
TO: GENERAL COMMITTEE

SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT GREEN VALLEY CONSTRUCTION CORP. – 101 KOZLOV STREET

WARD: WARD 4

PREPARED BY AND KEY CONTACT: C. McLAREN, MCIP, RPP, PLANNER
EXT. #4719

SUBMITTED BY: A. BOURRIE, RPP
DIRECTOR OF PLANNING AND BUILDING SERVICES

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

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

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corp., to rezone the lands known municipally as 101 Kozlov Street (Ward 4) from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density with Special Provisions (RM2)(SP), be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a maximum density of 94 units per hectare, whereas a maximum density of 53 units per hectare would be permitted;
 - b) Permit a maximum gross floor area of 85%, whereas a maximum gross floor area of 60% would be permitted;
 - c) Permit a maximum building height of 3.5-storeys (12 metres) for the proposed stacked townhouse units, whereas a maximum building height of 3-storeys (10metres) would be permitted;
 - d) Permit a minimum parking ratio of 1.15 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required;
 - e) That a minimum outdoor amenity area of 1,104 square metres be provided on site, of which a minimum of 834 square metres shall be provided in a consolidated form, whereas a minimum outdoor amenity area of 1,104 square metres would be required to be provided in a consolidated form;
 - f) Provide a minimum side yard setback of 6 metres, whereas a minimum side yard setback of 1.8 metres would be permitted;

- g) Notwithstanding (f) above, provide a minimum side yard setback of 25 metres from the proposed stacked townhouse units to the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas 7 metres would be permitted;
 - h) Provide a minimum 4 metres wide landscape buffer area along the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas a minimum of 3 metres would be permitted;
 - i) Provide a minimum 9 metres building setback between the proposed stacked townhouse units and the existing apartment building on-site; and
 - j) That the existing 7-storey (129 units) residential apartment building be recognized as a permitted use.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law.
4. 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, including the following matters raised in those submissions and identified within Staff Report PLN022-17: proposed increase in density and height, proposed setbacks/proximity of the proposed development to the existing apartment building on-site and residential properties in the area resulting in a decrease in privacy, reduced parking ratio, on-street parking, existing tree preservation/removals and compensation plantings, increase in traffic, provision of parking adjacent to existing residential properties, site access, emergency vehicle access, impact on existing municipal services (water and sanitary) and stormwater management, refuse programming, proposed rental tenure, adverse effects on property values, perceived increase in crime rates and timing of the proposed development.

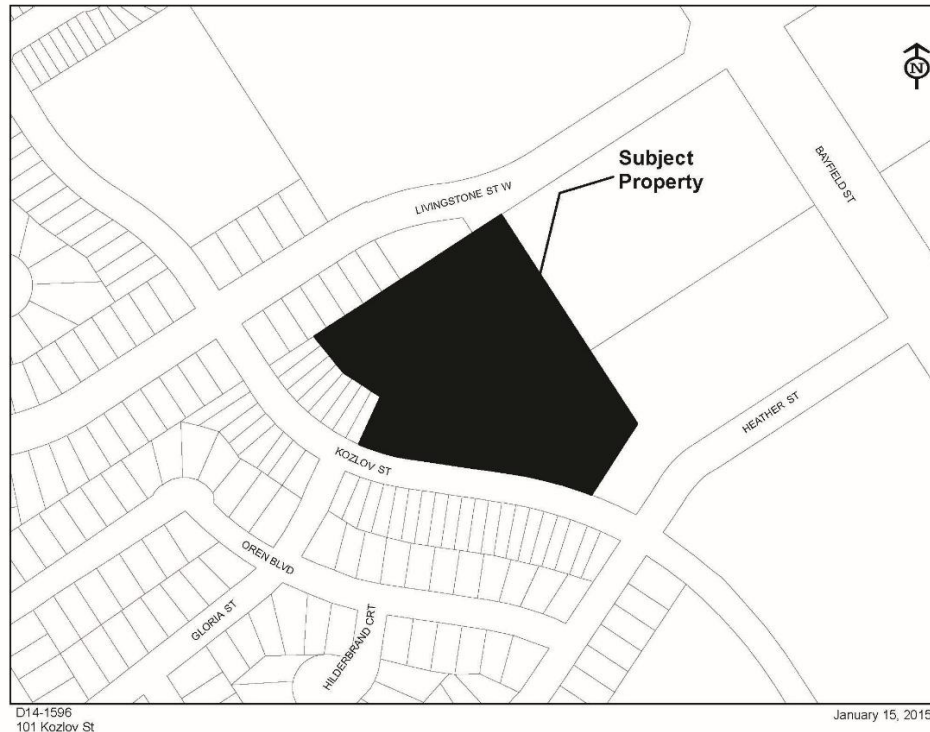
PURPOSE & BACKGROUND

Report Overview

5. The purpose of this report is to recommend approval of the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corp., for lands known municipally as 101 Kozlov Street (see Appendix "A"). The effect of the application would be to permit the development of 92 (3.5-storey) stacked townhouse units within six buildings, in addition to the existing 7-storey (129 unit) residential apartment building on the subject lands (see Appendix "B" – Final Proposed Concept Site Plan). Staff are recommending approval of the subject application as the lands are considered to be appropriate for this form of mid-rise residential infill development in accordance with both Provincial and Municipal policy.

Location

6. The subject lands are located on the east side of Kozlov Street, south of Livingstone Street West and north of Heather Street, within the Sunnidale Planning Area (Ward 4). The subject lands are known municipally as 101 Kozlov Street (Part of Lot 20, Concession 5 and Part 1, Registered Plan 51R-6468, City of Barrie) and have a total lot area of approximately 2.3ha with approximately 164m of frontage on Kozlov Street.



7. The existing land uses surrounding the subject property are as follows:

North: Existing commercial development (Dental Office) and single detached residential properties fronting Livingstone Street West – zoned General Commercial (C4)(SP-255) and Residential Single Detached Dwelling Second Density (R2), respectively.

South: Kozlov Street and existing semi-detached residential dwellings – zoned Multiple Residential Dwelling First Density (RM1).

East: City of Barrie woodlot (Brown's Bush), City water tower and existing 4-storey residential apartment building (12 Heather Street) – zoned Open Space (OS) and Multiple Residential Dwelling Second Density (RM2), respectively.

West: Existing residential development in the form of semi-detached residential dwelling units fronting Kozlov Street – zoned Multiple Residential Dwelling First Density (RM1).

Existing Policy

8. The property is designated Residential Area within the City of Barrie Official Plan and is zoned Multiple Residential Dwelling (RM2) in accordance with the City's Comprehensive Zoning By-law 2009-141. The predominant use of the Residential Area designation shall be for all forms and tenure of housing including senior citizen housing, nursing homes, bed and breakfast establishments and group homes. While the existing 7-storey residential apartment building is not considered to be a permitted use within the current RM2 zoning over the subject lands, this building is considered to be a legal non-conforming use. The proposed stacked townhouse units would be permitted within the existing Residential Area Designation and RM2 Zoning over the subject lands, however site specific zoning provisions are required to recognize an increase in density, gross floor area and building height, and a reduction in the minimum required parking ratio and consolidated outdoor amenity area for the proposed development.

Supporting Information

9. In support of the subject application, the following reports and studies were submitted. For additional information with respect to each one, please refer to Appendix "C".
- Planning Justification Report (November 2015, revised February 2017 & April 2017)
 - Tree Assessment Report (September 2015)
 - Noise Feasibility Study (July 24, 2015)
 - Stage 1 and Stage 2 Archaeological Assessments (August 31, 2015)
 - Functional Servicing Report (September 22, 2015)
 - Transportation Impact Study (July 2015)
 - Parking Utilization Letter (February 16, 2017)

Neighbourhood and Public Meetings

10. A Neighbourhood Meeting was held on February 18, 2016 to present the proposed development to the local residents. Approximately 47 residents were in attendance in addition to the applicant, their Planning consultant, Ward 4 Councillor, Barry Ward, and Planning staff. Following this, a Statutory Public Meeting was held on May 8, 2017 to present the proposed development to General Committee. A number of written and verbal comments were received in opposition of the proposed development, including a 36 signatory petition. The questions/concerns expressed through the public engagement process have been identified and addressed in Appendix "D" to this report.

Amended Concept Site Plan

11. Following the Neighbourhood and Public Meetings and the concerns expressed by local residents and staff through the review process, the applicant has made several changes to the original concept plan submitted which proposed 120 stacked townhouse units in addition to the existing 7-storey apartment building on-site (see Appendix "B"). Most notably, the applicant has:
- reduced the total number of stacked townhouse units on site from 120 to 92, resulting in a decrease in overall density of 106 to 94 units per hectare;
 - increased the building setbacks/spatial separation distances of the proposed units to the adjacent residential properties and existing apartment building on-site;
 - increased the proposed parking ratio from 1 space/unit to a minimum of 1.15 spaces/unit;
 - provision of two centralized amenity areas which together exceed the minimum consolidated amenity space required by the City's Comprehensive Zoning By-law; and
 - reconfigured the proposed parking areas and drive aisles on-site to allow for the existing entrance locations on Kozlov Street to be maintained and the provision of a ring road/drive aisle on-site.

Department & Agency Comments

12. The subject application was circulated to staff in various departments and to a number of external agencies for review and comment. A summary of the technical review comments have been provided in Appendix "E" to this report.

ANALYSIS

13. The following provides a review of the application in accordance with applicable Provincial and Municipal policy documents.

Provincial Policy Statement (2014) (PPS) and the Growth Plan (2017)

14. Staff is satisfied that the proposed development would meet the intent of the policies found in both the PPS and the Growth Plan in terms of contributing to the range of housing types available and would serve to make efficient use of land and existing infrastructure. In staffs' opinion, the proposed development is considered to be appropriate, as it would be located within an existing built up residential area of the City, with commercial uses located within immediate proximity of the property and is supported by the availability of existing infrastructure and public transit along Kozlov Street, Livingstone Street West and Bayfield Street. In accordance with the Growth Plan requirements to accommodate 40% of new growth within the existing "built boundary" of the City, the proposed application represents intensification of an existing site. Notwithstanding that the proposed development is considered to be consistent with Provincial Policy, all development proposals must also be reviewed on a site specific basis to confirm that they are consistent with Municipal policies and requirements and are appropriate for the area in which they are proposed.

Official Plan

15. As noted above, the subject lands are designated Residential Area within the City's Official Plan. Lands designated Residential are intended to be used primarily for residential uses, with all forms and tenure of housing permitted subject to locational criteria.
16. There are a number of policies in the Official Plan that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
17. Section 2.3 (d) and (e) of the Official Plan identifies that there will be a growing need to provide higher residential densities than previous development within the City and Barrie's new housing stock will include a growing percentage of multiple family development at medium and high densities in order to provide a complete range of housing options within the City. Intensification represents an essential component of the City's growth management strategy to minimize the infrastructure requirements of new development and to utilize existing services including transit, schools, and open space. Further, mixed land uses and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan.
18. Sections 3.3.2.1 (a), (b) and (c) of the Official Plan encourage the maintenance of reasonable housing costs by encouraging a varied selection of housing with regard to size, density and tenure. The provision of innovative housing and a wide range of housing opportunities are encouraged in order to meet identified housing needs where it is recognized to be in accordance with good land use planning principles. The Official Plan further encourages residential intensification in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. Residential intensification includes infill development, which refers to the development of vacant or under-used parcels within existing urban areas.
19. Staff are satisfied the proposal conforms to the above policies of the Official Plan given that the proposed development provides for an alternative housing form in the area (stacked townhouses) at an increased density, would contribute to a compact urban form and the efficient use of land and resources, supports transit, and optimizes the use of existing infrastructure and services within an existing built-up area of the City.

20. In accordance with Section 4.2.2.2 of the Official Plan, 'net residential hectare' for medium and high density residential development shall mean the area of land measured in hectares utilized solely for the residential dwelling units, excluding local residential streets, Open Space and Environmental Protection Areas. Medium density residential development shall consist of multiple dwelling types such as triplexes, fourplexes, apartments and street/stacked/cluster townhouses ranging between 26-53 units per hectare, while high density residential development shall consist of developments which are in excess of 54 units per hectare. In accordance with these provisions, Staff recognize that the existing apartment building on site currently represents a density of approximately 55 units per hectare and as such is considered to be high density. The provision of 92 additional units on-site would result in an overall site density of approximately 94 units per hectare. Having said that, Planning staff are of the opinion that the provision of stacked townhouse units at the height (3.5-storeys/12m) and configuration proposed on-site, would provide an appropriate medium density transition between the abutting low density residential properties fronting Kozlov Street and Livingstone Street West to that of the existing high density residential apartment building on-site. Further, the proposal represents a form of residential infill development that is able to use the land more efficiently within a currently underutilized site.
21. Section 4.2.2.3 (b) of the Official Plan further provides that medium and high density development is encouraged to locate within the Intensification Nodes and Corridors and should be directed to locate adjacent to arterial and collector roads; in close proximity to public transit, schools, parks, commercial development; and where planned services and facilities such as roads, sewers and water mains, or other municipal services are adequate. In staff's opinion the proposed development would meet the City's locational criteria with respect to medium and high density development as the subject property is located on and in proximity to roadways whereby public transit is available (Kozlov Street and Bayfield Street/Livingstone Street, respectively). Existing commercial facilities are located immediately adjacent to the subject lands fronting Livingstone Street West and at the intersections of Heather Street and Kozlov Street (Kozlov Mall), and Bayfield Street and Livingstone Street. Finally, the property is located in proximity to local schools (West Bayfield Elementary School and St. Marguerite d'Youville Catholic Elementary School) and Riverwood Park (located approximately 100m south of the subject property on the west side of Kozlov Street) which would service the existing residents in the area as well as the future residents associated with the proposed development.
22. Although the subject lands are not considered to be located immediately within a designated Intensification Area as identified on Schedule I of the Official Plan, staff recognize that the subject lands are located adjacent to the Bayfield Street/Livingstone Street Intensification Node, and within proximity of the Bayfield Street Intensification Corridor. In this regard, it is important to note that the adjacent property within the Intensification Node contains a large woodlot (Brown's Bush) and the City of Barrie water tower. The adjacent property is not considered to be appropriate for Intensification due to its existing Open Space Designation and Level 3 Natural Heritage feature. As a result, the density targets established for this area may not be realized as future development will not proceed on the adjacent lands. Additionally, the interpretation policies within Section 7 of the Official Plan provide that boundary lines, unless coinciding with specific major features such as roads, watercourses or railways, shall be construed as representing relationships between land uses and not exact geographic locations. As such, the use of the subject lands for intensification is not inconsistent with the vision for the area. More specifically, the proposed development is considered to be consistent with the Intensification Policies of the Official Plan in that intensification can be achieved through residential conversions, infill, and redevelopment to promote an increase in planned or built densities and to achieve a desirable compact urban form that efficiently uses land and resources.

23. Section 4.2.2.6 (d) of the Plan requires that development applications that propose residential intensification outside of the Intensification Areas will be considered on their merits provided the proponent demonstrates that the scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighbourhood; that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems; that public transit is available and accessible; and that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused.
24. In staff's opinion, the proposed development would satisfy the Intensification Policies noted above as it provides a built form that is compatible with and can be integrated into the surrounding area. The proposed 3.5 storey stacked townhouses are considered to be compatible with the existing residential development in the area (low-rise residential and existing 4-storey apartment located immediately adjacent to the subject lands) and would provide an appropriate transition to the existing 7-storey apartment building on-site. In staff's opinion, the proposed development provides sufficient separation distances and buffering from the existing low-rise residential properties fronting Livingstone Street West and Kozlov Street. In this regard, a building setback of approximately 26m (whereas 7m would be permitted) to the north property boundary and a minimum landscape buffer strip of 4.3m (whereas 3m would be permitted) along the north boundary, has been proposed (see Appendix "F"). In addition to the required 2m high privacy fence and 3m wide landscape buffer strip required, increased building setbacks ranging from approximately 8m to 11m+ (whereas 1.8m would be permitted) have been proposed between the adjacent semi-detached residential properties fronting Kozlov Street and the proposed stacked townhouse units. Municipal infrastructure is available to service the proposed development and Municipal transit is available on Kozlov Street, Livingstone Street and Bayfield Street. Finally, the proposed development should not detract from the City's ability to achieve increased densities in the defined Intensification Areas.
25. The Tall Buildings policies contained within Section 6.6 of the Official Plan are applicable to any proposed building above 3-storeys in height across the entire City. The general design policies of this section require that innovative architectural design be encouraged to reduce the visual and physical impact of height on the adjacent pedestrian realm and where possible, parking, site servicing, loading areas and building utilities should be located towards the rear of buildings with appropriate screening. The policies further state that the use of underground parking is strongly encouraged and tall buildings are to be held to a high standard of design excellence by using quality urban design, architectural treatments and building materials in order to promote a visually interesting skyline.
26. In staff's opinion, the proposed development is consistent with the Tall Building Policies identified above. As illustrated on the proposed concept plan (see Appendix "B" – Final Proposed Concept Site Plan), all required parking is proposed to be located internal to the site. A combination of brick with horizontal and vertical siding has been proposed to complement each other, while blending in with the character of the adjacent residential properties in the area. Contrasting features (pitched gables and roof, large windows and balconies) are proposed with the intention of providing good design and consistent character throughout the development (see Appendix "G"). The base portion of the buildings is proposed to be clad with brick to ensure a durable material where the ground meets the building as well as giving the development a grounded feel. As the building façade moves upward, the materials begin to lighten through the provision of siding, similar to the existing residential properties in that area fronting Kozlov Street. The horizontal variation in building materials would reduce the visual and physical impact of height, while providing a more pedestrian scale façade adjacent to the Kozlov Street frontage.

27. Where intensification projects are proposed adjacent to stable residential neighbourhoods, the application of a 45 degree angular plane is recommended to provide a transition in height from mid-rise buildings to low-rise residential homes. The intent of this provision is to provide appropriate separation distances and to reduce shadow impacts on abutting residential homes as well as the perception of height. Given the maximum building height of 3.5-storeys (12m), and the building setbacks/separation distances proposed from the abutting low-rise residential properties, staff are confident that the 45 degree angular plane would be achieved for the proposed development.
28. Based on the provisions identified above, staff are of the opinion that the proposed development is considered to be consistent and in conformity with the Official Plan. More specifically, the proposed development meets the locational criteria for medium and high density residential development and provides for an appropriate density that would serve to utilize existing services and infrastructure in accordance with the Intensification policies of the City's Official Plan. In staff's opinion, the proposed development would provide an appropriate transition between the existing low-rise residential development in the area to that of the existing 7-storey residential apartment building on-site. Further, the proposed development is considered to be consistent with the Tall Building policies of the Official Plan and the noted design elements would be further refined through a subsequent Site Plan Approval. Finally, in staff's opinion the visual impact of the proposed buildings on the adjacent residential properties fronting Livingstone Street West and Kozlov Street would be reduced given the increased building setbacks proposed and the provision of both privacy fencing and enhanced landscape buffer strips proposed along the abutting property boundaries.
29. Recent Provincial and Municipal policy changes with respect to intensification have resulted in increased pressure for the City to ensure that lands within the existing built boundary are redeveloped with increased densities. In this regard, the proposed development is considered to be appropriate given the relevant Intensification and locational policies of the Official Plan with respect to medium and high density development. In addition, staff are of the opinion that significant buffers have been established between the existing low-rise residential properties in the area and the proposed development as noted above.

Zoning Rationale for Special Provisions (SP)

30. As noted above, the current RM2 zoning over the subject lands would permit the proposed stacked townhouse units, however the existing 7-storey apartment building on site is considered to be a legal non-conforming use. As a result, this creates density and gross floor area (GFA) deficiencies on-site that the applicant has proposed to resolve through the proposed Multiple Residential Dwelling Second Density - Special Provision (RM2)(SP) zoning over the lands. A number of other site specific provisions (SP) have been requested to implement the proposed development concept. The required site specific provisions are discussed below.

Density and Gross Floor Area (GFA)

31. While the applicant is proposing a maximum density of 94 units per hectare, Section 5.2.5.1(c) of the City's Comprehensive Zoning By-law restricts the allowable density for stacked townhouses to 53 units per net hectare. Additionally, the applicant is requesting a maximum GFA of 85%, from the 60% permitted by the City's Comprehensive Zoning By-law.
32. As noted above, the current RM2 zoning of the property represents a historic zoning over the lands that does not permit the existing apartment building. If the property were appropriately zoned to recognize the existing apartment building on-site, the zoning would reflect that of a Residential Apartment First Density-3 (RA1-3) zone. It is important to note that while the RA1-3 zone does not speak to maximum density provisions, it would restrict the maximum GFA of the property to 100%.

33. Staff recognize that the existing apartment building on-site represents more than half of the overall density (55 units per hectare) on-site. If the apartment building were not present, the density and GFA of the proposed development would represent a total of 39 units per hectare and 32%, respectively; both of which would comply with the current RM2 zone regulations. Additionally, the proposed GFA of 85% would comply with the zoning provisions of the RA1-3 zone, should the property be appropriately zoned at this time given its current apartment use. As a result, staff are satisfied that the proposed increase in density and GFA is appropriate for the subject lands given that sufficient building setbacks/separation distances, landscape open space, amenity areas and parking would be provided for on-site in accordance with the concept plan provided (see Appendix "B"). Further, staff are of the opinion that the maximum density of 94 units per hectare as proposed, is considered appropriate and would serve to implement the Intensification policies of the PPS, the Growth Plan and the City's Official Plan.

Building Height/Stacked Townhouse Units

34. While stacked townhouses are considered to be a permitted use within the current RM2 zoning over the subject lands, Sections 3.0 and 5.3 of the City's Comprehensive Zoning By-law provides that stacked townhouse developments shall be no more than 3-storeys with a maximum building height of 10m, respectively. As identified above, staff are satisfied that the proposed 3.5-storey (12m) stacked townhouse units would provide an appropriate transitional use between the adjacent low-rise residential development to that of the existing 7-storey apartment building on site and the increased separation distances/building setbacks and landscape buffers proposed would serve to reduce the visual impact of the additional height (2m) requested.

Proposed Parking Ratio

35. While a minimum of 300 parking spaces would be required to be provided on-site in accordance with the City's Comprehensive Zoning By-law 2009-141 (1.25 space/unit for the existing 129 unit apartment building and 1.5 spaces/unit for the proposed 92 stacked townhouse units), the applicant has demonstrated that a total of 285 parking spaces could be accommodated on-site. This parking count represents a parking ratio of approximately 1.29 spaces/unit for the entire site. As noted above, a Transportation Impact Study and Parking Utilization Letter were submitted in support of the proposed development which concluded that a parking ratio of 1-1.25 spaces/unit would be sufficient to accommodate the existing and proposed development on site. While it has been demonstrated that a minimum parking ratio of 1.25 spaces/unit may be provided for on-site, the applicant has requested that a minimum parking ratio of 1.15 spaces/unit be permitted on-site in order to provide some flexibility with the final design of the development through a subsequent Site Plan Approval process. Based on the above, staff are satisfied that the proposed parking ratio of 1.15 spaces/unit would be sufficient to support the existing and proposed development on-site given the parking studies submitted in support of the subject application.

Outdoor Amenity Area

36. In accordance with Section 5.2.5.2 of the City's Comprehensive Zoning By-law, a minimum consolidated outdoor amenity area of 1,104m² (12m²/unit) is required to be provided on-site for the proposed stacked townhouse units. In this regard, the applicant has demonstrated that a total outdoor amenity area of 1,131m² could be accommodated on site through the provision of two separate centralized areas. Parks Planning staff have confirmed that the larger amenity area (834m²) proposed adjacent to 'Building 1' would be of sufficient size to accommodate a tot lot and the second amenity area (297m²) proposed adjacent to 'Building 5' would be of sufficient size to accommodate more passive recreational use on-site such as a gazebo.

37. Given that both areas are centrally located on-site and when combined, exceed the minimum by-law requirement of 12m²/unit, staff are satisfied that the configurations and areas proposed, would provide appropriate outdoor amenity space for the existing and proposed development on-site. As a result, and as reflected in the recommended motion, staff are recommending that a site specific provision be included in the implementing zoning by-law for the subject lands to reflect the provision of a minimum outdoor amenity area of 1,104m² on site, of which a minimum of 834m² of same shall be provided in a consolidated form. Should Council approve the subject Zoning By-law amendment application, staff are confident that the detailed design of the required amenity areas will be adequately addressed at the time of a subsequent Site Plan Approval process.
38. It should also be noted that the provision of consolidated outdoor amenity space is not required for apartment uses and as such the existing apartment building on site was excluded from the calculations identified above. Having said that, a minimum of 35% of the lot shall be dedicated to landscaped open space in medium and high density developments. In this regard, the applicant has demonstrated that approximately 46% of the lot would be dedicated to landscape open space.
39. While no other site specific zoning provisions would be required to implement the proposed development concept in accordance with the proposed RM2(SP) zoning category over the subject lands, staff are recommending that the approval of the subject application be tied to the concept plan proposed by the owner. In this regard, staff are recommending that the following additional and more restrictive site specific zoning provisions be incorporated into the implementing zoning by-law for the subject lands:
- (a) That a minimum side yard setback of 6m be provided, whereas a minimum side yard setback of 1.8m would be permitted;
 - (b) Notwithstanding (a) above, that a minimum side yard setback of 25m from the proposed stacked townhouse units to the north property line (abutting rear yard of lots fronting Livingstone Street West); whereas 7m would be permitted;
 - (c) That a minimum 4m wide landscape buffer area be provided along the north lot line (abutting rear yard of lots fronting Livingstone Street West); whereas a minimum of 3m would be permitted;
 - (d) That a minimum 9m building setback be provided between the proposed stacked townhouse units and the existing apartment building on-site; and
 - (e) That the existing 7-storey (129 unit) residential apartment building be recognized as a permitted use.
40. In staff's opinion, the proposed site layout is functional and the proposed site specific zoning over the subject lands represents an appropriate form of residential infill development within an existing established area of the City on a site that is currently underutilized. The above noted site specific provisions have been reflected in the recommended motion in order to provide local residents with some level of assurance that the future redevelopment of the property would be reflective of the concept plan submitted in support of the subject application.

Site Plan Control

41. Subject to Council's approval of the proposed Zoning By-law Amendment application, the property would be subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the development and design of the lands with regard to access, servicing, stormwater management, landscaping, lighting, setbacks, building orientation/ placement/massing, parking, etc.

42. The concept site plan and building elevations (see Appendices “B” & “D”) submitted in support of the subject application, provide a general indication of how the property would be developed and the ultimate design of the future buildings. Should the subject Zoning By-law Amendment application be approved, the applicant would be required to submit a Site Plan application which would be further reviewed by various City Departments and applicable external agencies to ensure that the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets. In the interim, staff note that consideration has been given to appropriate urban design matters through the location and orientation of the proposed buildings toward the Kozlov Street frontage so as to provide a strong street presence and defined street edge, provision of increase building setbacks/separation distance on-site to ensure the privacy of existing residents is maintained, provision of centralized private outdoor amenity areas on-site, provision of surface parking internal to the site and the provision of detailed design elements such as masonry brick and vinyl siding to complement the existing residential development in the area; particularly the residential dwellings fronting Kozlov Street whereby the proposed development would be visible.

Bonusing

43. The Bonusing Policies (Section 6.8) within the Official Plan permit City Council to negotiate community benefits when considering passing a by-law to increase the height and/or density of a development beyond what is currently permitted in the Zoning By-law. In this case, the applicant is proposing a Zoning By-law Amendment that includes permission for increased height and density over and above what the current RM2 zoning on the subject lands permits. As such, the Bonusing Policies for the purpose of obtaining community benefits could be applied. Notwithstanding the above, staff note that the applicant had pre-consulted with staff on the subject development prior to the new Bonusing provisions being adopted by Council in July 2015. As a result, staff have not included a recommendation for any community benefit as a condition of the subject application through implementation of the Bonusing Policies.

Summary

44. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial Policy and the City's Official Plan. In staffs' opinion, the provision of 92 stacked townhouse units in addition to the existing 7-storey (129 unit) residential apartment building on-site as proposed, is considered appropriate and would conform with relevant Provincial Policy, the City's Official Plan and complies with the policy planning framework established for Intensification.
45. In staffs' opinion, the proposed development provides for appropriate spatial separation and privacy measures from the existing residential properties located to the immediate north and west and provides for good urban design. Should the application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent Site Plan application. Furthermore, the site specific provisions reflected in the recommended motion have been recommended in order to provide local residents with some level of assurance that the future development of the property would be reflective of the concept plan submitted in support of the subject application.

ENVIRONMENTAL MATTERS

46. There are no environmental matters related to the recommendation.

ALTERNATIVES

47. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could refuse the subject Zoning By-law Amendment application and maintain the current Multiple Residential Second Density (RM2) zoning on the subject lands.

This alternative is not recommended as the subject property is ideally suited for infill development in the form and density proposed given the full range of services and facilities available in the area and would provide an appropriate transition between the adjacent low density residential development in the area to the existing 7-storey apartment building on-site. The proposed amendment is also in keeping with the Provincial and Municipal policy established for Intensification.

Alternative #2

General Committee could approve the subject Official Plan and Zoning By-law Amendment applications without the requested Special Provisions (SP).

This alternative is not recommended as the applicant has submitted a detailed concept plan which is generally consistent with the Urban Design Guidelines for Intensification and current City standards with respect to access, servicing, stormwater management, landscaping, setbacks, building orientation/placement/massing, parking, etc.

FINANCIAL

48. The proposed Rezoning of the subject lands would permit the development of 92 stacked townhouse units in addition to the existing 7-storey (129 unit) residential apartment building on-site. The annual municipal property tax revenue based on an average rental rate of \$1,211.00 per unit, is estimated to be \$294,837.35 for the site. The current tax revenue is \$183,425.35. Therefore, the estimated municipal property tax increase would be \$111,412.00 based on 2017 tax rates.
49. Building permit application fees are estimated to be approximately \$215,650.00 for the site.
50. Current development charges for the proposed development are calculated at \$31,495.00/unit and as such, the development charge revenue is estimated to be \$2,897,540.00 for the proposed development. Rates will be adjusted for inflation each year as of January 1st. The fee is calculated and paid at the time of issuance of the building permit.
51. Parkland levies are estimated to be \$460,000.00 (\$5,000/unit) and Education levies are estimated to be \$161,828 (\$1,759/unit).
52. Given that the subject lands, when developed, would be subject to Site Plan Control, all costs associated with the approval and development of the site would be the owner's responsibility. The developer would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing municipal water and sewer mains already installed, if applicable. Costs associated with the ongoing maintenance and operational costs of the new internal infrastructure would be the responsibility of the owner. Further, all costs associated with snow removal, landscape maintenance and site lighting would be the responsibility of the developer/owner. The City would not incur additional operating and maintenance costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets as these services are already in place.

LINKAGE TO 2014-2018 STRATEGIC PLAN

53. The recommendations included in this Staff Report support the following goal identified in the 2014-2018 Strategic Plan:
 - Inclusive Community
54. In accordance with Council's goals, the proposed development would provide for additional housing opportunities in the City, promote and facilitate community connections and would support diverse and safe neighbourhoods.

Attachments: Appendix "A" – Draft Zoning By-law
Appendix "B" – Concept Plan Evolution
Appendix "C" – Technical Study Descriptions
Appendix "D" – Public Input and Staff Responses
Appendix "E" – Department and Agency Comments
Appendix "F" – Concept Renderings of Proposed Parking Area/Northerly Landscape Buffer Treatment
Appendix "G" – Proposed Building Elevations

APPENDIX "A"

Draft Zoning By-law



Bill No. XXX

BY-LAW NUMBER 2017-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands shown on Schedule "A" to this By-law, from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density (RM2)(SP-XXX), be approved

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density (RM2)(SP-XXX), in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 3.0 of By-law 2009-141, 3.5-storey Stacked Townhouse units shall be permitted in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.2 of By-law 2009-141, the existing 7-storey (129 unit) residential apartment shall be a permitted use in the Residential Dwelling Second Density (RM2)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
4. **THAT** notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, a minimum of 1.15 parking spaces per dwelling unit shall be provided in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 of By-law 2009-141, a maximum density of 94 units per hectare shall be permitted in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
6. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, a minimum outdoor amenity area of 1,104m² shall be provided in the Residential Dwelling Second Density (RM2)(SP-XXX)

zone, of which a minimum of 834m² shall be provided in a consolidated form, in accordance with Schedule "B" attached to this By-law.

7. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum gross floor area of 85% shall be permitted in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a maximum building height of 12m for the proposed stacked townhouse units shall be permitted in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
9. **THAT** notwithstanding the provisions set out in Section 5.3 of By-law 2009-141, a minimum side yard setback of 6m shall be provided in the Residential Dwelling Second Density (RM2)(SP-XXX) zone.
10. **THAT** notwithstanding Section 7 of this By-law and the provisions set out in Section 5.3 of By-law 2009-141, a minimum side yard setback of 25m shall be provided to the proposed stacked townhouse units from the north lot line (abutting rear yard of lots fronting Livingstone Street West) in the Residential Dwelling Second Density (RM2)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
11. **THAT** notwithstanding the provisions set out in Section 5.3.7.1 of By-law 2009-141, a continuous landscape buffer area with a minimum width of 4m shall be provided along the north lot line (abutting rear yard of lots fronting Livingstone Street West) in the Residential Dwelling Second Density (RM2)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
12. **THAT** a minimum building setback of 9m be provided between the proposed Stacked Townhouse units and the existing apartment building in the Residential Dwelling Second Density (RM2)(SP-XXX) zone, in accordance with Schedule "B" attached to this By-law.
13. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
14. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 18th day of September, 2017.

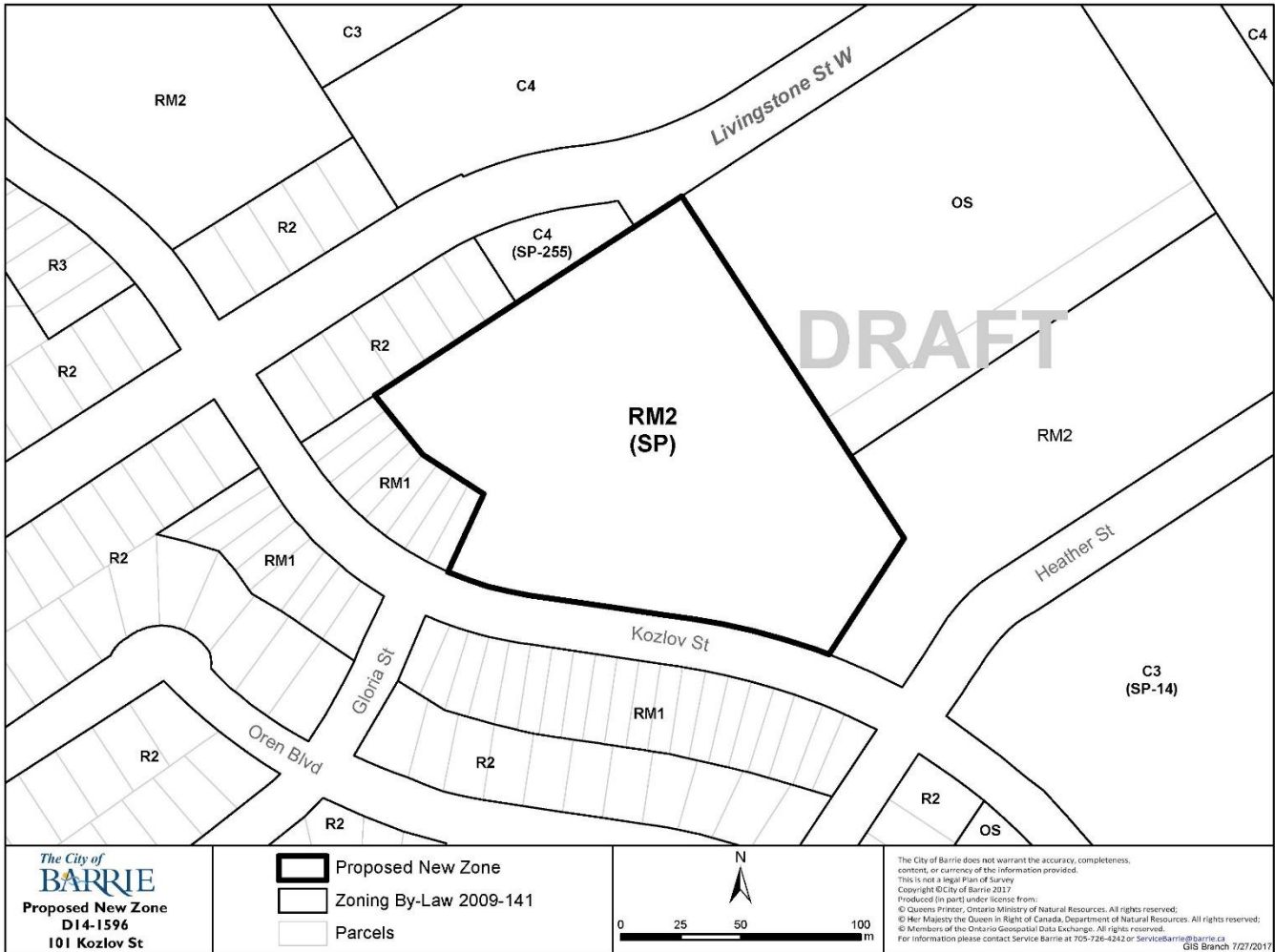
READ a third time and finally passed this 18th day of September, 2017.

THE CORPORATION OF THE CITY OF BARRIE

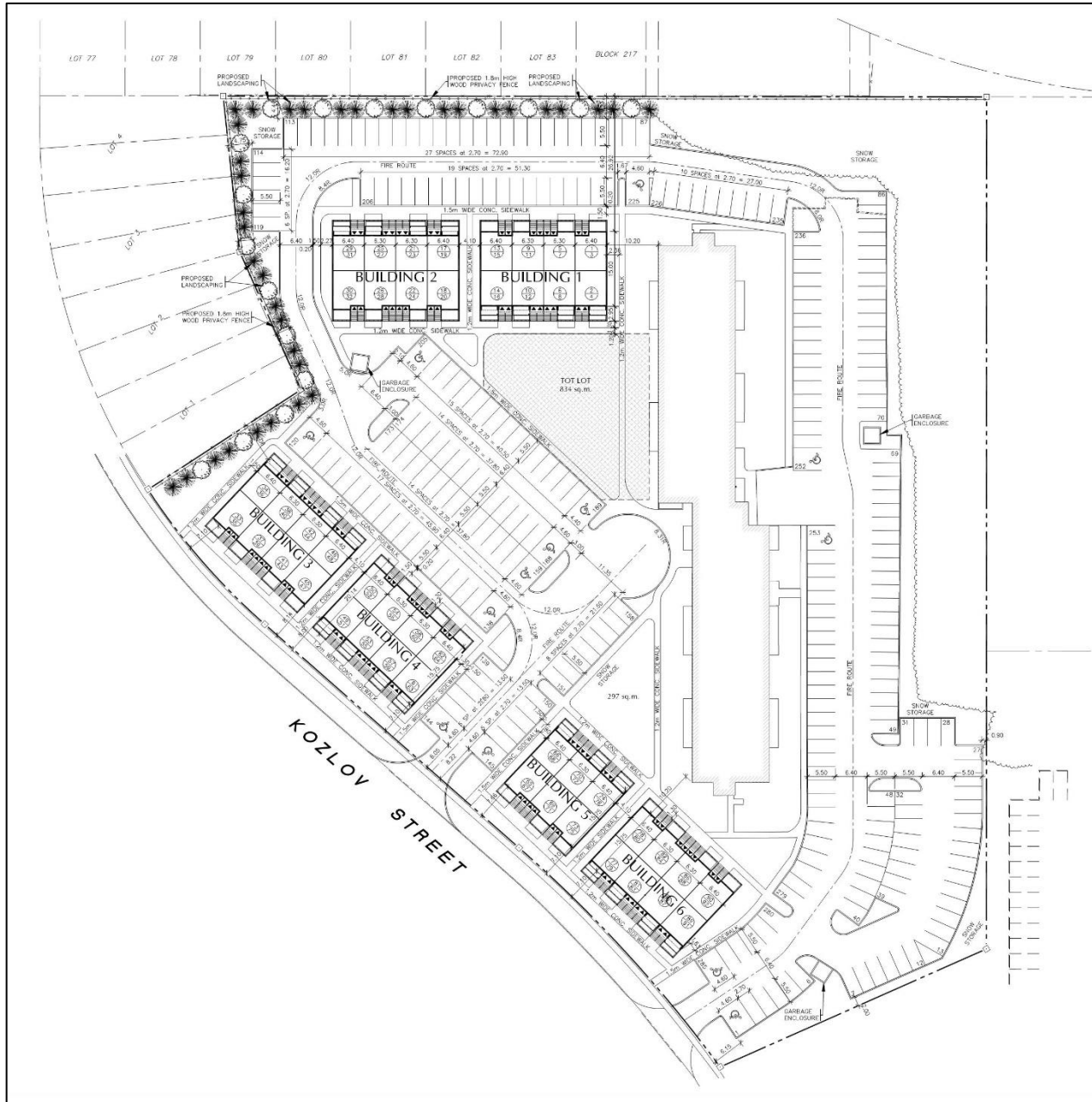
MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

Schedule "A" attached to Bylaw 2017-XXX



Schedule "B" attached to Bylaw 2017-XXX



MAYOR J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

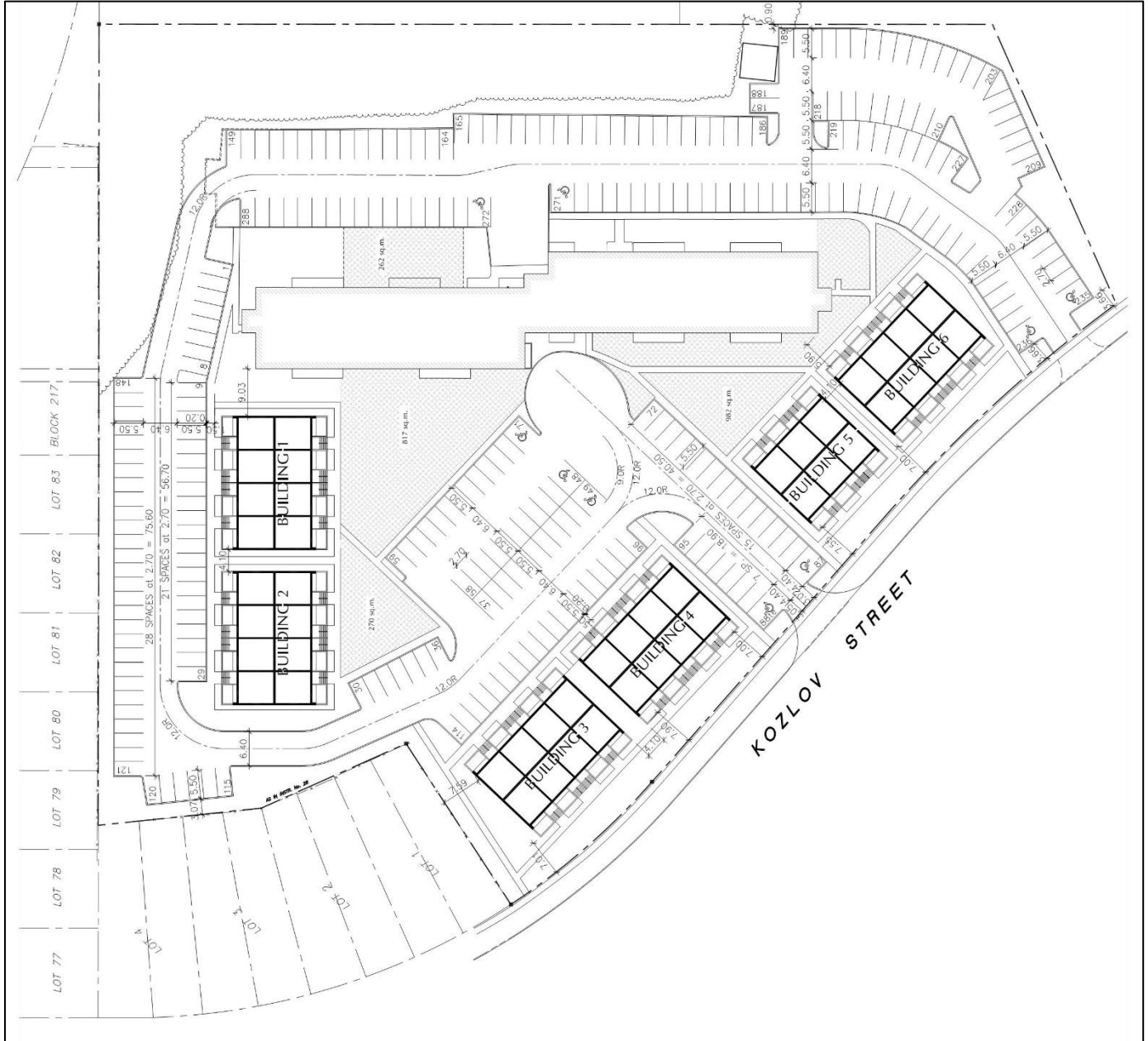
APPENDIX "B"

Concept Plan Evolution

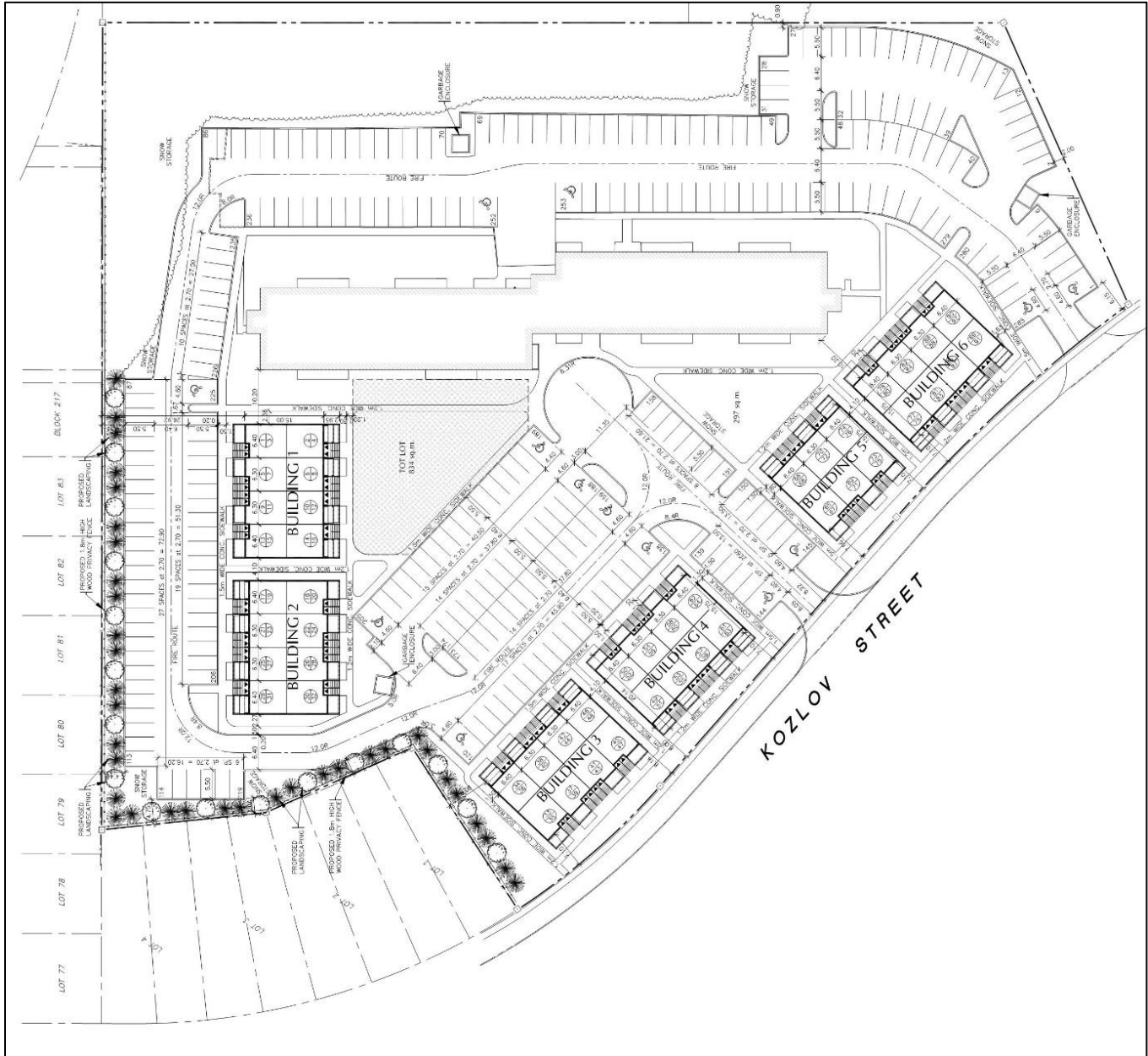
Original Concept Site Plan – Presented at February 18, 2016 Neighbourhood Meeting



Amended Concept Site Plan – Presented at May 8, 2017 Public Meeting



Final Proposed Concept Site Plan



APPENDIX "C"

Technical Study Descriptions

- a) **Planning Justification Report** (November 2015, revised February 2017 & April 2017) provides a review of the property characteristics and surrounding lands, description of the proposed development as well as the planning policy basis and opinion of Zelinka Priamo Ltd. that the proposal is an appropriate form of development and location for residential intensification in accordance with both Provincial and Municipal Policy.
- b) **Tree Assessment Report** (September 2015) provides an assessment of the existing trees on site with respect to tree health and preservation. The report notes that there will be impacts to existing trees on the subject lands as a result of the proposed development, however special attention will be placed on tree preservation methods for trees located around the perimeter of the site. Several trees associated with the Brown's Bush woodlot are located toward the north-easterly limit of the subject property and are proposed to be retained.
- c) **Noise Feasibility Study** (July 24, 2015) provides an assessment of potential noise impacts on the residential units within the proposed development as it relates to traffic noise generated from Kozlov Street, Livingstone Street West, Heather Street and Bayfield Street, and adjacent commercial facilities. The report provides recommendations to ensure that MOECC indoor noise guidelines can be met for all dwelling units and concludes that the proposed residential buildings can be developed in a manner that satisfies the requirements of the MOECC guidelines for transportation noise. The report recommends that warning clauses should be used to inform future residents of the road traffic noise impact and the proximity of nearby commercial facilities.
- d) **Stage 1 and Stage 2 Archaeological Assessments** (August 31, 2015) considers the potential for the presence of archaeological resources within the limits of the subject lands and summarizes the assessments completed to determine same. The Stage 2 report concludes that no archaeological resources were encountered during the course of the survey and it recommends that no further archaeological assessment of the property be required.
- e) **Functional Servicing Report** (September 22, 2015) provides that the proposed development can be adequately serviced utilizing existing sanitary, storm and watermain infrastructure within and adjacent to the subject site from Kozlov Street. The report further concludes, in the opinion of The Odan/Detech Group Inc., that stormwater management will be addressed on site in accordance with City standards for both quality and quantity control measures.
- f) **Transportation Impact Study** (July 2015) provides a review of the key transportation related aspects (i.e. traffic, transit & parking) of the proposed development and serves to evaluate the incremental traffic impacts of the proposed development on the surrounding road network. In the opinion of LEA Consulting, the report concludes that the proposed development may be adequately serviced by the existing transportation network in the area and there will be sufficient parking supply on-site to accommodate the total proposed peak parking demand.
- g) **Parking Utilization Letter** (February 16, 2017) provides a parking utilization survey of the existing parking situation at 101 Kozlov Street and that of a proxy site at 119 D'Ambrosio Drive given its similar urban characteristics and built form as the proposed stacked townhouse units. In the opinion of LEA Consulting Ltd., the report concluded that a parking ratio of 1-1.25 spaces/unit will be sufficient to accommodate the existing and proposed development on site.

APPENDIX "D"

Public Input and Staff Responses

Neighbourhood Meeting – February 18, 2016

A Neighbourhood Meeting was held on February 18, 2016 to present the proposed development to the local residents (see Appendix "B" – Original Concept Site Plan). Approximately 47 residents were in attendance in addition to the applicant, their Planning consultant, Ward 4 Councillor, Barry Ward, and Planning staff. The questions/concerns expressed at the Neighbourhood meeting are identified and addressed below:

1. Increase in density and building height:

As noted throughout the Analysis section of this report, Planning staff are satisfied that the proposed density (94 units per hectare) for the property is appropriate given that adequate parking, landscaping/buffering, amenity spaces, tree preservation areas and pedestrian/ vehicular access can be accommodated on site in accordance with the concept plan submitted (see Appendix "B"). Should the subject application be approved, staff are satisfied that these matters would be adequately addressed through a subsequent site plan approval process without adversely impacting adjacent properties. Additionally, staff are satisfied that the proposed increase in building height from 10m to 12m is reasonable to accommodate the proposed built form (stacked townhouse units) (see Appendix "G") and would provide an appropriate transition between the adjacent low density residential development and the existing 7-storey apartment building on-site.

2. Proposed setbacks/proximity of the proposed development to existing residential properties fronting Livingstone Street West and Kozlov Street resulting in a decrease in privacy:

Staff have continued to work with the applicant to increase the spatial separation of the proposed stacked townhouse units to the existing residential properties in the area. In this regard, while a minimum setback of 7m would be required from the rear lot line of the existing residential properties fronting Livingstone Street West to the proposed stacked townhouse units, the applicant has proposed to increase this setback to approximately 26m. Additionally, while a minimum side yard setback of 1.8m would be required from the proposed stacked townhouse units to the southerly side yard of 125 Kozlov Street, the applicant is proposing a side yard setback of approximately 8m in this location. In addition to the increased setbacks proposed, the applicant would also be required to provide a 2m high privacy fence along the north and west property boundaries and maintain a minimum 3m wide landscape buffer area. As a result, staff are satisfied that the proposed separation distances/increased building setbacks in addition to the required privacy fence and minimum 3m wide landscape buffer are appropriate and will adequately address the privacy concerns expressed by the adjacent residential properties.

3. Proposed parking ratio

Staff are satisfied that the proposed parking ratio of 1.15 spaces/unit will adequately service the existing and proposed development on-site as identified in Section 42 of this report.

4. Existing parking on Kozlov Street

Staff recognize that on-street parking is currently permitted along Kozlov Street, however staff in the Traffic Services Division of the City's Engineering Department have identified that parking may be prohibited along Kozlov Street in the future should overflow parking begin to impact the adjacent roadway.

5. Tree preservation/removals:

The applicant has demonstrated their desire to preserve as much of the existing boundary vegetation on site as possible. However, in order to accommodate the proposed development, the existing vegetation along the Kozlov Street frontage would be required to be removed. In this regard, all existing trees associated with the City's adjacent woodlot (Brown's Bush) will be maintained on site and new boulevard trees would be planted along the Kozlov Street frontage. Additional boundary trees would also be provided within the required 3m (minimum) wide landscape buffer areas along the north and west property boundaries. An updated Tree Preservation Plan would be required to be submitted at the time of a subsequent Site Plan approval, at which time staff would review the Plan and provide recommendations for any additional preservation and/or compensation plantings, where deemed viable and appropriate. As a result, staff are satisfied that appropriate landscape treatment would be adequately addressed at the time of a subsequent Site Plan approval process to assist in buffering the proposed development from the existing low density residential development in the area.

6. Increase in traffic:

The property is located on Kozlov Street and in proximity to two arterial roadways; Livingstone Street West and Bayfield Street, which are considered to be primary traffic carrying roads, providing through routes across and within the City. Staff in the Traffic Division of the City's Engineering Department are satisfied with the Transportation Impact Study identified above and are of the opinion that the proposed development will not negatively impact the existing transportation network in the vicinity of the proposed development.

7. Site access:

As recommended by staff, the applicant is proposing to maintain the two existing access points from Kozlov Street so as to improve site circulation and reduce the traffic impacts/conflicts which may have been realized if only one centralized access were to be provided. Staff are satisfied that the existing access locations will adequately service the existing and proposed development on-site and the design details with respect to same would be further reviewed at the time of a subsequent Site Plan approval. In this regard, staff may consider restricting the southerly access to right-in/out only at the time of a subsequent Site Plan approval.

8. Impact on existing municipal services (water & sanitary) and stormwater management:

The Functional Servicing Report submitted in support of the subject application provides a general indication of how the property would be serviced and how stormwater management would be addressed on-site both pre- and post-development. As noted above, this report concludes that the site can be adequately serviced utilizing existing sanitary, storm and watermain infrastructure within and adjacent to the subject site from Kozlov Street, and that stormwater management will be addressed on site in accordance with City standards for both quality and quantity control measures. While Engineering staff are generally satisfied with this report, a detailed review of site servicing and stormwater management would be provided at the time of a subsequent Site Plan approval process should Council approve the subject application.

9. Refuse programming for the site.

While this is a Site Plan related matter, staff are satisfied that adequate refuse storage (waste and recyclables) would be accommodated on site (within the existing apartment building and/or City approved external garbage enclosures) as demonstrated on the most recent concept plan submitted in support of the proposed development (see Appendix "B").

10. Proposed rental tenure:

While the City is not permitted to mandate the proposed tenure of a development, Planning staff are not able to comment on the perceived implications of the proposed rental tenure on the existing neighbourhood. Having said that, staff understand that the subject development would be maintained by a property management company which would address matters related to waste removal, snow removal and ongoing property maintenance; including grass cutting and building maintenance for the site. This would address the maintenance concerns expressed by the abutting residents. Further, the provision of additional rental housing units on-site would contribute to the need for additional rental housing stock within the City.

11. Adverse Effects on Property Values:

Planning staff have no comment on the perceived implication the proposed development may have on the market value of private property as this is not a land use planning matter.

12. Increase in crime rates:

Residents expressed concerns with the proposed development as it relates to a perceived increase in crime for the area given an increase in affordable housing units. Planning staff have no comment on the perceived implication of crime rates associated with the proposed development as this is not a land use planning matter, however staff are satisfied that appropriate CPTED (Crime Prevention Through Environmental Design) principals will be addressed at the time of subsequent Site Plan Approval process.

13. Timing of development

Should Council approve the subject applications, construction may commence as early as Spring of 2018, following a subsequent Site Plan Approval process. Staff have confirmed through the applicant's Planning Consultant that the timing required to complete the proposed development will be dependent on market conditions and any subsequent phasing plans.

Public Meeting – May 8, 2017

A Statutory Public Meeting was held on May 8, 2017 to present the proposed development to General Committee. An amended concept site plan was presented at this meeting in an attempt to address the concerns expressed by residents at the Neighbourhood Meeting and staff through the initial review process (see Appendix "B" – Amended Concept Site Plan). A number of written and verbal comments were received in opposition of the proposed development, including a 36 signatory petition. The concerns expressed through both the verbal and written comments received at this meeting reiterated those previously received at the Neighbourhood Meetings as referenced above, in addition to the following:

14. Proposed setbacks/proximity of the proposed development to the existing apartment building on-site:

While there is no minimum required building setback from the existing apartment building on-site to the proposed stacked townhouse units, adequate spatial separation must be provided in accordance with the Ontario Building Code. This relates more specifically to the building design and materials. In an effort to address this concern expressed by a resident of the existing apartment building on-site, the applicant has proposed to increase the spatial separation of the proposed stacked townhouse units to the existing apartment building from 5.9m to 10.2m. Staff are satisfied that the proposed spatial separation increase is desirable and appropriate and have not recommended any further revisions to the proposed concept plan with respect to this matter.

15. Provision of parking within the northerly limits of the site:

In an attempt to improve vehicular circulation on site and address the privacy concerns originally expressed by the adjacent residential properties fronting Livingstone Street West, City staff recommended that the applicant utilize both of the existing Kozlov Street entrance points in order to provide a ring-road/driveway aisle with parking around the periphery of the site. Not only would this serve to address the increased traffic/access concerns on Kozlov Street that were originally expressed by area residents, but it would also serve to significantly increase the spatial separation of the proposed units to the existing residential properties to the north, by increasing the proposed building setback in this location by approximately an additional 20m. As noted above, a 2m high privacy fence and minimum 3m wide landscape buffer area would be required along the northerly property boundary so as to screen the proposed parking from the adjacent residential properties.

16. Emergency vehicle access

The City's Fire & Emergency Services Department is satisfied that emergency vehicle access will be adequately provided to the site through the provision of all access locations and drive aisles being constructed in accordance with City standards as identified on the concept site plan submitted in support of the subject application.

APPENDIX "E"

Department and Agency Comments

The subject application was circulated to staff in various departments and to a number of external agencies for review and comment. A summary of the technical review comments have been provided below.

1. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating that they are satisfied from a watershed management perspective that the proposed development is consistent with the Natural Heritage and Natural Hazard Policies of the Provincial Policy Statement (PPS) and conforms to the Lake Simcoe Protection Plan (LSPP) and as such, they have no objection to the approval of the subject application. LSRCA further commented stormwater management in relation to the Level 3 Natural Heritage Feature will need to be addressed at the time of a subsequent Site Plan Application.
2. The Simcoe County District School Board provided comments indicating that they had no objection to the approval of the subject application and provided their standard warning clause with respect to the availability of public schools and bussing which are to be included into all purchase and sale or lease agreements.
3. The Simcoe Muskoka Catholic District School Board provided comments indicating that they had no objection to the approval of the subject application and confirmed that any students generated from the proposed development would be accommodated at St. Marguerite d'Youville Catholic elementary school and St. Joseph's Catholic high school.
4. Based on a cursory review of the Functional Servicing Report submitted in support of the subject application, the City's Engineering Department provided comments indicating that the proposed development appears to be able to be accommodated by the surrounding municipal infrastructure, however a detailed review of the site layout/circulation, servicing, water distribution, stormwater management and grading would be undertaken at the time of detailed design through a subsequent Site Plan approval process.
5. The Traffic Services Division of the City's Engineering Department provided comments indicating that they had no concerns with the Traffic Impact Study submitted in support of the subject application, however they were concerned that the original parking ratio (1 space/unit) proposed would not adequately service the existing and proposed development on site. Upon review of the updated parking study (Parking Utilization Letter, dated February 16, 2017), Traffic & Parking Services staff identified that they had no concerns with the provision of a parking ratio of 1.25 spaces/unit. Having said that, Planning staff are recommending that a minimum parking ratio of 1.15 spaces/unit be provided on site given the results of the parking utilization surveys completed on the existing site and a proxy site (119 D'Ambrosio Drive) which reflect peak residential parking demands of 0.58-0.64 spaces/unit. As a result, Planning staff are satisfied that a parking ratio of 1.15 spaces/unit will adequately service the existing and proposed development on site.
6. Enbridge Gas Distribution, PowerStream and the City's Building Services and Fire Departments all provided comments indicating that they had no objection to the approval of the subject applications. All agencies/departments were satisfied that any technical revisions or outstanding matters would be adequately addressed through a subsequent Site Plan Approval process.

APPENDIX "F"

Concept Renderings of Proposed Parking Area/Northerly Landscape Buffer Treatment



APPENDIX "G"

Proposed Building Elevations

