



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.

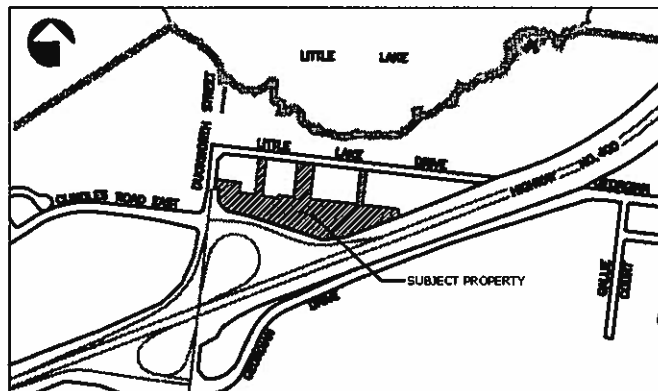
Fencing requirements are subject to Site Plan Approval.

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:

Proposed Use	Present By-law Standards	Requested By-law Standard
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.

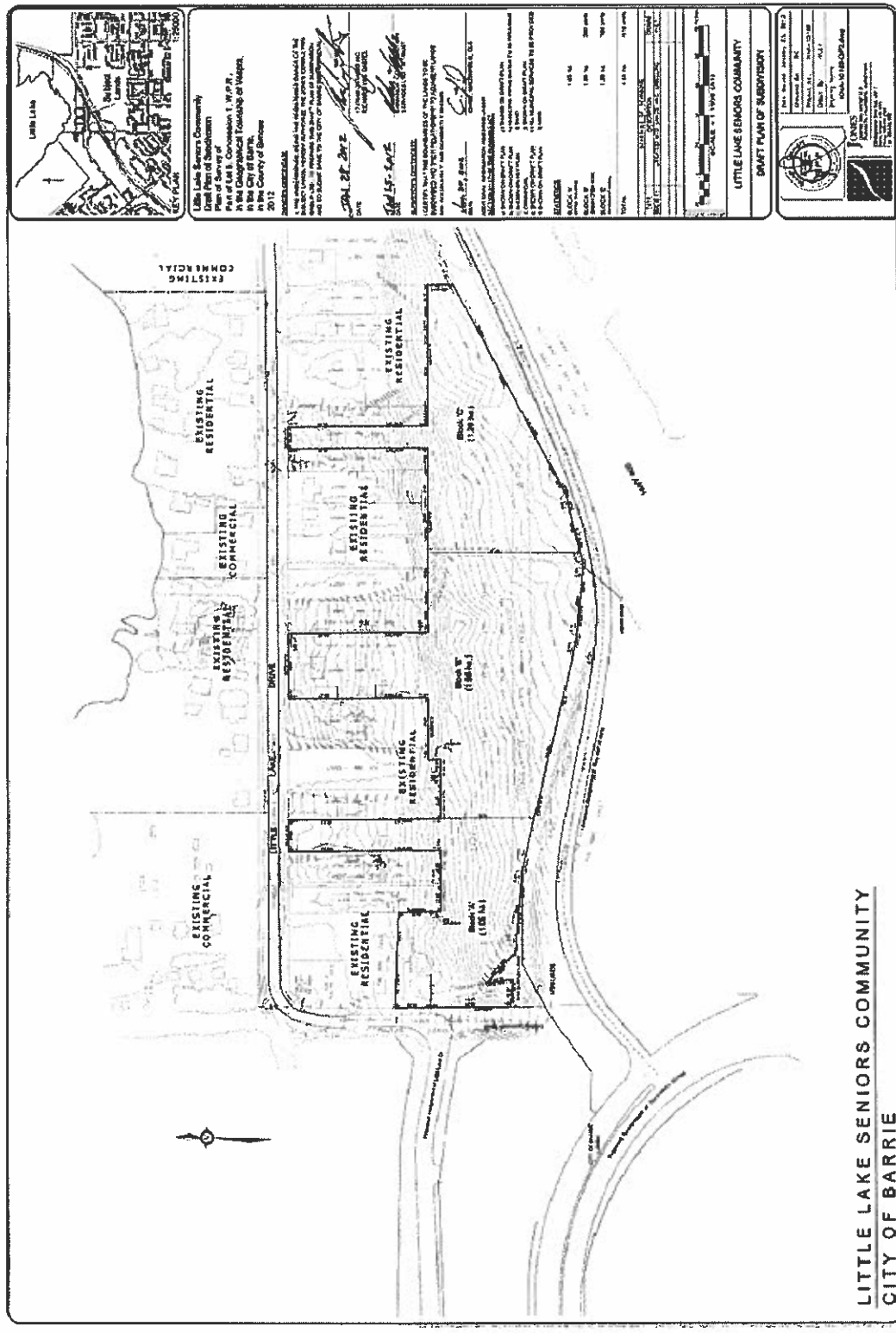
Attachments: Appendix A – Conceptual Plan dated January 25, 2012
Appendix B – Draft Plan of Subdivision dated January 18, 2012
Appendix C – Summary of Consultants Studies and Reports

APPENDIX "A"
Conceptual Plan



LITTLE LAKE SENIORS COMMUNITY
CITY OF BARRIE

APPENDIX "B"
Draft Plan of Subdivision



LITTLE LAKE SENIORS COMMUNITY
CITY OF BARRIE

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 Neilsen 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.