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**TO:** GENERAL COMMITTEE


**SUBJECT:** APPLICATIONS TO PERMIT AN OFFICIAL PLAN AMENDMENT FROM RESIDENTIAL TO MAJOR INSTITUTIONAL AND A CHANGE IN ZONING FROM RESIDENTIAL MULTIPLE (RM2)(SP-342) AND MAJOR INSTITUTIONAL (I-M) TO MAJOR INSTITUTIONAL WITH SPECIAL PROVISIONS (I-M)(SP) TO PERMIT A PARKING LOT ON 27 GALLIE COURT/135 DUNSMORE LANE AND 145 DUNSMORE LANE FOR ROYAL VICTORIA HOSPITAL

**WARD:** 1

**PREPARED BY AND KEY CONTACT:** C. TERRY, M.C.I.P., R.P.P.  
SENIOR DEVELOPMENT PLANNER, EXT. #4430

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

**GENERAL MANAGER APPROVAL:** K. BRADLEY, B.A., M.L.A.  
ACTING GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

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

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**RECOMMENDED MOTION**

1. That the Official Plan Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of the Royal Victoria Hospital to change the Official Plan designation on the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential to Major Institutional be approved (D09-OPA042).
2. That the Zoning By-law Amendment Application submitted by Hanson + Jung Architects Inc. on behalf of Royal Victoria Hospital to rezone the property municipally known as 27 Gallie Court/135 Dunsmore Lane from Residential Multiple Second Density with Special Provisions (RM2)(SP-342), and the property municipally known as 145 Dunsmore Lane from Major Institutional (I-M), to Major Institutional with Special Provisions (I-M)(SP) be approved (D14-1572).
3. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law:
  - a) The permitted use is only for a parking lot in association with the Royal Victoria Hospital;
  - b) Table 8.3, development standards in the Institutional Zone, does not apply to the parking lot use.
4. That the Official Plan designation and Zoning By-law Amendment referred to in paragraphs 1 and 2 above, if approved, be applied to the City owned property municipally known as 139 Dunsmore Lane.
5. That no further public notice is required in accordance with Section 34(17) of the Planning Act.

## PURPOSE & BACKGROUND

### Report Overview

6. The purpose of this staff report is to recommend that the property municipally known as 27 Gallie Court/135 Dunsmore Lane be redesignated and rezoned, and the property municipally known as 145 Dunsmore Lane be rezoned, to permit a parking lot use in association with the Royal Victoria Hospital (RVH). Combined, the parking lots would have approximately 321 parking spaces that are intended for RVH staff.
7. The property municipally known as 27 Gallie Court/135 Dunsmore Lane is currently designated Residential and zoned Residential Multiple Second Density with Special Provisions (RM2)(SP-342) to permit a short term stay hostel associated with RVH. The applications propose the redesignation of the property to Major Institutional and rezoning to Major Institutional with Special Provisions (I-M)(SP) to permit a parking lot use for approximately 214 spaces with access from Gallie Court.
8. The property municipality known as 145 Dunsmore Lane is currently designated and zoned Major Institutional however requires a rezoning to add the Special Provision (SP) to permit a parking lot use with approximately 107 spaces. An easement across the City owned lands will be required to access this property from the proposed parking lot at 27 Gallie Court/135 Dunsmore Lane. This property is also directly adjacent the Georgian College Wetland feature.

### Location

9. The subject lands are located at the south end of Gallie Court between Gallie Court and Dunsmore Lane to the east. The property is legally identified as Blocks 13 & 14 on Registered Plan 51M-689 and known municipally as 27 Gallie Court/135 Dunsmore Lane (north block) and 145 Dunsmore Lane (south block). The properties are a total size of approximately 1.27 hectares. A City owned block for a sanitary sewer line, known municipally as 139 Dunsmore Lane, separates the two parcels and acts as a pedestrian connection between Dunsmore Lane and Gallie Court.

### Surrounding Land Uses

#### **North**

Parking lot, Quarry Ridge Business Park, Quarry Ridge Road.

#### **East**

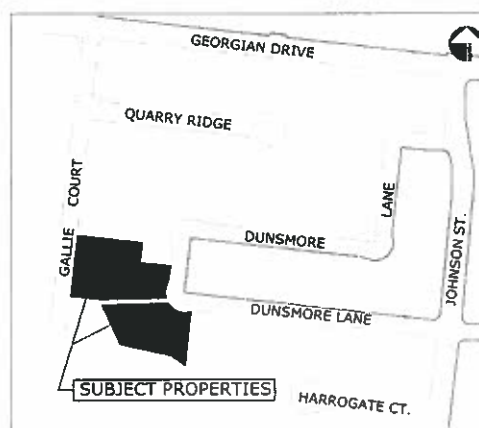
Dunsmore Lane, townhouses fronting on Dunsmore Lane, Dunsmore Park.

#### **South**

Georgian College Wetland and Environmental Protection area.

#### **West**

Gallie Court and Royal Victoria Hospital.



D14-1572

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Background

10. The property known as 27 Gallie Court/135 Dunsmore Lane is designated as Residential in the Official Plan (Appendix "A") and zoned RM2 (SP-342) to permit a short term stay hostel in association with Royal Victoria Hospital (Appendix "B"). The permissions for this land use were established in 2004 through previous applications submitted in coordination with Georgian College (Zoning By-law 2004-346). Although not specifically intended for the subject site, it should be noted that a short term stay hostel (Rotary Place) has been incorporated into RVH at a different location.
11. The property known as 145 Dunsmore Lane is designated and zoned as Major Institutional however the proposed parking lots are separated from RVH by Gallie Court which is a municipal roadway. The parcels are also split from each other by a block of land owned by the City for sanitary sewer service as well as a portion of the Georgian College Wetland to the south that is owned by the City. A stand-alone parking lot use is not permitted in the existing zoning for either parcel.
12. Reports submitted in support of this application include:
  - a) Planning Justification Report (D.C.Slade Consultants Inc., March 2014)
  - b) Preliminary Scoped Environmental Impact Study (Beacon Environmental, March 6, 2014)
  - c) Traffic Memorandum (BA Consulting Group Ltd., September 18, 2007)

Public Consultation

13. A Public Meeting was held on April 14, 2014, in accordance with the provisions of the Planning Act. The comments voiced by the public and through correspondence received by the City and Ward Councillor are summarized as follows, with a brief response from staff:
  - a) Protection for the Georgian College Wetland

City staff, representatives for RVH, and staff from the Nottawasaga Conservation Authority are working cooperatively to identify the boundary of the wetland to ensure that the portion of the parking lot that is adjacent the wetland is developed with appropriate buffering and mitigation measures. The detailed environmental investigation and any modification necessary to protect the wetland feature will be completed through the Site Plan Control process.
  - b) Snow storage and fencing

City staff and representatives for RVH will further investigate alternative options for snow storage on the site in recognition of the concerns raised by the neighbouring resident(s) on Dunsmore Lane. Fencing for the perimeter of the property will also be evaluated and retrofitted as necessary in recognition of the adjacent residential land use and the parking lot becoming a permanent use.

Departmental and Agency Comments

14. The standard circulation for review of Planning Act applications was undertaken by Planning Services. The comments from City staff and external agencies as applicable are summarized in the following section.

15. Engineering: Staff have identified that the detailed engineering and site design will be further analysed through the Site Plan application. The primary issues to be addressed in the Site Plan Control process are listed in section 23 of this report and include such items as stormwater management, traffic and pedestrian movement, and the crossing and maintenance of City owned lands.
16. Nottawasaga Valley Conservation Authority (NVCA): As noted above, staff from the City, NVCA, and representatives of RVH are working cooperatively to identify the wetland boundary and fulfil the regulated requirements of NVCA. The protection of the wetland feature as well as any buffering and mitigation measures will be implemented through the detailed design stage at Site Plan application. At the time of writing this report, a meeting to stake the wetland boundary was scheduled for May 22, 2014.

## ANALYSIS

### Provincial Policy

17. The Provincial Policy Statement (2014) identifies that municipalities should encourage environmental health and social well being as well as provide employment opportunities. The Growth Plan has similar policies to encourage a complete community. The Royal Victoria Hospital (RVH) is a substantial employer in the City of Barrie and provides health care on a regional scale. It is staff's opinion that the expansion of the Major Institutional use is in conformity with Provincial Policy.

### Official Plan Policy

18. The lands subject to the Official Plan Amendment application, 27 Gallie Court/135 Dunsmore Lane, are currently designated as Residential. As the lands are owned and being utilized for uses associated with RVH, staff have identified that a redesignation to Major Institutional would better reflect the intended use of the site for a parking area. The Major Institutional designation will clearly identify that the property is part of the hospital and not intended for a residential type use. Staff will review the detailed site design in accordance with Official Plan policy for Major Institutional uses which include the need for visual screening, planting and/or fencing to minimize the adverse effects between institutional and residential uses.
19. The previous Official Plan and Zoning approvals involved the development of a parking area on the Georgian College Wetland feature. There are specific policies in the Official Plan that require that a master stormwater management plan be prepared prior to permitting this use to occur. The applications currently submitted are adjacent the wetland and would not apply. It should be noted however, that stormwater management and the protection of the wetland feature are being considered by City staff, NVCA and the applicant through the background information submitted to date. Staff are confident that the policies of the City's Official Plan, including but not limited to stormwater management and development adjacent a natural heritage feature, can be implemented through the detailed engineering and site design submitted with the Site Plan application.

### Zoning By-law

20. The development of a stand-alone parking lot is not permitted in either of the existing zones for the subject parcels. Both the RM2 and I-M zone require the principle use to be established on the property. In this case, as noted above, the subject lands are separated from RVH by Gallie Court which is a municipal roadway. The parcels are also split from each other by a parcel of land owned by the City for a sanitary sewer line, as well as a portion of the Georgian College Wetland owned by the City to the south. As part of the parking lot development, RVH will need to cross the City owned property known as 139 Dunsmore Lane to access the proposed parking lot

on the property known as 145 Dunsmore Lane. The main access for both parking lots will be from the property known as 27 Gallie Court/135 Dunsmore Lane.

21. The applicant has identified that the intended use for these lands is for a permanent parking area for staff of RVH. This use has been considered and recommended for approval by staff as a Special Provision to the Major Institutional zone. Therefore both parcels would have the base zoning of Major Institutional to represent that the lands are associated with RVH. The detailed design and infrastructure requirements will be implemented through the Site Plan Control process.
22. As part of the site specific zoning for each of the land parcels, staff have also recommended that the parking lot be exempt from meeting the standard provisions of the Zoning By-law for the Major Institutional use as identified in Table 8.3. The parcels do not meet the frontage requirements for the zone and the remaining standards of this Table are largely intended for the development of buildings on the site. Staff will work with the applicant to ensure that the detailed site design includes all other applicable standards of the By-law including the provision of landscaping, and the appropriate buffers and fencing for the parking lot use adjacent to the existing residential dwellings.

#### Site Plan Control

23. If approved, the development of each of the properties for a parking lot use will be subject to Site Plan Control. The Site Plan process will involve, but not be limited to, an examination of the following:
  - a) Wetland boundary, buffering and mitigation;
  - b) Stormwater management;
  - c) Pedestrian safety, accessibility and traffic movement;
  - d) Fencing, lighting and landscaping requirements;
  - e) Snow storage and removal; and
  - f) Easement and maintenance plans for the crossing and use of City owned lands.

#### 139 Dunsmore Lane

24. The property municipally identified as 139 Dunsmore Lane is owned by the City for the primary purpose of supporting a sanitary sewer line. Through the previous Official Plan Amendment and Zoning By-law applications, the City's property has also been shown as Residential in the Official Plan and is zoned RM2 (SP-342) in By-law 2004-346. The existing designation and zone for the City owned lands does not impede the use of the property for municipal services, however it is recommended that the proposed amendments to the land use schedules in the Official Plan and Zoning By-law reflect the new proposed land use for the adjacent parcels. Staff have included this request as part of the recommendations included in Staff Report PLN017-14.
25. As noted above, part of the parking lot development will need to cross the City owned property known as 139 Dunsmore Lane to access the proposed parking lot on the property known as 145 Dunsmore Lane. RVH will need an easement across the City owned lands to provide access to the proposed parking lot; in addition negotiations are taking place between the City and RVH to ensure that the appropriate surfacing, maintenance and safety measures are in place for pedestrian movement on the City owned lands.

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**ENVIRONMENTAL MATTERS**

26. The following environmental matters have been considered in the development of the recommendation:

- a) The protection and buffering of the Georgian College Wetland.

**ALTERNATIVES**

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

**Alternative #1**

General Committee could maintain the existing Official Plan designation for 27 Gallie/135 Dunsmore Lane as Residential and the zoning as Residential Multiple Second Density [RM2 (SP-342)] with Special Provision for a short term stay hostel in association with RVH.

This alternative is not recommended. The Royal Victoria Hospital has indicated that the demand for staff parking has increased due to the recent expansion. The existing Residential designation and RM2 (SP-342) zone do not reflect the land use required to service the current needs of the hospital.

**Alternative #2**

General Committee could deny the proposed rezoning of the property known as 145 Dunsmore Lane to permit parking as a stand-alone use in association with the Royal Victoria Hospital.

This alternative is not recommended. The Royal Victoria Hospital has indicated that the demand for staff parking has increased due to the recent expansion and further, that this staff parking will make spaces available closer to the main entrance for the public to access the hospital.

**FINANCIAL**

28. As both parcels are currently vacant and do not propose the addition of any buildings, there are no financial implications for the Corporation resulting from the proposed recommendation.

**LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN**

29. The recommendations included in this Staff Report are not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachments: Appendix "A" - Proposed Official Plan Amendment  
Appendix "B" - Proposed Zoning By-law Amendment

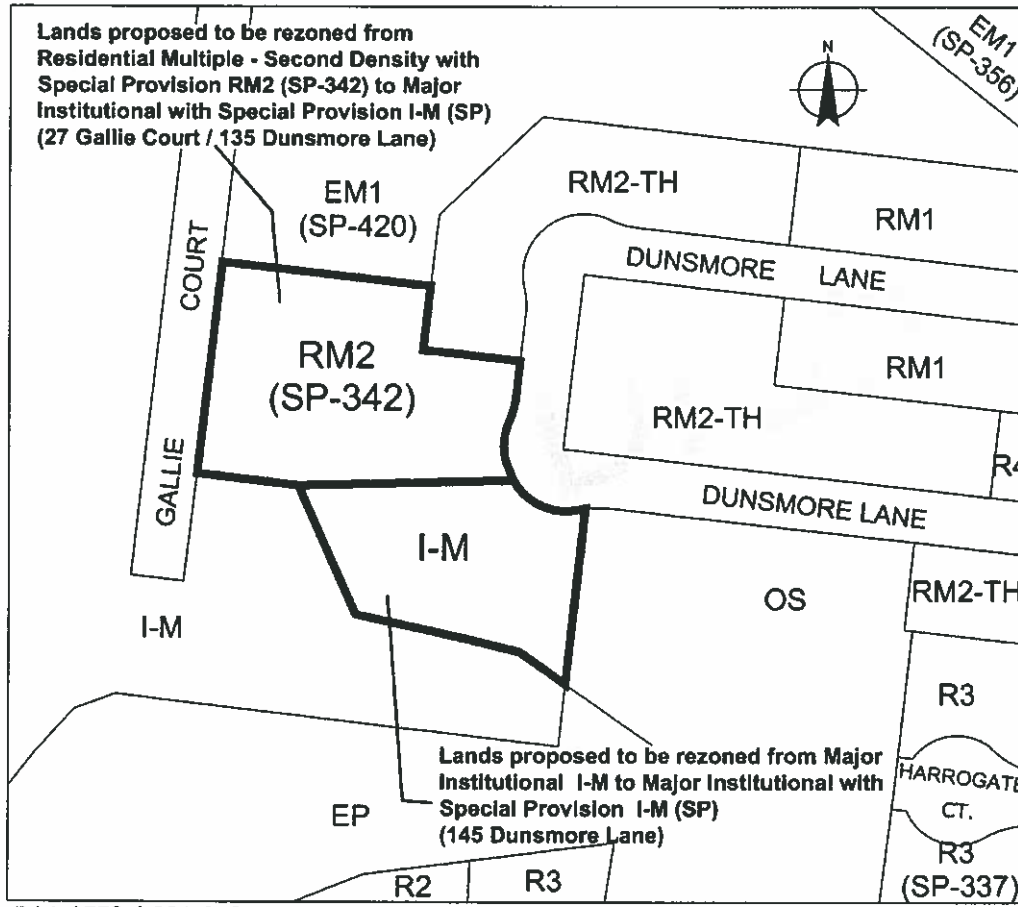
APPENDIX "A"

Proposed Official Plan Amendment



APPENDIX "B"

Proposed Zoning By-law Amendment



D14-1572 / OPA 042