



PLANNING RATIONALE

54 & 76 ROSS STREET,
150 TORONTO STREET
&
61 WELLINGTON STREET WEST

CITY OF BARRIE

PREPARED FOR: VICTORIA VILLAGE

DECEMBER 2022

IPS

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

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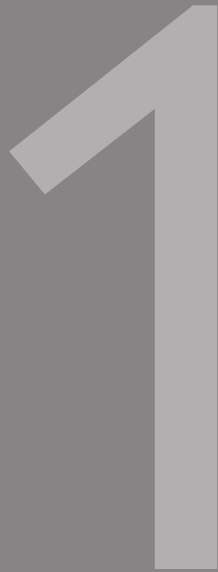
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INTRODUCTION



Innovative Planning Solutions has been retained by Victoria Village to complete a Planning Justification Report relative to a Zoning By-law Amendment application on subject lands that consist of four properties in the City of Barrie, County of Simcoe. The properties are municipally known as: (1) 54 Ross Street, (2) 76 Ross Street, (3) 150 Toronto Street, and (4) 61 Wellington Street West (*Figure 1*). Collectively, the properties are commonly referred to as Victoria Village and have a lot area of 2.7 hectares (6.7 acres). The subject lands are located within the City of Barrie's Built-Up Area.

The purpose of this report is to support Zoning By-Law Amendments (ZBA) for the subject lands. Specifically, this application proposes the rezoning of 150 Toronto Street and 54 Ross Street to align with 76 Ross Street and 61 Wellington Street West, and to add 'Low Rise Residential' to the permitted uses for the aligned zones. The intentions of the proposed ZBAs are to facilitate the future development of an institutional facility located within the subject lands that will encompass future expansions of the Victoria Village Seniors Retirement Community (Victoria Village) campus. 76 Ross Street is currently the site of the existing Victoria Village campus, which contains a Long-Term Care centre, commercial space, community services, and residential units targeted to older and aging persons. Expansions to the

Victoria Village campus are part of the Victoria Village Masterplan, which reflects the intentions of the organization to fulfill their vision and mission statements.

Initial phases of the Victoria Village campus expansion are anticipated to add one hundred and twenty-eight (128) Long-Term Care beds to the care facility capacity, approved by the Ontario Provincial Government. Additionally, future developments will likely contain community spaces, retail and commercial spaces, and residential units.

This report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Policy Statement (2020);
- A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020);
- City of Barrie Official Plan (2018);
- City of Barrie Zoning Bylaw (2009-141);
- Lake Simcoe Protection Plan
- Other Planning Policies as applicable.

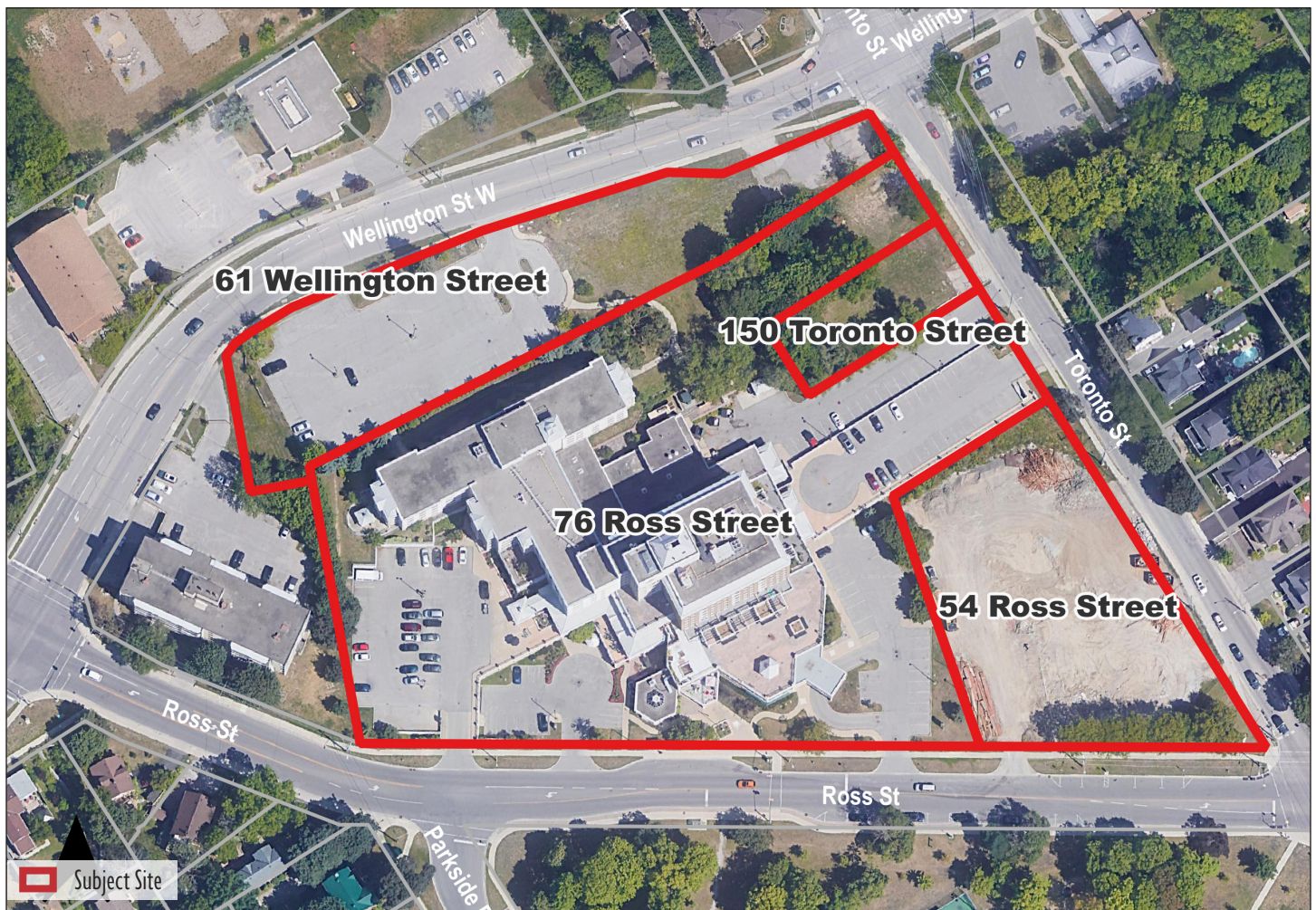


Figure 1. Subject Site (Google Maps)

LOCATION & CONTEXT

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The subject lands comprise four individual parcels that are municipally known as: (1) 54 Ross Street, (2) 76 Ross Street, (3) 150 Toronto Street, and (4) 61 Wellington Street West. The subject lands are legally described as: ALL OF LOTS 3, 4, 5, 6, 7, 8, 9 AND PART OF LOT 2 NORTH SIDE OF ROSS STREET ALL OF LOT A SOUTH SIDE OF LANE ALL OF LOT B NORTH SIDE OF LANE AND ALL OF LANE REGISTERED PLAN 394 ALL OF LOTS 48, 49, 50, 51, 52 WEST SIDE OF TORONTO STREET AND PART OF LOT 53 SOUTH SIDE OF HILLCREST AVENUE REGISTERED PLAN 622.

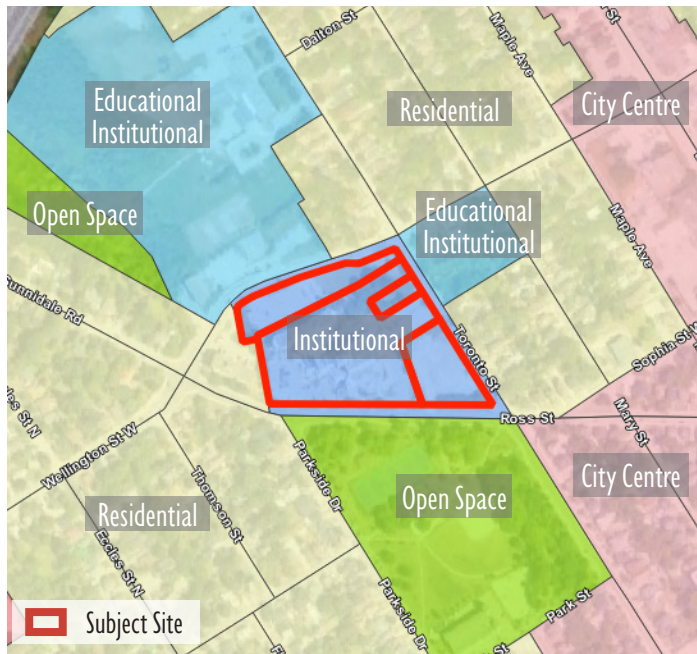


Figure 2. City of Barrie Official Plan Designation - Schedule A (City of Barrie Official Plan)

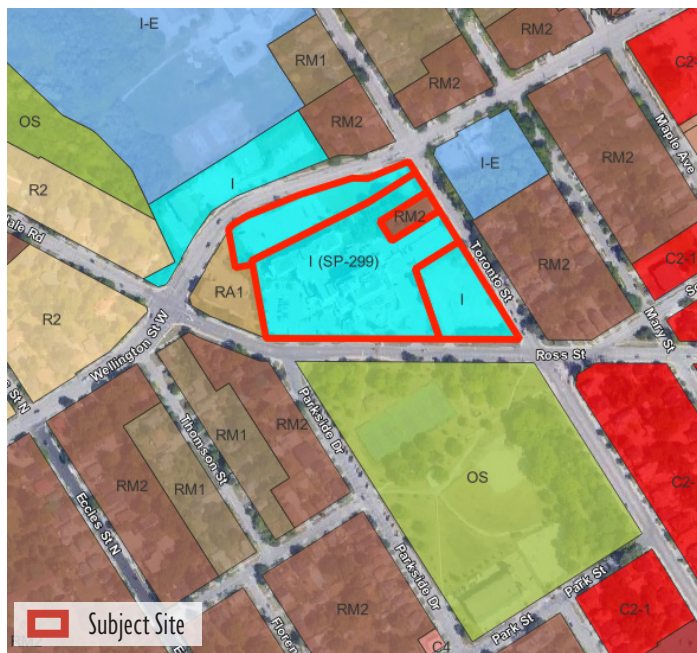


Figure 3. City of Barrie Zoning By-Law (Zoning By-Law 2009-141)

All subject land parcels are located in the City's Built-Up Area. The subject lands are located in a block bounded by Toronto Street to the east, Ross Street to the south, Wellington Street West to the north, and 96 Ross Street to the west which contains a five (5) storey residential apartment building (Ross Well Suites). The four subject land parcels are collectively referred to as Victoria Village. The lands are depicted in Figure 1. Land Use and Zone designations per the City of Barrie Official Plan Schedule A (Land Use) and Zoning By-law 2009-141 of the subject lands and surrounding areas are shown in Figure 2 and Figure 3.

2.1 54 Ross Street

The parcel at 54 Ross Street is located in the northwest corner of the Toronto Street and Ross Street intersection. The property is adjacent to 76 Ross Street to the north and west, Toronto Street to the east, and Ross Street to the south. This parcel possesses frontages of approximately 71.8 metres (235.6 feet) along Ross Street and 103.2 (338.6 feet) metres along Toronto Street, and has a lot area of roughly 4,608 square metres (0.46 ha). The property previously contained an institutional building (Central United Church), which has since been demolished. The site is currently vacant and primarily consists of a gravel parking lot. Small areas of grass are located along the north and south property boundaries, with some additional tree cover along the south boundary. The property is mostly flat, sloping slightly down towards Ross Street. Access to the property is provided via entrances off Ross Street and Toronto Street. A street view from Ross Street are shown in Figure 4.

The property is designated 'Institutional' per City of Barrie Official Plan — Schedule A (Land Use), and zoned 'Institutional' (I) per the City's Zoning By-law 2009-141. The lands surrounding the subject property can be characterized as follows (Figure 12):

North: Institutional (Royal Victoria Regional Health Facility; day care facility); Residential (low-high density); and City Centre (Bayfield Primary Intensification Node).

South: Open space (Queen's Park); Residential (low-medium density); and Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail).

East: Residential (low-high density); and City Centre (Bayfield Intensification Corridor).

West: Institutional (Victoria Village Campus); Residential (low and high density); Open Space; Environmental Protection Area; Commercial (Churchill Place 2); and Highway 400.



Figure 4. View of Subject Lands at 54 Ross Street from Ross Street looking north (Google Earth – Street View, Aug, 2022)

2.2 76 Ross Street

The parcel at 76 Ross Street is located on the north side of Ross Street and along the east side of Toronto Street. The property is irregularly shaped and is adjacent to 61 Wellington Street West to the north, 96 Ross Street to the west, Toronto Street, 54 Ross Street, and 150 Toronto Street to the east, and Ross Street, 150 Toronto Street, and 54 Ross Street to the south. The property is approximately 16,551.0 square metres (1.7 ha) and possesses an approximately 155.5 metre (509.8 feet) along Ross Street, and two frontages along Toronto Street that are separated by the property at 150 Toronto Street. The northerly frontage along Toronto Street is approximately 20.1 metres (65.9 feet) and the southerly frontage is roughly 32.6 metres (107.0 feet).

The property contains the main facility within the existing Victoria Village Campus, a multi-building structure centrally located on the property. Paved parking areas are located throughout the property, with larger lots found in the southwest and southeast corners, and in the east, along the southerly Toronto Street frontage. Grassed areas are found along the property boundary of the property, with heavier vegetation found in the northeast corner near the boundaries with 150 Toronto Street and 61 Wellington Street West. The lands are largely flat with slightly sloping land in the north that slope north to south. Access to 76 Ross Street is provided through three (3) entrances off Ross Street, and two (2) of Toronto Street. Street views of the property from Toronto Street are shown in *Figure 5* and *Figure 6*, and from Ross Street in *Figure 7* and *Figure 8*.

The property is designated ‘Institutional’ per City of Barrie Official Plan – Schedule A (Land Use), and zoned ‘Institutional’ (I-SP299) per the City’s Zoning By-law 2009-141. The lands surrounding the subject property can be characterized as follows (*Figure 12*):

North: Institutional (Royal Victoria Regional Health Facility, subject lands at 61 Wellington Street West); Educational Institutional (Hillcrest Public School); Residential (low-high density); and City Centre (Bayfield Primary Intensification Node).

South: Open space (Queen’s Park); Residential (low-medium density); andv Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail).

East: Residential (low-high density); and City Centre (Bayfield Intensification Corridor).

West: Residential (low and high density, Ross Well Suites); Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail); Open Space; Environmental Protection Area; Commercial (Churchill Place 2); and Highway 400.



Figure 5. View of Subject Lands at 76 Ross Street looking northwest from Ross Street (Google Earth – Street View, Aug 2022)



Figure 6. View of Subject Lands at 76 Ross Street looking west along southernly Toronto Street frontage (Google Earth – Street View, Aug 2022)

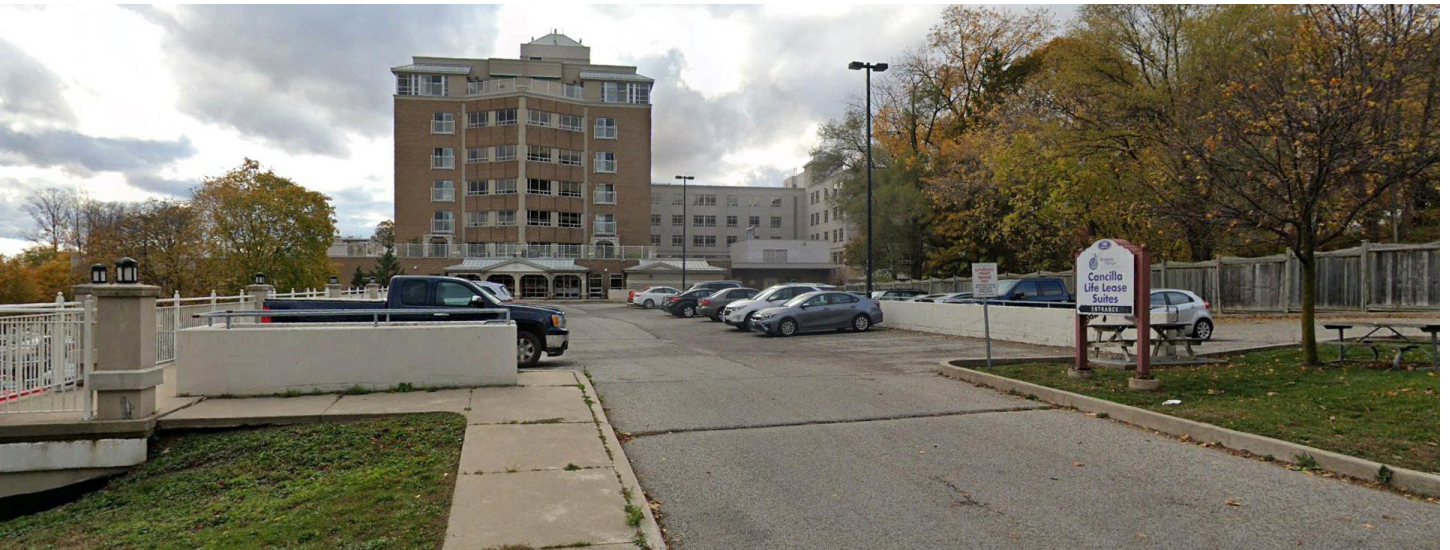


Figure 7. View of Subject Lands at 76 Ross Street looking west along southernly Toronto Street frontage (Google Earth – Street View, Aug 2022)



Figure 8. View of Subject Lands at 76 Ross Street looking west along northerly Toronto Street frontage (Google Earth – Street View, Aug 2022)

2.3 150 Toronto Street

The parcel at 150 Toronto Street is located along the west side of Toronto Street and is adjacent to the property at 76 Ross Street to the north, south, and west. The property possesses a roughly 20.2 metre (66.3 feet) frontage along Toronto Street and has a lot area of around 1,012 square metres (0.10 ha). The lands at 150 Toronto Street are vacant and largely consist of grass with a concrete pad in the east corner and tree cover along the west and north boundaries. The land slightly slopes north to south, with low lying areas along the south boundary. A street view of the lands from Toronto Street are shown in *Figure 9*. Access to the property is provided through an entrance off Toronto Street.

The property is designated ‘Institutional’ per City of Barrie Official Plan – Schedule A (Land Use), and zoned ‘Residential Multiple Dwelling Second Density’ (RM2) per the City’s Zoning By-law 2009-141. The lands surrounding the lands at 150 Toronto Street are characterized as follows (*Figure 12*):

North: Institutional (Royal Victoria Regional Health Facility; Hillcrest Public School); Residential (low-high density); and City Centre (Bayfield Primary Intensification Node).

South: Open space (Queen’s Park); Residential (low-medium density); and Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail).

East: Residential (low-high density); Institutional (Day Care Centre); and City Centre (Bayfield Intensification Corridor).

West: Institutional (Victoria Village Campus); Residential (low and high density); Open Space; and Highway 400.



Figure 9. View of Subject Lands at 150 Toronto Street looking west from Toronto Street (Google Earth – Street View, Aug 2022)

2.4 61 Wellington Street West

The parcel at 61 Wellington Street West is located along the south side of Wellington Street West. The property is adjacent to Wellington Street West to the north, 96 Ross Street to the west, 76 Ross Street to the south, and Toronto Street to the east. The property possesses frontages of approximately 11.6 metres (38.1 feet) along Toronto Street and 186.3 metres (611.2 feet) along Wellington Street West. The property has a lot area of roughly 5,033.4 square metres (0.5 ha). The property is vacant with two (2) paved parking areas, one (1) located in the east portion of the property and one (1) in the west. Areas of grass cover are located along the west property boundary with 96 Ross Street and in the centre of the property between both parking areas. Tree cover is mostly located along the south property boundary with 76 Ross Street and 96 Ross Street. The property is mostly flat with sloping areas located in grassed areas in the centre and west. Access is provided through two (2) entrances off Wellington Street West. Street views of the lands from Wellington Street West are shown in *Figure 10* and *Figure 11*.

The property is designated 'Institutional' per City of Barrie Official Plan – Schedule A (Land Use), and zoned 'Institutional' (I -SP299) per the City's

Zoning By-law 2009-141. The lands surrounding the subject lands at 61 Wellington Street West are characterized as follows (*Figure 12*):

North: Institutional (Royal Victoria Regional Health Facility); Educational Institutional (Hillcrest Public School); Residential (low-high density); and City Centre (Bayfield Primary Intensification Node).

South: Institutional (subject lands at 76 Ross Street); Open space (Queen's Park); Residential (low-medium density); and Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail).

East: Institutional (Day care centre); Residential (low-high density); and City Centre (Bayfield Intensification Corridor).

West: Residential (low and high density, Ross Well Suites); Recreational (The Great Trail, Nine Mile Portage Trail, Simcoe County Loop Trail); Open Space; Environmental Protection Area; Commercial (Churchill Place 2); and Highway 400.

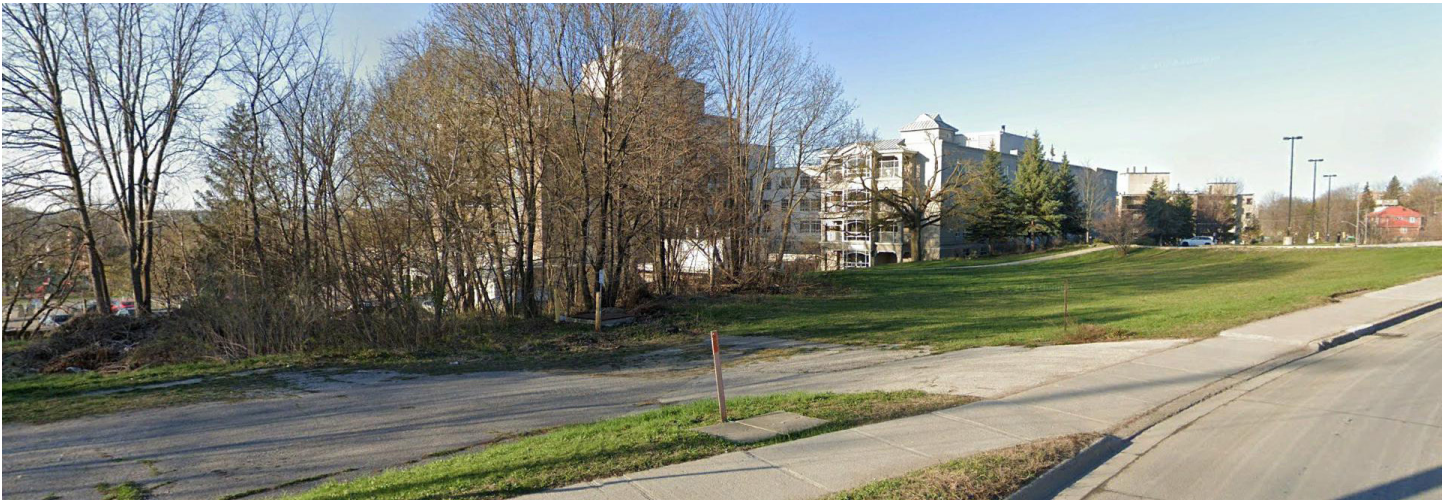


Figure 10. View of Subject Lands at 61 Wellington Street West looking south from Wellington Street West (Google Earth – Street View, Aug 2022)



Figure 11. View of Subject Lands at 61 Wellington Street West looking southeast from Wellington Street West (Google Earth – Street View, Aug 2022)

2.5 General Area Description

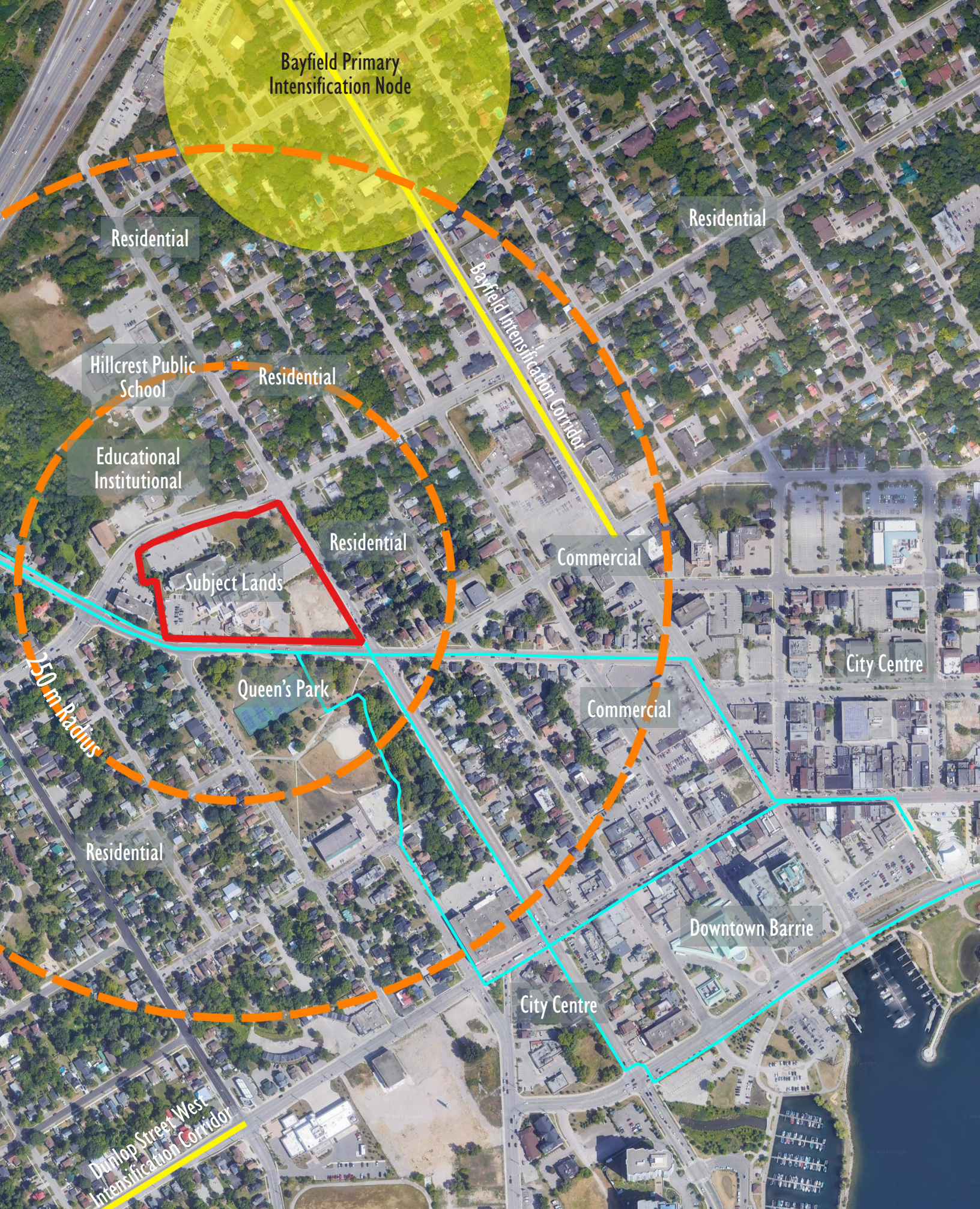
The subject lands front onto Wellington Street West, Ross Street, and Toronto Street, classified as Arterial, Major Collector, and Minor Collector, respectively. Public transit routes 5A/B and 8A/B operate adjacent to the subject lands along Ross Street. Other routes operate nearby, with transit stops for routes 1A/B, 4A/B, 6A/B, and 7A/B located at Ross Street and Maple Avenue. Additionally, the Barrie Bus Terminal is located just to the southwest along Maple Avenue (650 metres).

The subject lands are conveniently located near a number of different amenities that meet most daily living needs. Nearby amenities include:

- Recreation (Queen's Park, 20 metres south; Nine Mile Portage, Simcoe County Loop Trail, and the Great Trail, located along Ross Street)
- Services (Royal Victoria Health facility, 240 metres north; Barrie Bus Terminal, 650 metres southwest; day care, 110 metres east)
- Retail and commercial (Bayfield Intensification Corridor, 319 metres east; Dunlop Street Intensification Corridor 450 metres south; Downtown Barrie, 850 metres southeast)
- Education (Hillcrest Public School, 270 metres north; Oakley Park Public School, 1.4 kilometres east)
- Cultural (MacLaren Art Centre, 1.0 kilometre east)



Figure 12. Subject Property and Existing Surrounding Land Uses (County of Simcoe GIS, 2022)



APPLICATION OVERVIEW

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3.1 Victoria Village Mission Statement

The Victoria Village Seniors Retirement Community, founded in 2003, has a long history within the City of Barrie. The not-for-profit organization has helped meet the needs of older populations within the City through providing a variety of services, Long-Term Care beds, and affordable residential units. In 2020, Victoria Village embarked on a strategic planning process to shape the future of the organization to continually meet the needs of seniors within the City. Through this process, Victoria Village established a new Vision and Mission statement that reflect these intentions for their future.

Vision

“To transform our community by celebrating the ageless spirit of people”

Mission

“Victoria Village is a vibrant community providing person centred care with the goal of an individualized aging experience”

In 2011, Victoria Village began developing a Masterplan project for the site, outlining the future steps towards achieving their Vision and Mission. The first phase in this process included the approval of an additional one hundred and twenty-eight (128) Long-Term Care beds by the Province of Ontario in future developments. These additional beds will enable Victoria Village to continually meet the needs for the City’s senior population and help address the growing demand for specialized care.



3.2 Proposed Development

The proposed application intends to consolidate the zoning policies of the subject lands to permit the future development of the Victoria Village Masterplan. Specifically, the application seeks to permit ‘Low-Rise Residential’ uses in the ‘I-SP299’ zone, as well as rezone 150 Toronto Street and 54 Ross Street from ‘RM2’ and ‘I’ to ‘I-SP299’ to align the policies of the subject lands. These proposed developments would facilitate the future provision of one hundred and twenty-eight (128) Long-Term Care beds approved by the Province, affordable residential units, commercial and retail space, and community space. The future expansions of Victoria Village will enhance the facility’s person-centred care capacity, while the development of residential, community, retail, and office spaces will further establish Victoria Village as an important cornerstone of the surrounding vibrant community.

Designs and concepts for future developments are in development, however preliminary concepts for the Victoria Village Masterplan include a C-shaped building that frames Toronto Street. The design of the building will aim to maintain compatibility with the surrounding area by complimenting existing heights of the Victoria Village and other nearby buildings. Current concepts, which may be subject to change, feature the tallest portions of the building in the northeast corner of the subject lands. The building may gradually decrease in height through a step-down design along Toronto Street towards Ross Street. Other potential design features include step-backs from Toronto Street that will accommodate outdoor amenity space (rooftop gardens/patios). A step-back design would mirror existing neighbourhood character in the area and help maintain a street-level human scale element.

In addition to the expansion of Victoria Village, preliminary concepts for future developments feature spaces dedicated to commercial and retail use, community and recreation, and parking in surface and underground parking areas. Several affordable residential units intended for occupancy by older persons will also likely be provided through a variety of unit types. Future developments may incorporate residential units in different areas throughout the facility. Spaces dedicated to Victoria Village communal areas, resident units, and shared spaces for other uses in the building may also be included in future developments.

The future expansion of Victoria Village and the development of residential, community and retail spaces in the subject lands represents appropriate future growth for the surrounding neighbourhood as part of the City of Barrie’s Built-up Area. These future developments will enrich the community and make efficient use of existing infrastructure and the proposed lands.

3.3 Zoning By-Law Amendment Application

Per the City of Barrie Zoning By-law 2009-141, the subject lands are currently zoned:

- 54 Ross Street — ‘Institutional’ (I)
- 76 Ross Street — ‘Institutional — Special Provision’ (I-SP299)
- 150 Toronto Street — ‘Residential Multiple Dwelling Second Density’ (RM2)
- 61 Wellington Street West - ‘Institutional — Special Provision’ (I-SP299) (Figure 3).

Site specific special provisions are proposed in this application to facilitate the progression of the Victoria Village Masterplan and future development within the subject lands. The special provisions proposed in this application include the addition of ‘Low-Rise Residential’ uses to I-SP299 zones, and the rezoning of 54 Ross Street and 150 Toronto Street to be included in the SP-299 zone .

A draft Zoning By-law Amendment and Schedule are provided in **Appendix 1**.

Table 1. Subject Lands Existing and Proposed Permitted Uses

Residential Multiple Dwelling Second Density (RM2)	Institutional (I)	Institutional - Special Provision (I-SP299)	Proposal
<p><i>Residential Uses:</i></p> <ul style="list-style-type: none"> • Block/Cluster/Street/ Stacked Townhouse • Boarding, Lodging, Rooming House (Large) • Boarding, Lodging, Rooming House (Small) • Converted Dwelling • Semi-Detached, Duplex Dwelling • Single Detached Dwelling • Three or More Unit Dwelling • Walk-up Apartment <p><i>Accessory Uses:</i></p> <ul style="list-style-type: none"> • Bed and Breakfast Establishment • Child Care • Home Occupation • Detached Accessory Dwelling Unit • Second Suite <p><i>Institutional Uses:</i></p> <ul style="list-style-type: none"> • Assisted Living Facility • Child Care • Dormitory • Group Home • Library • Place of Worship • Social Services Facility • Assisted Living Facility • Child Care • Dormitory • Group Home • Library • Place of Worship • Social Services Facility 	<ul style="list-style-type: none"> • Assembly Hall • Assisted Living Facility • Child Care • Community Centre • Group Home • Library • Office, Medical • Place of Worship • Private Academy, Philanthropic or Religious School • Social Services Facility • Training and Rehabilitation Centre <p><i>Accessory Uses:</i></p> <ul style="list-style-type: none"> • Residential Uses in Conjunction with Permitted Institutional Uses 	<ul style="list-style-type: none"> • Apartment Dwelling • Assembly Hall • Assisted Living Facility • Child Care • Community Centre • Financial Establishment • Group Home • Library • Office • Office, Medical • Personal Service Store • Place of Worship • Private Academy, Philanthropic or Religious School • Restaurant • Retail Store • Service Store • Social Services Facility • Training and Rehabilitation Centre <p><i>Accessory Uses:</i></p> <ul style="list-style-type: none"> • Residential Uses in Conjunction with Permitted Institutional Uses 	<ul style="list-style-type: none"> • Apartment Dwelling • Assembly Hall • Assisted Living Facility • Block/Cluster/Street/ Stacked Townhouse • Boarding, Lodging, Rooming House (Large) • Boarding, Lodging, Rooming House (Small) • Child Care • Community Centre • Converted Dwelling • Financial Establishment • Group Home • Library • Office • Office, Medical • Personal Service Store • Place of Worship • Private Academy, Philanthropic or Religious School • Restaurant • Retail Store • Semi-Detached, Duplex Dwelling • Service Store • Single Detached Dwelling • Social Services Facility • Three or More Unit Dwelling • Training and Rehabilitation Centre • Walk-up Apartment <p><i>Accessory Uses:</i></p> <ul style="list-style-type: none"> • Residential Uses in Conjunction with Permitted Institutional Uses

3.3.1 Permitting Low-Rise Residential Uses

This application proposes amendments to the 'Institutional – Special Provision' (I-SP299) zone to permit the use of 'Low-Rise Residential'. The proposed additional residential uses include those currently permitted in the RM2 zone (*Table 1*), specifically:

- Block/Cluster/Street/Stacked Townhouse
- Boarding, Lodging, Rooming House (Large)
- Boarding, Lodging, Rooming House (Small)
- Converted Dwelling
- Semi-Detached, Duplex Dwelling
- Single Detached Dwelling
- Three of More Unit Dwelling
- Walk-up Apartment

Currently, permitted residential uses within the I-SP299 zone are limited to Apartment Dwelling (*Table 2*). Restricting the potential residential uses in this zone may reduce the variety of housing types provided in the future. This limitation may have implications on how the proposal is able to meet the diverse needs of future residents. Furthermore, limiting the possible residential unit forms may restrict the design and increase the potential for conflicting uses and appearances with surrounding areas.

The intention of including 'Low-Rise Residential' use within this zone is to allow a greater range of housing types for future developments. Permitting the use of 'Low-Rise Residential' will provide greater flexibility in future conceptualization, design, and development stages and enable Victoria Village to feature design elements that can better mirror the existing built residential form. The Victoria Village Masterplan is currently in early stages of the development process and continually working to optimize conceptual plans for future developments. Given this status, increasing the diversity of housing options would provide greater flexibility to accommodate changes in plans and emerging needs. The addition of 'Low Rise Residential' uses would be reflected in the permitted uses for the two existing I-SP299 zoned properties, and the two other properties that will be rezoned to I-SP299.

3.3.2 54 Ross Street and 150 Toronto Street Rezoning

This application also seeks a zone change for the properties at 54 Ross Street and 150 Toronto Street. The proposed amendment for 54 Ross Street would rezone the property from 'Institutional' (I) to 'Institutional – Special Provision' (I-SP299) to add the special provision designation. Similarly, the proposed amendment for 150 Toronto Street would rezone the property from 'Residential Multiple Dwelling Second Density' (RM2) to 'Institutional – Special Provision' (I-SP299). The requested ZBAs to rezone 54 Ross Street and 150 Toronto Street to align with the zone of 76 Ross Street and 61 Wellington Street West are proposed with the intention of facilitating expansions of the Victoria Village campus as part of the Victoria Village Masterplan. Consolidated zones between properties will allow efficient and cohesive planning for future developments. *Table 2* lists the required and proposed regulations for the zones found in the subject lands.

The Victoria Village Masterplan first phase includes the provision of an additional one hundred and twenty-eight (128) Long-Term Care beds as approved by the Province of Ontario. The consolidation of zones within the subject lands is an essential component of this first phase and will enable Victoria Village to progress towards securing grant and funding applications for development of the facility. Aligned zoning policies will also enable Victoria Village to apply for additional Long-Term Care beds for future developments. Cohesive zoning between subject land properties is a standard requirement for such applications and would reduce administrative barriers in providing the community with critical services and community spaces.

Rezoning 54 Ross Street from 'I' to 'I-SP299' would result in minimal changes to the zoning provisions for the property. The rezoning would increase the permitted maximum height for buildings on the property from 15 metres to 39.5 metres. No changes to setbacks, frontages, building coverage limits, or landscaped space would occur. The increase in maximum permitted building height would enable the development of a large facility as part of the Victoria Village Masterplan that mirrors the existing heights of the existing Victoria Village Campus.

Rezoning 150 Toronto Street from 'RM2' to 'I-SP299' would alter the requirements for numerous zoning provisions and result in deficiencies for minimum lot area and minimum frontage. Properties zoned 'I-SP299' are required to have a minimum lot area of 1500 square metres. However, 150 Toronto Street currently possesses a lot area of approximately 1,012 square metres. Similarly, a minimum frontage of 30 metres is required, whereas 150 Toronto Street currently possesses a frontage of approximately 20.2 metre frontage along Toronto Street. Variances would be required for both minimum lot area and minimum frontage.

Although these zoning requirement deficiencies would occur, variances would be justified given the intended integration of 150 Toronto Street with the adjacent properties. Future developments are not likely to be wholly confined within the property and the property is intended to be part of a large development within the future Victoria Village campus. Rezoning 150 Toronto Street would also increase the permitted maximum building height from 10 metres to 39.5 metres, which would further enable the future development of a large institutional facility as part of the Victoria Village Masterplan.

Table 2. Subject Land Existing and Proposed Zone Provisions

		(RM2)	(I)	(I-SP299)	Proposed
Lot Area (min.)		720m ²	1500m ²	1500m ²	1500m ²
Lot Frontage (min.)		21m	30m	30m	30m
Front Yard (min.)		7m	7m	7m	0m
Side Yard (min.)		1.8m	5m	5m	0m
Side Yard Adjoining	Residential Zone (min.)	NA	9m	9m	9m
	Street (min.)	NA	7m	7m	7m
Rear Yard (min.)		7m	7m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	NA	9m	9m	9m
	Street (min.)	NA	7m	7m	7m
Lot Coverage (max.)		35%	35%	35%	35%
Landscaped Open Space (min.)		35%	35%	35%	35%
Building Height (max.)		10m	15m	39.5m (1)	39.5m (1)
(1) The height of any building located either totally or partially within 30 metres of the land's northern lot line shall be measured from the average grade abutting the buildings northernmost exterior wall, exclusive of any vehicular entrance to below grade parking. (By-law 2012-211, OMB Order August 21, 2012).					

The parking standards for the proposed residential uses in the 'I-SP299' zone are shown in **Table 3**. The addition of 'Low-Rise Residential' uses would require providing 1.5 spaces per dwelling unit. Although design concepts for future developments are currently in preliminary stages, it is likely that parking space requirements will be distributed through several parking areas in the existing and future Victoria Village campus. As such, parking space requirements for individual properties may not be satisfied within the property itself but possibly in consolidated parking areas, such as large surface or underground parking lots.

Table 3. Zoning By-law Residential Use Parking Standards by Use.

Use	Parking Standards
Residential building containing not more than 3 dwelling units	1.5 space per dwelling unit. Tandem parking will be permitted.
Residential building containing more than 3 dwelling units	1.5 spaces per dwelling unit

A deeming By-law will be required to consolidate the properties into one parcel in order to facilitate the proposed built form. Alternatively, special provisions can be added to SP-299 to accommodate the deficiencies. Victoria Village will work with the City to resolve this technical issue.

3.4 Transition and Compatibility

The subject properties are bounded to the north by Wellington Street West, to the east by Toronto Street, to the south by Ross Street, and to the west by 96 Ross Street. The property at 96 Ross Street is irregularly shaped and contains a five (5) storey apartment building along its south property boundary that is setback approximately 9 metres from Ross Street (**Figure 13**). The north portion of the property contains a parking structure.

Multiple land uses are located north of the subject lands across Wellington Street West. The north side of the Toronto Street and Wellington Street West intersection contains several two (2) storey, single-detached residential units (**Figure 14**). To the west of the residential properties, and north of 61 Wellington Street West are two (2) properties associated with the Royal Victoria Regional Health Centre at 60 & 66 Wellington Street West (**Figure 15**). The properties contain two buildings used as a dialysis treatment centre and community care centre. The property largely consists of paved parking areas, with some grassy areas in the east, and tree cover in the northwest corner and west property boundary. In the southeast corner of the Toronto Street and Wellington Street West intersection and east of 61 Wellington Street West is a two (2) storey day care center at 147 Toronto Street (**Figure 16**). The day care centre has a setback from Toronto Street of approximately 32 metres and a frontage along Toronto Street of approximately 68 metres. East of the subject lands across Toronto Street and adjacent to 147 Toronto Street are residential properties that largely consist of two (2) storey single-detached houses (**Figure 17**). The residential properties contain sporadic tree cover along Toronto Street and contain front yards largely consisting of grass cover.

South of the subject lands at 54 Ross Street and 76 Ross Street across Ross Street is open space recreational land at Queen's Park (Figure 18). The north property boundary of Queen's Park contains moderate tree cover and underlying grassy areas. A fenced off area containing five (5) tennis courts and accessory building are located in the northern portion of Queen's Park.

Future developments at the subject lands will likely feature a C-shaped building that frames Toronto Street. The facility will feature a design that compliments the neighboring residential properties on the east side of Toronto Street and draw inspiration from existing neighborhood design aspects. Incorporating features of the surrounding area into future design elements will aid future development integration and enhance compatibility with the surrounding

areas. These elements may include, but are not limited to, a step-down design along Toronto Street and step-back from Toronto Street. The use of these and other design elements will maintain a human-scale at the street level, which will encourage a community-oriented and pedestrian-friendly environment. Although concepts for future developments are still in preliminary stages, the design of future buildings will be centered on maintaining a cohesion and reducing conflicts with the existing communities.

A reduced front yard and side yard setback provision has been requested to ensure flexibility in the future design as well as create a consistent urban street edge that frames the streets.

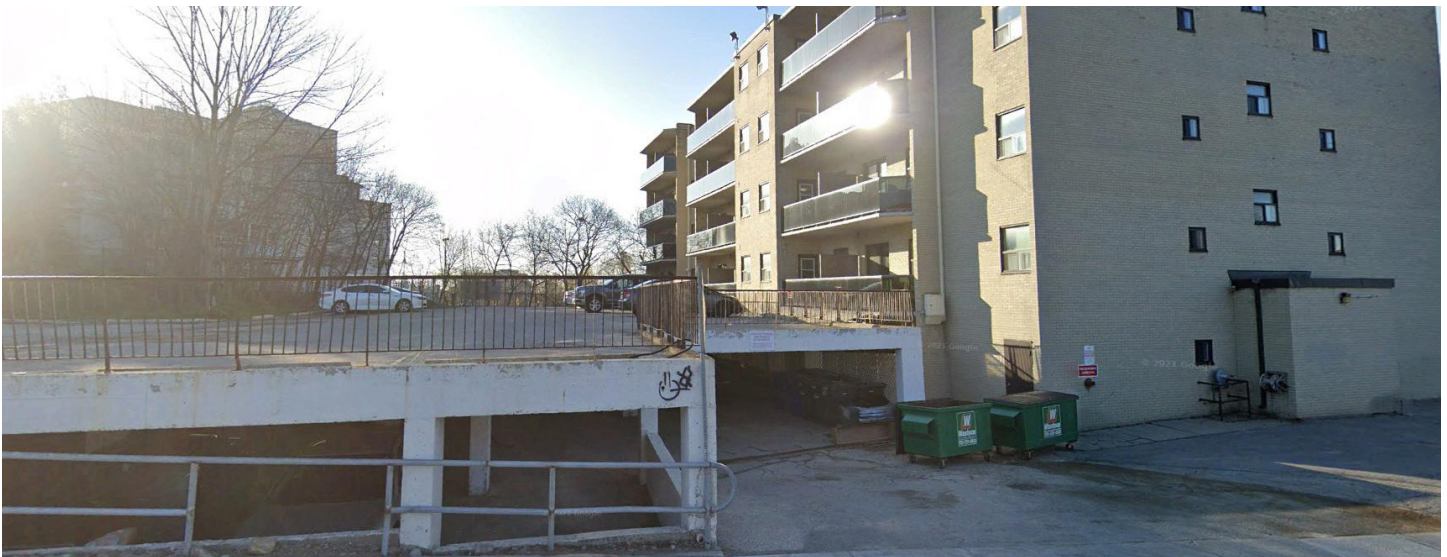


Figure 13. View facing east from Wellington Street West of the apartment building at 96 Ross Street (Google Maps — Street View, Sep 2022).



Figure 14. View facing north from Wellington Street West of residential properties on the north side of Wellington Street West (Google Maps — Street View, Sep 2022).



Figure 15. Aerial view of 60 & 66 Wellington Street West (Google Maps — Sep 2022).



Figure 16. View facing southeast from Wellington Street West of the day care centre at 147 Toronto Street (Google Maps — Street View, Sep 2022).

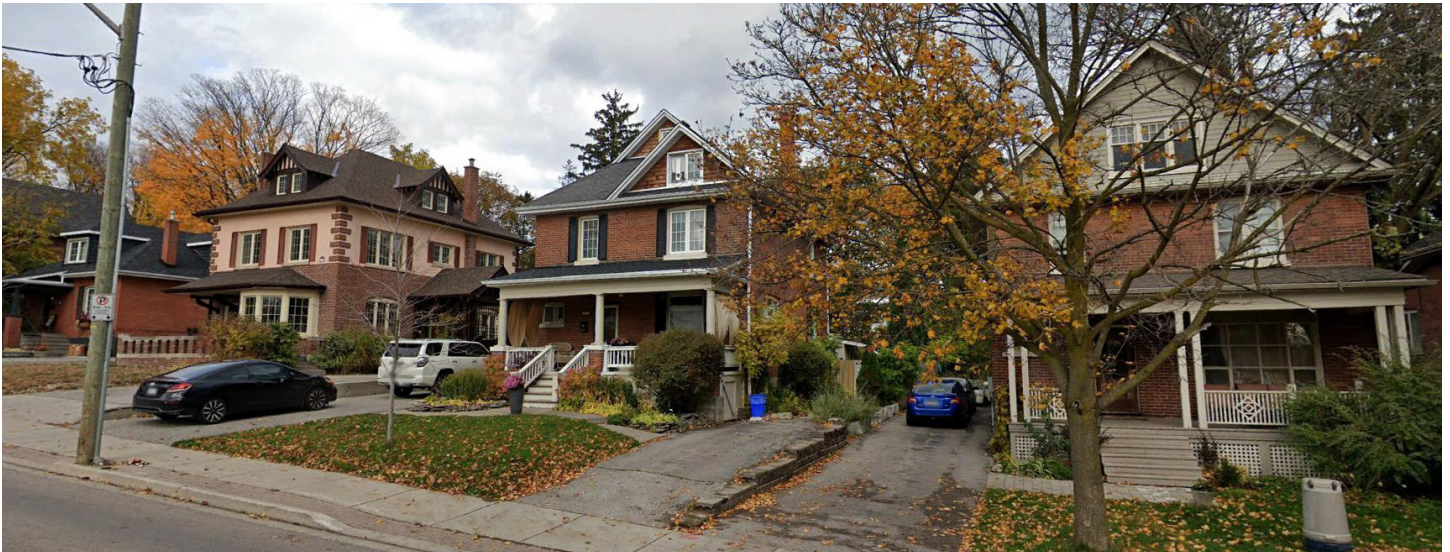


Figure 17. View facing north from Toronto Street of the residential properties along Toronto Street (Google Maps — Street View, Sep 2022).



Figure 18. Aerial view of the north portion of Queen's Park across from 54 Ross Street and 76 Ross Street (Google Maps, Sep 2022).

SUPPORTING STUDIES

4

The required studies and technical reports, as established through pre-consultation meetings with the City of Barrie, are listed in **Table 4**. In addition to this Planning Justification Report, the identified professional studies and technical reports in support of the ZBA application have been provided under separate cover prepared.

Table 4. Supporting Studies & Technical Reports

Studies/Reports Provided	Professional Consultant
Affordable Housing Report	Innovative Planning Solutions
Archaeological Assessment - Stage 1 & 2	Amick Consultants
Functional Servicing Report	Skelton, Brumwell & Associates
Planning Justification Report	Innovative Planning Solutions
Shadow Study	Salter Pilon Architecture
Block & Context Plan	Salter Pilon Architecture
Topographic Survey	Rudy Mak Surveying
Traffic Impact Brief	JD Engineering
Tree Preservation Plan/Inventory	Hill Design Studio
Urban Design Report	Innovative Planning Solutions

4.1 Affordable Housing Report

Availability of affordable housing has continually declined in Ontario and has caused housing insecurities for many residents. The lack of affordable housing is largely driven by sustained population growth and factors such as a lack of housing supply that have contributed to record low vacancy rates. These issues especially impact older persons due to higher average social and economic vulnerabilities within this demographic. The Province of Ontario and the City of Barrie have recognized this pressing need for more affordable housing and have implemented policies and encouraged initiatives to help address this issue. Housing goals outlined in provincial and municipal planning documents aim to provide an appropriate range of housing options that accommodate a variety of residential unit types that are able meet the diverse needs and income levels of all residents. This section will provide an overview of the affordable housing related policies within Provincial and Municipal planning documents.

Provincial planning documents, such as the Provincial Policy Statement and The Growth Plan for the Greater Golden Horseshoe, detail policies that guide how municipalities should provide housing and affordable housing. These documents have defined ‘affordable’ as:

- a) *in the case of ownership housing, the least expensive of:*
 1. *housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or*

- 2) *housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area*

b) *in the case of rental housing, the least expensive of:*

1. *a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or*
2. *a unit for which the rent is at or below the average market rent of a unit in the regional market area.*

An important component of providing secure housing identified in these documents is to ensure housing meets the special needs requirements of current and future residents. Special needs are defined as:

“any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.”

Policies in these documents also establish requirements for municipalities to set minimum targets for affordable housing that can meet projected needs for future residents to ensure that affordable housing is continually available for current and future low and moderate income households. These documents highlight the necessity of providing a mix of housing options that includes affordable housing so that the social, health, economic, and well-being requirements of current and future residents are met.

In accordance with provincial planning documents, the City of Barrie Official Plan also encourages a mix of housing forms that support affordable housing and special needs housing. The Official Plan policies related to the provision of affordable housing are found in Section 3.3.2.2. Such policies have been reviewed as they comply with the nature of this development. Policies within the section outline that:

- (a) *It is a goal of this Plan to achieve a minimum target of 10 percent of all new housing units per annum to be affordable housing.*
- (b) *Low, medium and high density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the Official Plan.*
- (c) *Affordable housing will be encouraged to locate in close proximity to shopping, community facilities, and existing or potential public*

transit routes such as arterial or collector roads.

- (d) Consideration will be given to modifications to existing zoning and servicing standards that will facilitate the provision of affordable housing units in new residential developments where such revisions are in accordance with the intent of the Official Plan.
- (e) Second Suites are permitted in single detached, semi-detached and street townhouses subject to the standards and provisions of the Comprehensive Zoning By-law.

Older populations commonly face greater risk from a lack of affordable housing due to typically higher health, economic, and social vulnerabilities. One form of housing able to address the need for housing and health services within this older demographic are long-term care centres. These centres are funded by the provincial government and help meet the specific health needs of individuals who are unable to adequately support themselves. Beds within these centres are typically either long-stay beds, intended for permanent placement, or convalescent care beds, which provide a short-term care bridge between hospitalization and a patient's home. There is currently a substantial demand for long term care beds within Ontario, with wait times exceeding months. Municipalities are at the forefront of meeting the housing and service needs of these older populations and are critical in the development of age-friendly communities.

The development proposed in this application intends to address several issues identified in this section. Initial phases of the Victoria Village campus expansion will provide 128 additional long-term care beds to the facilities capacity. These beds will aid in meeting the health and housing needs of a growing older demographic. Additionally, the proposed development will also include a range of residential units, including affordable housing, targeted to older individuals who may not require constant health attention. Provincial and Municipal planning documents highlight the importance of meeting the social, health, economic, and well-being requirements of current and future residents through the provision of a mix of housing options that include affordable housing. Through the proposed development, a variety of housing units will be provided in a location with convenient access to open space, services, and transit, that will increase and diversify the housing stock within the City and address the needs of a vulnerable subset of the population.

4.2 Functional Servicing Report & Stormwater Management Report

A Functional Servicing Report (FSR) was prepared by Skelton, Brumwell & Associates that provided a high-level servicing overview of the proposed Victoria Village expansion and has been submitted as part of the subject application. The report considered the existed sanitary and water services available and the potential servicing requirements of the proposed development.

The FSR determined that the existing sanitary infrastructure would be able to accommodate potential flow increases generated from a Victoria Village expansion. The FSR also provides preliminary water demand for the proposed development and fire servicing. The report suggests that water servicing to the proposed expansion would be most practical from a new water service fed from the Wellington Street West watermain and that booster pumps may be required given the proposed heights of the building. A more detailed analysis of the sanitary and water requirements will be confirmed at the Site Plan Approval stage. Although the results of the FSR are conceptual at this stage, the findings support the proposed development and suggest that existing municipal services have the capacity to support the expansion of Victoria Village.

A Stormwater Management (SWM) assessment was also prepared by Skelton, Brumwell & Associates, which considered existing drainage conditions, post-development water balance, phosphorus control, and proposed Low Impact Development measures. A complete analysis of stormwater management conditions was not completed due to the conceptual nature of the proposed development. The assessment determined that SWM controls required will be developed on site as part of the site design. A more detailed stormwater management analysis will be completed at the Site Plan Approval stage.

4.3 Archaeological Property Assessment (Stage 1 and 2)

A Stage 1-2 Archaeological Property Assessment of the subject lands was completed in July of 2022 by AMICK Consultants Limited. The assessment was completed in advance of the planning process for the subject lands. The entirety of the subject lands underwent property inspection and photographic documentation concurrently with the Stage 2 Property Assessment. The Stage 2 Assessment consisted of high intensity test pit methodology.

Upon completion of the assessment, AMICK Consultants Limited concluded that no archaeological resources were encountered at the subject lands. The following recommendations were made:

- *No further archaeological assessment of the study area is warranted;*
- *The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*
- *The proposed undertaking is clear of any archaeological concern*

A copy of the complete report detailing the results of the assessment have been submitted with this report.

4.4 Shadow Study

A Shadow Study for the proposed development was completed in December of 2022 by Salter Pilon Architecture. This study considered the shadows impacts of the conceptual massing of the proposed development on properties surrounding the subject lands at four different dates of the year. A detailed description of the Shadow Study results is provided in the Urban Design Report. An Addendum to this Shadow Study will be provided at the Site Plan application stage to address specific designs of the building.

4.5 Block and Context Plan

A Block and Context Plan was completed by Salter Pilon Architecture in December of 2022. The Block and Context Plan provides an overview of how the proposed development fits within the existing neighbourhood buildings and land use pattern. The Plan also considers current and proposed transportation infrastructure. A detailed description of the results of the Block and Context Plan are provided in the Urban Design Report.

4.6 Traffic Impact Brief

A Traffic Impact Brief for the proposed development was completed in November of 2022 by JD Engineering. This brief provided a high-level overview of the existing site characteristics, surrounding roads, and traffic analysis. The findings of the brief conclude that the existing road network can safely and efficiently accommodate traffic generated by existing developments, and that the network is anticipated to have excess capacity to accommodate additional traffic from the proposed development.

A full Traffic Impact Study will be submitted at the Site Plan application stage, and will include a Parking Needs Study, and Parking Justification Report should any parking standard reductions be required.

4.7 Tree Inventory

A Tree Inventory Study was completed in October of 2022 by Hill Design and has been submitted as part of the subject application package. The intent of this study was primarily to inventory the existing boundary and municipal trees currently existing within the subject lands. A complete Tree Preservation Plan and Landscape submission will be provided at the Site Plan application stage.

4.8 Additional Reports

The City of Barrie has granted the applicant permission to defer submission of a number of required reports to the Site Plan Approval stage. The intention of these deferrals was to expedite the ZBA process and consolidate the zoning requirements of the subject lands, an important prerequisite for Victoria Village to apply for funding for future developments supported by this application. The deferred reports that will be subsequently submitted include:

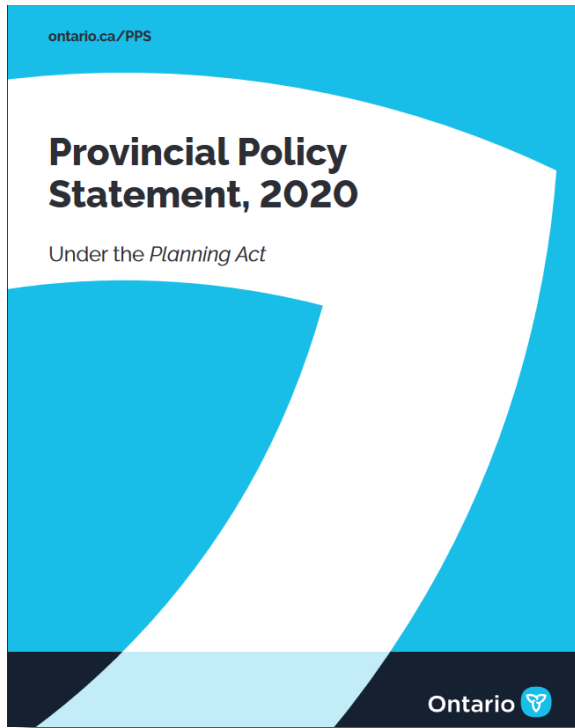
- Geotechnical Report
- Hydrogeological Report
- Illumination Study
- Traffic Impact Study
- Parking Needs Study
- Tree Preservation Plan and Landscape Plan
- Environmental Impact Study
- Screening Form for Source Water Protection
- Stormwater Management Report
- Phosphorus Budget
- Erosion & Sediment Control Plan
- Grading & Drainage Plan

PLANNING POLICY & ANALYSIS



5

This section will outline the applicable planning documents relevant to the proposed applications. Each subsection will provide a review of applicable policies and provide justification where needed to support the proposal's alignment with these policies.



5.1. Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land in Ontario. Principles of the PPS include strong communities and economic growth.

Applicable policies within the following sections have been reviewed and related to the proposed development:

- Section 1.1: Managing and Directing Land Use
- Section 1.3: Employment
- Section 1.4: Housing
- Section 1.5: Public Spaces, Recreation, Parks, Trails and Open Space
- Section 1.6: Infrastructure and Public Service Facilities

Managing and Directing Land Use

Section 1.1 outlines policies related to the management of land use for efficient and resilient development and land use patterns. Per Policy 1.1.1, healthy, liveable, and safe communities are sustained by improving accessibility

for older persons and persons with disabilities by addressing barriers to participation. The proposed application puts in motion the development of a large, institutional facility that places residents of a future Victoria Village campus in close access to health services, retail, and community space. This policy also notes the importance of ensuring that public service facilities can meet current and projected community needs. Aligning the zoning policies of the subject lands will provide sufficient area required for future developments to meet the current and growing future needs of the surrounding community.

Per Policy 1.1.3.2, land use patterns within settlement areas shall be based on the efficient use of land and resources, be appropriate for planned public service facilities, and are transit-supportive. The subject lands are centrally located within the City of Barrie and in close proximity to several different services, including transit. A number of routes operate near the subject lands and the Downtown Barrie Bus transit hub is located within walking distance. The proposal supports land and resource efficiency as future developments on the lands will make use of existing vacant land to provide the Victoria Village community and surrounding neighborhoods with services and community spaces.

Employment

Per Policy 1.3.1 pertaining to employment, promotion of economic development through provision of a mix of employment, institutional, and other uses, while encouraging compact, institutional development that supports resilient communities shall be promoted. The proposed application will facilitate the development of a large institutional facility that will feature retail, office, and community spaces, in addition to expansions to the existing Victoria Village care centre. The operation of these spaces will provide numerous opportunities for local employment. Future developments on the lands will provide essential aspects for a complete community while making efficient use of the vacant land present in the Victoria Village block.

Housing

Per Policy 1.4.3 pertaining to housing, a range of housing options that efficiently uses land and supports transit in existing areas, should be provided by permitting options that meet the social, health, and well-being requirements of current and future residents. Future developments permitted by the proposed application would feature an expansion of Victoria Village, including a variety of different residential unit types for future residents. Additionally, future expansions of the Victoria Village campus would help meet the growing need for Long-Term Care beds by providing an additional 128 Long-Term Care beds, as approved by the Province of Ontario. Future expansion of Victoria Village would increase the ability of the care centre to meet the health and well-being requirements, provide increased access to communal areas and community spaces, and increase the available housing stock for residents and other older persons. Future residents would also be conveniently located close to local transit routes and the Barrie Bus terminal for increased mobility and transportation options.

Public Spaces, Recreation, Parks, Trails and Open Space

Per Policy 1.5.1, the health and activity of communities should be promoted through fostering community connectivity and providing opportunities for social interaction in a variety of recreational settings. The proposed development would enhance the existing community within the Victoria Village campus. Future developments facilitated by this application would likely provide additional community and recreational space accessible to residents of Victoria Village as well as members of the larger public. These spaces would provide increased opportunities for social interaction and recreational activities. Future developments would also enhance community connectivity by placing these facilities within walking distance of numerous residential units.

Infrastructure and Public Service Facilities

Per Policy 1.6.5, the location of public service facilities should be co-located in community hubs to promote cost-effectiveness through facility service integration, access to transit, and active transportation. The proposed application supports the expansion of the existing Victoria Village community hub. It will contribute to the progression towards a complete community by providing a variety of services at a location frequently serviced by public transit and close to many residential areas. Several active transportation pathways are also located close to the subject lands (along Ross Street and through Queen's Park) and will support the use of alternative transportation modes.

The Provincial Policy Statement's objects and policies are supported by the proposed application to rezone the subject lands for future development. The proposal will ensure the vacant lands are developed efficiently, providing housing and community spaces while bolstering employment opportunities in the area, demonstrating consistency with the PPS.

5.2. Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth. It establishes a long-term vision for where and how the region grows. Per Schedule 2 (A Place to Grow Concept), the subject lands are located near the City of Barrie Urban Growth Centre, within the Built-Up Area.

Applicable policies within the following sections have been reviewed and related to the proposed development:

- Section 2.2.1: Managing Growth
- Section 2.2.5: Employment



- Section 2.2.6: Housing
- Section 3.2.8: Public Service Facilities

Managing Growth

Per Policy 2.2.1.4, policies within the Growth Plan will support complete communities that feature a mix of land uses, improve quality of life, provide housing options to accommodate people at all stages of life, and convenient access to transportation options, public service facilities, parks and recreational space. The proposed application supports the achievement of a complete community by providing a wide range of services within close proximity to existing and future residential areas. Future developments in the subject lands will provide a range of housing options to increase the available housing stock within the City of Barrie. Future housing options provided will also help meet the health needs of older and aging persons through the provision of 128 Long-Term Care beds, as approved by the Provincial Government. In addition to housing, future developments on the subject lands will also likely include commercial and community spaces. Dedication of spaces to these uses will provide numerous services in close proximity to residents of Victoria Village and the surrounding neighborhoods. In addition to onsite features, the location of the subject lands also provides convenient access to several nearby amenities. These include green spaces located across Ross Street, retail and commerce in the nearby City Centre and Bayfield Primary Intensification Node and Corridor, and nearby transit options.

Employment

Per Policy 2.2.5.1, economic development will be promoted by making efficient use of vacant and underutilized lands to increase employment density and aligning land use planning. The proposed application to rezone 150 Toronto Street and 54 Ross Street to align policies with 76 Ross Street and 161 Wellington Street West would support the future development of a large institutional facility that would provide numerous employment opportunities. The development would make efficient use of existing vacant land and provide employment options in numerous capacities in potential office, retail, community, and care facilities.

Per Policy 2.2.5.3, retail uses will be directed to locations that support active transportation and have existing transit options. Future development of the subject lands will likely feature spaces dedicated to retail uses. The location of the subject lands is conveniently located along active transportation pathways along Ross Street and Queen's Park and transit options along Ross Street and the nearby Barrie Bus Terminal.

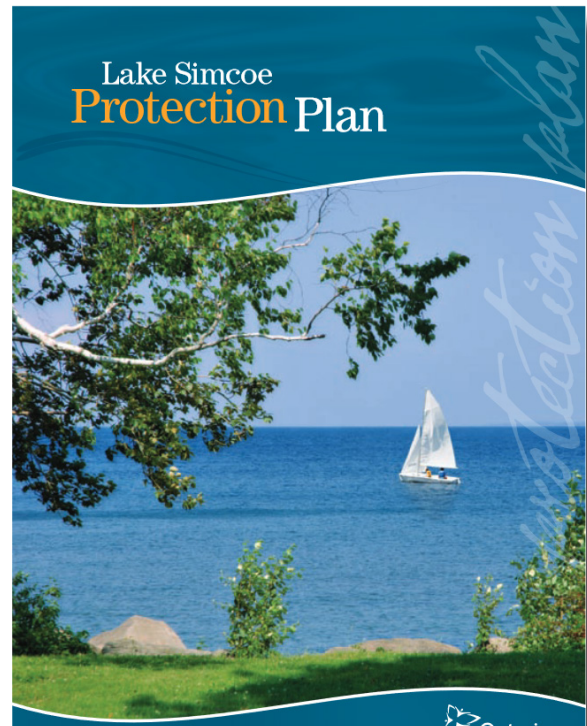
Housing

Policies 2.2.6.1 and 2.2.6.2 outline that support will be given to the development of housing options that meet the needs of current and future residents and help achieve density targets. Support will be provided through the implementation of official plan policies, designations, and zoning by-laws. The proposed application to amend the permitted uses of the 'I-SP299' zone and to rezone 150 Toronto Street and 54 Ross Street to match the remaining subject land properties is an important step towards the progression of the Victoria Village Masterplan. Future developments associated with the masterplan will likely provide a wide range of housing options as well as increase the number of Long-Term Care beds available within the Victoria Village care facility. Expansions of Victoria Village have already been permitted an additional 128 Long-Term Care beds by the Province of Ontario, and the proposed application would allow the application for further beds. The future provision of new residential units and care beds would make efficient use of vacant lands and contribute to achieving density targets.

Public Service Facilities

Policies 3.2.8.2 and 3.2.8.6 outline that public service facilities should be located in community hubs to promote cost-effectiveness and be close to active transportation and transit. The future development of the subject lands will reinforce Victoria Village as a community hub and will likely feature multi-purpose spaces to be shared with the other uses located in the facility, such as recreational. Future developments will convert current vacant land and make efficient use of land and existing infrastructure. The proximity to nearby active transportation pathways and nearby transit routes will provide future residents will convenient transportation options and mobility.

The proposed application conforms to the intents and objectives of the Growth Plan by permitting conditions for the development of residential units in close proximity to amenities and existing public transit that will contribute to density targets within the City of Barrie's Built-Up Area. Future development will provide economic opportunities and employment within an existing community hub.



5.3. Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) established by the Lake Simcoe Region Conservation Authority (LSRCA) seeks to inform the protection, improving, and restoration of elements that contribute to the ecological health of the Lake Simcoe watershed. The LSPP establishes policies, initial actions, strategies, and frameworks for restoring the ecological health of the Lake Simcoe watershed. A small portion of the subject lands at 76 Ross Street are located within the regulated area of the LSRCA and therefore are regulated by the LSPP (Figure 19).

The LSPP defines Major Development as:

“... development consisting of:

- a. the creation of four or more lots;
- b. the construction of a building or buildings within a ground floor area of 500 m² or more; or c. the establishment of a major recreational use.”

Development is defined in the LSPP as:

“... the creation of a new lot, a change in land use, or the construction of buildings and structures, any of which require approval under the Planning Act, the Public Lands Act, the Conservation Authorities Act, or that are subject to the Environmental Assessment Act, but does not include,

- a. the construction of facilities for transportation, infrastructure and utilities used by a public body;
- b. activities or works under the Drainage Act; or
- c. the carrying out of agricultural practices on land that was being used for agricultural uses on the date the Plan came into effect.”

This application proposes rezoning parcels in the subject lands and Zoning By-Law amendments that would permit additional residential uses on the property to support the construction of a large, institutional facility. As such, the proposed development meets the definition of Major Development as provided in the LSPP.

As a proposed Major Development, the application must demonstrate several stormwater management practices, including pollutant and phosphorus loading minimization, stormwater runoff volume reduction, and minimizations to water balance changes. Similarly, as a proposed major development within the Wellhead Protection Area - D, as depicted in the City of Barrie Official Plan - Schedule G (2018), the application is required to demonstrate the protection, improvement, or restoration of groundwater recharge areas. However, given the conceptual nature of the proposed development at this point, such details have not yet been provided. Reports pertaining to these required details will be provided at the Site Plan application phase of the project. As such the proposed development does not contravene the policy requirements for development or Major Development.

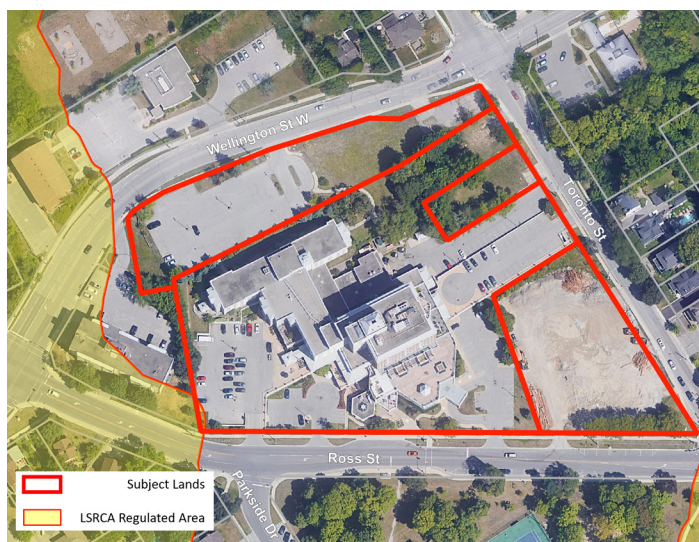


Figure 19. Lake Simcoe Region Conservation Authority Regulated Area (LSRCA GIS Data).



5.4. City of Barrie Official Plan

The City of Barrie’s Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. In implementing the goals and policies of this Plan, the City will strive for “sustainable development”, defined as development that does not jeopardize opportunities for future generations. The lands are designated as Institutional, within the City of Barrie Built-Up Area.

Applicable policies within the following sections have been reviewed and related to the proposed development:

- Section 3.1: Growth Management
- Section 3.3: Housing
- Section 4.5: Institutional Land Use
- Section 5.1: Servicing
- Section 5.3: Stormwater Management
- Section 5.4: Transportation

Growth Management

Section 3.1 outlines the goals and policies for Growth Management within the City of Barrie. The goals for growth management provided in 3.1.1 and how they are supported by the proposed application include:

- (a) To accommodate projected needs for residential, employment, and

other lands to achieve a complete community with an appropriate mix of jobs, local services, housing, open space, schools, and recreation opportunities;

The proposed zone change will permit the development of an institutional facility that features one hundred and twenty-eight (128) Long-Term Care beds approved by the provincial government. Additionally, the future facility will likely include different residential units, employment opportunities, and spaces dedicated to recreational and retail use. The facility will contribute to the surrounding community and support Victoria Village as a community hub.

- (b) To encourage and accommodate the continued expansion and diversification of the City's economic base with regard to the industrial, commercial, tourism, and institutional sectors in order to strengthen the City's role as the area's principal employment centre and to achieve an appropriate balance between employment and residential land uses;*

The expansion of commercial and institutional spaces in the future development will contribute to the diversification and expansion of the economic base within the city, creating opportunities for employment in a variety of settings and in many capacities.

- (c) To promote and support knowledge based activities and their location in Barrie in both public and private sectors, geared to research and development in educational and financial, health service, telecommunication, and recreation/leisure companies and institutions;*

The proposed application will permit the expansion of the Victoria Village Care facility, improving the facility's ability to provide care and increasing their capacity to house residents.

- (d) To direct growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure extension.*

This application proposes growth within the established Built-Up area within the City of Barrie, in close proximity to existing amenities and services. Future developments would make efficient use of existing infrastructure, minimizing the costs of infrastructure extension.

Per Policy 3.1.2.2 (d) for the staging and phasing of developments, approval for development applications shall be governed by principles including:

- i. encouraging a mix and form of housing that supports affordable*

housing and specialty needs housing;

- ii. giving priority to lands adjacent to existing development;*
- iii. sequential development of neighbourhood facilities;*
- iv. provision of community facilities and urban services with emphasis on using existing sewage and water services where possible;*
- v. provision of sidewalks and access to public transit.*
- x. protection of the environment and significant natural resources.*

The proposed application satisfies these principles as it permits future development that will provide a range of housing options that support affordable and specialty needs housing. The first phase of the Victoria Village Masterplan will provide 128 additional Long-Term Care beds and the proposed amendments will enable Victoria Village to apply for further beds. The inclusion of housing and Long-Term Care beds in future developments will help increase available housing stock catered to specific demographics. Preliminary concepts for the future development of the lands also include community facilities and services available for use by residents of Victoria Village and the surrounding community. The location of the subject lands also supports these policies as the properties contain and are adjacent to the existing Victoria Village and within the City of Barrie's Built-Up Area. The location provides convenient access to public transit along Ross Street and the nearby Downtown Barrie Bus Terminal. Development on the subject lands will not likely negatively impact the environment and significant natural resources as none are located within the lands. A small portion of LSRCA regulated areas is found on 76 Ross Street, however, at this time the area is not proposed for any development.

Policy 3.1.2.3 relates to the density of development and intensification and outlines goals to be targeted within the City of Barrie. Policy 3.1.2.3 (b) states that 40% of residential unit development shall be directed to areas with the Built-Up area. Further, Policy 3.1.2.3 (d) states that by 2031, the City's Growth Management Strategy identifies that the Built-Up area can accommodate an additional 13,500 housing units, of which 61% are outside the Urban Growth Centre. Although in the preliminary concept stage, future developments on the lands will likely include a number of residential units and Long-Term Care beds that will increase the density of the area and contribute to these targets. The expansion of the Victoria Village campus would contribute to increasing the stock of affordable housing and housing catering to older and aging populations and individuals with specific health needs.

Housing

Section 3.3 relates to Housing within the City of Barrie. The housing goals outlined in Section 3.3.1 and how they are satisfied by the proposed application include:

- (a) *To provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents.*

Future developments at the subject lands will provide several residential units varying in form and size associated with the expansion of Victoria Village. These units will help meet the needs of older persons, aging populations, and those with special and specific needs. This includes 128 Long-Term Care beds that have been approved by the Provincial Government as part of the Victoria Village Masterplan first phase.

- (b) *To ensure that the quality and variety of the housing stock is maintained and improved.*

The future expansion of Victoria Village will contain a variety of quality residential unit types that contribute to the available housing stock in the City of Barrie. These will likely include affordable units and units catered to the specific needs of older, aging, and special needs populations.

- (c) *To promote building designs and densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support and contribute to safe, vibrant, pedestrian and cyclist-friendly streetscapes.*

The provision of new residential units and Long-Term Care beds will contribute to intensification and density targets for the surrounding area and the City. These residential units will be developed on currently undeveloped, vacant land and will make efficient use of existing infrastructure and resources. The lands are in close proximity to amenity spaces, transportation networks, and services, which will contribute to the development of a complete and safe community within the future Victoria Village campus expansion.

- (d) *To ensure the development of complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.*

Future developments will feature an expansion of the care facilities of Victoria Village as well as a number of other uses. These include residential units, commercial spaces, and community spaces. A number of residential unit types will likely be incorporated into final conceptualizations of the

facility expansion plans. Additionally, spaces dedicated to commercial uses will provide employment opportunity and convenient access to stores and services to meet the needs of residents and members of the local community. Community spaces will likely be included in future developments and will contribute to the growth of Victoria Village as a complete community.

- (e) *To encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents including special needs requirements.*

Future developments will feature a variety of housing types, such as individual units and Long-Term Care beds, that cater to older persons. The daily and special needs of residents of these units will be met through their close proximity to several services associated with the Victoria Village, in addition to other commercial designated spaces in the facility and surrounding area.

- (f) *To direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and future population.*

The subject lands are located within the City of Barrie's Built-Up area and will make efficient use of existing infrastructure.

General policies related to Housing are found in 3.3.2.1. Applicable policies include:

- (a) *The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law will be amended to allow for innovative housing where it is recognized to be in accordance with good land use planning principles.*

The proposed application requests zoning by-law amendments that include the addition of residential uses in the proposed 'I-SP299' zone. Permitting a wider range of residential unit types would allow the development of units that are able to better meet the needs of their residents. The proposed ZBA would enable future developments to increase available housing stock and contribute to housing and density targets within the City and the Built-Up area.

- (b) *The City shall support programs and policies encouraging a wide range of housing opportunities including rental housing in order to meet identified housing needs in accordance with good land use planning principles.*

The proposed zoning amendments facilitate the development of a large institutional facility containing the expansion of the Victoria Village care

centre and an additional 128 Long-Term Care beds. Additionally, the facility will likely accommodate a number of residential units of a wide variety. The provision of Long-Term Care beds and residential units in future developments will increase the available housing stock that meets the needs of older and aging demographics.

- (g) *The City will direct that new residential development be at densities that are consistent with this Plan and encourage the creation of complete, mixed use communities that include the integration and use of transit and active transportation.*

The Victoria Village masterplan, enabled through this application, will be conveniently located within proximity of a range of transportation options. There are several transit routes in operation along Ross Street and the Downtown Barrie Bus terminal located nearby offers access to the entire transit network. Preliminary concepts for future developments incorporate a variety of uses, including residential, commercial, community, and recreational, that will contribute to building a complete community.

Policy 3.3.2.2 outlines policies related to affordable housing and includes:

- (a) *It is a goal of this Plan to achieve a minimum target of 10 percent of all new housing units per annum to be affordable housing.*

Future developments within the subject lands will likely include affordable housing units which will contribute to affordable unit targets set out in the Official Plan.

- (c) *Affordable housing will be encouraged to locate in close proximity to shopping, community facilities, and existing or potential public transit routes such as arterial or collector roads.*

The development of affordable units in the subject lands are conveniently located to a number of amenities both in the future developed facility and in the surrounding area. The nearby City Centre and intensification areas offers numerous retail, community, and recreational opportunities. Public transit and high classification road access are located immediately adjacent to the subject lands and offer convenient transportation options.

- (d) *Consideration will be given to modifications to existing zoning and servicing standards that will facilitate the provision of affordable housing units in new residential developments where such revisions are in accordance with the intent of the Official Plan.*

The current application proposes zoning amendments to the subject lands that will facilitate the future development of the Victoria Village Masterplan, which will likely feature residential units and affordable housing. Increasing

the permitted uses to include additional residential uses and aligning the zoning policies of the subject lands will support the provision of residential units and permit a flexible design through the conceptual stages of development.

Section 4.5 provides the goals and policies for 'Institutional' designated areas within the City of Barrie. Goals for 'Institutional' areas listed in 4.5.1 include:

- (a) *To ensure that civic, educational, health and social facilities are planned and designed in such a manner as to serve the needs of the City and the region.*

The proposed application will facilitate the future Victoria Village expansion development. The expansion of Victoria Village will increase the care capacity of the facility and enhance its ability to meet the health needs of older and aging populations. This application comes at a time of when waiting periods for Long-Term Care beds are over five years long. The future Victoria Village will not only serve growing need to care but will also provide a services and facilities for use by residents and the members surrounding communities.

- (b) *To strengthen the regional role of Barrie through the support and development of major government facilities and major health care facilities.*

The proposed application will support the development of a large institutional facility that will expand the health services capacity of Victoria Village. Demand for healthcare for older and aging populations with specific health needs continues to grow, as seen in the long waiting periods for Long-Term Care beds, and future developments facilitated by this application will contribute to meeting those demands.

- (c) *To encourage the shared use of public buildings, open space areas and school grounds to promote functional and cost efficiencies.*

Future developments will be focused on existing vacant lands within the subject lands. These developments will promote functional use of the land and make efficient use of existing infrastructure. Preliminary concepts for future developments include spaces for public use, and community and recreational spaces that will be used by Victoria Village residents and members of the surrounding communities.

Institutional Land Use

Locational criteria outlined in Policy 4.5.2.2 (b) states that “All institutional uses should be located close to public transit and pedestrian links.” The location of the subject lands satisfies these considerations given their close location to transit routes along Ross Street, active transportation routes along Ross Street and Queen’s Park, and to the Barrie Bus terminal.

Applicable general policies for ‘Institutional’ areas listed in Policy 4.5.2.3 include:

- (a) *Institutional uses will be located to minimize any potential conflict between these uses and adjacent land uses, particularly residential areas. Appropriate visual screening, planting and/or fencing measures shall be provided between the institutional use and the nearby residential area.*

There will be no new uses introduced through future developments on the subject lands that will increase conflict with the surrounding residential areas. Future developments will extend existing uses found in properties in the subject lands. Furthermore, existing residential forms will be complimented in future designs through incorporating compatible designs that mirror neighboring housing forms and elements.

- (b) *Approval of development within Institutional areas will be subject to the availability of required urban services including municipal sewer and water and of adequate vehicular access and off-street parking and loading facilities, except for those areas exempted from parking and loading through the implementing zoning by-law or where the alternative of providing cash in lieu of parking is available in specified zones, such as the City Centre zone.*

The subject lands are located within the City of Barrie’s Built-Up Area and are fully serviced with municipal water and sewer infrastructure. Abundant vehicular access will be provided through existing entrances from Toronto Street and Ross Street. Off-street parking will also be provided in surface and underground parking areas as indicated in preliminary concepts.

Policy 4.5.2.6, which relates to community facilities, outlines that “Community facilities such as places of worship, day nurseries, libraries, police stations, recreational facilities including swimming pools, rinks and gymnasias, and community meeting places should preferably locate close to other community activities where they will complement each other. Community facilities are permitted on lands designated ‘Institutional’ on Schedule A – Land Use.” The current application satisfies this policy by facilitating the development a large institutional facility next to the existing Victoria Village. Future developments on the subject lands will extend the existing uses at 76 Ross Street and provide community facilities that will

compliment the proposed residential units and surrounding residential areas.

Servicing

Section 5.1 provides policies relating to servicing within the City of Barrie. Applicable servicing goals contained in Section 5.1.1 include:

- (b) *To ensure that development within the City is serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities.*

The proposed development is located on a fully municipally serviced property. The proposed development will make efficient use of the existing services and infrastructure available.

- (e) *To ensure that servicing of development shall employ best management practices to ensure sensitivity to the natural environment and efficiency of City services and operations.*

The subject application supports the rezoning of the subject lands to facilitate the proposed expansion of the Victoria Village campus. Servicing connections to municipal systems will be outlined at the Site Plan Approval stage. However, the proposed development will strive to employ the optimal services management practices that encourage efficiency and are considerate of natural environment sensitivity.

General policies related to servicing provided in Section 5.1.2 applicable to the proposed development include:

- (d) *If the availability of any urban service is to be restricted, industrial/commercial/institutional development shall take precedence over other land uses to receive the available capacity.*

The proposed development features expansion of an institutional facility. The FSR completed in support of this application has determined that the existing available infrastructure would sufficient accommodate the proposed developed.

- (j) *Development in the City shall be dependent upon the availability of sanitary sewage capacity in the City’s Water Pollution Control Centre. Flows to this facility shall be monitored as new development proceeds and shall comply with provincial regulations.*

The FSR completed in support of this application propose that the existing municipal sanitary infrastructure contains enough capacity to handle the increased flow generated from the proposed development.

Stormwater Management

Section 5.3 contains policies that relate to stormwater management, with the goals provided in Section 5.3.1. Stormwater management goals as they relate to the proposed development are provided as follows:

(b) *To encourage effective stormwater management in order to control flooding, erosion, sedimentation and maintain and enhance water quality in the receiving watercourses and water bodies.*

At this stage the complete stormwater management plan has not been completed. The details of the stormwater management plan will be outlined at the Site Plan Approval stage, where measures to minimize the potential stormwater impacts on surrounding watercourses and Kempenfelt Bay will be exercised.

(c) *To promote the incorporation of natural waterways, valleys, and ponds into continuous green corridors for wildlife habitat, open space, and parkland.*

The subject property currently does not contain any natural heritage features including natural watercourses or surface water features.

(d) *To ensure stormwater management practices minimize stormwater peak flows, contaminant loads including phosphorous, and maintain or increase the extent of vegetative and pervious surfaces.*

A complete stormwater management plan will be completed at the Site Plan Approval stage. The preliminary stormwater management assessment completed by Skelton, Brumwell & Associates in support of the subject application provide potentially management practices and Low Impact Development measures that will be considered during the completion of the final SWM plan.

Transportation

Section 5.4 contains policies that relate to transportation within the City of Barrie. Transportation goals are provided in Section 5.4.1 and include:

(a) *To provide a sustainable transportation system for the safe, efficient, and convenient, movement of people and goods including linkages to the overall Provincial and County transportation system.*

The proposed development is located along existing transit routes and in close proximity to the Barrie Bus Terminal. Future residents, visitors, and employees will be able to take full advantage of the close location of these services and potentially supporting increased ridership.

(b) *To provide a transportation system that supports the maximum economic development of the City with minimum social, health and environmental impacts.*

The subject lands are located close to numerous transit and transportation options that will support the employment opportunities provided in the proposed development.

(c) *To promote healthy communities, active living and energy efficiency; public transit, carpooling, all forms of active transportation, safe integration and connectivity between these various modes of transportation will be encouraged. Public transit would be a first priority for transportation infrastructure planning and major transportation investments where financially feasible.*

The location of the subject lands close to walking trails and transit routes promote active living and encourages individuals at the site to participate in vehicle-alternative modes of transportation to meet their mobility needs.

(d) *To develop the Intensification Areas identified on Schedule I – Intensification Areas of this Plan at densities that are transit supportive and provide linkages to major transportation hubs and routes such as the major transit stations.*

Although the subject lands are located outside an Intensification Area, the Bayfield and Dunlop Street West Intensification Corridors are located close to the lands. Also, the proposed development of higher density residential units and anticipated site activity will support the use of transit and active transportation located close to the subject lands.

Transportation policies provided in Section 5.4.2 require new institutional developments to provide adequate transportation service for all modes of transportation while promoting the increased use of public transit and active transportation modes. The proposed development satisfies these policies as it has the potential to support future employment, visitors, and residents by taking advantage of the existing vehicle-oriented infrastructure currently found on site, as well as the close proximity to public transit routes and public walking trails. Specific site details outlining transportation-supportive site design and infrastructure will be outlined at the Site Plan Approval stage.

For the above stated reasons, the proposed development and Zoning By-law Amendment application is deemed to be in conformity with the City of Barrie Official Plan for a high density, institutional development.

CONCLUSION



6

This report supports the proposed Zoning By-law Amendment Application for the subject lands at 54 Ross Street, 76 Ross Street, 150 Toronto Street, and 61 Wellington Street West in the City of Barrie. The proposed ZBA intends to rezone 150 Toronto Road and 54 Ross Street from 'RM2' and 'I' to 'I-SP299' and consolidate the zoning policies for the subject lands, an essential prerequisite that will enable Victoria Village to apply for funding opportunities. Additionally, the proposed ZBA intends to add 'Low-Rise Residential' uses to the permitted uses within the 'I-SP299' zone to increase the range of housing forms allowed within future developments. This amendment aims to increase the design flexibility in subsequent development stages and provide a wider variety of housing types that can accommodate a greater range of needs. These amendments will facilitate the Victoria Village Masterplan, expansion of the existing campus, and the provision of much needed additional long-term care beds for the City of Barrie.

The proposed developments on the subject lands will reinforce Victoria Village as a community hub and promote the efficient development of vacant lands. Future buildings on the site will provide employment opportunities in residential, recreational, commercial, and care spaces, and will be closely located to nearby amenities and transportation options. This application will serve as an important step in the progression of the Victoria Village Masterplan and the fulfilling of the Victoria Village vision and mission.

It is our professional opinion that the proposed development represents good planning as it conforms to the applicable policies reviewed in the Provincial Policy Statement and Growth Plan. The application also meets the intent and objectives of the City of Barrie's Official Plan for intensification and redevelopment. This application will permit the subject lands to be developed in an efficient and compact manner and contribute to housing and density targets while providing a variety of uses that helps to create complete communities.

Respectfully Submitted,
Innovative Planning Solutions



Kyle Galvin, H.BCD, RPP, MCIP
Senior Planner



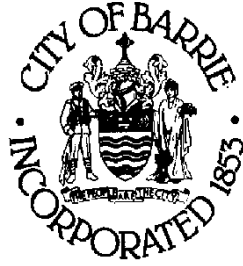
Ivan Ho
Junior Planner

APPENDICES

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7

APPENDIX 1:
Draft Zoning By-law Amendment



Bill No. XX

BY-LAW NUMBER 2022-XX

A By-law of the Corporation of the City of Barrie to amend By-law 2003-191 and By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie

WHEREAS the Council of the Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 150 Toronto Street and 54 Ross Street shown on Schedule "A" to this By-Law from 'Residential Multiple Dwelling Second Density' (RM2) and 'Institutional' (I) to 'Institutional – Special Provision' (I)(SP-299), and to amend By-law 2003-191 and By-law 2009-141 as it relates to zone (I)(SP-299) to permit additional residential uses and amend setback requirements,

AND WHEREAS the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2003-191 and By-law 2009-141 and has approved recommendation.

NOW THEREFORE be it enacted as a By-law of the Corporation of the City of Barrie the following:

1. **THAT** the following Special Provisions (SP) be amended within the Institutional (I)(SP-299) zone referenced in the implementing Zoning By-law 2009-141 for the subject lands.
 - i. In addition to the permitted uses of Section 13.4.14, the following uses shall be additionally permitted:
 - a. *Block/Cluster/Street/Stacked Townhouse*
 - b. *Boarding, Lodging, Rooming House (Large)*
 - c. *Boarding, Lodging, Rooming House (Small)*
 - d. *Converted Dwelling*
 - e. *Semi-Detached, Duplex Dwelling*
 - f. *Single Detached Dwelling*
 - g. *Three or More Unit Dwelling*
 - h. *Walk-up Apartment*
 - ii. Notwithstanding the provisions set out in Table 8.3 of Section 8.3.1 of By-law 2009-141, that Section 13.4.14 provide that the required front yard and side yard setback shall be a minimum of 0.0 metres.

2. **THAT** the zoning map is amended to change the zoning of 150 Toronto Street and 54 Ross Street from 'Residential Multiple Dwelling Second Density' and 'Institutional' to 'Institutional – Special Provision' (I)(SP-299) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
4. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the Planning Act, R.S.I. 1990, c.P.13.

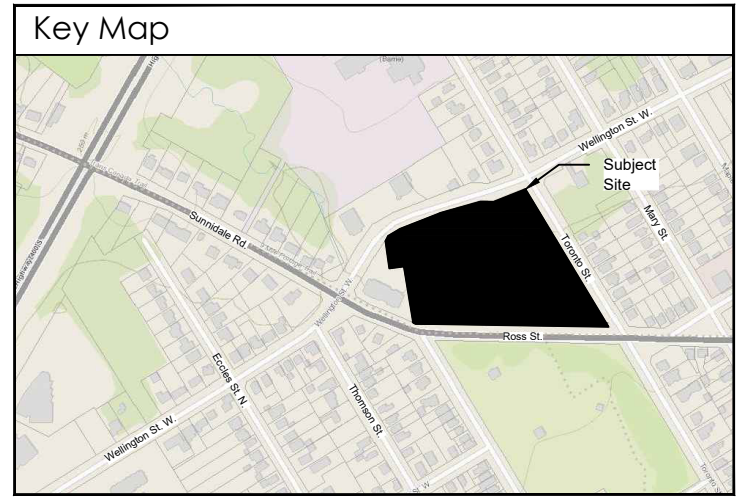
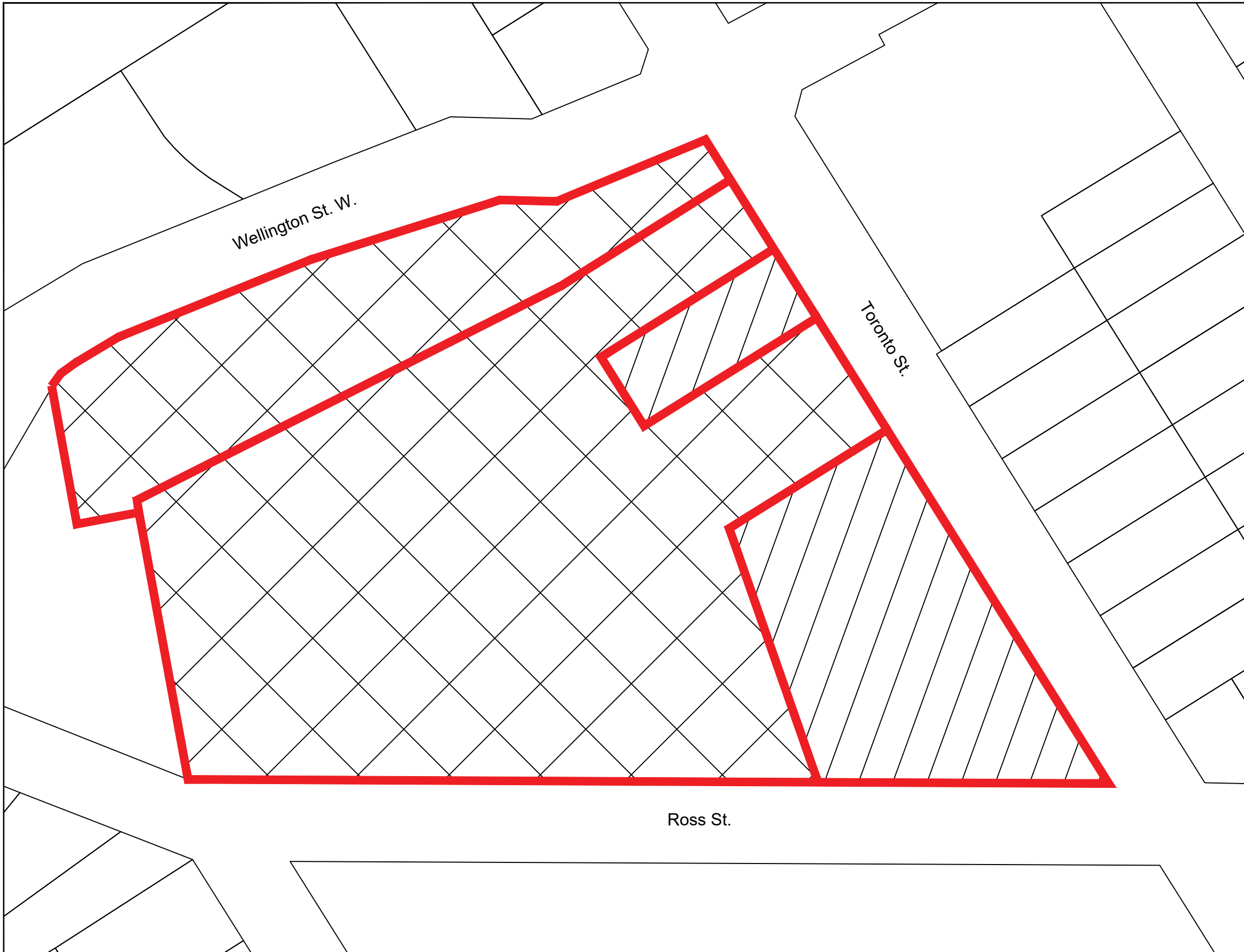
READ a first and second time this _____ day of _____ 2022.

READ a third time and finally passed this _____ day of _____ 2022.




THE CORPORATION OF THE CITY OF BARRIE

MAYOR


CITY CLERK



LEGEND

-  Subject Site
(Area: 27,202.3m² / 2.7ha)
-  Lands to be rezoned to the Institutional (I) zone with Special Provisions (SP-299)
-  Lands to remain zoned Institutional (I) with Special Provisions (SP-299) and Requesting Amendments to Permit Additional Residential Uses

Source: City of Barrie Zoning By-Law 2009-141
County of Simcoe Interactive Mapping, 2018 Imagery

0 20 40 50m 

Date: Oct 3, 2022 Drawn By: J.V.
File: 20-939 Checked By: K.G.

SCHEDULE "A" - DRAFT ZONING BY-LAW AMENDMENT
VICTORIA VILLAGE, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
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