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**TO:** GENERAL COMMITTEE

**SUBJECT:** DUAL ZONING ON VACANT SCHOOL PROPERTIES

**WARD:** ALL

**PREPARED BY AND KEY CONTACT:** A. SHAIKH, PLANNER  
EXT. #4434

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

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH  
MANAGEMENT *13.12.23  
R. FORWARD*

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

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**RECOMMENDED MOTION**

1. That a public meeting be scheduled to consider an Official Plan Amendment to include policies on the implementation of dual zoning for new applications to designate and zone lands for the development of any new schools located within the City of Barrie boundaries as it existed prior to January 1, 2010.
2. That the current zoning on lands zoned Institutional Educational (I-E) by Zoning By-law 2009-141 be maintained.

**PURPOSE & BACKGROUND**

Report Overview

3. The purpose of this staff report is to report back to Council on the investigation of opportunities to implement dual zoning on existing vacant school sites zoned Institutional Educational (I-E) throughout the City of Barrie.
4. On June 25, 2012, City Council adopted motion 12-G-191 regarding "Future Development of Proposed School Sites" as follows:  
  
*"That the Growth Management Coordinator and staff in the Planning Services Department investigate opportunities to provide reasonable assurances to area residents regarding the future development of proposed school sites in circumstances where a school board may determine that it no longer intends to proceed with the construction of a school, and report back to General Committee on mechanisms to provide such assurances, including but not limited to implementing dual zoning of proposed school sites and requiring developers to identify potential lot configurations for school blocks."*
5. In situations where a school board determines that it no longer intends to construct a school on a property zoned Institutional Educational (I-E), the lands may be made available for rezoning to an alternate use.

6. In recent years, the City of Barrie has received applications from land developers seeking approval to rezone Institutional Educational (I-E) properties to permit infill residential development. The development of these former school sites has been controversial due to the expectation of adjacent homeowners that these vacant lands would develop into schools as originally planned.
7. The concept of dual zoning is explained as a single property being comprised of two distinct zoning designations, with each of these two zones having their own set of land use permissions and associated building standards. Council has directed staff to investigate the use of dual zoning on properties that have been identified as potential future school sites. The intention of implementing dual zoning would be more forthright in communicating to surrounding land owners and future homebuyers that these properties have been planned for the development of either a future school site, or alternatively as another compatible use such as a residential land use.
8. In March 2013, Council received draft amendments to the Official Plan for the inclusion of the Salem and Hewitt's Secondary Plans for the Annexed Lands. Both plans contain policies pertaining to the location and use of elementary and secondary school sites, including the use of dual zoning on these sites. Section 8.5.10.3c of the draft Salem Secondary Plan and Section 9.5.8.3c of the draft Hewitt's Secondary Plan each state that "school blocks will be zoned to allow alternative uses permitted by the underlying land use designation including other institutional and residential uses".
9. This staff report analyzes the potential for implementing dual zoning on the existing undeveloped Institutional Education (I-E) sites located throughout the pre-annexation boundaries of the City of Barrie.

**ANALYSIS**

10. Currently, there are six undeveloped sites zoned Institutional Educational (I-E) in the City of Barrie. The City has received applications for a Zoning By-law amendment on three of these properties seeking a rezoning from Institutional Educational (I-E) to a residential use. A summary of each of these sites is provided in the table below. A map showing the location of each of these properties can be found in Appendix 'A'.

Location	Current Owner	Current Zoning	Status
411 Mapleview Dr E	SL Mapleview Inc.	I-E	City has received an application for a Rezoning, an Official Plan Amendment, and a Plan of Subdivision, with a proposal for a residential development consisting of 47 single detached units.
461 Mapleton Ave	1291264 Ontario Ltd.	I-E	City has received a rezoning application for a residential development consisting of 101 units in the form of eight-plex townhouses.
40 Pringle Dr	The Hedbern Development Corporation	I-E	City has received an application for a Rezoning for a residential development consisting of 37 single detached units.
600 Mapleview Dr E	Simcoe County District School Board	I-E	-
740 Essa Rd	Simcoe Muskoka Catholic School Board	I-E (SP 208)	-

90-100 Red Oak Dr	Simcoe County District School Board / City of Barrie	I-E (SP 181)	90 Red Oak Dr owned by the City of Barrie, with only the rear portion zoned I-E. 100 Red Oak Dr owned by the Simcoe County District School Board, and is zoned I-E.
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**Table 1: List of currently vacant, undeveloped school sites within the City of Barrie**

11. Each of the above mentioned six properties are existing undeveloped school sites that have already been zoned Institutional Educational (I-E) by Zoning By-law 2009-141. Due to this fact, the process of implementing dual zoning on these properties would require the City of Barrie to file a Zoning By-law Amendment application to rezone these lands to permit the dual zones. This is the same procedure required by any land owner seeking to change the zoning on a property, including those intending to develop vacant school sites into residential uses.
12. Similar to any rezoning sought by a land owner, a City of Barrie initiated rezoning would also require the filing of a rezoning application with the requisite background information, a staff report to be prepared by Planning Services providing a recommendation on the application, the scheduling of a public meeting during General Committee to consider the rezoning, and a decision to be rendered by City Council. The final decision would be open to third-party appeal, as is the case with any decision made by Council on a Zoning By-law Amendment.
13. The process of rezoning existing vacant school sites to permit dual zoning differs from the process being proposed by the Secondary Plans for the Annexed Lands, due to the fact that the Annexed Lands predominantly consist of vacant, undeveloped lots. None of the properties within the Annexed Lands area have been zoned at this point, thus it is intended that dual zoning will be in effect prior to the construction and occupation of any surrounding residential lots. As a result, future homebuyers would benefit by being able to identify the dual zoning on these sites prior to their decision to purchase a property, and would be aware of the possibility for their development into either a school or into another compatible land use such as for residential lots.
14. This same benefit is not available to homeowners surrounding the vacant undeveloped school sites listed in Table 1, as these sites are located in already developed and occupied residential subdivisions. Thus, a City initiated rezoning to implement dual zoning on the three remaining unsold vacant school sites would provide no benefit to surrounding land owners over the standard rezoning process that would be required by private land owners seeking to redevelop these lands for alternative uses.
15. Based on the foregoing, staff do not recommend that the City of Barrie file a Zoning By-law Amendment application to permit dual zoning on the remaining unsold vacant school sites identified in Table 1. Instead, in the future potential scenario that the school boards decide to sell any of the remaining vacant sites, the standard rezoning process will take effect including the preparation of a recommendation by Planning Services, the scheduling and holding of a public meeting, and a decision to be made by City Council.

Community Information Session

16. Planning Services will consult with the Ward Councillors whose wards include the remaining school sites to discuss the benefit for holding a community information session. The purpose of the community information session would be to inform residents located near existing undeveloped school sites of the potential for these properties to be rezoned into non-Institutional Educational uses.

17. The community information session would not replace the need for the statutory public meeting as required by the Planning Act, in the event that any of the remaining school sites are sold to a land developer with the intention to rezone the land to an alternate use.

Dual-Zoning on New School Sites

18. Staff recommend that a public meeting be held to consider an amendment to the Official Plan for the inclusion of policies on the implementation of dual zoning for any new applications for the development of school sites within the City of Barrie's boundaries, as it existed prior to 2010.
19. The policies will be applicable to any new school site that may be proposed by the school boards at some time in the future. They will provide a policy basis for implementing dual zoning on new school sites, allowing compatible alternate uses to be permitted on Institutional Educational (I-E) properties in the event that the school board determines they no longer require the land to construct a school. The policies are not intended to be applicable to the existing school sites.

**ENVIRONMENTAL MATTERS**

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

**ALTERNATIVES**

21. The following alternative is available for consideration by General Committee:

**Alternative #1**

General Committee could direct staff to file a Zoning By-law Amendment to implement dual zoning on the existing vacant school sites zoned Institutional Educational (I-E) located throughout the City of Barrie.

This alternative is not recommended, as there has been no benefit to local residents identified as a result of the rezoning.

**FINANCIAL**

22. There are no financial implications for the Corporation resulting from the proposed recommendation.

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

23. The recommendation included in this staff report is not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachment: Appendix "A" – Locations of Vacant Institutional Education (I-E) properties throughout the City of Barrie

APPENDIX "A"

**Locations of Vacant Institutional Education (I-E) properties throughout the City of Barrie**

