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50 Lakeside Terrace

Planning Justification Brief

Exemption from Full Site Plan Approval Process

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1.0 INTRODUCTION

On behalf of our client, Lakeside Terrace Ltd., we are pleased to provide this Planning Justification Brief in support of an Exemption from Full Site Plan Approval process application for the lands municipally known as 50 Lakeside Terrace, and legally known as Block B Registered Plan 51M-1023, in the City of Barrie. This planning brief reviews factors relating to location, proposed development, existing land use policies, and is supplemental to the application submitted for Exemption from the Full Site Plan Approval process for the addition of two-storeys (10 metres) for Buildings B and C, and the addition of 5 metres for Building A, on the approved Site Plan. The application also includes revisions to the building footprint and gross floor area for Buildings B and C.

The purpose of the Exemption from Full Site Plan Approval process is to recognize the addition of two storeys, an amendment to the total gross floor area and footprint for Buildings B and C, and additional height needed on Building A. The height increase and update to the gross floor area and building footprint slightly impacts the lot coverage, landscape area, setbacks and total number of units and parking stalls. In our opinion, the additional height on all buildings and minor changes to the gross floor area and footprint of Buildings A (height only), B and C will not be noticeable or have a negative impact on the surrounding area.

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands consist of approximately 1.8 hectares with 162 metres of frontage on Lakeside Terrace and 62.5 metres of frontage on JC Massie Way. The property is currently undergoing construction for three seniors' condominium buildings.

The subject property is surrounded by a range of commercial, residential, institutional, recreational and open space uses (**Figure 1**).

The Land uses surrounding the site include the following:

- **North:** Single detached dwellings fronting onto Little Lake Drive and Little Lake, and Lawrence Park.
- **South:** Highway 400, Georgian College (across Highway 400) and Royal Victoria Hospital (RVH) (across Highway 400)
- **East:** Little Lake Retirement Home Assisted Living Facilities, single detached dwellings and Little Lake Park.
- **West:** Little Lake Health Centre, woodlot and North Barrie Crossing commercial plaza.

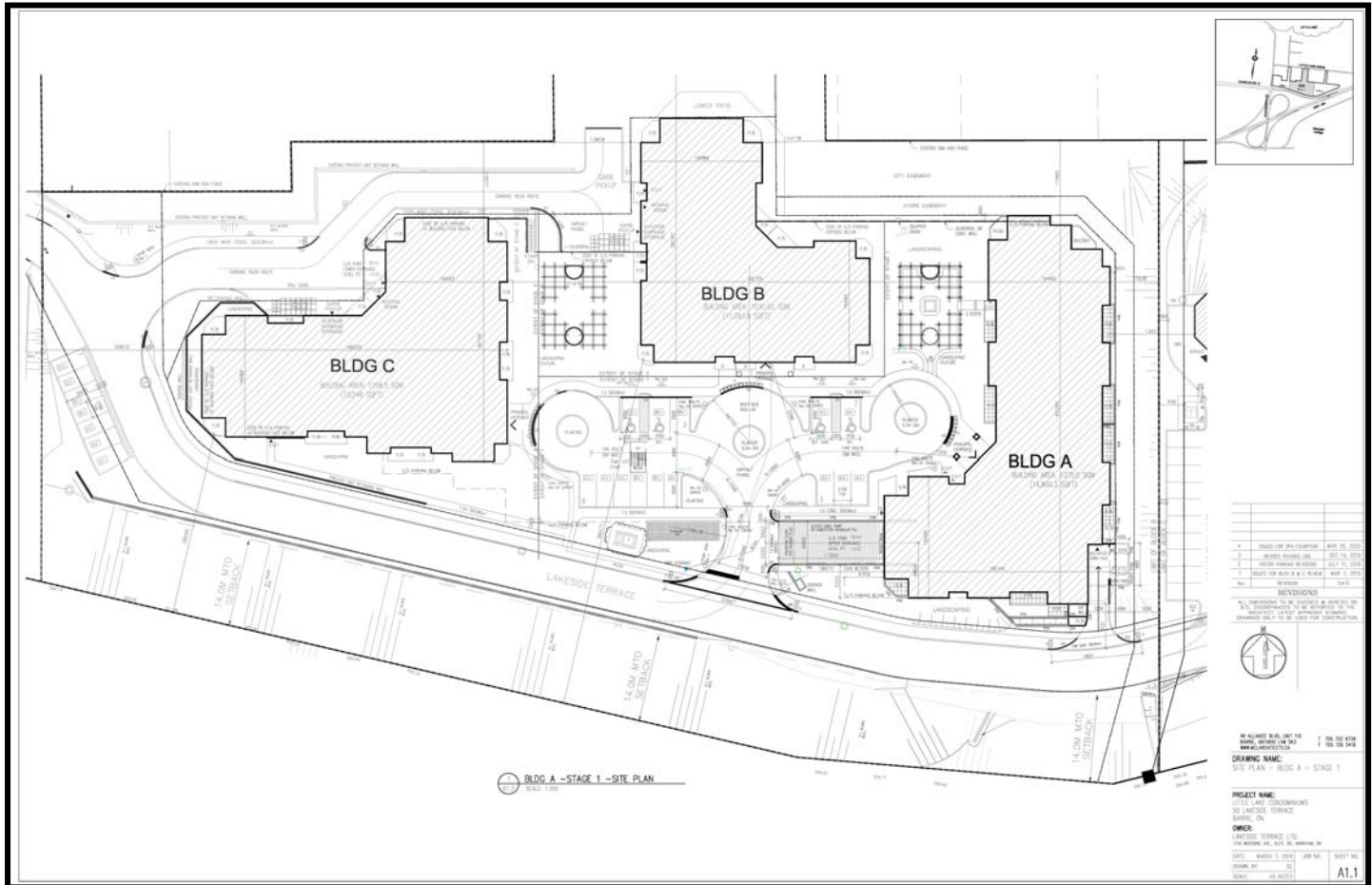
Figure 1. Location Plan



3.0 DEVELOPMENT CONCEPT

The subject lands were Site Plan approved on March 10, 2017 and registered on June 12, 2017 for three seniors' condominium buildings of 10-storeys each with various private amenity spaces such as a fitness room, crafts room, bike storage and a multi-purpose room. The three buildings were approved to have a total of 409 units with 459 parking spaces. The Site Plan has been updated since this time as shown below in Figure 2. Access is still to be provided from Lakeside Terrace, which offers a single ingress and egress for the entire Little Lake Seniors' Community.

Figure 2. Updated Site Plan



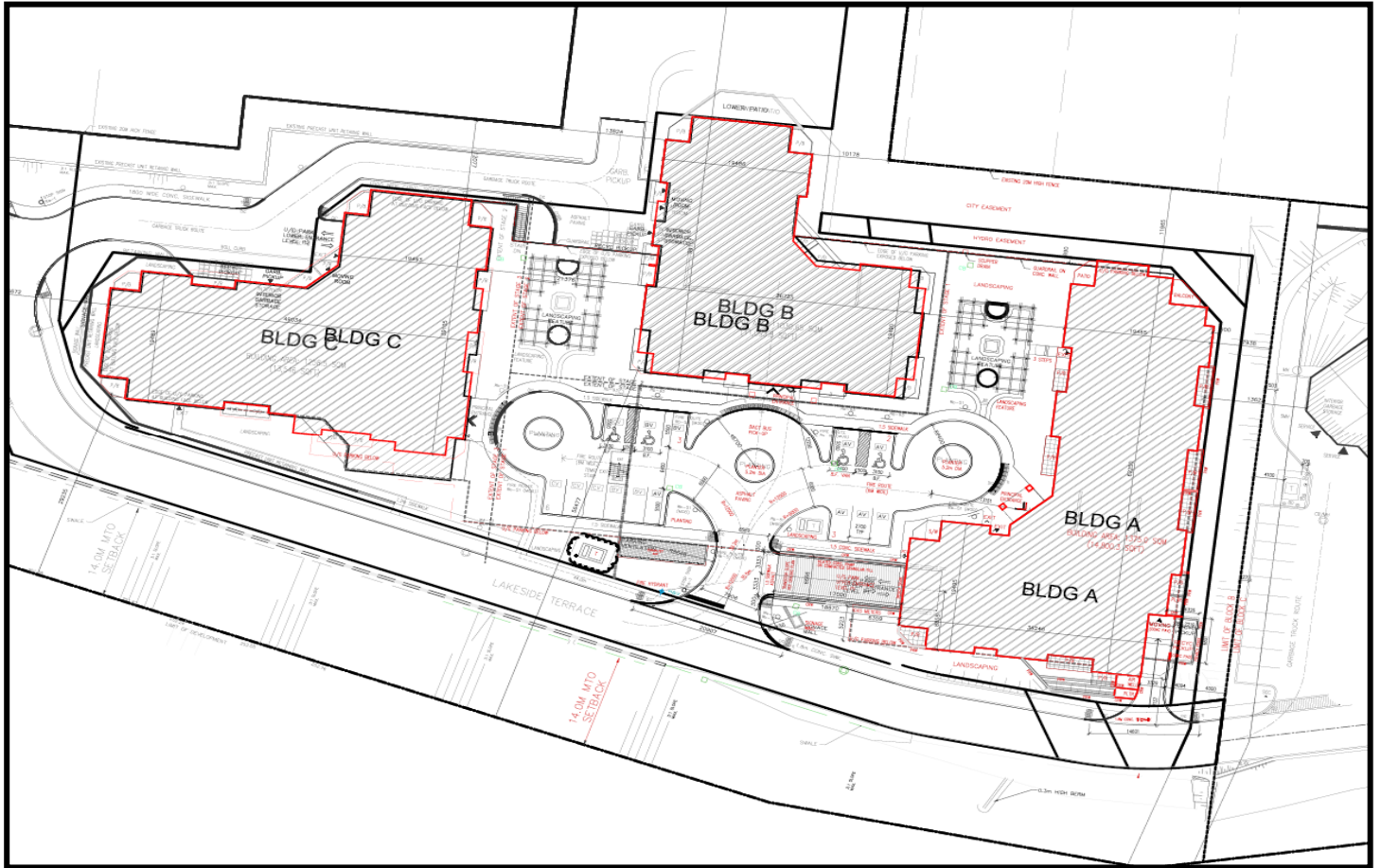
The Exemption from Full Site Plan Approval process is to recognize the minor expansion of two additional storeys and a revision to the gross floor area and footprint of both Buildings B and C additional parking stalls that will be required to accommodate the increased number of units, and additional height required for Building A for coordination of building services on the 9th and 10th floors. The additional height on Buildings B and C is due to the provision of additional units and the additional height on Building A is due to heating/cooling return piping which is affecting ceiling heights where the two top floors are stepped back. If approved, Buildings B and C will have a height of 12 storeys equal to 40 metres and Building A will have a height of 35 metres with no change in the number of storeys. The additional storeys for Buildings B and C will add 36 units to Building B and 32 units to Building C, for a total of 68 additional units. Figure 3 below demonstrates the addition of the two-storeys to Buildings C. Further, an additional 57 parking stalls will be provided as a result of the additional units.

Figure 3. Conceptual Rendering of Building C

The placement of the buildings on the site will be altered slightly with a minor revision to the building footprint of Buildings B and C (Figure 4). The building footprint of Building B has increased 15 square metres from 1,015 square metres to 1,030 square metres, and the building footprint of Building C has decreased 50 square metres from 1,308 square metres to 1,258 square metres. The gross and building floor area, landscape area, unit count, floor area ratio, parking spaces, lot coverage, height and setbacks are revised, as noted below in Table 1. These revisions to the development standards noted above are minimal and some have only been revised by no more than a decimal. A minor variance will be required for a height increase of 10 metres above the maximum allowable height for Buildings B and C and an additional height of 5 metres for Building A once approval for the Exemption from Full Site Plan Approval Process has been granted. Although the Exemption from Full Site Plan application also includes revisions to the building footprint and gross floor area of Buildings B and C, as well as revisions to the lot coverage, setbacks, landscape area, and floor area ratio, a minor variance is not required for these items as the Zoning standards are still being met.

The items requiring a minor variance are noted in red in Table 1 below. Please refer to Section 4.2 below for additional information.

Figure 4. Redline of Building Footprint Revision to Buildings B and C



Data	Provided	Required (ZBL 2009-141 and Site Specific 2012-076)	Approved Site Plan (March 2017)
Building Area (All Buildings)	3,667.0m ²	n/a	3,708.1m ²
Building Area (Building B)	1,030.6m ²	n/a	1,015m ²
Building Area (Building C)	1,258.5m ²	n/a	1,308m ²
Total Gross Floor Area	40,697m ²	n/a	36,227m ²
Building Gross Floor Area (Building B)	12,316m ²	n/a	9,933m ²
Building Gross Floor Area (Building C)	14,896m ²	n/a	12,809m ²
Floor Area Ratio	2.25	n/a	2.1
Building Height (Building A)	35m	30m	29.5m
Building Height (Buildings B and C)	40m	30m	29.5m
Lot Coverage (max.)	20.3%	50%	20.5%
Landscape Coverage	60%	30%	59.9%
Landscape Area	10,853m ²	5,418m ²	10,818m ²
Front Yard Setback	26.9m	15m	26.9m
Rear Yard Setback	12.1m	4m	12.1m
Side Yard (east) Setback	7.9m	7m	7.9m
Side Yard (west) Setback	25.6m	4m	13.8m
Total No. of Units	479	n/a	411
Total Parking Spaces	516	240	459

Table 1. Proposed Development Statistics

Approval of the Exemption from Full Site Plan Approval Process will facilitate three seniors' condominium buildings ranging in size from 10 to 12-storeys with a total of 479 units. The seniors' condominium buildings will complete the Little Lake Seniors' Community, which also consists of the Little Lake Retirement Home and the Medical Centre.

4.0 CITY OF BARRIE POLICY ANALYSIS

4.1 City of Barrie Official Plan

According to Schedule A: Land Use of the City of Barrie Official Plan, the lands are designated General Commercial (Figure 5). The lands are also located within Special Policy Area – W as per Schedule C: Defined Policy Areas (Figure 6).

Figure 5. Schedule A: Land Use in the City of Barrie Official Plan

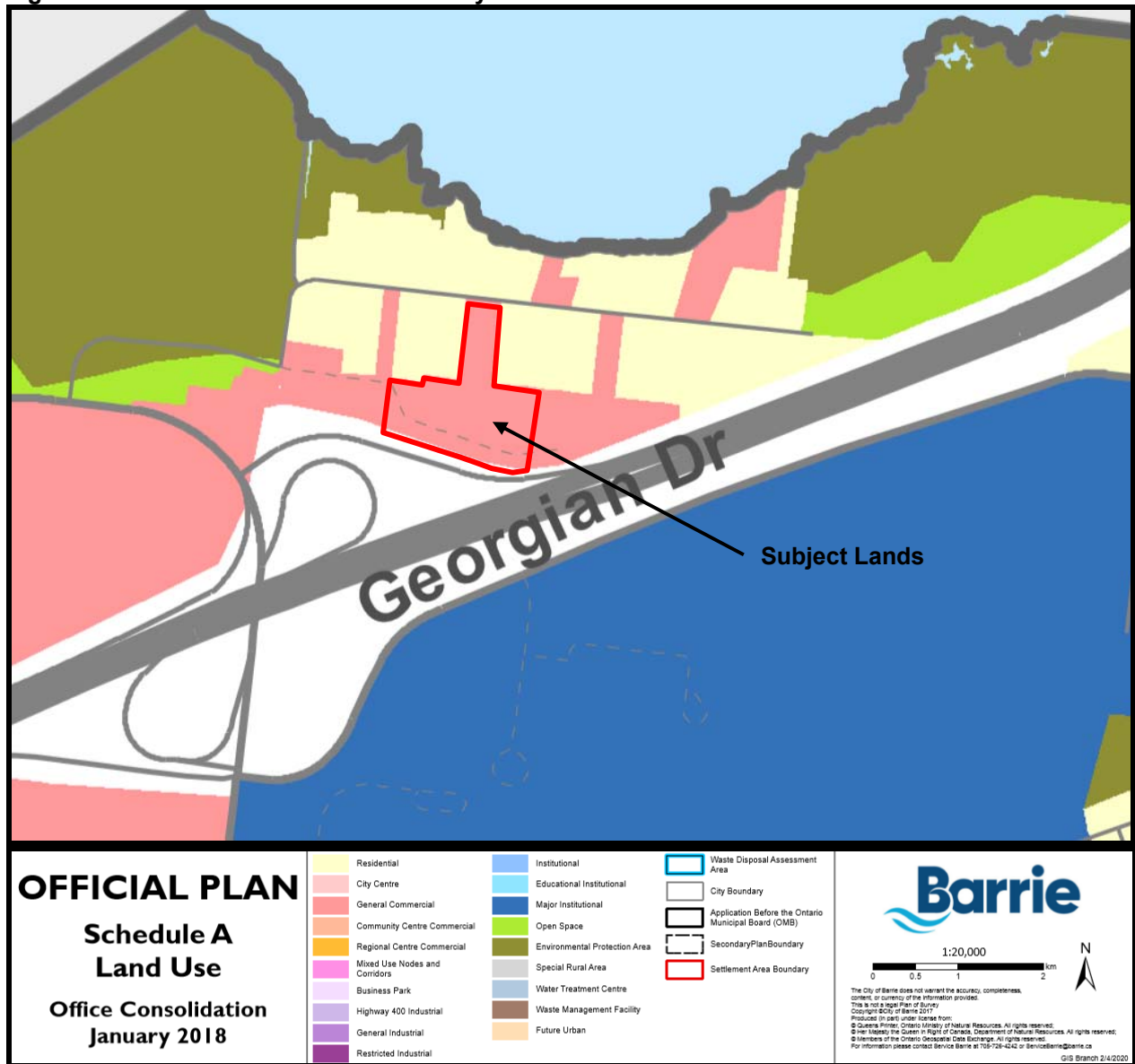
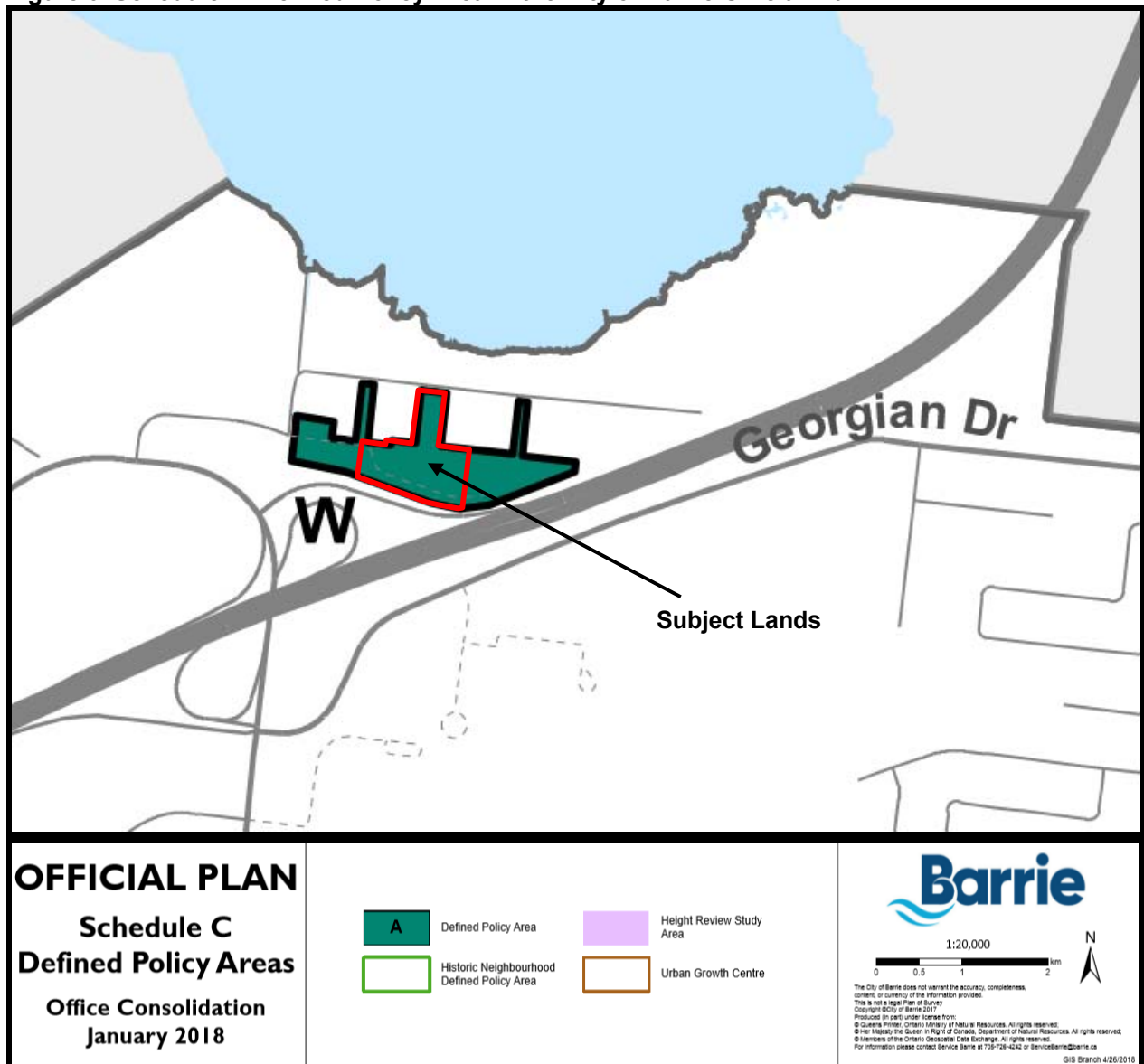


Figure 6. Schedule C: Defined Policy Area in the City of Barrie Official Plan

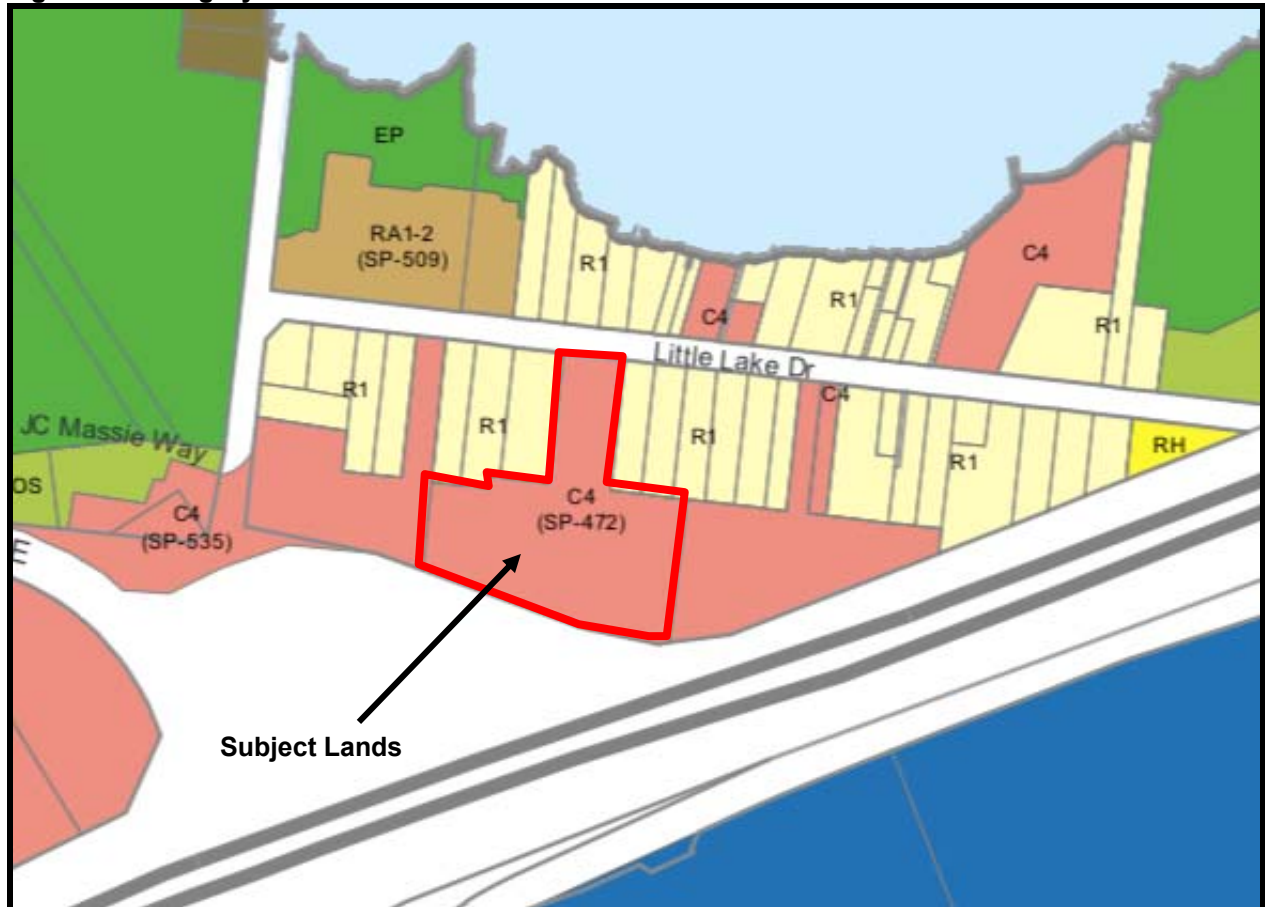
The General Commercial designation permits a range of commercial and office uses such as, but not limited to retail stores, supermarkets, medical offices, personal service shops, entertainment facilities and other community facilities. Although a senior's home is not a permitted use, Defined Policy Area [W] states that a Senior Citizen Home and Retirement Home are also permitted uses.

The Exemption from Full Site Plan Approval process will continue to conform to the policies of the City of Barrie Official Plan specifically the Housing policies, which focus on providing a range of housing type and tenure to meet the needs of residents. In our professional opinion, the addition of two-storeys for two of the buildings will positively contribute to housing availability and will meet the needs of current and future senior residents.

4.2 City of Barrie Zoning By-law 2009-141

The subject lands are zoned General Commercial (C4) Special Provision – 472 (Figure 7). Within the General Commercial zone a range of commercial and institutional uses are permitted. The approved Zoning By-law Amendment, By-law number 2012-076, includes a provision that states a Retirement Home and Senior Citizens Home are permitted uses.

Figure 7. Zoning By-law 2009-141



The approved site-specific zoning for the property also includes provisions for the rear yard setback and height. The maximum building height of the Senior Citizen Home is 30 metres. A minor variance is required to permit a height of 40 metres, 10 metres above the permitted height for Buildings B and C, and to permit a height of 35 metres, 5 metres above the permitted height for Building A. The proposed Exemption from Full Site Plan Approval process will only impact the height provision, as such all other zoning provisions will continue to be met. A Minor Variance application to recognize the exceeded height will be submitted once approval is granted for the Exemption from Full Site Plan Approval process.

Table 2 below provides a summary of the proposed site statistics that are being altered with the additional height on Buildings A, B and C and the revision to the building footprint for Buildings B and C. The table also identifies the provisions that will require a future minor variance application, as noted in red. The increased building height on all three buildings will require approval from the Committee of Adjustment as the height exceeds the maximum 30 metres. Furthermore, the building floor area and gross floor area for Buildings B and C, and the floor area ratio, landscape area, lot coverage, setbacks, total number of units, and total parking spaces have all been revised but do not require a minor variance; additionally, many of these revisions are minimal and will not have a negative impact on the surrounding area.

Data	Provided	Required (ZBL 2009-141 and Site Specific 2012-076)	Approved Site Plan (March 2017)
Building Area (All Buildings)	3,667.0m ²	n/a	3,708.1m ²
Building Area (Building B)	1,030.6m ²	n/a	1,015m ²
Building Area (Building C)	1,258.5m ²	n/a	1,308m ²
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Side Yard (east) Setback	7.9m	7m	7.9m
Side Yard (west) Setback	25.6m	4m	13.8m
Total No. of Units	479	n/a	411
Total Parking Spaces	516	240	459

Table 2. Proposed Development Statistics

The senior's condominium buildings will continue to meet all the standards of the General Commercial (C4) zone, as well as the standards of the Special Provision (SP-472) with the exception of the increased height, in which a Minor Variance application will be submitted. In our professional planning opinion, the application for Exemption from Full Site Plan Approval process will continue to meet all other standards of the Site-Specific Zoning By-law 2012-076.

5.0 CONCLUSION

The proposed Exemption from Full Site Plan Amendment process will facilitate the addition of two storeys on Buildings B and C as well as a minor revision to the gross floor area and building footprints, and a minor height addition on Building A on the approved Site Plan for 50 Lakeside Terrace. The increased height will result in a total of 479 units and will be accompanied by adding 43 parking spaces for a total of 516 parking stalls for all three buildings. If approved, more units will be available for seniors who hope to live within the Little Lake Seniors' Community, which provides easy access to medical offices, a park, Little Lake, the North Barrie commercial plaza and the institutional uses across Highway 400.

The proposed application for Exemption from Full Site Plan Approval Process conforms to the City of Barrie Official Plan and will continue to comply with the standards of the City of Barrie Zoning By-law, with the exception of the height. A Minor Variance will be required as part of the development approvals process, however, we are first seeking approval of the Exemption from Full Site Plan Approval Process prior to submitting for a variance. In our professional opinion, the proposed application represents good planning and will provide additional senior's condominium units, which will assist in promoting a mix of housing types within the community.

Respectfully Submitted

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