


TO: GENERAL COMMITTEE


SUBJECT: REZONING FROM RESIDENTIAL DETACHED FIRST DENSITY(R1) TO RESIDENTIAL DETACHED FOURTH DENSITY (R4) AND MULTIPLE FAMILY RESIDENTIAL SECOND DENSITY (RM2-TH) 480, 490 AND 500 MAPLEVIEW DRIVE EAST

WARD: 9

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SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the application submitted by Jones Consulting Group Ltd. on behalf of 3251586 Canada Inc. to amend the Zoning By-law from Residential Single Detached First Density (R1) to Residential Single Detached Fourth Density Holding Provision R4(H) and Multiple-Family Dwelling Second Density Holding Provision RM2-T (H) on the property legally described as Part of Lot 12 and Part of Lot 13, Concession 12, known municipally as 480, 490 and 500 Mapleview Drive East be approved.
2. That the (H) Provision be lifted upon completion of the following:
 - a) That the extension of Nathan Crescent and Booth Lane has been secured to the satisfaction of the City of Barrie.

PURPOSE & BACKGROUND

Report Overview

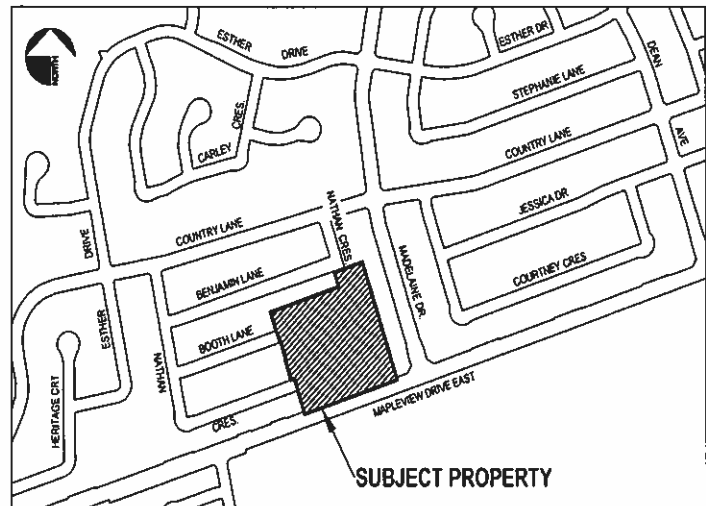
3. The purpose of this report is to recommend an application to rezone the subject parcel from Residential Single Detached First Density (R1) to Residential Single Detached Fourth Density Hold R4(H) and Multiple-Family Dwelling Second Density Hold RM2-TH(H) to permit the development of 56 single detached dwellings and 16 street townhomes through a plan of subdivision (D12-402). The applicant has indicated that the proposed zoning would match the existing subdivision in terms of existing zoning and lot fabric. The applicant is not requesting any special provisions as part of this application as all standards under the Zoning By-law are being maintained. The use of the Holding (H) Provision is intended to remain in place until such time as the future extensions of Nathan Crescent and Booth Lane have been secured to the satisfaction of the City of Barrie. The proposed zoning is illustrated in Appendix "A".
4. There is a related Plan of Subdivision Application (File D12-402). This application is subject to delegated approval authority of the Director of Planning and will be considered for approval

should the proposed rezoning of the lands be approved. A copy of the draft plan has been included in this report for reference and can be found as Appendix "B".

Location

5. The subject lands are located on the north side of Maplevue Drive East, which is located within the Painswick South Planning Area and are legally described as Part of Lot 12 and Part of Lot 13, Concession 12. The lands are municipally known as 480, 490 and 500 Maplevue Drive East. The proposed plan of subdivision would have frontage on the future extensions of Nathan Crescent and Booth Lane. The property is approximately 3.33 hectares (8.22 acres) in size.

The properties at 480 and 490 Maplevue Drive East each currently contain a single detached dwelling, with various accessory buildings, while 500 Maplevue Drive East is vacant.



Surrounding Land Uses

6. Existing land uses surrounding the property include the following:

North: Existing Single Detached Residential Third Density (R3).

East: Existing Single Detached Residential Fourth Density (R4).

South: Maplevue Drive East (Newly Annexed Lands)

West: Existing Single Detached Residential Fourth Density (R4) and Multiple Family Residential Second Density (RM2-TH)

Existing Land Use Permissions

7. The properties are designated Residential within the City's Official Plan and are zoned Single Detached Residential First Density (R1) by Zoning By-law 2009-141.

Supporting Reports

8. In support of the subject application, the following technical reports were submitted:
 - a) **Planning Justification Report (November 2012)** – provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of Jones Consulting Group Ltd. for the application to be approved as the proposed infill subdivision. A detailed site concept plan and proposed building renderings were provided.
 - b) **Functional Servicing Report (November 2012)** – provides the opinion of AECOM of the impacts and availability of water, sewer, sanitary and stormwater management aspects of the site development. It concludes that the site can be adequately serviced from the

perspective of water supply, sanitary and storm drainage, transportation and electrical supply can support the proposed development.

- c) **Noise Assessment Report (November 2012)** – provides, in the opinion of AECOM, that acoustic measures such as forced air heating systems and central air conditioning are required for specific units and that a noise attenuation fence be constructed along the properties that abut Maplevue Drive East.
- d) **Stage 1 Archaeological Assessment (November 15, 2012)** - provides the opinion of D.R. Poulton & Associates Inc. that based on the findings of the Stage 1 Assessment that a Stage 2 be conducted to confirm the presence or absence of archaeological remains that could be possible development constraints for the property.

Public Meeting

- 9. The application was presented to General Committee at a public meeting held on February 4, 2013. There were no verbal comments received from the public at the meeting in relation to the proposed development. Staff did receive prior to the public meeting, written letters of opposition to the development from surrounding residents. The main item of concern to the application was the proposed increased traffic and density that would be generated as a result of the development.
- 10. Through the approval of the original plan of subdivision (D12-310), the subject lands were considered, and the appropriate road widening was obtained and the roads were constructed to municipal standards. The anticipated vehicle generation from the proposed development is anticipated to be minimal and can be accommodated by the adjacent road network.
- 11. Staff have considered those comments and would indicate that the proposed zoning is consistent with existing zoning and facilitates the completion of the subdivision. The local streets would be designed to accommodate the proposed development.

Internal Circulation

- 12. Parks Planning provided comments that the development would require the submission of a complete tree inventory assessment. This requirement can be addressed through the Plan of Subdivision process, prior to registration. Parks Planning staff have also confirmed that the applicant would not be required to provide park land dedication, but rather cash in lieu.
- 13. The Engineering Department provided comments on the proposed developments, stating that as the proposed development is a form of infill it would be required to comply with the approved servicing plans of the Master Stormwater Management Design Report (Barrie Heritage Developments Ltd.) which forms part of the existing registered plan of subdivision D12-310. This would ensure storm sewer and sanitary sewer system located on the subject lands. Items such as parking, vehicle access/circulation, servicing and drainage would be dealt with as part of a detailed engineering submission through Site Plan Control.

Agency Circulation

- 14. The subject applications were circulated to a number of external agencies for review and comment. Bell Canada, PowerStream and Simcoe County District School Board and Lake Simcoe Region Conservation Authority provided comments on the applications and indicated that they had no concerns with the proposed development.

ANALYSIS

Policy Planning Framework

15. The following provides a review of the applicable provincial policies, as well as the City of Barrie's Official Plan.

Provincial Policy Statement (PPS) (2005) and Places to Grow (2006) (The Growth Plan)

16. The Provincial Policy Statement (PPS) (2005) promotes efficient development and land use patterns and a range of mix of residential, employment, recreational and open space. In addition, the policies promote cost effective development standards to minimize land consumption and facilitate compact form.
17. The application has been reviewed with reference to the Places to Grow Growth Plan policies that have been in place since 2006. The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure. As such, the proposed development would be appropriate as the proposal would be an infill opportunity within an existing built up residential area of the City, which is supported by public transit. The proposed zoning accommodates the extension of the existing road and service network to complete the subdivision.
18. It is the opinion of the Planning Department that the proposed development meets the policies and the intent of the Provincial Policy Statement and the Growth Plan.

Official Plan

19. The subject property is designated Residential within the City's Official Plan. Lands designated Residential are intended to be used primarily for residential uses. The property is considered appropriate for low density and medium density residential development.
20. The Official Plan establishes policy that requires new development to be integrated with existing residential areas and be designed and planned to allow for convenient and safe road access. The proposed plan of subdivision includes the extension of Nathan Crescent and Booth Lane, therefore it is integrated with the existing residential area. As the portion of Nathan Crescent and Booth Lane that is proposed to service the development is not yet constructed, the applicant would be required, at their cost, to construct the road to City's standards.
21. It is the opinion of the Planning Department that the proposed development conforms to the policies and the intent of the City of Barrie Official Plan.

Zoning Rationale

22. The subject property is directly adjacent to existing single family residential dwelling and multiple family townhomes development and provides for the logical and efficient extension of Nathan Crescent and Booth Lane. The applicant would be responsible for the continuation of Nathan Crescent and Booth Lane through the property and connection with the existing portion of Nathan Crescent.
23. The proposed development consists of 55 single detached dwellings with 10 metre frontages fronting on Nathan Crescent and Booth Lane, with lot areas of 0.03 hectares (300 square metres) and are proposed to be zoned Residential Fourth Density Hold R4(H). The development also includes 1 lot with the Residential Third Density zoning, that is would have a frontage of 12 metres on Nathan Crescent with a lot area of 0.04 hectares (400 square metres) which meets the standards of the R3 standards. The applicant is also proposing 16 street townhomes along

Nathan Crescent adjacent to Mapleview Drive East, which are proposed to be zoned Multiple Family Residential Second Density Hold RM2-TH(H). All of the proposed lots are of similar size to the existing subdivision (D12-310) and the lotting pattern can be easily integrated into the existing development and is appropriate for the residential area surrounding the site. The housing forms that the applicant is proposing meet all the performance standards of the proposed zones and would not require any special provisions.

24. The Plan of Subdivision is designed to be a continuation of the existing subdivision (Nathan Crescent extension) which includes the continuation of "reverse lot" frontages along Mapleview Drive. The "reverse lot" frontage configuration results in the continuation of the opaque fencing that currently exists along this portion of Mapleview Drive. This is not the preferred form of development by Planning staff as it creates a "walling off" of the subdivision both visually and aesthetically. If this was a new subdivision staff would be recommending consideration of options such as the use of a "window street" configuration where a green boulevard and a street would be located between Mapleview Drive and the first row of dwelling units, as opposed to fencing facing Mapleview Drive. Notwithstanding, it is acknowledged that this form of development is consistent with the existing subdivision. Given the alignment of the existing road and the configuration of the existing fence (the new portion is in the middle of the existing fencing) there is no other option but to continue the lotting pattern and thus the fencing along Mapleview Drive. Unlike other recent cases where reverse lot frontages were not supported (corner of Big Bay Point Drive and Hurst Drive), there are no other options but to continue the fencing. The design of the fencing would be addressed through the terms of the Subdivision Agreement.
25. Staff are proposing to implement the use of the Holding Provision as identified in Section 6.7 of the Official Plan. Once implemented through the rezoning of the property, the Holding (H) Provision would remain in place until such time that the future extension of Nathan Crescent and Booth Lane has been constructed to the satisfaction of the City of Barrie.
26. It is the opinion of the Planning Department that the proposed zoning request is appropriate.

ENVIRONMENTAL MATTERS

27. The application was circulated to the Lake Simcoe Region Conservation Authority, who has recommended draft plan conditions pertaining to stormwater management. As part of the conditions for draft plan approval, the applicant will be required to obtain necessary permits or approvals from the Lake Simcoe Region Conservation Authority.

ALTERNATIVES

28. There is one alternative available for consideration by General Committee:

Alternative #1 General Committee could deny the proposed Zoning By-law Amendment for the subject lands.

This alternative is not recommended, as the proposal is generally integrated with the surrounding residential area, provides for an appropriate housing form and provides for the sequential development of the Nathan Crescent and Booth Lane extension. The municipal interests, including the securement of the Nathan Crescent and Booth Lane extensions as a condition of the development agreement, will continue to be protected if this application was to be approved.

FINANCIAL

29. The proposed rezoning of the subject parcel would permit 56 single detached dwelling and 16 street townhomes lots on the subject parcel. The applicant has provided a range for which the

single detached are to be sold between \$260,000 and \$320,000. The sale price for the street townhomes would be \$220,000 and \$250,000. By reviewing the proposed application under both scenarios the low end of the sale price for both the single detached dwellings and street townhomes would generate \$195,815.61 annually in municipal taxes. The current (2012) taxes totaled \$6,140.89 for 480, 490 & 500 Mapleview Road East, therefore the estimated annual increase in taxes would be approximately \$189,674.72. If the units were sold at the high end of their price range, which included the single detached units being sold at \$320,000 and the street townhomes sold at \$250,000 the annual taxes generated from the development would be \$237,404.78. When considering the existing 2012 taxes that are generated from the properties (\$6,140.89), the anticipated annual tax revenue of \$231,263.89 would be collected as a result of the development.

30. Development charges revenue would be estimated to be \$1,719,592 for 56 single detached dwellings and \$367,280 for the 16 street townhomes. There would also be an additional \$1,080.00 for educational development charges, which is to be applied to each residential lot.
31. Through the plan of subdivision process, the applicant will be required to enter into a development agreement with the City that includes the payment of fees and securities for the overall site development.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

32. The recommendations included in this staff report are specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.
 - Manage Growth and Protect the Environment
33. The recommendation will allow for sequential residential development through a plan of subdivision. It would also be an extension of existing low density residential and the logical extension of existing and planned services and infrastructure.

CONCLUSION

34. Based on the above, Planning staff are of the opinion that the proposed amendment to the Zoning By-law to permit 56 single detached dwelling residential lots and 16 street townhome units through a plan of subdivision would be appropriate. The property would be developed through a Plan of Subdivision and is appropriate as it meets provincial and municipal planning polices, and represents good planning.

Attachments: Appendix "A" – Proposed Zoning
Appendix "B" – Draft Plan of Subdivision

APPENDIX "A"
Proposed Zoning

