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**TO:** GENERAL COMMITTEE

**SUBJECT:** OFFICIAL PLAN AMENDMENT (SALEM AND HEWITT'S SECONDARY PLANS) - TEXT AND MAP AMENDMENT – 965 YONGE STREET

**WARD:** 7, 8, 9 AND 10

**PREPARED BY AND KEY CONTACT:** B. CHABOT, RPP  
PLANNER, EXT. 4434

**SUBMITTED BY:** M. BANFIELD, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES

**GENERAL MANAGER APPROVAL:** A. MILLER, RPP  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

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

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### **RECOMMENDED MOTION**

1. That the proposed amendment to remove the conceptual pedestrian pathway noted at 965 Yonge Street on Schedules 9A, 9C, 9D-1, 9D-2, and 9E, as well Appendix 9A of the Hewitt's Secondary Plan be approved.
2. That policy 8.4.4.4(b)vi of the Salem Secondary Plan and policy 9.4.4.4(b)vi of the Hewitt's Secondary Plan be amended from:  
  
*“a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners.”*  
  
To:  
  
*“a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners”.*
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, as identified within Staff Report PLN037-19.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law.

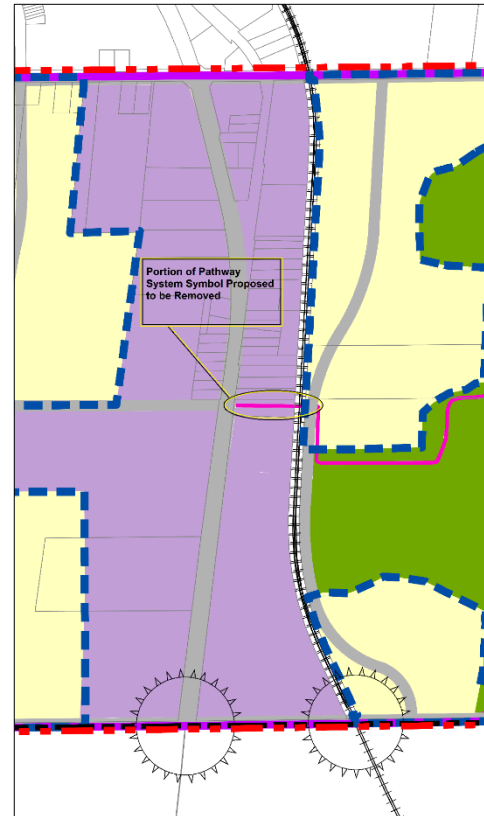
## PURPOSE & BACKGROUND

### Report Overview

5. The purpose of this report is to recommend the approval of a City-initiated Official Plan Amendment for a map change in the Hewitt's Secondary Plan and a text change for the Salem and Hewitt's Secondary Plans.

### Background

6. Currently, the Hewitt's Secondary Plan illustrates a conceptual pedestrian pathway crossing the Metrolinx/GO rail line and a parcel known municipally as 965 Yonge Street.
7. On June 3, 2019, Council Motion 19-G-166 Removal of Pathway System Symbol – 965 Yonge Street was passed. The motion states that “staff in the Planning and Building Services be directed to undertake the process to remove the Pathway System Symbol noted at 965 Yonge Street on all Official Plan schedules for the Hewitt's Secondary Plan and enhance text within the Official Plan to further clarify that the pathway system is conceptual in nature and subject to refinement when development applications proceed”. In response, staff have initiated the subject Official Plan Amendment (Appendix 'A' – Draft Official Plan Amendment).



### Supporting Information

8. As this is a City-initiated Official Plan Amendment as a result of Council Motion 19-G-166, supporting information was not required.

### Public Engagement

9. Public notification of this proposed Official Plan Amendment was done in accordance with the *Planning Act*.
10. A Public Meeting was held Monday, October 28. One member of the public spoke in support of the proposed Official Plan Amendment.
11. No written comments were received.

### Department and Agency Comments

12. Barrie Transit noted that the rail line poses difficulty in servicing the neighbourhoods directly east of the Metrolinx/GO rail line. Any future opportunity to increase the connection between the properties east and west of the rail line would be helpful.

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Enbridge Gas Inc., HydroOne, InnPower, the Nottawasaga Valley Conservation Authority, and Metrolinx, do not object to the proposed text and mapping amendments.

## **ANALYSIS**

### **Proposed Mapping Amendment**

13. The Salem and Hewitt's Secondary Plans identify the general locations of transportation infrastructure, including future roads and pathways. Policy 9.4.4.4(b)vi) requires that these locations be subject to further study. These general locations have been further studied by the Multi-Modal Active Transportation Plan (2014) and its update, the Master Plan Update: Transportation (2019). These master plans are more detailed and provide better clarity in terms of location and details of the transportation infrastructure expected. The Master Plan Update: Transportation (2019) included a Trails Master Plan to "complement and complete the active transportation strategy to more clearly and specifically identify improvements to the off-road system including routing, design and implementation." The Trails Master Plan does not propose a pedestrian pathway across the Metrolinx/GO rail line in any location in the Hewitt's Secondary Plan as conceptually contemplated by the Hewitt's Secondary Plan (Appendix 'B' – Trails Master Plan Excerpt). Removing the conceptual pathway identified at 965 Yonge Street creates consistency between the Hewitt's Secondary Plan schedules and the Master Plan Update: Transportation (2019) at this location.

### **Proposed Text Amendment**

14. Policy 8.4.4.4(b)vi) of the Salem Secondary Plan and policy 9.4.4.4(b)vi) of the Hewitt's Secondary Plan states that

*"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on Schedule 8D1/9D1. The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners".*

This language suggests that the pathway system is conceptual in nature, however there is an opportunity to strengthen this language and to refer to existing studies that have been completed to further refine the locations of the system of pathways. As such, staff are proposing that policy 8.4.4.4(b)vi) of the Salem Secondary Plan and policy 9.4.4.4(b)vi) of the Hewitt's Secondary Plan be amended to reflect the following:

*"a system of pathways will be developed primarily in the Natural Heritage System based on the conceptual system on the attached Schedules. The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners".*

## **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

15. There are no environmental and climate change impact matters related to the recommendation.

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## **ALTERNATIVES**

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

**Alternative #1** General Committee could refuse the City-initiated Official Plan Amendment.

This alternative is not recommended as the proposed Amendment is consistent with the Master Plan Update: Transportation (2019) and the direction from Council.

**Alternative #2** General Committee could alter the proposed recommendation by approving the mapping amendment but not the text amendment.

Although this alternative is available, the intent of the text amendment is to further clarify that the locations of the trails throughout the Salem and Hewitt's Secondary Plans are conceptual and do not represent final locations.

**Alternative #3** General Committee could alter the proposed recommendation by approving the text amendment but not the mapping amendment.

Although this alternative is available, the intent of the mapping amendment is to be more consistent with the Master Plan Update: Transportation (2019) where a crossing is not proposed at this location.

## **FINANCIAL**

17. There are no financial implications for the Corporation resulting from the proposed recommendation.

## **LINKAGE TO 2018–2022 STRATEGIC PLAN**

18. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

Building Strong Neighbourhoods

19. The Hewitt's and Salem Secondary Plan areas are areas planned for comprehensive development with particular details to be secured as lands develop. The City has Master Plans and this proposed Official Plan Amendment is consistent with the findings of the Master Plan Update: Transportation (2019).



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**APPENDIX 'A'**

**Draft Official Plan Amendment – Part B**

**PART B – THE AMENDMENT**

**DETAILS OF THE AMENDMENT**

That policy 8.4.4.4(b)vi and 9.4.4.4(b)vi of the Official Plan be amended as follows:

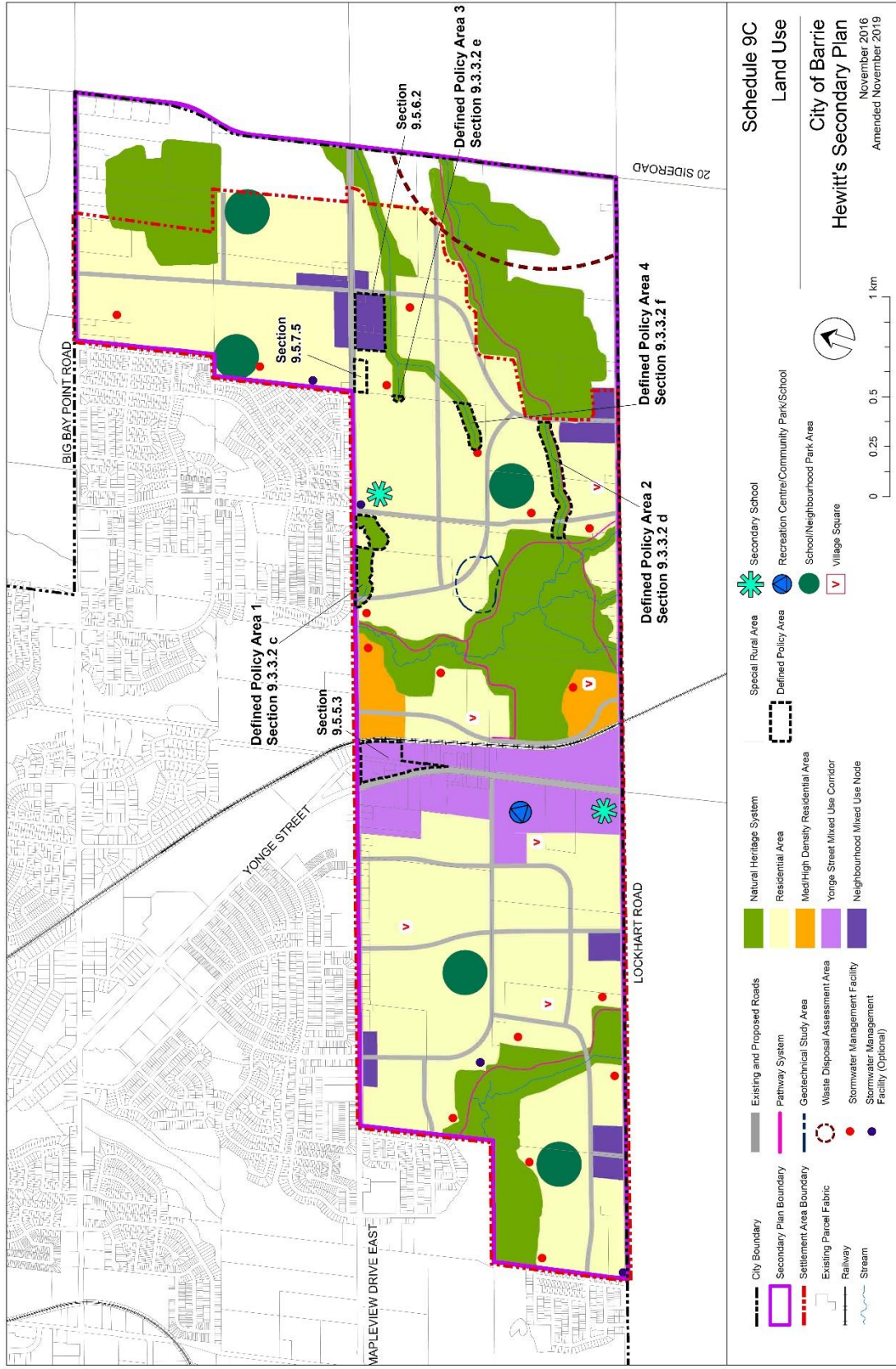
- Striking 'Schedule 8D1/Schedule 9D1' and replacing it with 'the attached Schedules';
- Striking 'The pathway system shall be subject to further study to the satisfaction of the City, in consultation with the applicable conservation authority and the landowners' and replacing it with 'The pathway system is conceptual in nature and shall be subject to further study and refinement to the satisfaction of the City, in conformity with the relevant master plan, and in consultation with the applicable conservation authority and the landowners'.

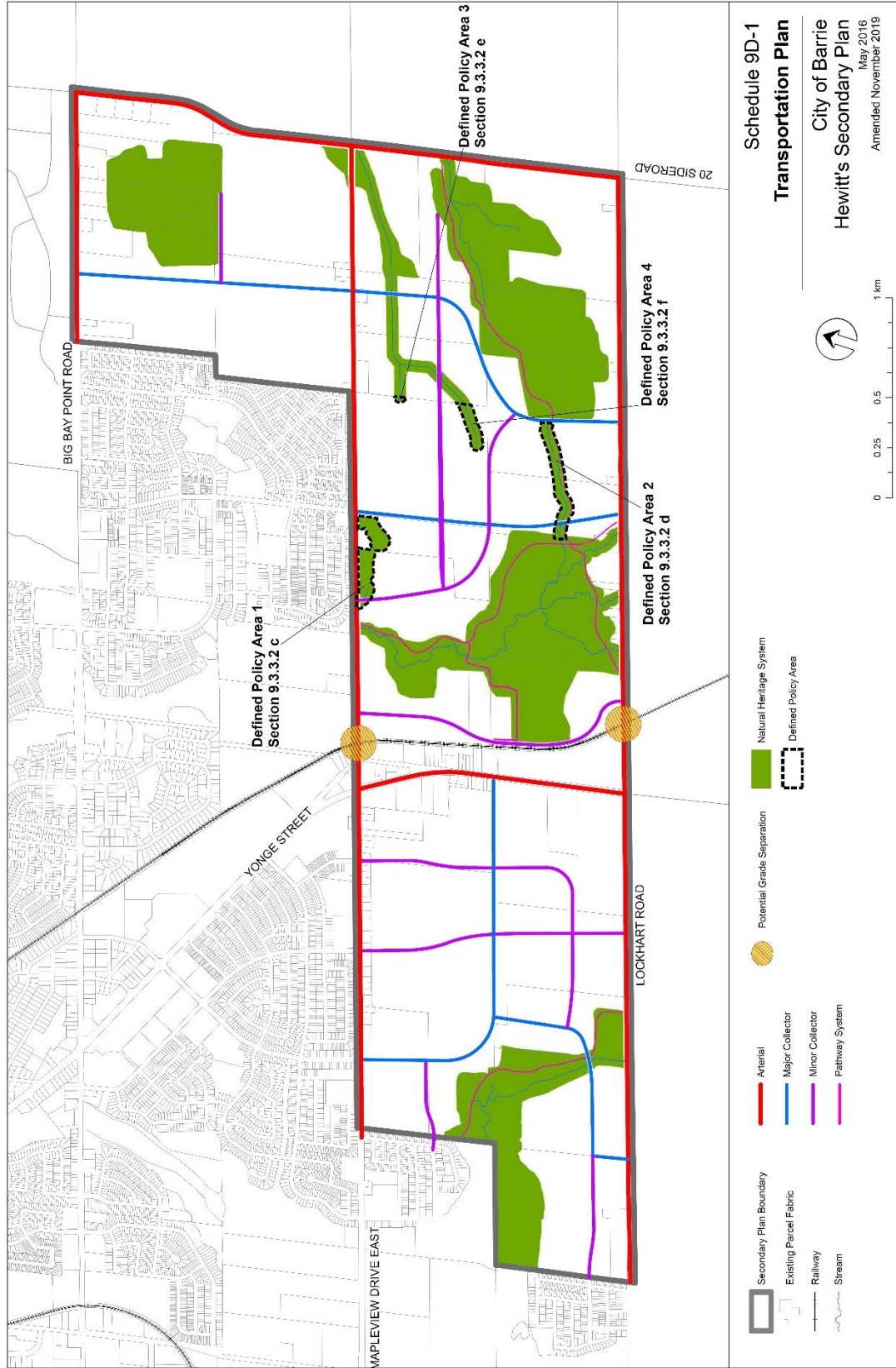
**IMPLEMENTATION AND INTERPRETATION**

The provisions of the Official Plan, as amended from time to time, shall apply in this regard to this Amendment.

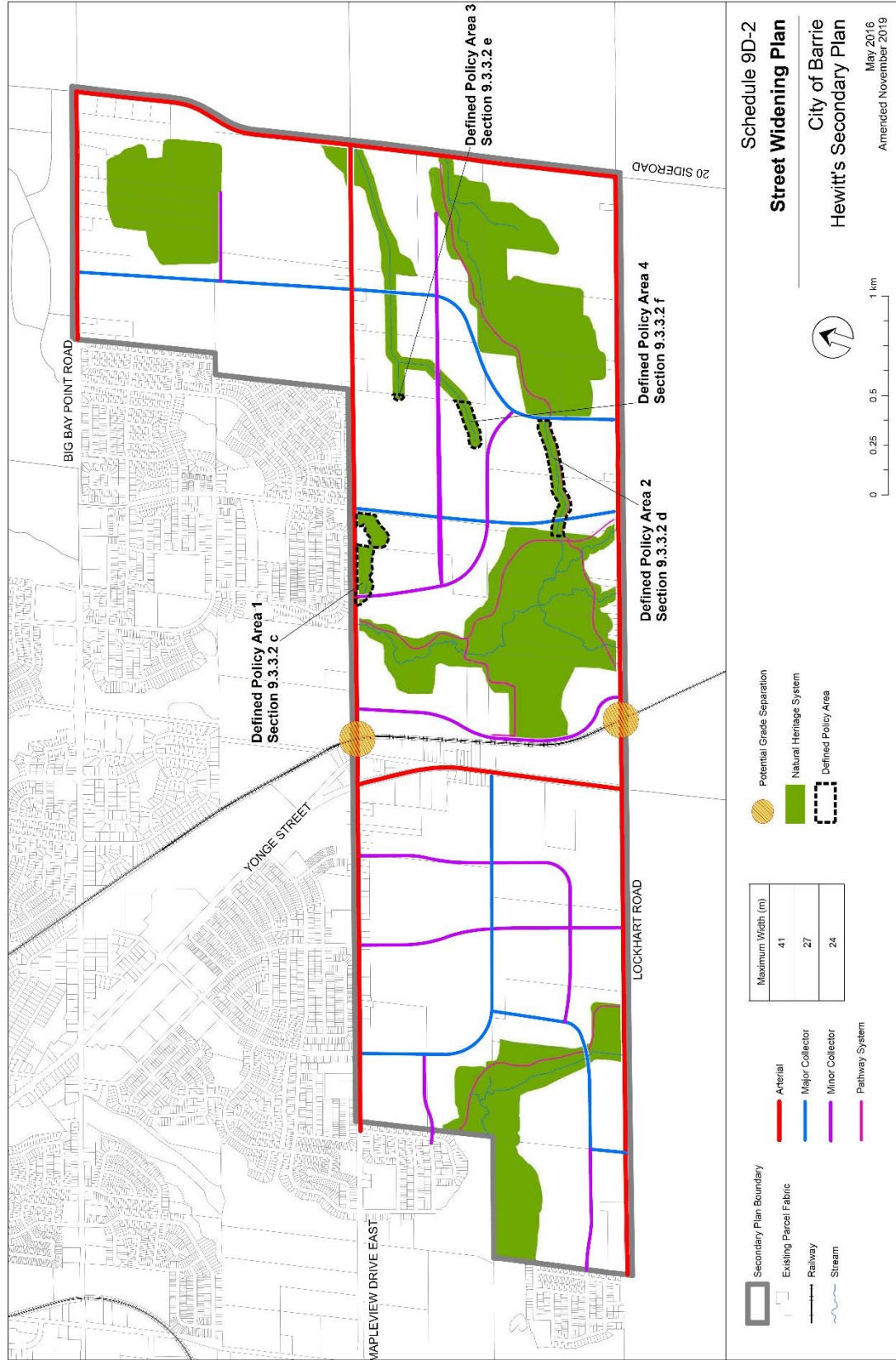
**Proposed Official Plan Schedule Amendments**

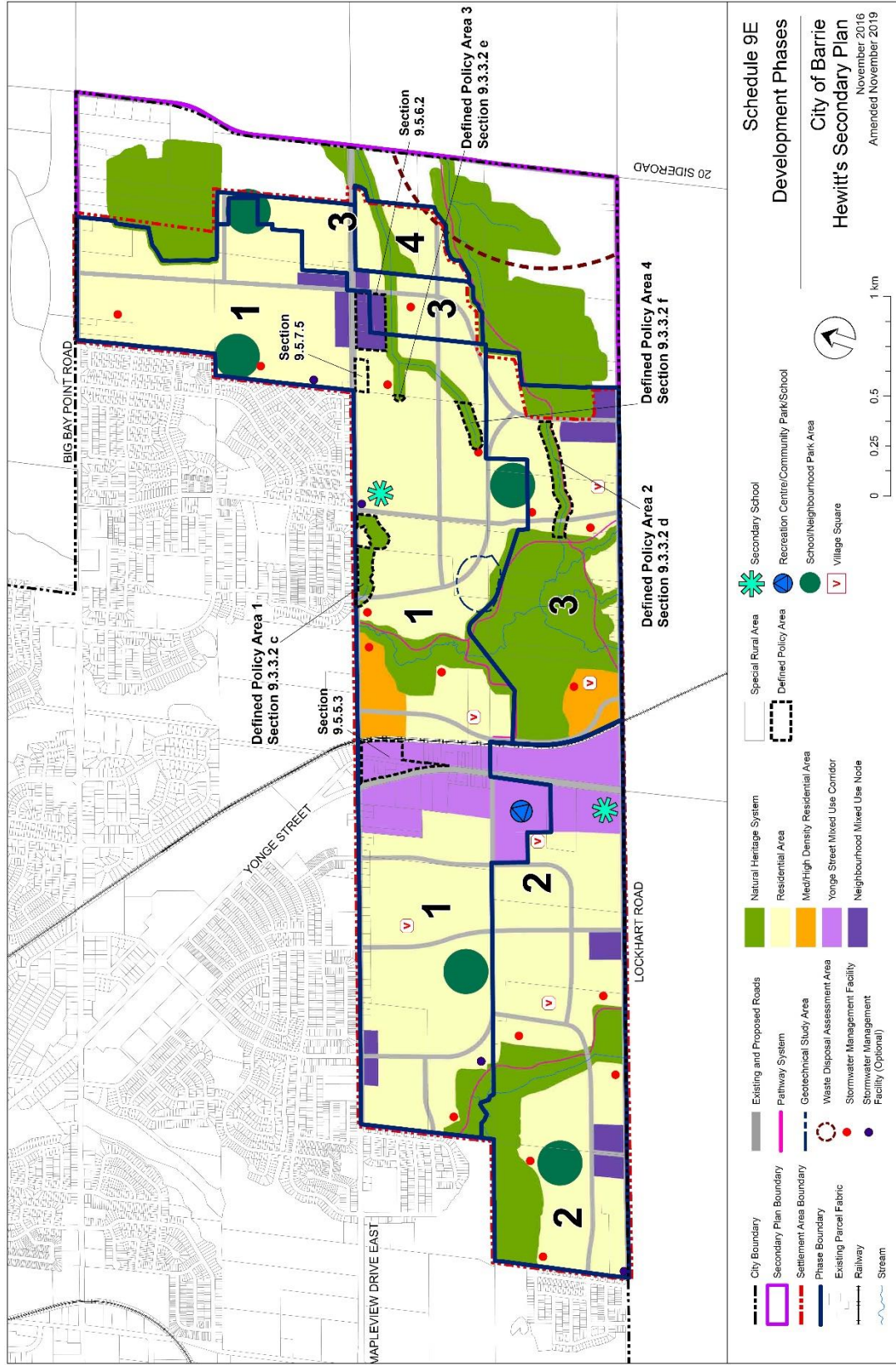


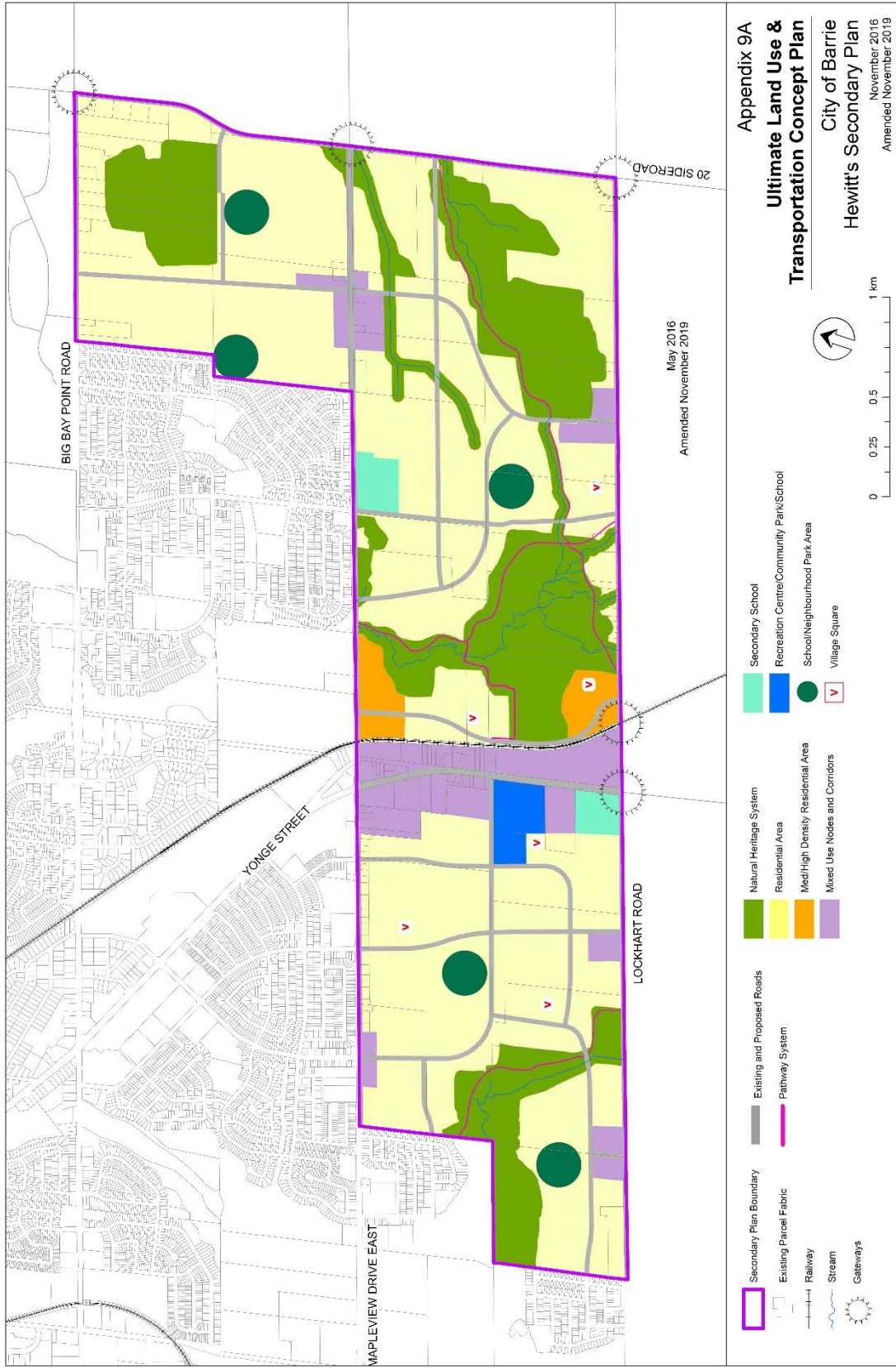












APPENDIX 'B'

Trails Master Plan Excerpt

