
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1606 & D09-OPA57**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING AND BUILDING SERVICES

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT –
480-500 DUCKWORTH STREET

DATE: SEPTEMBER 12, 2016

The subject lands are designated Open Space within the City's Official Plan and are zoned Open Space OS by Zoning By-law 2009-141. The subject lands are municipally known as 480-500 Duckworth Street and are located on the north side of Cundles Road, south of JC Massie Way, on the west side of Duckworth Street and including the Duckworth Street right-of-way. The lands are currently owned by the City of Barrie and the Ministry of Transportation. By Motion of Council 16-G-069 on April 11, 2016, the portion of the lands currently owned by the City were declared surplus.

The proposal is to redesignate and rezone the subject lands to General Commercial and General Commercial C4 (SP), respectively. The Special Provisions (SP) being sought by the applicant include a reduction in the landscape buffer strip adjacent to Highway 400 from 9m to 0.3m and a reduction in the setback for a retaining wall from the lot line abutting a street from 0.3m to 0.2m.

The Little Lake Seniors Community Inc. has applied to the City of Barrie to purchase the subject lands in order to construct a parking facility, to be utilized by the adjacent Medical/Professional Office Building located at 11 Lakeside Terrace, in the Little Lake Seniors Complex.

The primary planning/land use items being considered at this time are:

- The change from Open Space to a General Commercial land use;
- Vegetation removal and compensation;
- Continued pedestrian access via the Duckworth Street right-of-way from Cundles Road to Little Lake Drive;
- Vehicular access and safety from the subject lands onto JC Massie Way;
- Stormwater management;
- Reduction in the landscape buffer adjacent to Highway 400.

A Neighbourhood Meeting was held on May 31, 2016. There were four people from the public in attendance. Comments from the public included:

- Preservation of existing trees;
- Drainage impact on surrounding lands and Little Lake;
- The need for additional parking for the Little Lake Seniors Complex;
- Traffic impacts on the immediate neighbourhood.

Planning staff are targeting September 26, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Janet Foster, Senior Planner at Ext. 4517.

S. Naylor, M.C.I.P., R.P.P.
Director of Planning and Building Services