

Statutory Public Meeting Little Lake Seniors Community

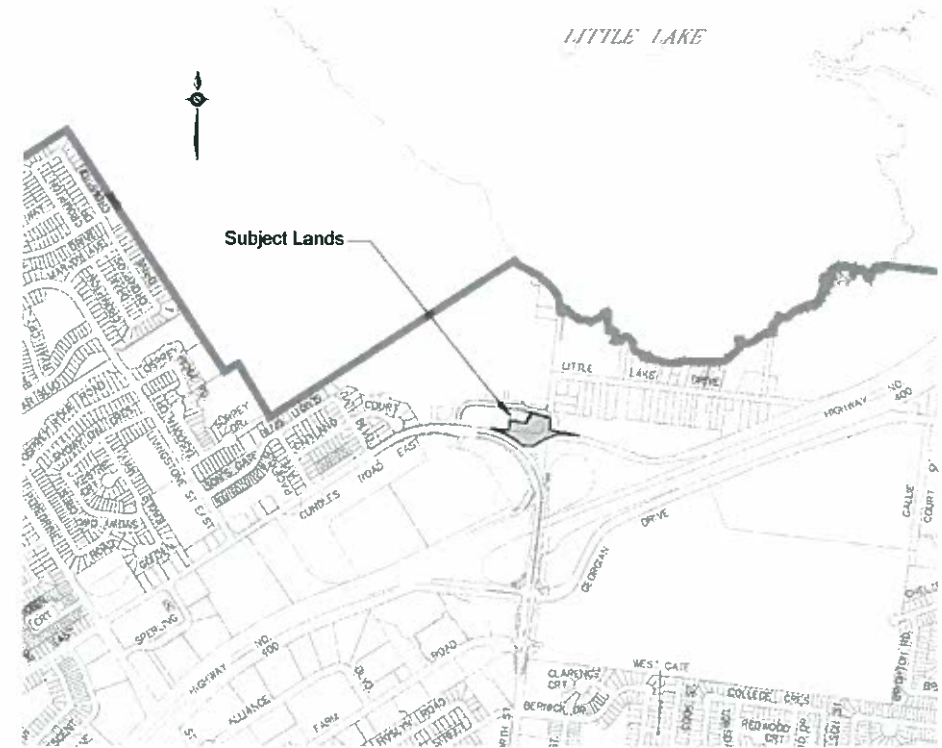


Parking Lot Lands - 480-500 Duckworth Street

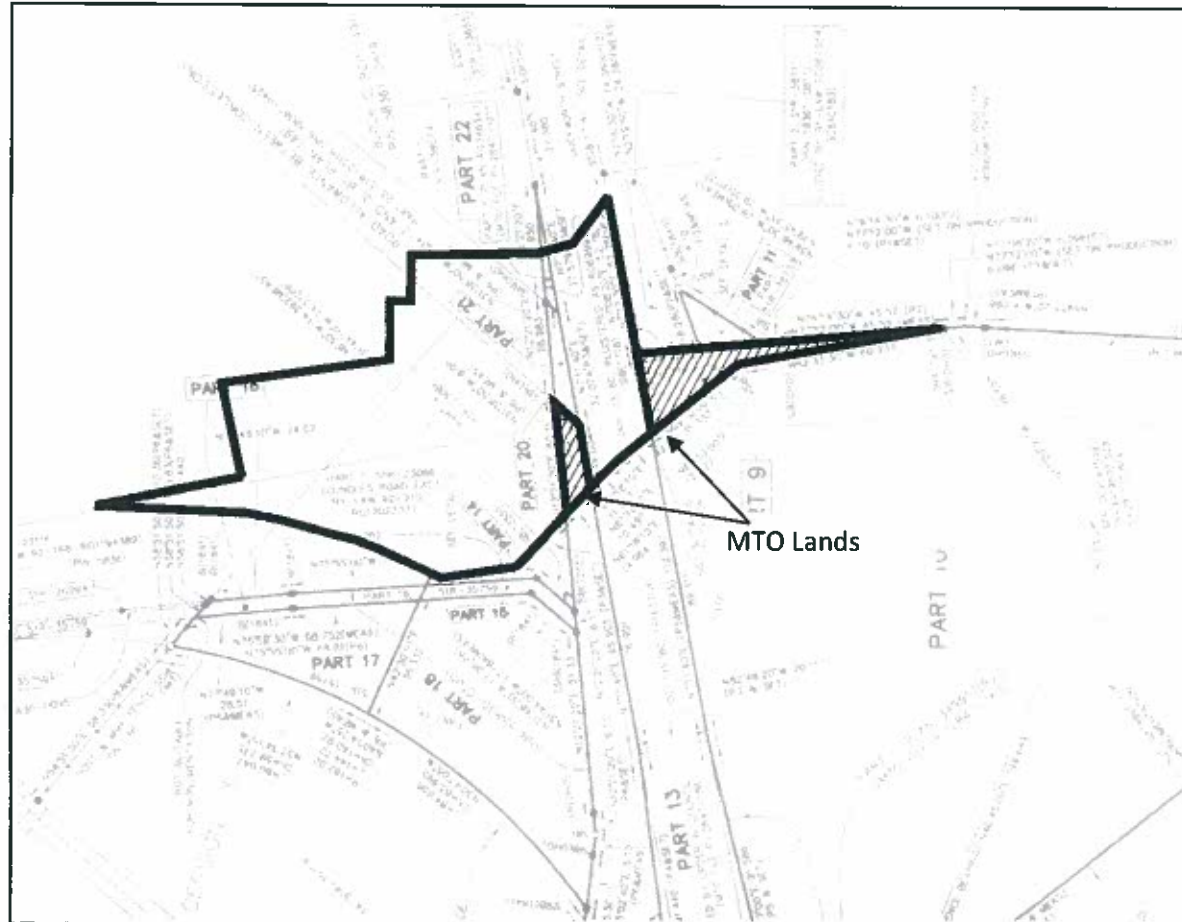
**Official Plan Amendment
Zoning By-law Amendment**

Site Characteristics

- Lands are located between JC Massie Way and Cundles Road East as recently realigned
- Lands were once part of Duckworth Street, Cundles Road, and the Highway 400 interchange off-ramp
- Lands are approximately 8,269 sq.m., 0.83 ha, in area
- Majority of lands have been deemed surplus by City of Barrie Council
- City of Barrie infrastructure, Powerstream, Hydro and Bell currently located either underground or above ground



Property Ownership



- Subject lands are an amalgamation of several parcels of land that are owned by the City of Barrie and MTO

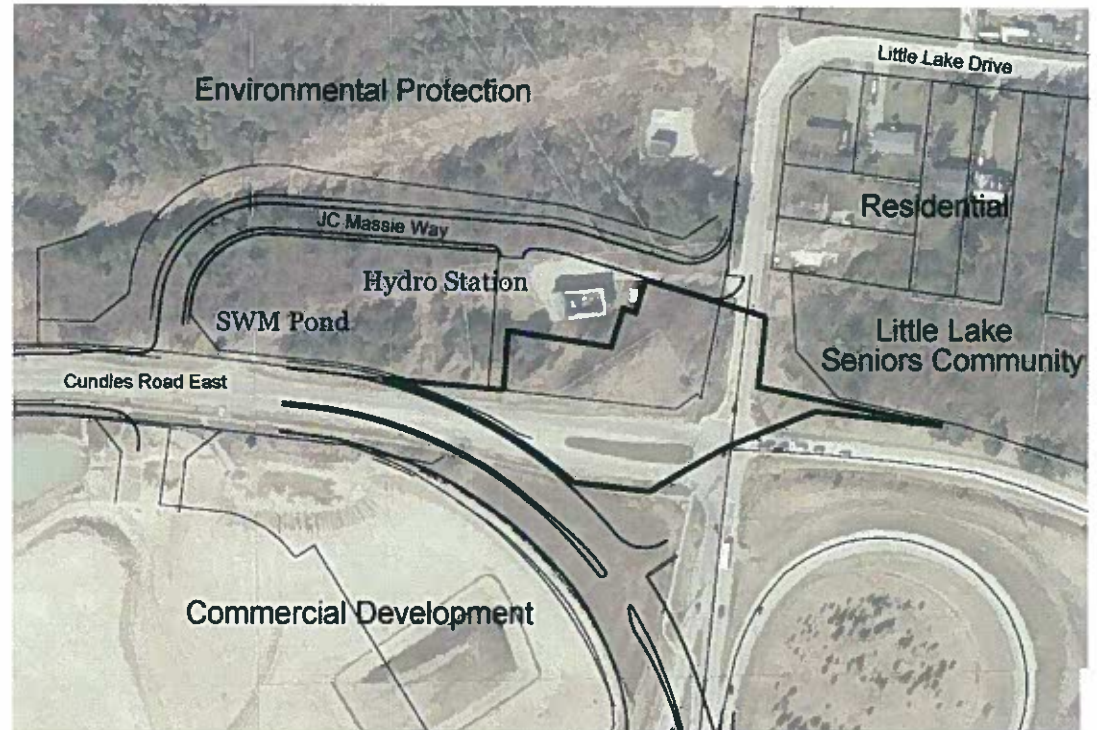
Surrounding Land Uses

- West: SWM Pond; Hydro Substation

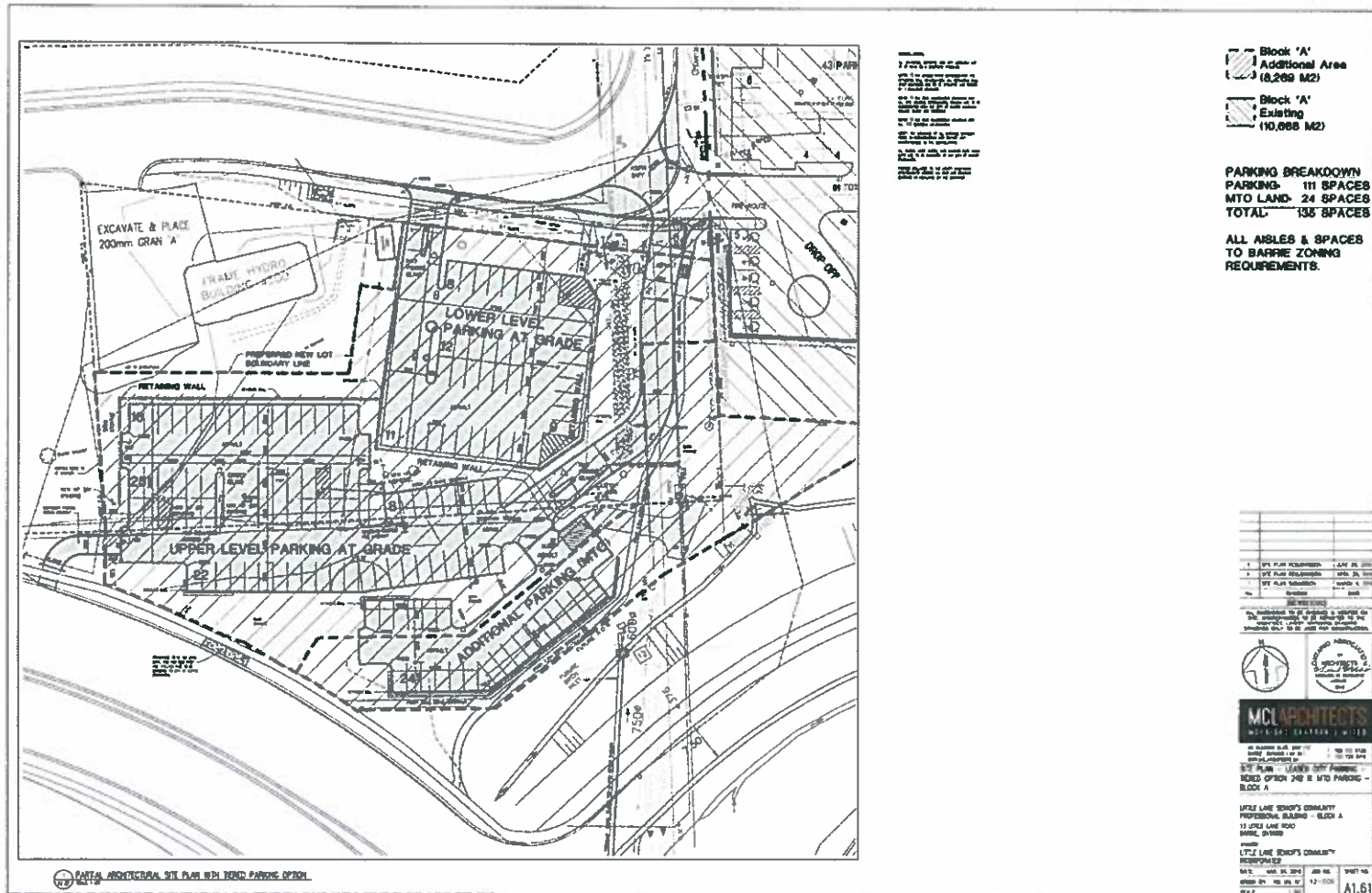
- South: Commercial Development under construction; Hwy 400

- East: Little Lake Seniors Community

- North: Existing Residential lands uses to northeast; EP lands to northwest



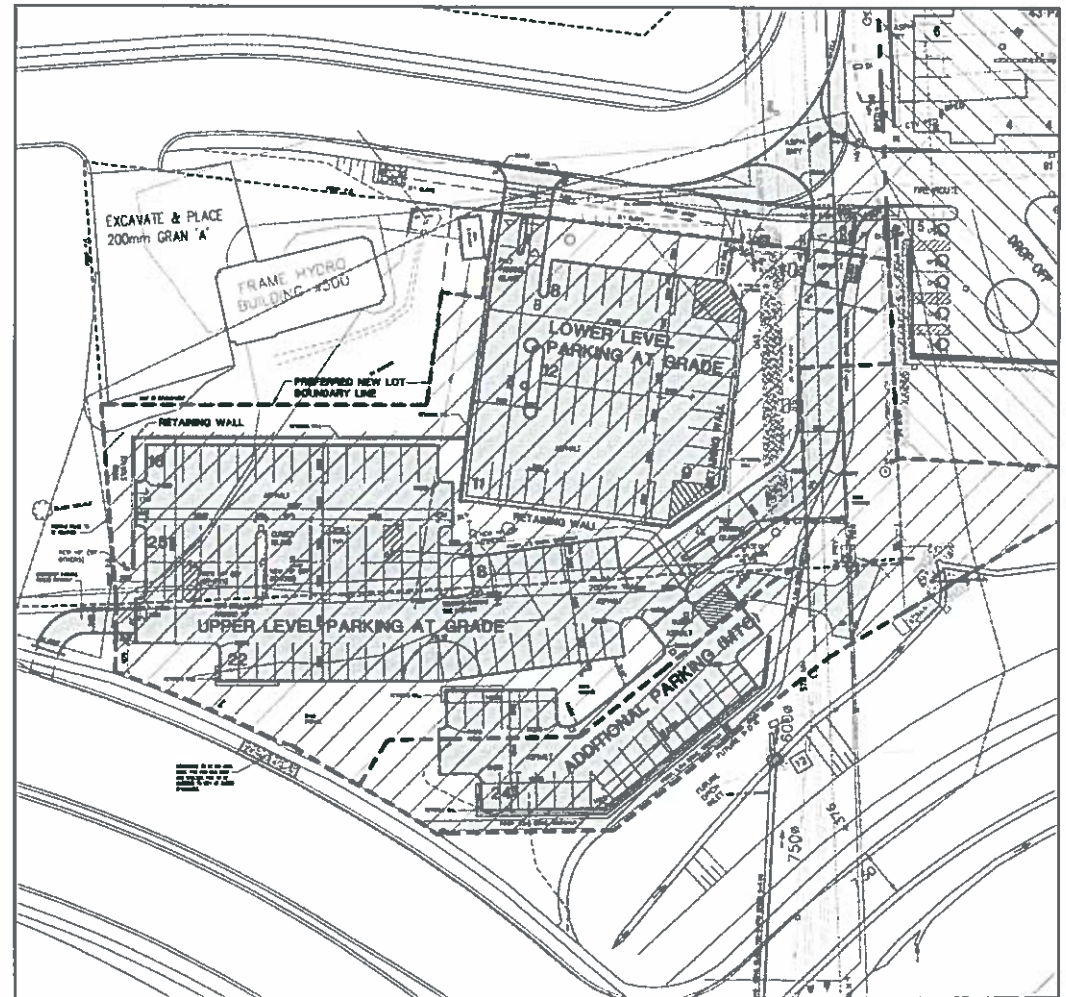
Proposed Development Concept



•Parking lot will serve the needs of customers visiting the Little Lake Seniors Community Medical Centre and Staff. Replacing temporary parking lot (104 parking spaces) in middle of site .

Proposed Development Concept

- 135 parking stalls total; 111 parking stalls and 24 parking stalls within the MTO 14 m setback
- Upper parking will be accessed from existing but realigned access to development
- Lower parking will be accessed from new driveway entrance to the west of existing access
- Secondary entrance provided to Cundles Road that will only be accessible to emergency workers; no public access



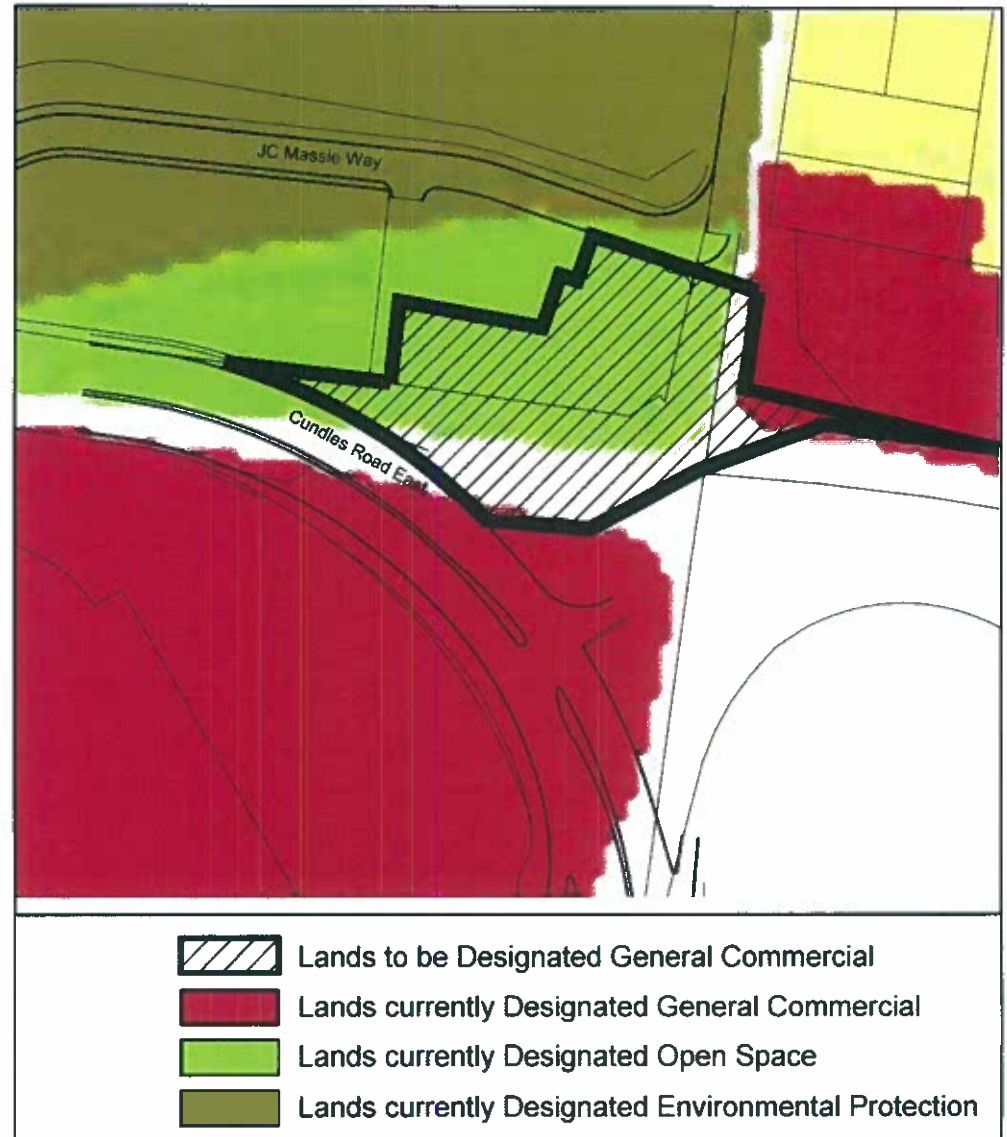
Provincial Policy Analysis

Places to Grow/Provincial Policy Statement

- Efficient use of lands by directing growth to the primary Settlement area of City of Barrie; within the built-up area
- Appropriate reuse/redevelopment of a property that was currently developed primarily as a road network
- Supports the continued success of an existing development geared toward our aging population
- Development does not negatively impact the natural heritage features to the north
- Development does not offend any significant built heritage resources

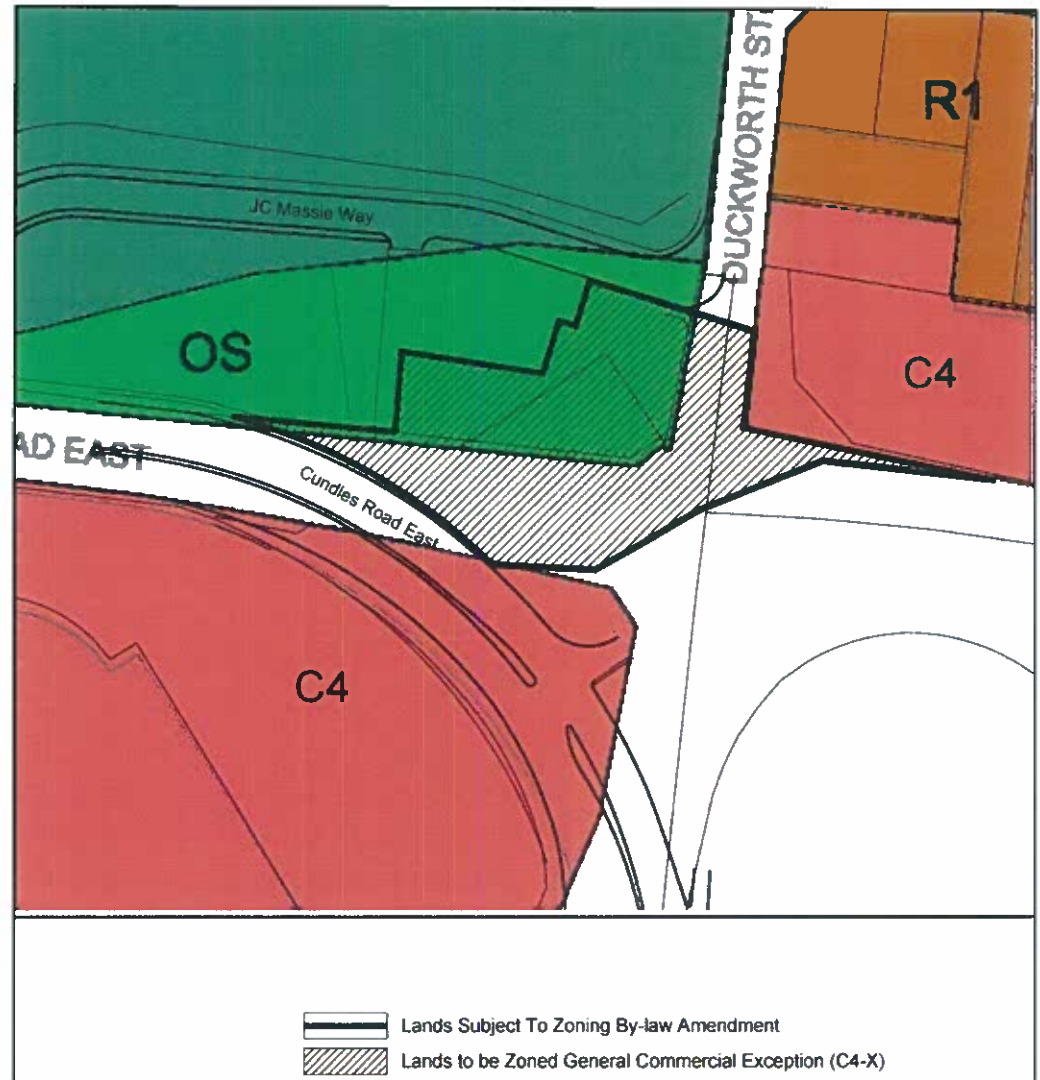
Official Plan Amendment

- Lands are currently designated Open Space in the Official Plan
- Lands are designated Residential in the Little Lake Secondary Plan Area
- Official Plan Amendment will designate the lands General Commercial to conform with designation of the Little Lake Seniors Community development lands



Zoning By-law Amendment

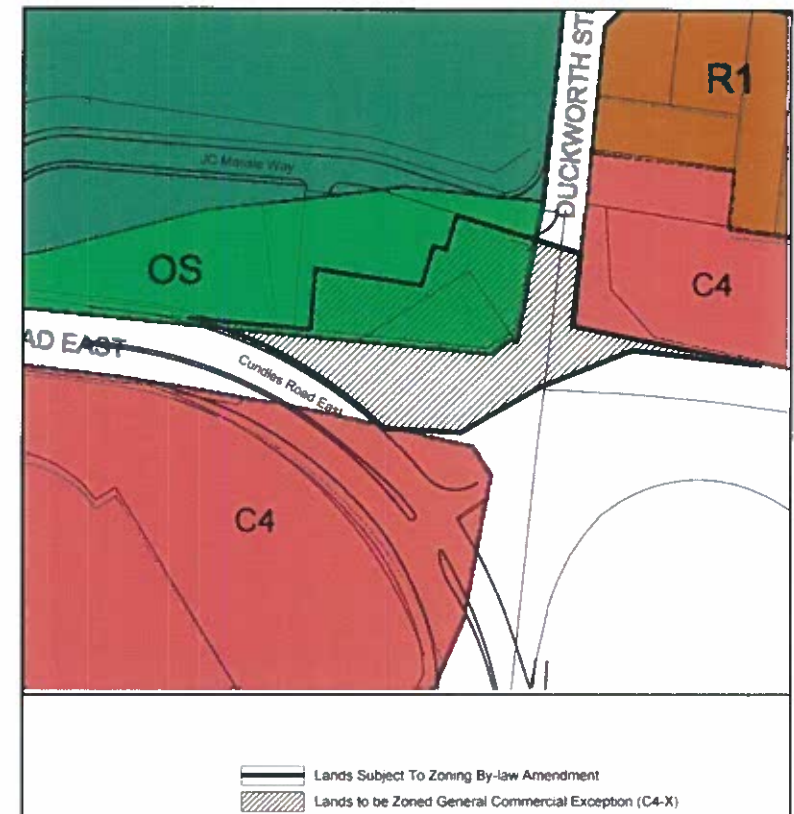
- Presently zoned Open Space (OS)
- General Commercial Exception (C4-X) Zoning is required to facilitate the development of the lands for a parking lot associated with the LLSC development
- Exceptions requested will allow for development on the lands without any negative impact to the surrounding lands



Zoning By-law Amendment

Zoning Exceptions Include:

- Section 4.8.2.3 amended to provide continuous landscape buffer area of a minimum width of 0.3 m along lot line;
- Section 4.9.1.1 amended to permit retaining wall/fence to be within 0.2 m of any lot line abutting a street;
- Section 6.3.3.3 amended to permit that parking provided in front yard for any lot in any commercial zone which adjoins the right-of-way of Hwy400 shall not exceed 25% of the required parking for the lot as per Section 4.6 of by-law;
- A Section to the Zoning By-law will be added which notes that 'notwithstanding the standards for Commercial Zones set out in Section 6.3.1 of By-law 2009-141, the property zoned General Commercial (C4-X) shall include the removal of internal lot lines so that the entire parcel can be treated as a single lot for zoning purposes.



Servicing/Traffic

- No municipal water or sewer services required
- Storm sewers and catchbasins to collect surface drainage
- Quantity and Quality Stormwater Management provided through on-site underground storage tanks and oil grit separator.
- Hydro will be provided where needed
- Development has been designed around the existing infrastructure both above and below ground
- Existing site access will be reconfigured along with existing intersection of JC Massie Way and Little Lake Drive to provide a more defined entrance
- Proposed configuration of emergency access to Cundles Road East will not result in any operational issues; contingency plan in case of emergency with underground infrastructure
- One egress lane and one ingress land will provide the necessary capacity to service the subject site at all access driveways
- Proposed development will have a negligible impact on the existing traffic flow of JC Massie Way and Little Lake Drive

Conclusions

- Project conforms to the Growth Plan and is consistent with the Provincial Policy Statement
- Redevelopment of the lands for the proposed use is appropriate and compatible with the adjacent uses
- Development will provide continued support for existing Little Lake Seniors Community Medical Office development which is an asset to the City of Barrie
- Development respects the adjacent environmental protection lands with no negative impacts
- Above and below ground existing infrastructure has been designed around and will be protected
- Lands can be easily serviced by existing road network
- Development conforms to the Official Plan and maintains the intent of the Zoning By-law