notice in accordance with the *Planning Act* will be provided and Planning staff will review the application to determine if what is proposed is suitable.

Holding Provision

35. As the proposed single detached residential dwellings on White Crescent are not subject to Site Plan Control, a holding provision is recommended to be placed on the subject lands. The holding provision would not be lifted until a development agreement has been entered into with the City of Barrie, to the satisfaction of the Director of Engineering Services and Director of Planning Services in order to address issues such as grading and municipal servicing.

Site Plan Control

36. The proposed walk-up apartment, if approved, would be subject to Site Plan Control, at which time a further review of items such as access, servicing, stormwater management, landscaping, pedestrian connections, lighting, setbacks, building orientation/placement/massing, parking, etc. would be conducted.
37. The concept plan submitted provides a general indication of how the properties would be developed and the ultimate design of the future buildings. Staff have identified some of the issues that would need to be addressed through site plan review, which would include items as building elevations, pedestrian connection and detailed design elements such as an articulated roofline, a combination of brick/stone and stucco building façade materials, iron balcony railings, and enhanced landscaping/amenity areas. In addition, the applicant may be required to provide consent letters from the adjacent landowners, which is to acknowledge that the shared boundary trees with the proposed development may potentially be affected with the proposed layout.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

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

- Alternative #1 General Committee could refuse the proposed Zoning By-law Amendment applications and maintain the current zoning for a single detached residential dwelling.
- This alternative is not recommended as the subject property is well suited for residential intensification and does support the policies of the Official Plan.
- Alternative #2 General Committee could alter the proposed recommendation by recommending approval of the four (4) single detached dwelling, but deny the four unit walk-up apartment.
- This alternative is not recommended as the preliminary Conceptual Plan provided a special residential housing design in keeping with the City's Official Plan.
- Alternative #3 General Committee could alter the proposed recommendation by recommending approval of the four unit walk-up apartment but deny the four (4) single detached dwelling.
- This alternative is not recommended as the preliminary Conceptual Plan provided a special residential housing design in keeping with the City's Official Plan.

FINANCIAL

40. The proposed rezoning of the subject parcel would permit a four (4) single detached dwelling storey and a two storey, four unit walk-up apartment on the subject lands. Based on the applicant confirming that the walk-up apartment would be rental and the single detached dwellings would be available for ownership, the proposed application if approved, would generate \$19,193.88 in taxes for the 4 single detached dwellings and \$4,624 for the walk-up apartment. The current (2015) taxes totaled \$6,114.74 for both 424 and 426 Veteran's Drive; therefore the estimated annual increase in taxes would be approximately \$17,703.14.
41. This proposal will trigger 4 development fees to be paid at the various stages of re-development.
- a) Whiskey Creek Development Charges are applicable for both properties at 424 and 426 Veteran's Drive. These will be calculated and collected as a condition of the severance of these properties. These fees will encompass both the severed and the retained lands on both properties.
 - b) Development Charges Fees are applicable for all new dwelling units to be built. Based on the current rates the proposed four single detached dwellings on White Crescent would be \$41,385.00 per dwelling, and the proposed four-plex would be \$30,938.00 per unit. These fees will be verified and collected at the building permit stage in accordance with the fee structure in place at that time.
 - c) Education Levies are applicable for all new dwelling units to be built. These will be calculated and collected at the building permit stage.
 - d) Park Levies are applicable for all of the new dwelling units to be built in accordance with the City's Official Plan. The land value must be supplied by an accredited appraiser and based on the value as of the day before issuance of the building permit.

AFFORDABLE HOUSING

- e) As a result of the statistical information that City staff have found as part of the Affordable Housing Strategy, the current vacancy rate is 1.6% (2014) for rental units in the City of Barrie. The applicant has indicated that the units will be a mix between 2 and 3 bedroom units, which will range in price from \$1200 to \$1350 a month. In accordance with the information from CMHC (2014) in the Affordable Housing Strategy, the rental cost for a 3 bedroom unit in Barrie is \$1305 a month. While it is acknowledged that the proposed 3 bedroom units will likely fall outside of the affordability range for a rental unit in the city, this price may change at the time these units are marketed. If approved, this application would however contribute to the rental housing stock in the City of Barrie.

LINKAGE TO 2014-2018 STRATEGIC PLAN

- f) The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
- Inclusive Community
- g) The development is an example of infill development that makes use of existing services and provides rental units, which supports the goals and objectives of the Affordable Housing Strategy.

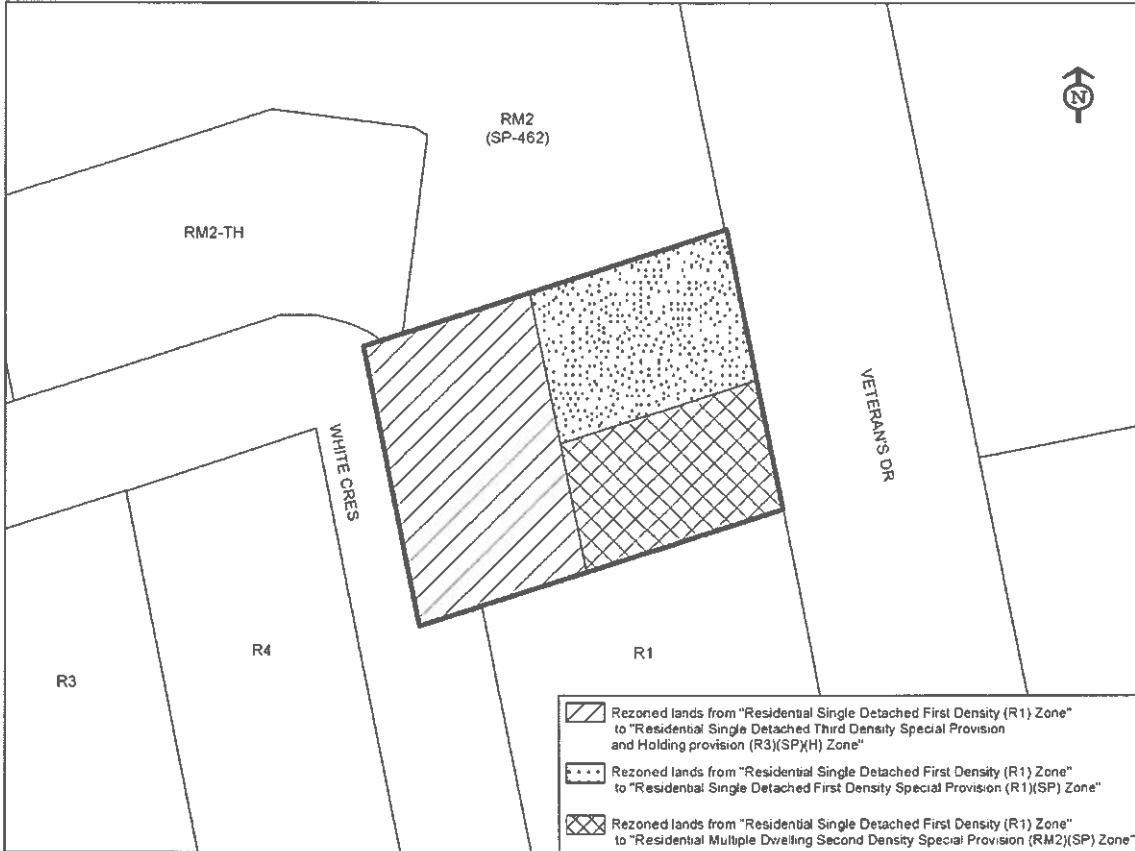
CONCLUSION

- h) Based on the above, Planning staff are of the opinion that the proposed amendment to the Zoning By-law to permit a 4 residential single detached fronting onto White Crescent and 1 walk-up apartment fronting onto Veteran's Drive would be appropriate.

Attachment:

- Appendix "A" – Conceptual Site Plan
- Appendix "B" – Proposed Zoning
- Appendix "C" – Illustration of Proposed Site Specific Provisions

APPENDIX "B"
Proposed Zoning



D14-1586
424/ 426 Veteran's Dr

October 19, 2015

APPENDIX "C"
Requested Special Provisions

Four-Plex (RM2-SP)

Standard	Required	Special Provision Proposed
Maximum density for four-plex	53 units per net hectare	54 units per net hectare
Minimum front yard setback	7.0 metres	4.1 metres
2.0 metre high tight board fence adjacent to parking in area	Fence to be in front yard	Not require fence in front yard
Required landscaping strip adjacent to a parking area	3.0 metres	1.8 metres left (north) side yard

Residential Single Detached Dwelling (R3-SP)

Standard	Required	Special Provision Proposed
Minimum rear yard setback	7.0 metres	6.0 metres
Minimum lot frontage	12.0 metres	11.9 metres
Minimum lot area	400m ²	342m ²

Existing Single Detached Dwelling (R1-SP)

Standard	Required	Special Provision Proposed
Minimum lot area	900m ²	874m ²