



Bill No. 061

BY-LAW NUMBER 2014-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. #34)**

WHEREAS, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

AND WHEREAS, by Motion 14-G-078 the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 34 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time the 2nd day of June 2014.

READ a third time and finally passed this 2nd day of June 2014.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE

AMENDMENT NO. 34

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
Amendment No. 34

Amendment No. 34 to the Official Plan for the Barrie Planning Area was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the 2nd day of June, 2014.

Mayor

City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2014-038 in accordance with the provisions of the Planning Act, on the 2nd day of June, 2014.

Mayor

City Clerk

BY-LAW NUMBER 2014-0**

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 34).

WHEREAS, Section 21 of The Planning Act, R.S.O., 2090 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 14-G-091 of the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 34 to the Official Plan for the City of Barrie attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this 2nd day of June, 2014

READ a third time and finally passed this 2nd day of June, 2014

THE CORPORATION OF THE CITY
OF BARRIE

Mayor

Clerk

This Amendment No. 34 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 34 to the City of Barrie Official Plan.

Date

City Clerk

**AMENDMENT NO. 34
TO THE CITY OF BARRIE
OFFICIAL PLAN**

TABLE OF CONTENTS

	Page
Introduction	1
Part A - The Preamble	
Purpose	2
Location	2
Basis	2
Part B - The Amendment	
Details of the Amendment	4
Implementation	4
Interpretation	4
Part C - The Appendix	
Minutes of the General Committee Public Meeting	7
Council Resolution	8

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and map constitutes Amendment No. 34 to the Official Plan for the City of Barrie.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes and Council Resolutions associated with this amendment.

Official Plan Amendment

PART A - THE PREAMBLE

PURPOSE

The purpose of this Official Plan Amendment is to amend Schedule A of the Official Plan to permit the creation of thirty-seven (37) single detached residential lots.

Schedule "A" of the Official Plan is to be amended by changing the designation on the property from "Educational Institutional" to "Residential".

LOCATION

The subject land is comprised of a single block within an existing registered plan of subdivision. The site is located within the Edgehill Planning Area. The property is legally described as Block 298 within Registered Plan 51M-706, and is municipally known as 40 Pringle Drive. The lands comprise approximately 2.49 hectares in total

BASIS

The subject property is currently designated "Educational Institutional" by the City of Barrie Official Plan, and is currently vacant. The lands were identified for an elementary school during the original subdivision approval. However, in 2003, the Simcoe County District School Board determined that the property was no longer needed for a future school, and that it should be sold. The School Board commented that in 2011, there were 146 students living in the Pringle Drive area, which the neighbouring schools could accommodate.

The redesignation of the lands to residential would permit the development of a residential plan of subdivision. The proposed subdivision contains thirty-seven (37) single detached residential lots.

The redesignation of the lands is consistent with the Provincial Policy Statement. The proposed development represents orderly and contiguous development consistent with the surrounding built-up area. The development also promotes efficiencies within the existing road network and transit systems by contributing additional users to both systems.

The redesignation of the lands conforms to the Growth Plan for the Greater Golden Horseshoe as they are within the Built-up Area of the City of Barrie. Development on the site would assist the City in achieving the intensification target of 40% of growth occurring annually within the Built-up Area. This is particularly relevant given the large supply of land anticipated to be available in the next few years in the annexed lands. The development would utilize existing water and sanitary services which were contemplated for the site as part of the original Phases of the Plan of Subdivision.

The redesignation maintains the intent of the Official Plan and is consistent with the Housing Goals & Policies as identified in Section 3.3 of the Official Plan and Section 4.2.2.2(c). These policies provide direction for low density residential development within the City wherein it is stated that low density development shall consist of single detached, duplexes or semi-detached dwelling on a public street and that the average density shall range between 12 and 25 units per net hectare. The applicant is proposing single detached lots on a public street at a density of 15 units per hectare, which satisfies the policies of the Official Plan.

This amendment would be implemented through a Zoning By-law amendment that would rezone the property in accordance with the adjusted Official Plan designated boundaries. The Zoning By-law Amendment would rezone the lands from Education-Institutional (I-E) to Single Detached Residential

Third Density (R3) and Single Detached Residential Third Density with Special Provision R3(SP) in order to facilitate the development of 37 single detached residential lots.

The Special Provisions within the implementing Zoning By-law would identify the following for the subject lands:

- a) That the minimum lot frontage for Lots 10-13 and for Lots 26-28 be reduced to 11.25 metres.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan is amended by altering as follows:

Schedule A – Land Use Plan is hereby amended by redesignating certain lands described as Block 298, Plan 51M-706 in the City of Barrie as shown on Schedule A of the Amendment from Educational Institutional to Residential Area.

All other polices of the Official Plan as amended shall apply.

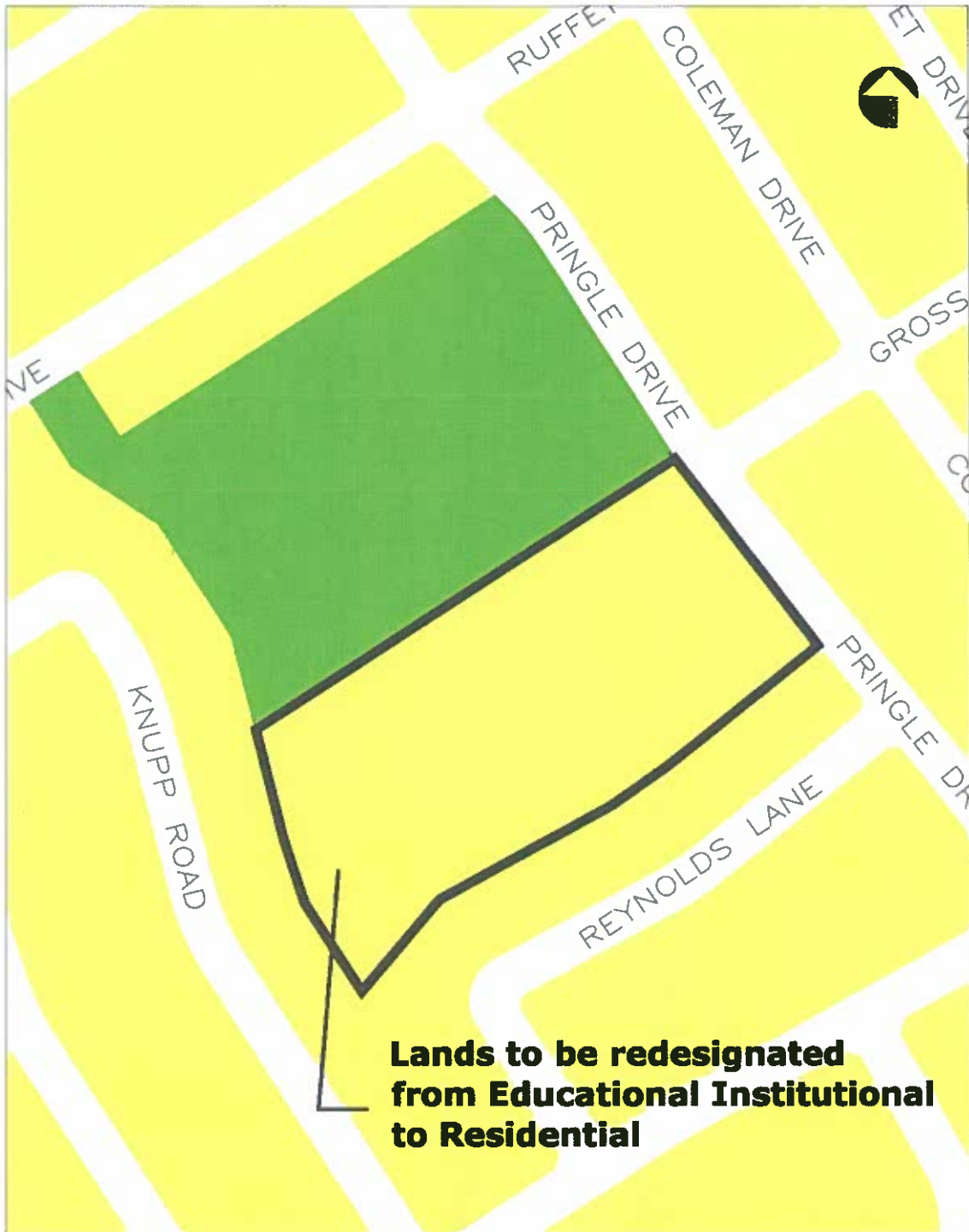
IMPLEMENTATION

An implementing Zoning By-law would subsequently be passed which could rezone the subject lands from Educational Institutional (I-E) to Single Detached Residential Third Density (R3) and Single Detached Residential Third Density with Special Provision R3(SP).

INTERPRETATION

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

SCHEDULE A- OFFICIAL PLAN



**Lands to be redesignated
from Educational Institutional
to Residential**

<p><i>The City of</i> BARRIE OFFICIAL PLAN OPA 34</p>	Residential	Highway 400 Industrial	Water Treatment Center
	City Centre	Restricted Industrial	Waste Management Facility
	General Commercial	Institutional	Future Urban
	Community Centre Commercial	Educational Institutional	Water Original Assessment Area see Section 4.7.3.6 Non-Permitted
Regional Centre Commercial	Major Institutional	City Boundary	<p>SCHEDULE A Land Use OPA 34 PREPARED FEB 14, 2014</p> <p>0 500 1000 1500 metres</p> <p><small>Note: Other considerations, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.</small></p>
Business Park	Open Space	Application currently before the Ontario Municipal Board (OMB)	
General Industrial	Environmental Protection Area		

PART C - THE APPENDIX

TABLE OF CONTENTS

	Page
MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING.....	7
STAFF REPORT.....	11
COUNCIL RESOLUTION	23

MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING

City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Planning - note
Director of Legal Services - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED
BY COUNCIL: September 30, 2013

13-G-225 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT, AN AMENDMENT TO THE ZONING BY-LAW AND A PLAN OF SUBDIVISION - INNOVATIVE PLANNING SOLUTIONS ON BEHALF THE OWNER HEDBURN DEVELOPMENT CORP. - SOUTH OF EDGEHILL DRIVE AND WEST OF PRINGLE DRIVE (WARD 5) (September 19, 2013) (File: D09/OPA34/D12-408/D14-1560)

Mr. Darren Vella of Innovated Planning Solutions advised that the purpose of the public meeting is to review applications for an Official Plan Amendment, an amendment to the Zoning By-law and a Plan of Subdivision submitted by Innovative Planning Solutions on behalf of the owner Hedburn Development Corp. He noted that the subject lands are located south of Edgehill Drive and west of Pringle Drive. The property is legally described as Block 298 within Registered Plan 51M-706, and is located within the Edgehill Planning Area and has a total area of approximately 2.49 hectares.

Mr. Vella indicated that the lands are currently designated within the City's Official Plan as Institutional and are zoned Education Institutional (I-E) and that the owner has applied to redesignate the subject lands from Institutional to Residential and rezone the subject lands from Education Institutional (I-E) to Single Residential Detached Third Density (R3) Single Residential Detached Third Density Special Provision (R3-SP). He advised that a Plan of Subdivision has been submitted requesting the development of 37 residential units in the form of single detached residential lots.

Mr. Vella provided highlights of the development proposal including the built form and anticipated price range for the units. He listed the studies submitted in support of the applications and reviewed the Provincial Planning Policy framework. Mr. Vella reviewed the City of Barrie's Edgehill Secondary Plan provisions related to the school site, noting that the provisions outline that the subject land could provide for low density residential, if the school board determined that the lands were not required for school purposes. He stated that the lands were released by the school board and reverted to the owner when the City did not exercise its first right of refusal to acquire the parcel. Mr. Vella concluded by providing his professional planning opinion that the proposed development is consistent with provincial and municipal planning policies.

PUBLIC COMMENTS

1. **Kathie Daoust, 32 Reynolds Lane**, raised concerns with respect to the types of properties to be developed, noting that in the past properties identified for single family dwellings were turned into duplexes and/or rental properties, resulting in parking and traffic impacts in the area. She questioned what steps could be taken to ensure that the development does not turn into multi-residential development.

Ms. Daoust stated that the fence separating her property from the subject lands has been located on her property and not on the property line. She described a large stock pile of soil from the site alterations that has resulted in dirt blowing into her pool and is a safety concern. Ms. Daoust questioned the school board's determination that a school was not required and commented on the work underway including the removal of trees, prior to the rezoning of the lands. Ms. Daoust noted that a number of residents paid a premium for their properties in order to have privacy in their backyards, which would be lost as a result of the development and further impacted if decks were built overlooking their backyards. Ms. Daoust asked if residents are going to be reimbursed for lost property values due to the privacy of their backyards being lost.

S. Naylor, Director of Planning responded to the inquiry related to the ability to limit the conversion of the single family dwelling units.

2. **Bill Yates, 6 Reynolds Lane**, appeared on behalf of area residents and noted that a petition had been submitted by the Pringle Park Homeowners Group with 116 signatures. He commented that the residents were never notified by the school board that the lands were not going to be developed for a school site and questioned who received the proceeds from the sale. Mr. Yates stated that the site preparations undertaken have caused excessive dust and noise as well as damage to his home. He indicated that he believes it is inevitable that the 37 homes will be built. Mr. Yates expressed concern that there are insufficient recreational opportunities for youth in the area currently and that there needs to be recreational opportunities beyond the playground for smaller children, if the development is to proceed. He questioned the purpose associated with the special provisions being requested.

Mr. Vella responded to the inquiry with respect to the requested special provisions.

3. **Greg Leader and his daughter, 62 Knupp Road**, advised that he moved to his property to allow his daughter to attend school nearby. He commented that he believes that the area residents should have had a voice in the decision made not to proceed with a school and been advised in advance of the subject property being sold. Mr. Leader stated that he feels the process needs to stop. His daughter noted that the land should have grass and trees so that the wildlife can remain and families can have picnics and that houses should not be built.

Mayor Leman provided background information regarding the Simcoe County District School Board's Accommodation Review Process. Councillor Silveira provided comments regarding the school board's determination that a school was no longer required.

4. **Paul Kuznecov, 61 Knupp Road**, noted he agreed with Mr. Yates concerns about the proposed development and reiterated comments related to the need for youth amenities. Mr. Kuznecov advised that he moved to Barrie to avoid having a backdoor neighbours and for the additional green space. He stated that the additional homes are not needed and green space is required. He raised concerns with respect to the proposed setback between Reynolds Lane, Knupp Road and the proposed development and the privacy that will be lost by the current area residents.
5. **Terrence Boyle, 77 Bronte Crescent**, provided comments on the school board's decision not to construct a school and concerns related to the process.
6. **Greg Sneddon, 20 Reynolds Lane**, advised that he purchased his home with

assurances that a school and not residential housing was going to be built behind his property. He specifically chose his property to avoid having neighbours overlooking the property and paid a premium for the lot. Mr. Sneddon noted that he wants to retain his privacy and is concerned about the time and money that he has put into his property. He inquired about the opportunity to control the type of housing built as well as the elevation of the lots and building heights. Mr. Sneddon commented that the area residents may have a decrease in property value depending on the type of housing that ends up being built.

7. **Roman Garach, 7 Reynolds Lane**, raised concerns with respect to the process and that site alterations were commenced prior to permits being issued. He noted safety concerns with respect to the construction vehicles and site alterations. Mr. Garach reviewed information from the land registry with respect to the history of the real estate transactions related to the site. He questioned the timing associated with the original zoning for the site and the sale of the property to the school board. Mr. Garach asked if the City would have allowed the property to be developed as residential at the time that the subdivision was originally planned. He commented that he does not believe that there is a reason for the proposed development to proceed that would benefit the existing residents.

Mr. Garach stated that he believes the existing streets have insufficient capacity, turning movements are unsafe and that there isn't a safe access from the proposed subdivision as the sidewalk has not been extended. He suggested that the infrastructure be addressed prior to any additional residential homes being constructed.

8. **Mike Tutty, 59 Knupp Road**, raised concerns regarding the lack of communication with the area residents. He noted that the subject property was more actively used by the community for recreational purposes than the parkland until the site alterations were undertaken and that this land should be reclaimed by the City for parkland. Mr. Tutty commented that the existing parkland is inadequate.
9. **Ray Pharand, 16 Reynolds Lane** stated that he had moved to the area to permit his son to attend school nearby. He commented regarding the number of school buses travelling through the area and questioned the determination by the school board that the school was not required. Mr. Pharand noted that he believes the property was a seasonal wetland until the site alterations took place. He discussed the use of the subject property as parkland prior to the site alterations and his disappointment with respect to the removal of the trees. Mr. Pharand described concerns related to the privacy that will be lost, indicating schools do not make noise on evenings and weekends. He requested that the developer be required to provide noise attenuation measures. He indicated that the traffic is an issue now and that the added volumes once the development is completed will not help the situation.
10. **Catherine Sneddon, 20 Reynolds Lane** commented on the loss of privacy due to her proximity to the proposed development. She also noted that 50-60 trees were removed before anyone could investigate and that these trees were providing homes for wildlife in the area. She suggested that the developer be required to replace the trees to provide privacy and green space for the wildlife.
11. **Crystal Vancasteren, 14 Reynolds Lane** discussed concerns related to the lack of sidewalk connection from the existing subdivision to the inadequate park area and heavy truck traffic. She suggested that safety provisions be implemented if

the development proceeds.

Members of General Committee asked a number of questions related to the presentation and received responses from representatives of the developer and City staff.

WRITTEN CORRESPONDENCE

1. Correspondence from Erica Stewart, received September 11, 2013.
2. Petition submitted by the Pringle Park Homeowners Group with 103 signatures.
3. Correspondence from Bell Canada, dated August 30, 2013 and September 3, 2013.
4. Correspondence from Hydro One, dated September 3, 2013.
5. Correspondence unsigned, received September 19, 2013.

STAFF REPORT

STAFF REPORT PLN009-14
March 17, 2014

Page: 11
 File: D09-OPA34
 D14-1560/D12-408
 Pending #

TO: GENERAL COMMITTEE

SUBJECT: OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE

WARD: 5

PREPARED BY AND KEY CONTACT: S. FARQUHARSON, DEVELOPMENT PLANNER, B.URPL. , M.C.I.P., R.P.P., EXT. 4478

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

GENERAL MANAGER APPROVAL: S. NAYLOR, MES, M.C.I.P., R.P.P (ACTING) GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

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

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands municipally known as 40 Pringle Drive (Ward 5) from Educational Institutional' to 'Residential', be approved (D09-OPA034).
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to rezone the lands municipally known as 40 Pringle Drive from Education Institutional (I-E) to Residential Single Detached Third Density (R3) and Residential Single Detached Third Density with Special Provision (R3)(SP), be approved (D14-1559).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - b) That the minimum lot frontage for Lots 10-13 and for Lots 26-28 be reduced to 11.25 metres.
4. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required as there have been no significant revisions to the application that was presented at the Public Meeting.

PURPOSE & BACKGROUND

Report Overview

8. The purpose of this report is to recommend applications to redesignate the subject parcel from "Educational Institutional" to "Residential" and to rezone from "Education Institutional (I-E)" to "Residential Single Detached Third Density (R3)", and "Residential Single Detached Third Density with Special Provision (R3)(SP)" to permit the development of 37 single detached dwellings through a Plan of Subdivision (D12-408). The applicant has indicated that the proposed zoning would match the existing subdivision and lot fabric.

Background

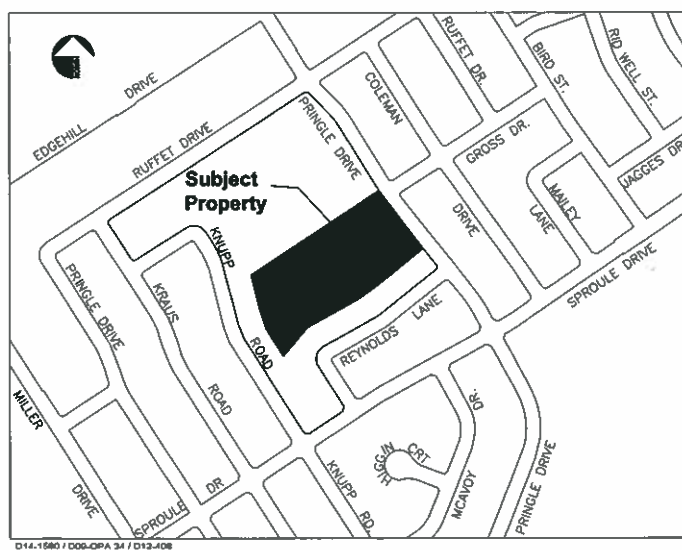
9. The applicant through consultation with City staff amended their application on February 10, 2014, to include a pedestrian walkway at the end of the cul-de-sac between Lots 15 and 16, connecting with the municipal park to the north and the existing subdivision to the west. As a result of including a walkway the lot frontages of Lots 10-13 and 26-28 as proposed would not meet the R3 standards. The overall subdivision design and lot count have not changed from the original submission. Staff believe that further public notice under the Planning Act is not required, as the intent of the original application has not changed. All other standards under the Zoning By-law are being maintained. The proposed rezoning request is illustrated in Appendix "B".
10. The applicant has submitted in conjunction with the redesignation and rezoning a Plan of Subdivision application (File D12-408), which is subject to delegated approval by the Director of Planning and will be considered for approval should the proposed redesignation and rezoning of the lands be approved. A copy of the Draft Plan of Subdivision has been included in this report for reference and can be found as Appendix "D".
11. When the existing subdivision was approved, lands were set aside for a potential school to be built. In 2011 the Simcoe County District School Board (SCDSB) determined that the property was no longer needed for a future school, and that it should be sold. The School Board commented that in 2011, there were 146 students living in the Pringle Drive area, which the neighbouring schools could accommodate; therefore the site was released and offered to the City to purchase. The City received a letter from the School Board on November 5, 2011 and it was circulated to Council on December 12, 2011 for information. Council did not provide direction to staff to investigate purchasing the school block, therefore it was subsequently sold to the current owner who has proposed that it be developed for residential purposes.

Location

12. The subject lands are located on the east side of Pringle Drive and south of Edgehill Drive, which is within the Edgehill Drive Planning Area and are legally described as Block 298 within Registered Plan 51M-706. The property is approximately 2.49 hectares (6.15 acres) in size, and is currently vacant.

Surrounding Land Uses

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



D12-1580 / D09-OPR 34 / D12-408
© Simcoe District

North: Existing Municipal Park zoned Open Space (OS).

East: Existing Multi-Residential Second Density Townhouse (RM2-TH).

South: Existing Single Detached Residential Second Density (R2) and Single Detached Residential Third Density (R3).

West: Existing Single Detached Residential Second Density (R2) and Single Detached Residential Third Density (R3).

Existing Land Use Permissions

14. The properties are designated "Educational Institutional" within the City's Official Plan and are zoned "Education Institutional (I-E)" by Zoning By-law 2009-141.

Supporting Reports

15. In support of the subject applications, the following technical reports were submitted:
- a) **Planning Justification Report (May 2013)** – provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of Innovative Planning Solutions for the applications to be approved as proposed. A detailed site concept plan was provided.
 - b) **Functional Servicing Report (May 2013)** – provides the opinion of Gerrits Engineering that the site can be adequately serviced from the perspective of water supply, sanitary and storm drainage can support the proposed development.
 - c) **Traffic Brief (April 26, 2013)** – included as Appendix B of the Functional Servicing Report, the Traffic Brief provides the opinion of J.D. Northcote Engineering Inc. that the proposed development can occur without significant impact to the existing traffic infrastructure.

Public Meeting

16. The applications were presented to General Committee at a Public Meeting held on September 19, 2013. Prior to the Public Meeting, there was a letter received in opposition to the development. Members of the public spoke at the meeting in objection to the proposed development, and a petition by the Pringle Park Homeowners Group was submitted with 103 signatures. Public comments regarding the subject applications included the following concerns:
- a) Site Alteration Permit Process;
 - b) Existing Park area is too small;
 - c) Bought their houses with the assumption that a school would be built on the site;
 - d) That the City should buy the lands and add it to the adjacent park.
17. Parks Planning has confirmed that the size of the park area is of sufficient size and that the playground area is larger than the City standard. The existing park has a Jr. Soccer playing field and woodlot, which provides amenity space for the residents in the area.

18. The Site Alteration permit was submitted to the Engineering Department and subsequently approved and issued on June 25, 2013. The site alteration permit is controlled through By-law 2006-101 and does not require approval under the Planning Act, nor public consultation. The application requires that when there is a placing or dumping of fill, the removal of topsoil and the alteration of the grade of land that a permit be applied for through the Engineering Department to ensure that the grades will not affect the surrounding properties and/or City Infrastructure. The applicant has commenced site works in accordance with their Site Alteration Permit. (The current Site Alteration Permit By-law is currently being reviewed by City staff).
19. While residents purchased their homes, the subject lands were intended to be developed for a school. However the School Board has determined that the student population in the area does not warrant a school to be constructed on the subject lands. As a result, this application has been filed with the City for consideration to develop the subject lands for residential purposes.

Internal Circulation

20. Parks Planning provided their standard comments and conditions as they relate to streetscape and landscaping requirements. They also commented that a 3.0 metre wide asphalt pedestrian walkway be provided that connects the proposed cul-de-sac to the existing walkway located to the North/West of the proposed development within Pringle Park. The applicant has amended their application to include this connection. The applicant will also be required to provide cash in lieu for parkland contribution.
21. The Engineering Department provided comments on the proposed development, stating that in accordance with Schedule E of the Official Plan, which states that Pringle Drive requires a 23 metre right of way, the applicant is required to convey 1.5 metres along the entire Pringle Drive frontage for future road widening.
22. Transportation Planning confirmed that they have no concerns regarding the proposed roadway offset with respect to the proposed new internal street with Gross Drive. Questions arose regarding the placement of an all-way stop at the intersection of Pringle Drive and Sproule Drive. A January 9, 2012 memorandum to Council, prepared by Transportation Planning, concluded that location did not meet the three criteria (traffic volume, collisions, and visibility) used to determine if an all-way stop is required.

Agency Circulation

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

ANALYSIS

Policy Planning Framework

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

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

25. The Provincial Policy Statement (PPS) promotes efficient development and land use patterns and accommodating an appropriate range and 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.
26. The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure. The Growth Plan provides tools for decision makers to ensure land is used efficiently through intensification. The Growth Plan requires that 40% of all development occurring annually within the City must be within the existing built boundary. As such, the proposal would be an infill opportunity within an existing built up residential area of the City, which is supported by existing infrastructure and public transit along Pringle Drive.
27. 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

28. The subject property is designated "Educational Institutional" within the City's Official Plan. The subject lands were designated as such for the intended use of an elementary school. The applicant has submitted an Official Plan Amendment to redesignate the subject lands to Residential in order to permit the development of 37 single detached dwellings.
29. The proposed applications are consistent with the Housing Goals & Policies as identified in policy 3.3 of the Official Plan, as the proposal would contribute to the range and mix of housing types. The proposed development would also ensure that the quality and variety of housing stock would be maintained and improved. It further promotes densities for new housing which efficiently uses land, resources, infrastructure and public services (including transit), and supports pedestrian friendly streetscapes.
30. 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 a new public road that would be built to municipal standards and is accessed via Pringle Drive. Therefore it is integrated with the existing residential area.
31. The Official Plan also encourages the design of residential development to be high quality, well-linked to public open spaces. The applicant has included a pedestrian connection from the proposed development to the adjacent open space to the north and subdivision to the west. This will ensure that the future residents of the development will have a direct pedestrian connection to the municipal park and through the surrounding residential area. This requirement is further reinforced by comments provided by Parks Planning requiring the connection be provided through the cul-de-sac to the existing walkway located to the North/West of the proposed development within Pringle Park.
32. The Official Plan states that the average densities for low density residential development shall range between 12 and 25 units per net hectare. The applicant is proposing 37 units on a 2.49 hectare lot, which would be 14.8 units per net hectare. As such, the proposed development would be in keeping with the low density residential targets of the Official Plan.
33. 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.

Edgehill Road Secondary Plan

31. The Official Plan outlines in Section 4.2.2.7, that new developments proposed within these areas shall be in accordance with any applicable Secondary Plan policies. The subject lands are located within the Edgehill Drive Secondary Planning Area, which establishes guidelines and policies for development and sets out land use patterns, densities of residential development, the transportation system, and servicing scheme in conformity with the City's Official Plan. The Secondary Plan came into effect as Amendment No. 16 in March 1989, and identified the subject lands on Map 3 as a location for a future school.
32. Although the subject property is designated "Educational Institutional" within the City's Official Plan and the Edgehill Road Secondary Plan, Section 2.4.3. of the Secondary Plan recognizes the possibility of surplus school sites and address them as the following:

"Where any designated site is not required for school purposes, the City shall have first right of refusal to acquire the parcel for parkland. In the event the City does not require the site, the lands shall revert to the owner for residential development without an amendment to this Secondary Plan."
33. An amendment to the Secondary Plan therefore is not required as future development of the subject lands for residential was contemplated in the Plan.
34. The Secondary Plan specifically limits the housing mix in the Edgehill Road Secondary Plan for low density residential to 80%. In considering the proposed development of 37 low density residential dwelling units, in addition to the existing housing stock and the applications currently under consideration, the housing mix would be approximately 73%, which is below the low density residential threshold within the Secondary Plan area.
35. Planning staff are satisfied that the proposed applications are in keeping with the policies of the Painswick South Secondary Plan.

Zoning By-law

36. The zoning being requested for the subject lands would include both Single Detached Residential Third Density (R3) and Single Detached Residential Third Density with Special Provisions (R3)(SP) zones. The subject property is surrounded by existing single family residential dwelling development in the R2, R3 and RM2-TH zones and a municipal park. The proposed development consists of 37 single detached dwellings with minimum lot areas ranging from 432m² to 1078m², while the minimum requirements of the R3 Zone is 400m². The applicant is proposing a special provision for lots 10-13 & 26-28 for the lot frontage to be reduced from 12.0 metres to 11.25 metres. The lots subject to the requested Special Provisions are illustrated in Appendix "C" of this report.
37. The applicant is requesting a special provision for lots 10-13 & 26-28 to accommodate narrower lot frontages. The deficient lot frontages are a result of the proposed pedestrian walkway being included in the Plan of Subdivision at the rear of the cul-de-sac between Lots 15 and 16. In staff's opinion, the inclusion of the walkway would provide better connectivity to the municipal park and the adjacent subdivision to the west. This is considered desirable, as it would provide neighbourhood connectivity and continuation of the active transportation route.
38. The inclusion of a municipal walkway would also reinforce the planning principles of Crime Prevention Through Environmental Design (CPTED). The connection between the cul-de-sac and the park allows for residents to travel through the park, which would in turn increase the natural surveillance, and discourage undesirable activities. Also, by opening up a walkway connection this would create the area as a walkable community and prevent the back of the park from becoming an "entrapment" area, which may potentially discourage usage of the park. By reducing the frontages of the above mentioned lots, the walkway can be included in the overall design of the Plan of Subdivision and contribute to an active and safe community. The applicant has

indicated that all other standards of the R3 zone can be maintained, with the exception of the lot frontage.

39. The proposed zoning and lot configuration are consistent and compatible with the surrounding residential area, and provides an opportunity for an infill development of a school block that is not required for a school. While these lots do not meet all the standards of the R3 zone, they would be in keeping with the existing lotting pattern and result in a housing form that is consistent with the existing neighbourhood.
40. It is the opinion of the Planning Department that the proposed zoning and associated special provisions are appropriate.

Plan of Subdivision

41. The proposed Plan of Subdivision would have direct access to Pringle Drive, with all proposed lots having direct frontage on a new public internal road.
42. This development is intended to proceed concurrently with a Plan of Subdivision Application (D12-408), therefore the details for the project will be addressed through the implementation of development conditions and the required Subdivision Agreement with the City. These details will include items such as the construction of a new municipal road, design of pedestrian walkway, the provision of services, urban design and landscaping.
43. Through the Plan of Subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for the overall site development.

ENVIRONMENTAL MATTERS

44. 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

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

Alternative #1

General Committee could deny the proposed Official Plan Amendment and Amendment to the Zoning By-law 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 an infill development of the subdivision on a block that is no longer required for a school.

Alternative #2

General Committee could approve the Official Plan Amendment and Amendment to the Zoning By-law and not include the special zoning provisions for reduced lot frontages thereby causing the installation of the pedestrian walkway unfeasible.

This alternative is not recommended, as the proposed walkway provides a pedestrian connection to the adjacent municipal park and the existing subdivision to the west and encourages active transportation opportunities

for the future residents of the proposed Plan of Subdivision.

FINANCIAL

46. The proposed rezoning of the subject parcel would permit 37 single detached dwelling lots on the subject parcel. The applicant has provided a price range for which the single detached dwellings are to be sold between \$300,000 and \$400,000. The proposed application would generate in the range of \$123,058 to \$164,077 annually in municipal taxes. The current (2013) taxes totaled \$13,248.12 for Block 298 on Plan 51M-706, therefore the estimated annual increase in taxes would be approximately between \$109,809.88 to \$153,828.88.
47. Development charges revenue would be estimated to be \$1,136,159 for 37 single detached dwellings. There would also be an additional \$1,080.00 for educational development charges, which is to be applied to each residential lot.
48. Through the Plan of Subdivision process, the applicant will be required to enter into a Subdivision Agreement with the City that includes the payment of fees and securities for site development.
49. The developer would be responsible for the initial capital cost for the new infrastructure required for the development, however following assumption, the infrastructure would be transferred to the City. Cost associated with asset ownership include ongoing maintenance and operational cost, lifecycle intervention expenses to ensure that assets reach their maximum potential useful lives as well as cost to ultimately replace (and possibly dispose) of the assets.
50. Following assumption the City would also incur additional operating cost associated with extending municipal services to that area such as fire protection, policing, snow clearing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the assets.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

51. The recommendations included in this staff report are specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.
 - a) Manage Growth and Protect the Environment
52. 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 services and infrastructure.

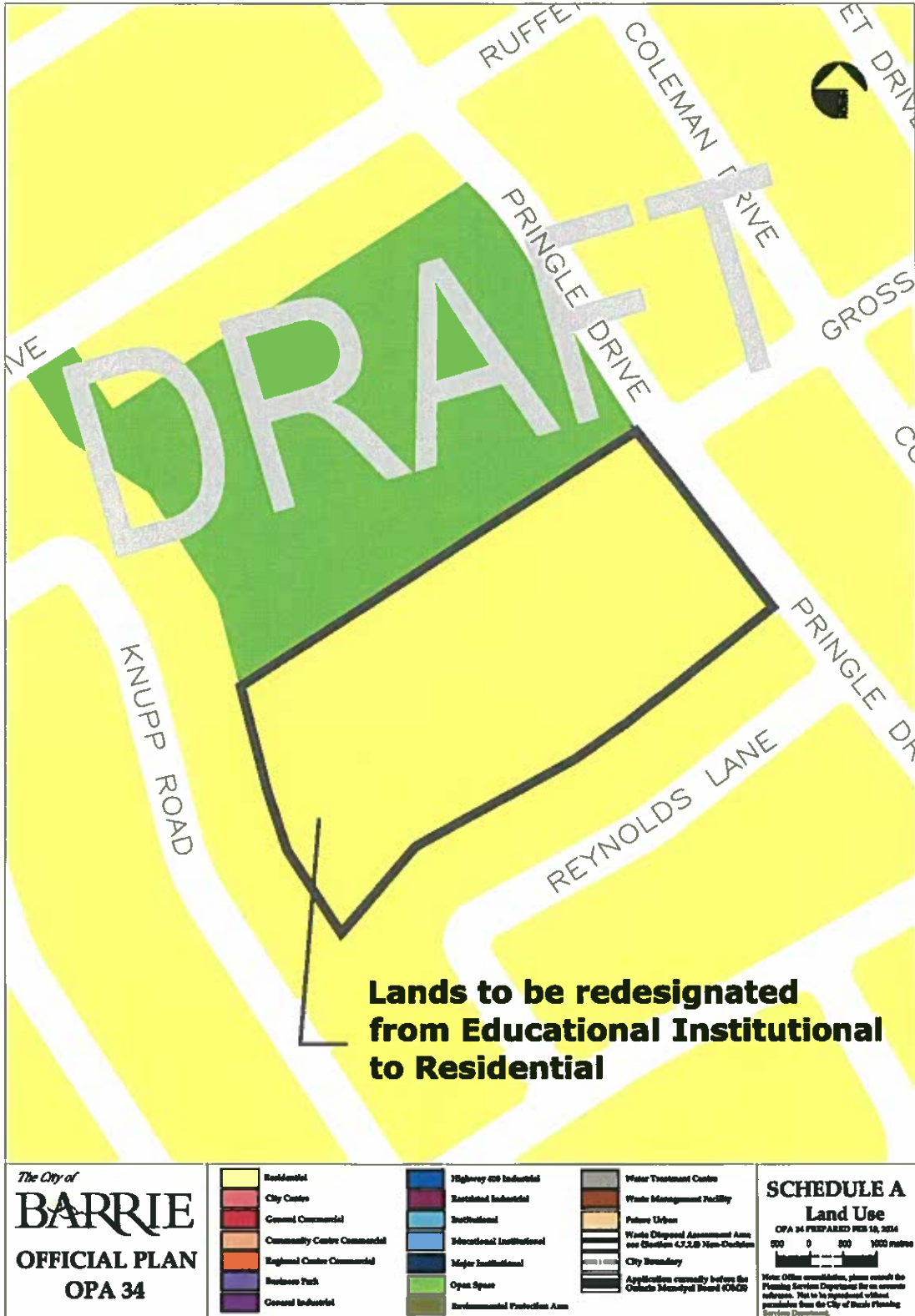
CONCLUSION

53. Based on the above, Planning staff are of the opinion that the proposed amendments to the Official Plan and Zoning By-law to permit 37 single detached dwelling residential lots 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.

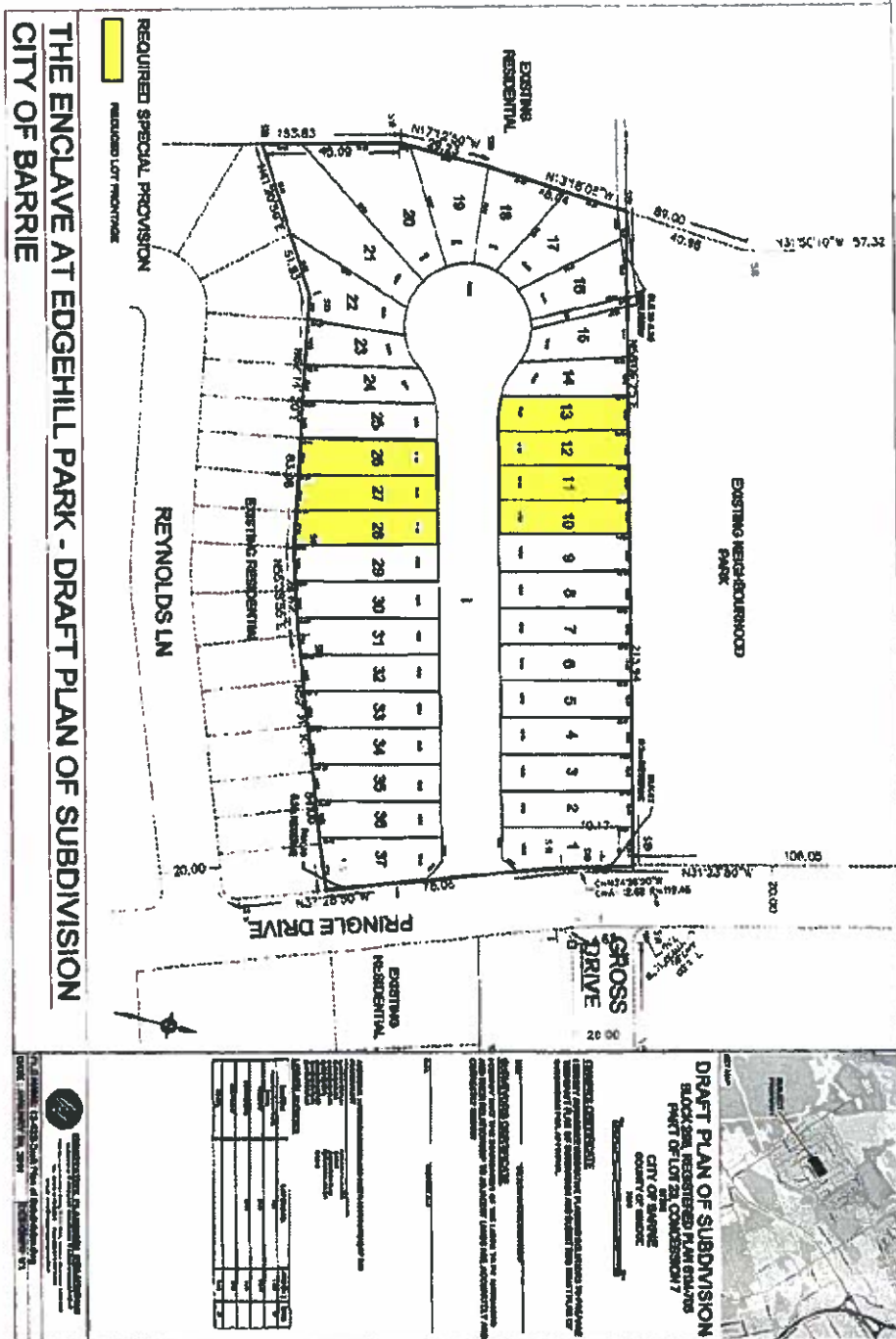
Attachments: Appendix "A" - Map Illustration Proposed Official Plan redesignation
 Appendix "B" - Map Illustration Proposed Zone Amendment
 Appendix "C" - Map Illustrating the Lots subject to Required Special Provision
 Appendix "D" - Proposed Plan of Subdivision

APPENDIX "A"

Map Illustration Proposed Official Plan Redesignation

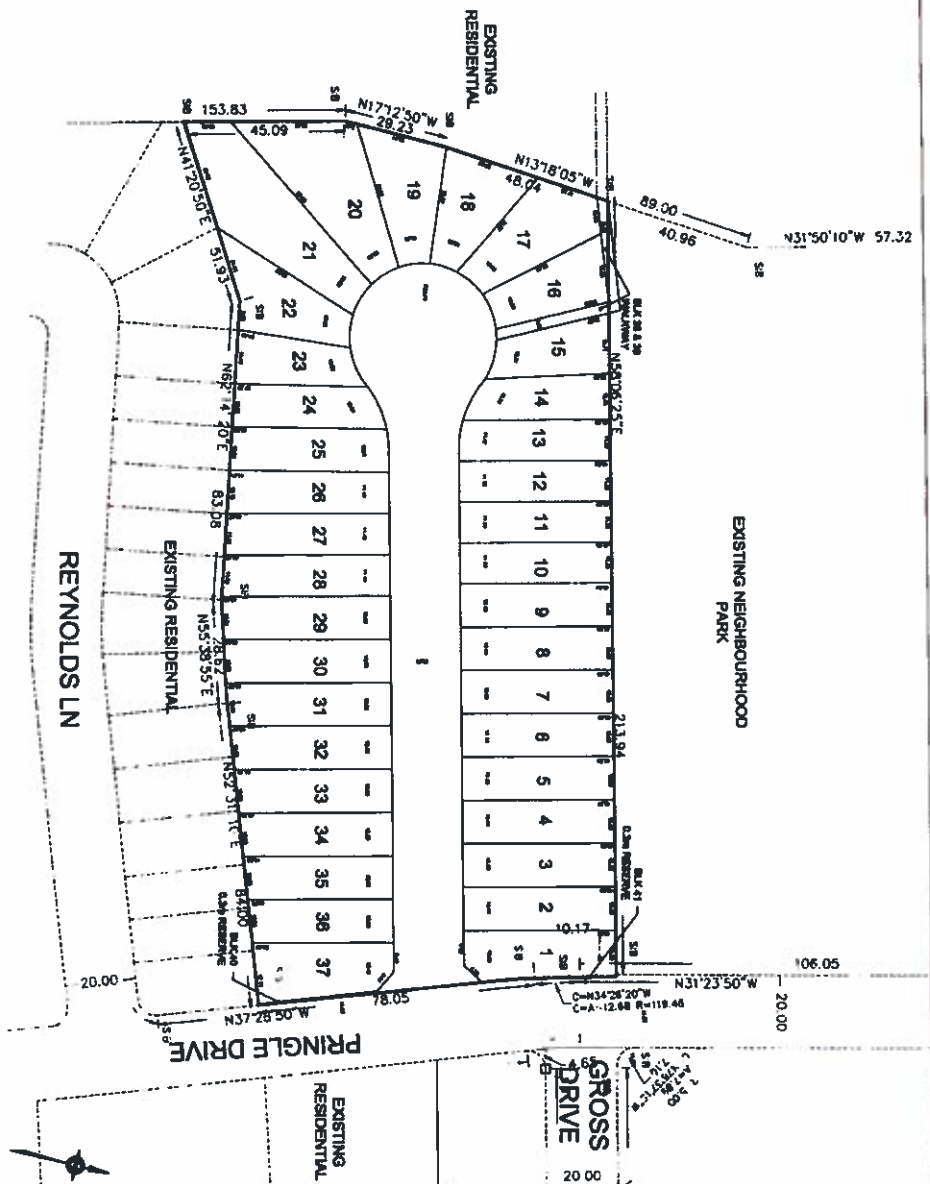


APPENDIX "C"
Map Illustrating the Lots Subject to Required Special Provision



APPENDIX "D"
Proposed Plan of Subdivision

THE ENCLAVE AT EDGEHILL PARK - DRAFT PLAN OF SUBDIVISION
CITY OF BARRIE



DRAFT PLAN OF SUBDIVISION
BLOCK 29A, REGISTERED PLAN 514-708
PART OF LOT 23, CONCESSION 7
CITY OF BARRIE
COUNTY OF SIMCOE

COMMENTARY
THE DRAFT PLAN OF SUBDIVISION IS PREPARED FOR THE CITY OF BARRIE AND THE COUNTY OF SIMCOE. THE DRAFT PLAN OF SUBDIVISION IS SUBJECT TO THE APPROVAL OF THE CITY OF BARRIE AND THE COUNTY OF SIMCOE.

PREPARED BY:
[Name of Surveyor]
[Address]
[City, Province, Postal Code]

Lot No.	Area (sq. m)	Area (sq. ft.)
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
TOTAL		

FILE NAME: 13-253 Draft Plan of Subdivision
DATE: JANUARY 28, 2014

COUNCIL RESOLUTION



**City Clerk's Office
COUNCIL DIRECTION MEMORANDUM**

TO: City Clerk – Lisa note for agenda
Director of Planning - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED
BY COUNCIL: March 24, 2014

14-G-066 OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3) AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5)

That Staff Report PLN009-014 concerning an Official Plan Amendment from Educational Institutional to Residential and Amendment to the Zoning By-law from Educational Institutional (I-E) to Residential Single Detached Third Density (R3) and Residential Single Detached Third Density Special Provision (R3) (SP) at 40 Pringle Drive be deferred until the General Committee Meeting scheduled for March 31, 2014.



City Clerk's Office
COUNCIL DIRECTION MEMORANDUM

TO: Director of Legal Services – note
 Director of Planning Services – prepare OPA and Zoning Map / advise
 Director of Engineering – note
 Director of Transit and Facilities – note
 City Clerk – Tammie - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED
 BY COUNCIL: April 7, 2014

14-G-078

OFFICIAL PLAN AMENDMENT FROM EDUCATIONAL INSTITUTIONAL TO RESIDENTIAL AND AMENDMENT TO THE ZONING BY-LAW FROM EDUCATION INSTITUTIONAL (I-E) TO RESIDENTIAL SINGLE DETACHED THIRD DENSITY (R3), AND RESIDENTIAL SINGLE DETACHED THIRD DENSITY SPECIAL PROVISION (R3) (SP) AT 40 PRINGLE DRIVE (WARD 5)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to amend Official Plan Schedule A - Land Use, to redesignate the subject lands municipally known as 40 Pringle Drive (Ward 5) from Educational Institutional' to 'Residential', be approved (D09-OPA034).
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of Hedburn Development Corp. to rezone the lands municipally known as 40 Pringle Drive from Education Institutional (I-E) to Residential Single Detached Third Density (R3) and Residential Single Detached Third Density with Special Provision (R3)(SP), be approved (D14-1559).
3. That the following Special Provision (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) That the minimum lot frontage for Lots 10-13 and for Lots 26-28 be reduced to 11.25 metres.
4. That pursuant to Sections 17(22) and 34(17) of the Planning Act, no further public notification is required as there have been no significant revisions to the application that was presented at the Public Meeting. (PLN009-14) (File: D09-OPA34)