



# 200C Dock Road Official Plan Amendment Application

April 8<sup>th</sup>, 2013



**INNOVATIVE PLANNING SOLUTIONS**  
planners • project managers • land development



# Application Context



## Site:

- Frontages:
  - 81.63m Plunkett
  - 34m Lake Simcoe
- Area:
  - 0.48 ha (1.2 acres)
- One residential Dwelling and Garage

## Surrounding:

- City of Barrie Park to North, East & west (Open Space)
- Single Detached Dwellings
- Public Dock
- Lake Simcoe





# Background

## December 2007:

- OPA and ZBA Applications submitted for Medium Density Condominium.
- Applications appealed to OMB for Non-Decision.

## June 2009:

- OMB Appeal Withdrawn.
- Site Plan application (File D11-1534) submitted for 29 unit Rest Home, permitted under the implementing Zoning By-Law (85-95).

## August 2009:

- City of Barrie enacted Zoning Bylaw 2009-141 which removed Rest Homes as a permitted use in the Residential (R1) Zone.
- Applicant appealed passing of Zoning Bylaw 2009-141 on site specific basis based on existing Site Plan Application for Rest Home.

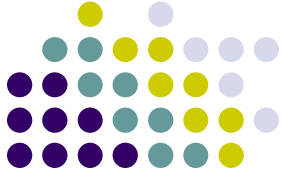
## 2012/2013:

- Site Plan and Zoning Appeals have been consolidated by the OMB, awaiting a decision on this OPA application before scheduling a hearing.

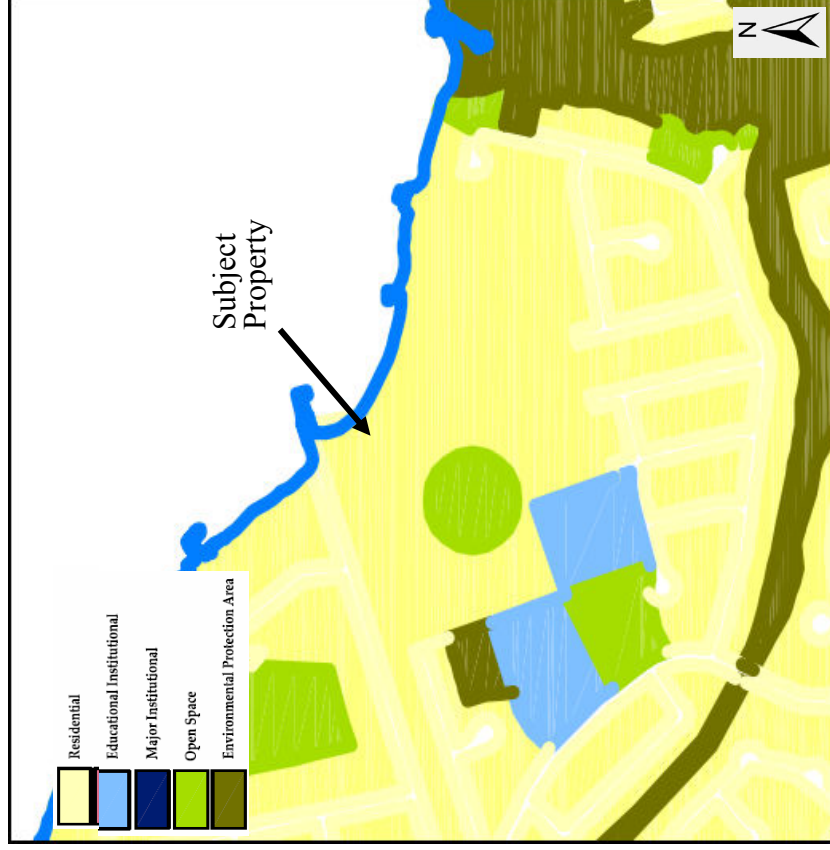




# Land Use Designation & Zoning By-law



Official Plan Schedule "A"



Zoning Bylaw Map

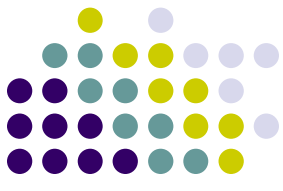




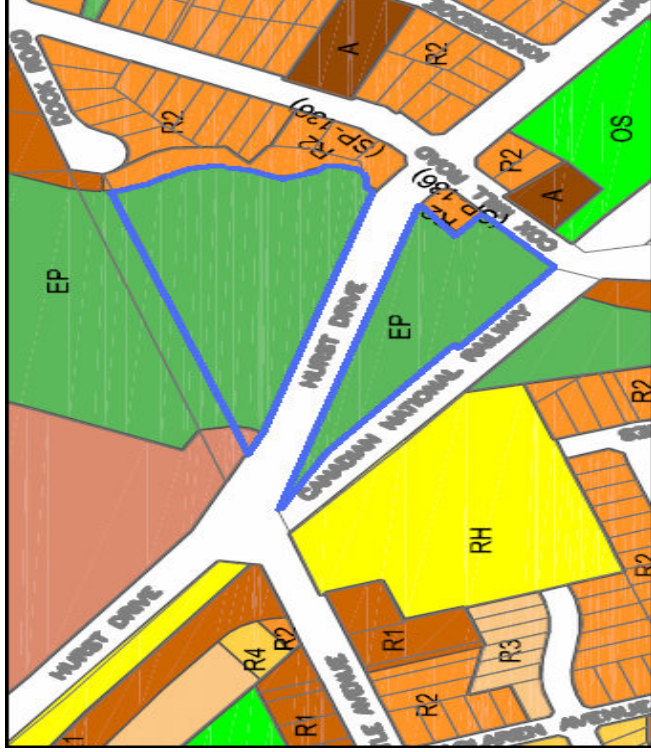




# Existing Medium Density Lands



- Existing medium density lands are vacant, consisting of a watercourse, pond and zoned EP.
- Rest home permitted (Section 2.3.2 (e)) but not currently provided.





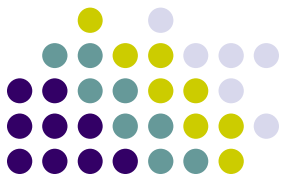
# Development Proposal



- 24 Unit Rest Home.
- Density of 50 units per hectare.
- Large communal dining and kitchen area.
- Fitness room.
- Doctor/Nurse Exam room.
- 31 Underground and 21 Surface Parking spaces (36 required).
- Unit Sizes (646-1765 sqft).
- Geared towards active seniors.







# Development Highlights

Facing South East (Entrance)



Facing North East (Entrance)

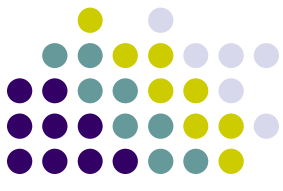


Elevation Facing North East (entrance)



Facing North





# Supporting Studies

- The following reports have been completed to support the following application & Development proposal
  - Planning Justification Report.
  - Functional Servicing Report with Stormwater Management Plans.
  - Coastal Hazards Study.
  - Urban Design/Architectural Renderings.
  - Landscape Plans.





# CITY OF BARRIE OFFICIAL PLAN

## Bayshore Secondary Plan – OPA 29



- Section 2.1.4 of OPA 29 - In the event of a conflict between the City of Barrie Official Plan and this Secondary Plan, the policies, provisions and designations in the Secondary Plan shall prevail.
- Development does not add additional medium density lands – intends to relocate it to fulfill goals of the Secondary Plan.
- Medium Density Residential permits a maximum of 50 Units per hectare.
- Allows existing residents the option to “Age in Place” consistent with planning policy.



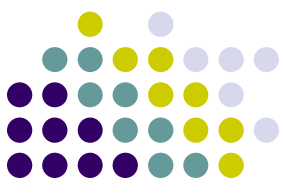




# Conclusion

- Proposal aims to re-designate lands from Low to Medium density residential in Bayshore Secondary Plan to permit a Rest Home.
- Logical location for development, adjacent to Open Space and Lake Simcoe in an area void of housing for seniors.
- Development will help to satisfy density targets prescribed in Bayshore Secondary Plan and will not hinder the Intensification Plans prescribed within the Official Plan.
- Development consistent with Provincial Policy Statement, Growth Plan, City of Barrie Official Plan and Bayshore Secondary Plan.





# Thank You

- Questions or Comments welcomed.

