
TO: GENERAL COMMITTEE

SUBJECT: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT TO PERMIT A PARKING LOT LOCATED AT 512 BIG BAY POINT ROAD

WARD: 8

PREPARED BY AND KEY CONTACT: E. TERRY, PLANNER, EXT. #5135

SUBMITTED BY: A. BOURRIE, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by Riepma Consultants Inc. on behalf of the BFM Foundation Real Estate Management (2008) Ltd. to change the Official Plan designation on the land municipally known as 512 Big Bay Point Road from Residential to General Commercial be approved.
2. That the Zoning By-law Amendment application submitted by Riepma Consultants Inc. on behalf of the BFM Foundation Real Estate Management (2008) Ltd. to rezone the land municipally known as 512 Big Bay Point Road from Residential Single Detached Dwelling First Density R1 to C4 (General Commercial) be approved.
3. That the written and oral submissions received relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to approval of the application as amended, including previous on-site testing for soil samples, traffic flow, tree preservation and the application becoming a catalyst for future commercial development.
4. That in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to passing of the by-law.

PURPOSE & BACKGROUND

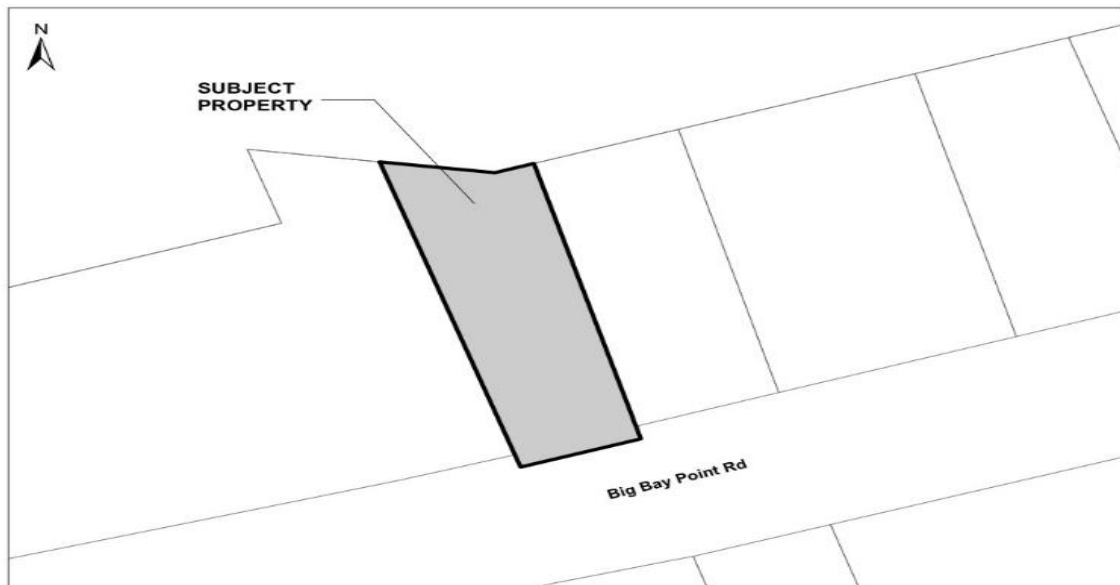
Report Overview

5. The purpose of this Staff Report is to recommend that the property municipally known as 512 Big Bay Point Road be redesignated and rezoned, to permit a parking lot use in association with the Thrift store (see Appendix "A"). The parking lot will provide an additional 30 parking spaces that are intended for use by the Thrift Store staff.

6. The property municipally know as 512 Big Bay Point Road is currently designated Residential and zoned Residential Single Detached Dwelling First Density R1 to permit a single family home. The applications propose the redesignation of the property to General Commercial and rezoning to C4 (General Commercial) to permit a parking lot use for approximately 30 additional spaces.

Location

6. The subject lands are located on the north side of Big Bay Point Road just east of Yonge Street. The property is legally identified as Concession 13 Lot 12 Registered Plan No. 12 Lot 1019 Reference Plan 51R-1488 Parts 8 & 9 and know municipally as 512 Big Bay Point Road, Barrie ON. The property is approximately 955 square metres.
7. The existing land uses surrounding the subject property are as follows:
 - North: Warnica Public School.
 - South: A vacant parcel owned by the adjacent Petro Canada, zoned Residential R1.
 - East: Single detached residential dwellings, zoned Residential R1.
 - West: A number of Commercial properties including the Thrift Store.



Background

8. The property know as 512 Big Bay Point Road is designated as Residential in the Official Plan and zoned R1 to permit a single detached dwelling.
9. Reports submitted in support of this application include:
 - a) Planning Justification Report (Riepma Consultants Inc., August 2017);
 - b) Stage 1 & 2 Archaeological Report (Earthworks Archaeological Services Inc., August 18, 2017); and

- c) Tree Inventory & Preservation Plan Report (Landmark Environmental Group Ltd., August 2017).

Public Consultation

10. A Neighbourhood Meeting was held on September 26, 2017, at Inniswood Church; 3 residents were in attendance. Comments and questions of clarification included: previous on-site testing for soil samples; traffic flow; and this application becoming a catalyst for future commercial development.
11. A Public Meeting was held on November 27, 2017, in accordance with the provisions of the *Planning Act*. Only one comment was made by the public at the meeting, essentially that the application is turning prime real estate into a parking lot.

In response, it should be noted that the General Commercial zone that is being requested by the applicant includes permissions for mixed use development. If at a later date there is a market demand for residential development on the subject lands it can be accommodated in conjunction with a commercial use on the ground floor.

Departmental and Agency Comments

12. The standard circulation for review of *Planning Act* applications was undertaken by Planning Services. The comments from City staff and external agencies will appropriately be addressed as part of the Site Plan approval process.

Parks Planning requested that:

- 2 parking spaces at north end be deleted to improve tree preservation and the turning radius.
- Fence on east boundary should end 6m from the ROW.

ANALYSIS

Provincial Policy

13. The Provincial Policy Statement (2014) identifies that municipalities should provide employment opportunities. The Growth Plan has similar policies to encourage a complete community. The Thrift Store is an important business that provides benefit to City residents. It is staff's opinion that the expansion of the General Commercial use is in conformity with Provincial Policy.

Official Plan

14. The lands subject to the Official Plan Amendment application, 512 Big Bay Point Road is currently designated as Residential. As the lands are located within an intensification node, a redesignation to General Commercial which allows for mixed use development is appropriate at this location. Staff have observed a deficiency in the amount of parking available at the adjacent commercial properties, justifying the need for additional parking at the present time but also recognize long-term development potential for the site. Staff will review the detailed site design in accordance with Official Plan policy for Commercial uses which include the need for visual screening, planting and/or fencing to minimize the adverse effects between commercial and residential uses.

Zoning By-law

15. The development of a stand-alone parking lot is not permitted in the existing zone for the subject lands. The R1 zone requires that principle use to be established on the property. The proposed, C4 General Commercial use identifies Parking Lot as a permitted use. In Staff's opinion, the proposed General Commercial zone is appropriate as the subject lands are immediately adjacent to existing commercial uses.

Site Plan Control

16. If approved, the development of the property for a parking lot use will be subject to Site Plan Control. The Site Plan process will involve, but not be limited to, an examination of the following:
- a) Fencing, lighting and landscaping requirement;
 - b) Snow storage and removal; and
 - c) Pedestrian safety, accessibility and traffic movement.

ENVIRONMENTAL MATTERS

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

ALTERNATIVES

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

Alternative #1 General Committee could maintain the existing Official Plan designation for 512 Big Bay Point Road as Residential and the zoning as Residential Single Detached Dwelling First Density R1 for a single detached home. This alternative is not recommended. The Thrift Store has indicated that the demand for staff parking has increased as the neighbouring commercial plaza uses the existing Thrift Store parking for overflow demand.

FINANCIAL

19. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLAN

20. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan.

Attachments: Appendix "A" – Proposed Concept Plan

APPENDIX "A"

Concept Plan

