
TO: GENERAL COMMITTEE

SUBJECT: COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) ORDER FOR SCHLEGEL VILLAGES - 800 YONGE STREET

WARD: 9

PREPARED BY AND KEY CONTACT: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG, PMP, GENERAL MANAGER INFRASTRUCTURE AND GROWTH MANAGEMENT

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

RECOMMENDED MOTION

1. That Staff Report DEV052-23 concerning the Community Infrastructure and Housing Accelerator (CIHA) Order for Schlegel Villages – 800 Yonge Street, be received for information purposes.
2. That staff in the Development Services Department be directed to forward the required information for the Community Infrastructure and Housing Accelerator (CIHA) Order as attached in Appendix “A” to Staff Report DEV052-23 - Order to the Minister of Municipal Affairs and Housing to permit the development of Schlegel Villages – 800 Yonge Street and as attached in Appendix “B” to Staff Report DEV052-23 – Master Site Plan.

BACKGROUND & PURPOSE

Background

3. A Community Infrastructure and Housing Accelerator (CIHA) is a tool under Section 34.1(9) of the *Planning Act* that can be used to regulate the use of land and the location, use, height, size and spacing of buildings and structures to permit certain types of development.
4. The Minister may make the order at the request of a single tier or lower tier municipality, to expedite priority developments including any type of housing, development associated with transportation infrastructure, buildings that would facilitate employment and economic development, and mixed-use development. The subject order will expedite the development of a long-term care facility, a retirement home and apartment units which are considered priority developments by both the Province of Ontario and the City of Barrie.
5. A Council Resolution is required to make a request to the Minister of Municipal Affairs and Housing for a CIHA Order. The resolution must identify the lands to which the requested order would apply, provide the requested zoning exemptions and specify if exemptions are required for other planning-related approvals, such as site plan, from being consistent with the Provincial Policy Statement or having to conform with provincial plans and/or municipal official plans.

- The CIHA process requires that public notice must be provided, and consultation must be undertaken in a manner that the municipality considers appropriate. Municipalities also are expected to engage with Indigenous communities and consider their interests prior to making a request for an order.

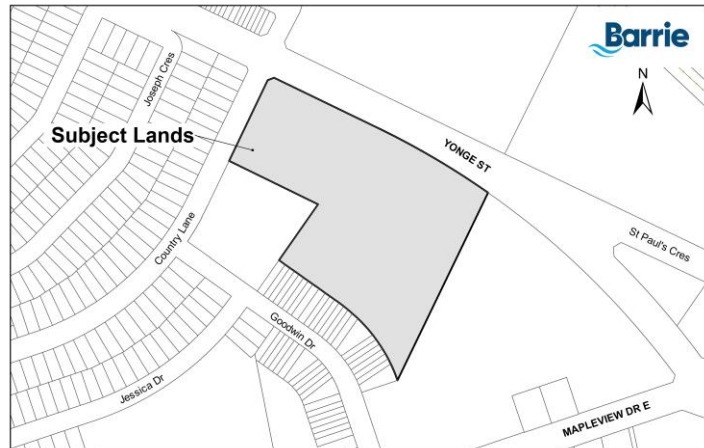
Purpose

- The purpose of this report is to receive a resolution from Council for the Schlegel Villages project at 800 Yonge Street as required as part of the application to the Ministry of Municipal Affairs and Housing to consider issuing a CIHA order on a property.

LOCATION AND DEVELOPMENT PROPOSAL

Site and Location

- The subject property fronts onto the southeast corner of Yonge Street and Country Lane and is located across from the Barrie South GO Station.
- The lands are known municipally as the north part of 800 Yonge Street and legally described as Part of Block 19, Registered Plan 51M-832.
- The subject lands are 4.1 ha in size with a frontage of 260 m on Yonge Street and 95 metres on Country Lane.



Development Proposal

- The subject property is identified as being within a 'Major Transit Station Area' on Map 1 Community Structure and designated as 'Commercial District' on Map 2 - Land Use Designations. The lands are currently zoned as 'General Commercial' (C4) in the City's Comprehensive Zoning By-law 2009-141, as amended. The City of Barrie Official Plan 2051 supports the development but a zoning by-law amendment is required to the General Commercial (C4) Zone provisions for the proposed development.
- The proposed development includes the following components (see Appendix "B" to Staff Report DEV052-23 – Master Site Plan):
 - Long-term Care Facility – 1 building, 6 storeys, 192 beds.
 - Retirement Home/Assisted Living Facility – 2 buildings, 1 - 12 storeys, 485 suites and 120 dwelling units.
 - Residential Apartments – 2 buildings, 18-26 storeys, 360 dwelling units.
- Other components include a ground-oriented building extension between the long-term care facility and the retirement/assisted living facility which will provide a variety of services and retail outlets to residents and the community. The design also includes surface and underground parking areas as well as outdoor amenity areas and a parkette. Three access points are proposed including a right in/right out entrance to Yonge Street and an entrance via Country Lane. A future entrance will be provided along the south end of the development to a future road.

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14. A CIHA Zoning Order has been attached to this staff report (see Appendix "A" to Staff Report DEV052-23– CIHA Zoning Order) which includes provisions summarized as follows:
- a) Expands the range of uses permitted on the subject lands and provides definitions of those uses.
 - b) Defines the permitted number of beds, suites and dwelling units.
 - c) Provides setback provisions.
 - d) Defines the parking requirements.
 - e) Provides a maximum height for the buildings.
 - f) Removes the application of Section 6.3.4.3 which regulates commercial use requirements in a residential building, amenity space for a lot containing more than 4 units and the separation of residential and commercial parking spaces.

PUBLIC ENGAGEMENT

15. At their regular Council meeting on Wednesday, August 16, 2023, Council unanimously approved Direct Motion 23-A-090: That staff in Development Services initiate a Community Infrastructure Housing Accelerator (CIHA) application to facilitate the approval for construction of a long-term care facility, retirement home and related residential development for the property located at 800 Yonge Street, and report back to Council in September 2023.
16. Public consultation has been undertaken through a dedicated website on the City's Development Projects website and press releases also have provided notice to City residents. A website was created in the [Development Projects | City of Barrie](#) which provided details on the proposed development and provided contact information for additional information and public feedback on the proposal. The website was launched on August 17, 2023 and public comments were received to September 8, 2023.
17. Comments and concerns expressed by two residents and the feedback included the following:
- a) Who are the operators of the proposed long-term care and retirement home.
 - i. Information was provided about the operator, Schlegel Villages, and their long, proven track record of being an operator of these types of facilities.
 - b) Destruction of the environment, farmlands or wetlands.
 - i. The site is within the built boundary of the City of Barrie and has no visible natural features, nor zoning that would indicate sensitive natural heritage features on the property.
 - c) Affordable Housing Component.
 - i. There is no identified affordable housing included in this proposal; however, the proposal is a mix of land uses including long-term care beds, retirement homes and units in two proposed high rise buildings. There will be a mix of residential offerings on this site.
 - d) The use next to a GO Station is not a good use of land.
 - i. As proposed, there are 192 long-term care beds, 485 suites and 120 retirement / assisted living units and 360 dwelling units. This proposed development combined with the development of the remainder of the site (by another property owner) will provide a mix of housing and retail options in the area. Proximity to the GO Station will be ideal for the new residents and potentially future employees of Schlegel Villages.
18. Consultation with the Indigenous Communities included contact with eleven different groups with responses received from three. Those that commented did not have questions at this time. The City will continue to include these groups in the planning process for this proposal, including notification of this report on the General Committee agenda.

CONDITIONS OF COMMUNITY INFRASTRUCTURE AND HOUSING ACCELERATOR (CIHA) APPROVAL

19. The Minister may impose conditions on the approval of a CIHA order. Conditions could be imposed to ensure that certain studies, assessments, consultations and other necessary due diligence associated with any proposed development that would be subject to the CIHA order would be adequately addressed before construction or site alteration can begin.
20. The subject property is subject to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of this site regarding municipal infrastructure, site circulation, landscaping and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate connection to adjacent properties and streets.
21. Staff recommend that the submission to the Minister of Municipal Affairs and Housing includes the requirement of Site Plan Approval including the Pre-consultation and Pre-submission Review process as a condition of the CIHA Order.
22. Site Plan Approval is delegated to staff and can be a fairly straightforward process that ensures a site plan agreement can address securities, letters of credit and certificates of insurance and other items that may be necessary for the development of the subject lands and to manage risks to both the municipality and the property owner.

NEXT STEPS

23. Within 15 days of passing the Council resolution, the City must make the request to the Minister of Municipal Affairs and Housing with the required information. The Ministry will undertake their review and may request additional information, with no required timeline to issue to the order. The Minister of Municipal Affairs and Housing has the sole authority to issue an order and impose conditions and the issue cannot be appealed.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

24. There are no environmental or climate impacts anticipated from the requested Order.

ALTERNATIVES

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

Alternative #1 Council could refuse the recommendation to proceed with Schlegel Villages – 800 - Yonge Street through a Community Infrastructure and Housing Accelerator (CIHA) Order request to the Minister of Municipal Affairs and Housing.

This alternative is not recommended as there is a crisis in the provision of long-term care, assisted living, retirement living and residential development in the City and across the country. This proposal will contribute to all three types of units and the land use and planning approvals should be efficiently addressed to ensure the construction and occupancy of this project begin as soon as possible.

FINANCIAL

26. There are no financial impacts anticipated from the Order.

LINKAGE TO 2022-2026 STRATEGIC PLAN

27. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live
- Responsible Governance

28. Encourage a range of housing options to make housing attainable.

29. Advocating to other levels of government for support.

Attachments: Appendix "A" to Staff Report DEV052-23 – Draft CIHA Order
Appendix "B" to Staff Report DEV052-23 – Master Site Plan

APPENDIX "A"

Order

With Respect to the City of Barrie. CIHA Order 001-2023
Subsection 34.1 (9) of the Planning Act

1. I hereby order pursuant to clause 34.1 (9) (a) of the *Planning Act*, further to a request from the Council of the City of Barrie set out in a resolution dated September 27, 2023, that:
 - a. The zoning requirements attached as Appendix "A" apply to the lands, in the City of Barrie, set out in Appendix "B".
 - b. Appendices "A" and "B" attached to this Order, form part of this Order.
2. This Order comes into force on the day this Order is made.

Made by:

Signature
Minister of Municipal Affairs and Housing

Date made: _____

APPENDIX "A" TO CIHA ORDER NO. 001-2023

With Respect to the City of Barrie
Subsection 34.1 (9) of the Planning Act

Definitions

1. In this Order,

"Long-Term Care Home" means a long-term care home within the meaning of the *Fixing Long-Term Care Act, 2021*.

"Retirement Home" means a retirement home within the meaning of the *Retirement Homes Act, 2010*;

"Zoning By-law" means Zoning By-law 2009-141 of the City of Barrie.

Application

2. (1) This Order only applies to lands in the City of Barrie, in the Province of Ontario, being described as Part 1 of Reference Plan 51R-44107, and identified as the lands shown on the map attached to this Order as Appendix B.

(2) Despite any future severance, partition or division of the lands described in subsection (1), this Order shall continue to apply to the lands as if no severance, partition or division occurred.

General Commercial Zone (C4)(SP-348)

3. The Zoning By-law Map be amended to change the zoning from the General Commercial - Special Provision (C4)(SP-348) to the General Commercial with Special Provisions (C4)(SP-XXX); as shown in Appendix "B" to reflect the land use permissions under this Order.

Permitted uses

4. In addition to the uses permitted by the zoning by-law, the following uses are permitted on the lands described in section 2(1) of this Order:
 1. An apartment building.
 2. An assisted living facility.
 3. A long-term care home.
 4. A park.
 5. A retirement home.

Permitted accessory uses – long-term care home, etc.

5. (1) The following accessory uses are permitted in a long-term care home, a retirement home or an assisted living facility located on the lands described in section 2 (1) of this Order:
 1. Assembly hall.
 2. Child care centre.
 3. Custom workshop.
 4. Dry cleaning establishment.
 5. Facility for the grooming and training of domesticated animals.
 6. Facility that provides day programs and care services for adults.
 7. Financial institution.
 8. Fitness or health club.
 9. Home occupation.
 10. Library.
 11. Living classroom and laboratory.
 12. Local convenience retail establishment.
 13. Pharmacy that does not exceed a maximum gross leasable floor area of 140 square metres.
 14. Offices, including medical offices.
 15. Parking structure underground.
 16. Personal service store.

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17. Place of worship.
 18. Rehabilitation centre.
 19. Research and development facility.
 20. Restaurant that does not contain a night club or drive-through facility.
 21. Senior citizen community and resource centre.
 22. Service store.
 23. Studio.

(2) The accessory uses listed in subsection (1) are permitted only if the primary means of access is through the main entrance of the long-term care home, retirement home or assisted living centre, as applicable.

(3) In this section:

“living classroom and laboratory” means a facility that provides an on-site learning program that integrates theoretical and practical education and training for health-care workers in the gerontological field;

“rehabilitation centre” means an institution or facility, other than a hospital, that provides physiotherapy, occupational therapy and other rehabilitative treatment of dysfunction or disability, including emergency assessment and treatment;

“senior citizen community and resource centre” means a multi-purpose facility, or part of that facility, that offers a variety of recreational, cultural, community service, informational or instructional programs to senior citizens;

“studio” means a building or part a building that is used for portrait and commercial photography, painting, sculpting, or other forms of art and craft making, but that is not used for the sale of art, craft or photography products or equipment.

Same – apartment building

6. (1) The following accessory uses are permitted in or on lands adjacent to or associated with an apartment building located on the lands described in section 2:
 1. Indoor amenity area for a pool, fitness centre, meeting room or other indoor amenities.
 2. Outdoor amenity area for a pool or other outdoor amenities.
 3. Marketing, administrative and property management office for the apartment building and for any long-term care home, retirement home or assisted living facility located on the lands described in section 2(1).

(2) The accessory uses described in paragraphs 1 and 2 of subsection (1) will also be made available to occupants of a long-term care home, a retirement home or an assisted living facility located on the lands described in section 2(1). For clarity, the accessory uses described in paragraphs 1 and 2 of subsection (1) will not be available to the general public.

Zoning requirements

7. (1) The zoning requirements for the uses permitted under section 4 and the accessory uses permitted under subsections 5(1) and 6(1) are the zoning requirements set out in the zoning by-law, with the following exceptions:
 1. The maximum number of beds in a long-term care home is 192.
 2. The combined maximum number of suites in any assisted living facility and any retirement home is 485.
 3. The combined maximum number of dwelling units in any assisted living facility and any retirement home is 120.
 4. The maximum number of dwelling units in an apartment building is 360.
 5. The minimum front yard setback is two metres.
 6. There is no maximum front yard setback.
 7. The minimum exterior side yard setback is 0 metres.
 8. There is no maximum exterior side yard setback.
 9. The minimum interior side yard setback is seven metres.
 10. The minimum rear yard setback is 0 metres.
 11. The minimum setback to the property line for any underground structure is 0 metres.
 12. The minimum number of parking spaces for a long-term care home is 0.5 parking spaces for each bed in the long-term care home.
 13. The minimum number of parking spaces for a retirement home is 0.5 parking spaces for each suite in the retirement home and one parking space for each dwelling unit in the retirement home.
 14. The minimum number of parking spaces for an apartment building is one parking space for each dwelling unit in the apartment building.
 15. Tandem parking is permitted for the purpose of satisfying the minimum parking requirements in paragraphs 12 to 14.
 16. Parking spaces are not required for the accessory uses described in subsections 5 (1) or 6 (1).
 17. The maximum height of a long-term care home is six storeys.
 18. The maximum height of a retirement home or an assisted living facility is 12 storeys.
 19. The maximum height of an apartment building is 26 storeys.
 20. No minimum step-backs or angular plane requirements apply.
 21. Section 6.3.4.3 of the zoning by-law does not apply.
 22. Country Lane shall be considered the front lot line for the lands described in subsection 2 (1).
- (2) In this section, "suite" means a unit in a building designed to be lived in by one or more persons but that does not contain a full kitchen.

Terms of use

8. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
 - (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
 - (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
 - (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

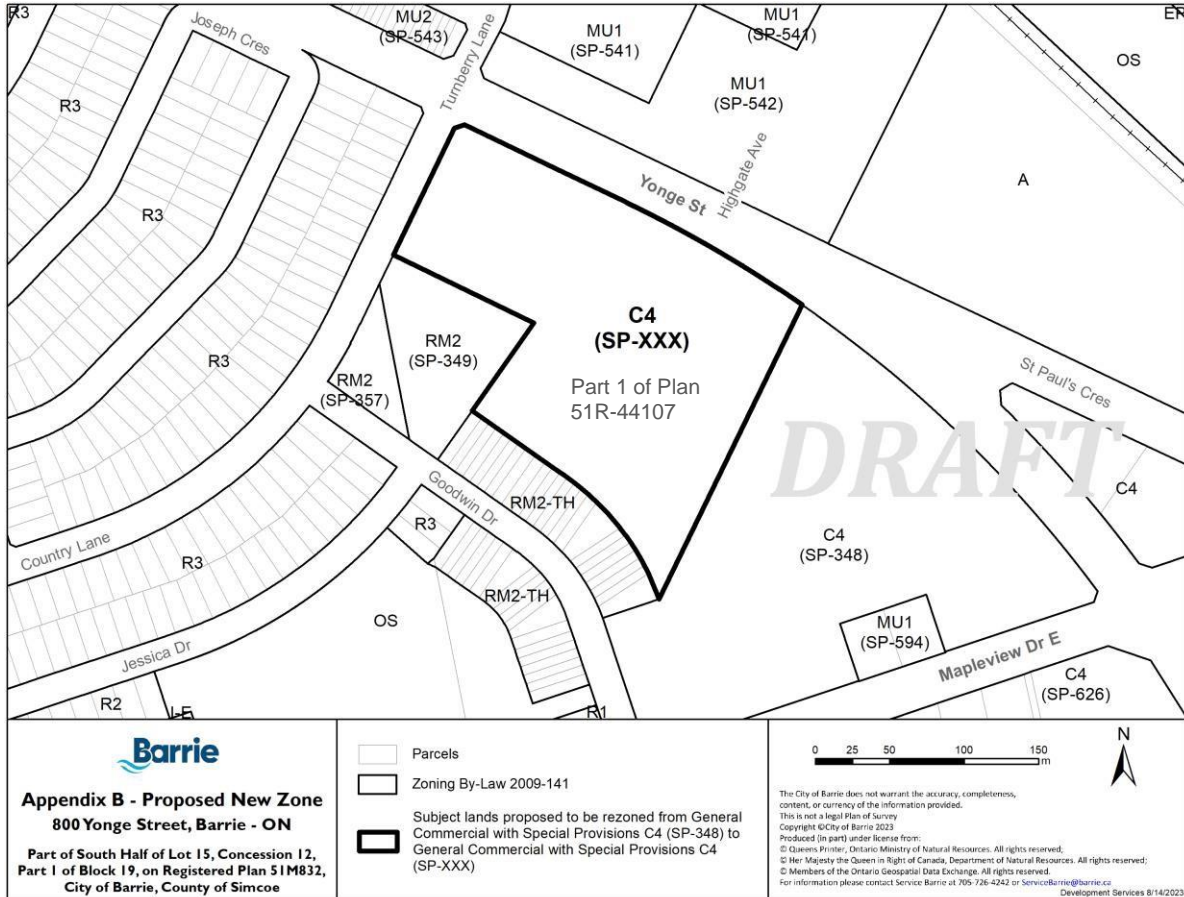
Deemed by-law

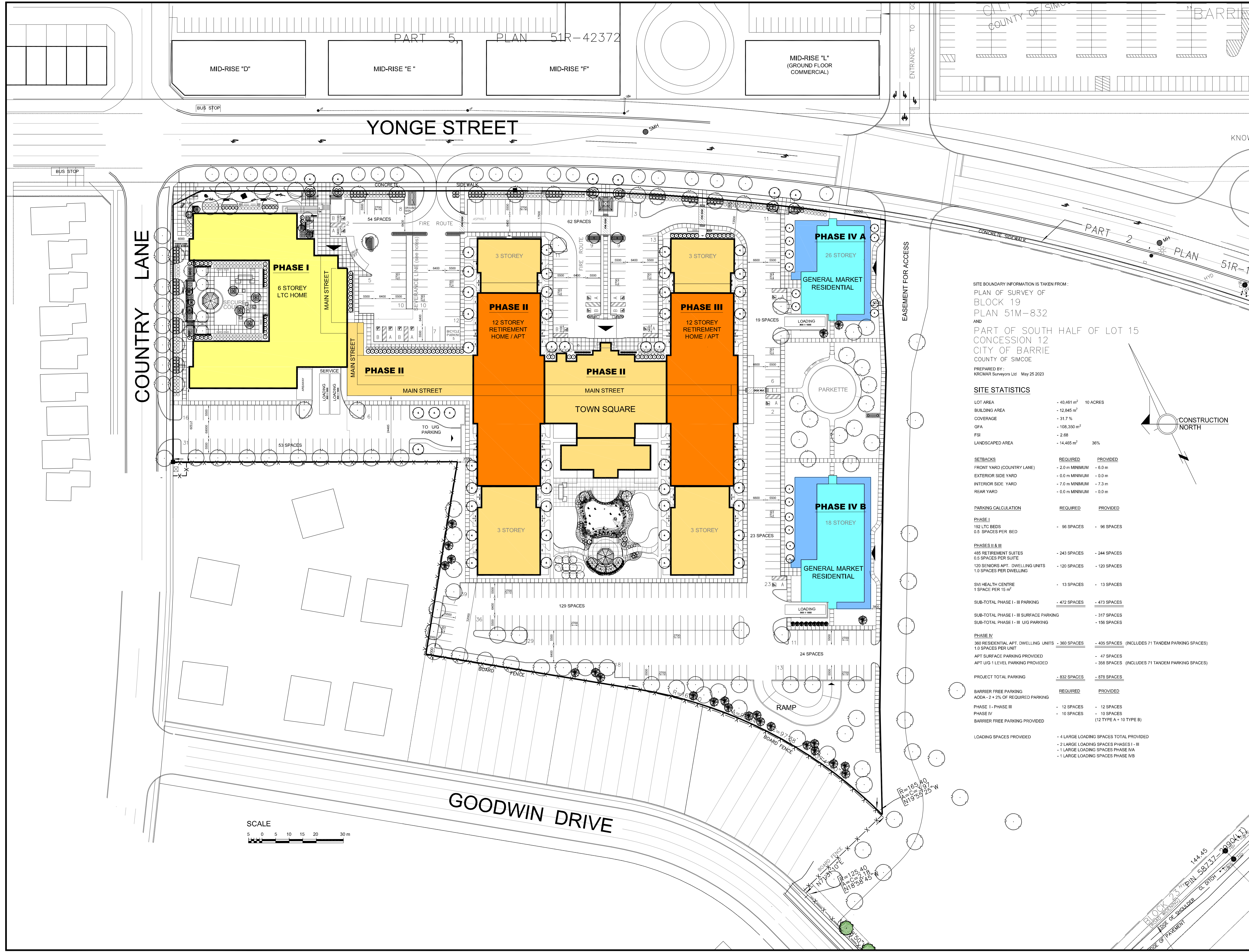
9. This Order is deemed for all purposes, except for the purposes of section 24 of the Act, to be a by-law passed by the council of the City of Barrie.

Commencement

10. This Regulation comes into force on the day it is filed.

APPENDIX "B" TO CIHA ORDER NO. 001-2023





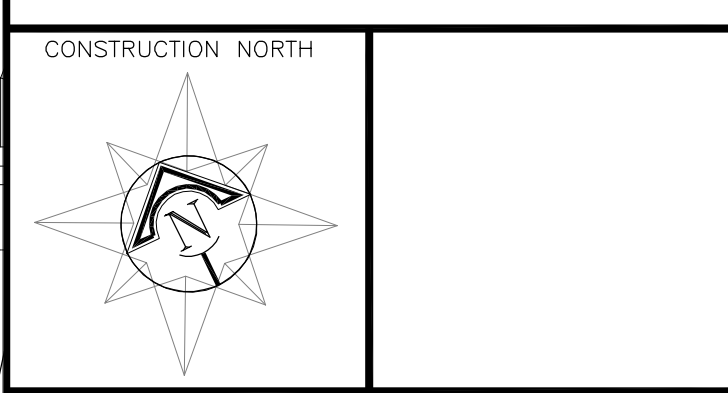
SITE BOUNDARY INFORMATION IS TAKEN FROM:
 PLAN OF SURVEY OF
 BLOCK 19
 PLAN 51M-832
 AND
 PART OF SOUTH HALF OF LOT 15
 CONCESSION 12
 CITY OF BARRIE
 COUNTY OF SIMCOE
 PREPARED BY:
 KRGMAR Surveyors Ltd May 25 2023

SITE STATISTICS

LOT AREA	- 40,461 m ²	10 ACRES
BUILDING AREA	- 12,845 m ²	
COVERAGE	- 31.7 %	
OFA	- 108,350 m ²	
FSI	- 2.68	
LANDSCAPED AREA	- 14,465 m ²	36%

SETBACKS	REQUIRED	PROVIDED
FRONT YARD (COUNTRY LANE)	- 2.0 m MINIMUM	- 6.0 m
EXTERIOR SIDE YARD	- 0.0 m MINIMUM	- 0.0 m
INTERIOR SIDE YARD	- 7.0 m MINIMUM	- 7.3 m
REAR YARD	- 0.0 m MINIMUM	- 0.0 m

PARKING CALCULATION	REQUIRED	PROVIDED
PHASE I		
192 LTC BEDS	- 96 SPACES	- 96 SPACES
0.5 SPACES PER BED		
PHASES II & III		
485 RETIREMENT SUITES	- 243 SPACES	- 244 SPACES
0.5 SPACES PER SUITE		
120 SENIORS APT., DWELLING UNITS	- 120 SPACES	- 120 SPACES
1.0 SPACES PER DWELLING		
SVI HEALTH CENTRE		
1 SPACE PER 15 m ²	- 13 SPACES	- 13 SPACES
SUB-TOTAL PHASE I - III PARKING	- 472 SPACES	- 473 SPACES
SUB-TOTAL PHASE I - III SURFACE PARKING	- 317 SPACES	- 317 SPACES
SUB-TOTAL PHASE I - III LUG PARKING	- 156 SPACES	- 156 SPACES
PHASE IV		
360 RESIDENTIAL APT., DWELLING UNITS	- 360 SPACES	- 405 SPACES (INCLUDES 71 TANDEM PARKING SPACES)
1.0 SPACES PER UNIT		
APT SURFACE PARKING PROVIDED	- 47 SPACES	
APT LUG 1 LEVEL PARKING PROVIDED	- 358 SPACES (INCLUDES 71 TANDEM PARKING SPACES)	
PROJECT TOTAL PARKING	- 832 SPACES	- 878 SPACES
BARRIER FREE PARKING		
AODA - 2 + 2% OF REQUIRED PARKING	REQUIRED	PROVIDED
PHASE I - PHASE III	- 12 SPACES	- 12 SPACES
PHASE IV	- 10 SPACES	- 10 SPACES
BARRIER FREE PARKING PROVIDED		(12 TYPE A + 10 TYPE B)
LOADING SPACES PROVIDED		
	- 4 LARGE LOADING SPACES TOTAL PROVIDED	
	- 2 LARGE LOADING SPACES PHASES I - III	
	- 1 LARGE LOADING SPACES PHASE IV A	
	- 1 LARGE LOADING SPACES PHASE IV B	



REVISIONS

No.	DATE	DESCRIPTION
1		

No.	Date	Description
4	2023.09.20	For CIHA
3	2023.06.20	For MZO
2	2023.04.14	For MZO
1	2022.7.13	For Pre-Consultation

No.	Date	Description
Issued		

ANDERSON WELLSMAN ARCHITECTS INCORPORATED
 1090 DON MILLS ROAD
 SUITE 612
 TORONTO, ONTARIO
 M3C 3R6
 TEL: 416.391.3699
 FAX: 416.510.2629

Project:
SCHLEGEL VILLAGES BARRIE
 800 YONGE STREET
 BARRIE, ON

Drawing Title
MASTER SITE PLAN

Scale:	1:600	Sheet No.	SP 10.1
Date:	JUL 12 2022		
Input by:	G.V.		
Checked by:	R.A.		
Job No.	2116		

FILE NAME: VERSION 8.2