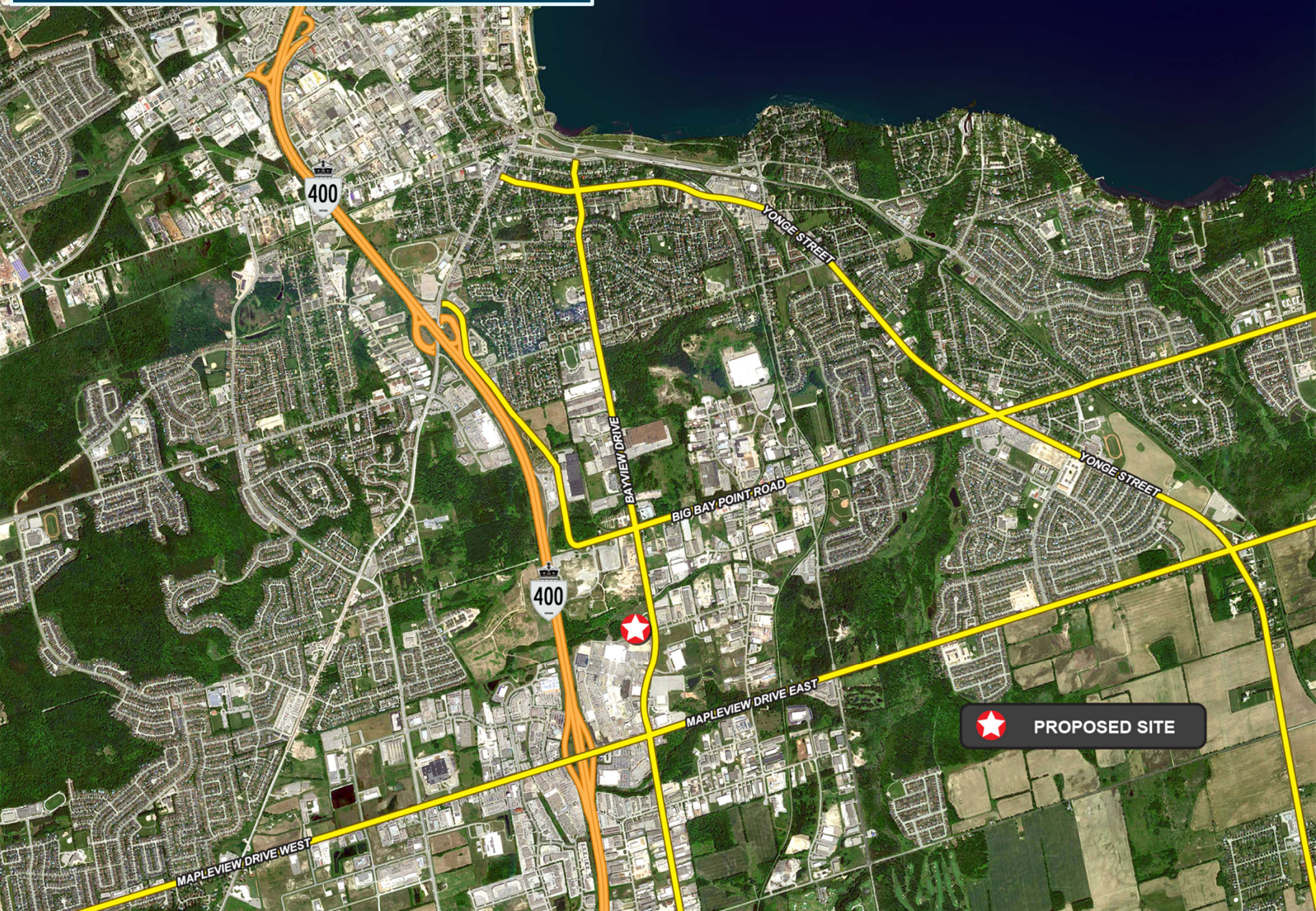


**PUBLIC MEETING
PRESENTATION -
PROPOSED RETIREMENT
RESIDENCE OPA/ZBA**

NOVEMBER 14, 2016

PROPOSED SITE LOCATION



400

YONGE STREET

BAYVIEW DRIVE

BIG BAY POINT ROAD

YONGE STREET

400

MAPLEVIEW DRIVE EAST

MAPLEVIEW DRIVE WEST



PROPOSED SITE

PROPOSED SITE AREA



BARRIE PRIMARY CARE CAMPUS

SITE

HIGHWAY 400

BAYVIEW DRIVE

FOOD STORE

TRANSIT HUB

BAYVIEW DRIVE

HYDRO SUB STATION

RESTAURANT

MAPLEVIEW DRIVE EAST

THE PROPOSAL



PROPOSED 6 STOREY
RETIREMENT RESIDENCE
(150 UNITS)

OUTDOOR PATIO

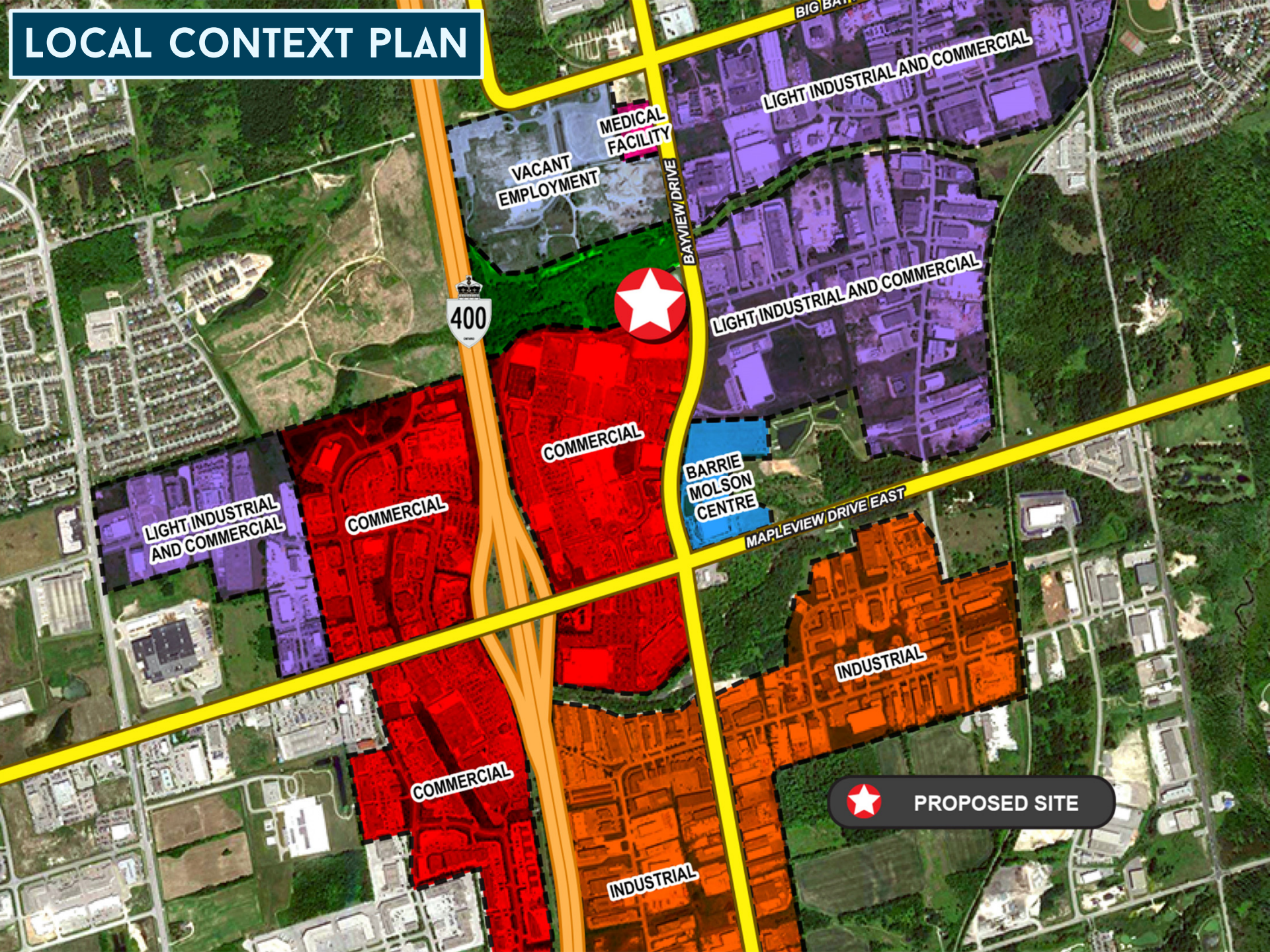
LOBBY

CONCERT WAY

BAYVIEW DRIVE







LOCAL CONTEXT PLAN



EXISTING SENIOR'S FACILITIES IN SOUTH BARRIE



-  PROPOSED SITE
-  MIXED RETIREMENT-NURSING
-  NURSING HOME
-  RETIREMENT HOME

JOBS

ADMIN

- 1 Administrator/Executive Director (FT - Supervisor)
- 1 Director of Sales & Marketing (FT - Supervisor)
- 1 Office Manager/Bookkeeper (FT - Supervisor)
- 1 Evening Concierge (PT)
- 1 Weekend Concierge (PT)

ACTIVITY

- 1 Activity Director (FT - Supervisor)
- 5 Activity Aides (FT or FT Equivalents)

SERVICES

- 1 Maintenance Supervisor (FT - Supervisor)
- 2 Maintenance Workers (1 FT, 1 PT)
- 5 Housekeeping/Laundry staff (FT or FT Equivalents)

DIETARY

- 1 Food Service Supervisor (FT - Supervisor - Chef designation)
- 4 Cooks (FT or FT Equivalent - Food Handlers Certificate)
- 10 Dietary Aides (5 FT and 5 PT)

WELLNESS

- 1 Director of Wellness (FT - Supervisor - RN/RPN designation)
- 5 Wellness Nurses (FT or FT Equivalent - RPN designation)
- 15 Wellness Attendants (FT or FT Equivalents - PSW designation)

TOTAL = 47 FT OR FT EQUIVALENTS + 8 PT.

PROVINCIAL POLICY STATEMENT

- Section 1.0 of the PPS provides policies which support efficient land use and development patterns that support strong, liveable and healthy communities, as well as those which protect the environment, public health and safety and facilitate economic growth. The policies of the PPS recognize redevelopment, intensification, and compact form as tools to achieve efficient development and land use patterns within Settlement Areas.
- Section 1.1 of the PPS describes healthy livable and safe communities as those which are sustained by accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs. The PPS promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

THE PROPOSAL IS CONSISTENT WITH THE PPS;

- Efficient use of land
- Mix of land uses
- Healthy and safe communities
- Sustainable development
- Promotes intensification and compact form
- Within Settlement Area

THE GROWTH PLAN FOR THE GGH

- The Growth Plan recognizes a number of challenges facing the Greater Golden Horseshoe such as the underutilization of existing infrastructure, and urban sprawl which contributes to the degradation of the natural environment. To address these challenges the Plan provides policy direction to direct growth to built-up areas, and promote transit supportive-densities and a healthy mix of residential and employment land uses.

THE PROPOSAL IS CONSISTENT WITH THE GROWTH PLAN:

- Located in built up area
- Excellent public transit
- Transit supportive density
- Existing infrastructure
- Mix of uses
- Employment

CITY OF BARRIE OFFICIAL PLAN

The Site is designated General Commercial as per Schedule A of the Official Plan. Section 4.3.2.5 sets out the policies associated with this designation.

The following uses may be permitted within a General Commercial designation: large scale retail and service commercial uses such as retail warehouse stores, automotive commercial, furniture and home furnishing uses, garden centres, supermarkets and food stores as well as smaller scale retail, service commercial and personal service uses; financial institutions and services; business, professional and medical offices; restaurants, recreation, entertainment and other community facilities such as libraries and day care centres, and medium density residential uses. (Mod E (jj))

- (c) Development in a General Commercial designation shall be in separate buildings and/or a grouping of separate buildings.
- (d) Residential uses shall be located within or above commercial or office uses at grade.
- (e) The planned size and function of General Commercial areas is designed to serve one or more residential planning areas.

- **The proposal is consistent with the General Commercial Designation except that a Senior's Residence is considered an Institutional Use as opposed to Residential**

DEFINED POLICY AREA [R]

(a) Uses: The subject lands are intended to accommodate a wide range of uses generating employment including retail, office, hotel, entertainment and service commercial uses. The lands designated to “General Commercial”, located west of Bayview Drive and south of the Open Space area shall be zoned General Commercial (C4) (SP304)....

- The proposal is not in compliance with the policies of the Defined Policy Area [R], an amendment is required.

CITY OF BARRIE ZONING BYLAW

- The site is zoned C4(SP-304)
- While permitted uses include most Institutional uses a Seniors Residence is not permitted.
- **The proposed use is not permitted under the current zoning, an amendment is required.**