

FILE: D14-1686 & D12-449

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: C. McLAREN, RPP, SENIOR PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF
SUBDIVISION APPLICATIONS – SEAN MASON HOMES (VETERAN'S LANE) INC
– 339 VETERAN'S DRIVE AND 341 VETERAN'S LANE (WARD 6)

DATE: DECEMBER 10, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Veteran's Lane) Inc., for the lands known municipally as 339 Veteran's Drive and 341 Veteran's Lane.

The subject lands consist of two parcels that are divided by the Veteran's Lane Municipal Right-of-Way. The total area of the parcels is approximately 0.67ha (1.65 acres). The properties are located at the south east corner of Veteran's Drive and Montserrat Street, and on the east side of Veteran's Drive, north of Harvie Road, within the Holly Planning Area.



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Address: 339 Veteran's Drive & 341 Veteran's
Lane

 SUBJECT PROPERTY





PLANNING AND BUILDING SERVICES MEMORANDUM

The subject lands are designated Residential Area in the City's Official Plan and are currently zoned Residential Hold (RH) and Residential Single Detached Dwelling First Density (R1) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Mixed Use Corridor with Special Provisions (MU2)(SP) to permit the development of a 4-storey residential apartment building with a total of 24 units and 33 block/cluster townhouse units (see Appendix 'A' – Conceptual Site Plan). The overall density proposed for the development is approximately 85 units per hectare. The Special Provisions relate to the following:

	Required (Proposed MU2 Zone)	Provided
Front Yard Setback	3m	1.2m – Montserrand Street 0m – Veteran's Lane
Minimum Side Yard Setback Abutting a Street or Laneway	3m	2.0m – Veteran's Drive
Maximum Side Yard Setback	3m	6.5m – north property line
Minimum Rear Yard Setback Abutting Residential	7m	5m
Minimum Street Level Floor Height	4.5m	3m
Minimum Landscape Buffer Area Abutting Residential	3m	1.2m – south property line
Minimum Parking Space Length	6m	5.5m
Minimum Setback for Accessory Structures (Decks)	1.5m – Exterior Side Yard 3m – Front Yard	0m – Exterior Side Yard 0m – Front Yard

The applicant has also made application through the City's Legal Services Department to have Veteran's Lane declared surplus and closed. An existing development agreement registered on-title for the 339 Veteran's Drive parcel, suggests that one half of the Veteran's Lane right-of-way was to be conveyed to the owner of this parcel following completion of the Veteran's Drive road improvements several years ago. The remaining half of the Veteran's Lane right-of-way could remain in City ownership or potentially be sold to the applicant. The concept plan submitted in support of the subject application illustrates the use of the entire Veteran's Drive road allowance to accommodate the proposed development. The disposition of any, or all of the road allowance, cannot take place without it first being deemed surplus and closed. As such, the concept plan may need to be adjusted following the outcome of the Surplus and Road Closure application. This application is being considered separately from the subject applications and will be brought forward for Council's consideration in Q1 of 2020.

Neighbourhood Meeting

A neighbourhood meeting was held on June 4, 2019. Approximately 15 members of the public were in attendance in addition to the applicant, their consultants and Planning staff. Primary comments from the public included:

- Insufficient parking for the proposed development and concerns surrounding the possible intrusion of additional on-street parking in the surrounding residential neighbourhood;
- Proposed tenure – rental versus condominium;
- Quality of construction/finished building materials;
- Support for the closure of Veteran's Lane to accommodate the proposed development concept;
- Privacy concerns for adjacent single detached residences given the introduction of additional units and reduced building setbacks proposed; and
- Concerns with the proposed increase in density for the site given that the property is not located within a designated Intensification Area.



PLANNING AND BUILDING SERVICES MEMORANDUM

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The density of the proposed development;
- The site specific zoning provisions being requested;
- The closure of Veteran's Lane to accommodate the proposed development;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure; and,
- The impact of the form of development on adjacent single detached residential properties in the neighbourhood.

Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as any comments raised through the analysis of these applications by technical staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A Staff Report providing a recommendation to General Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in Q1 of 2020.

For more information, please contact Carlissa McLaren, Senior Planner, at 705-739-4220 ext. 4719 or Carlissa.mclaren@barrie.ca

APPENDIX 'A'

Conceptual Site Plan – 57 Units

