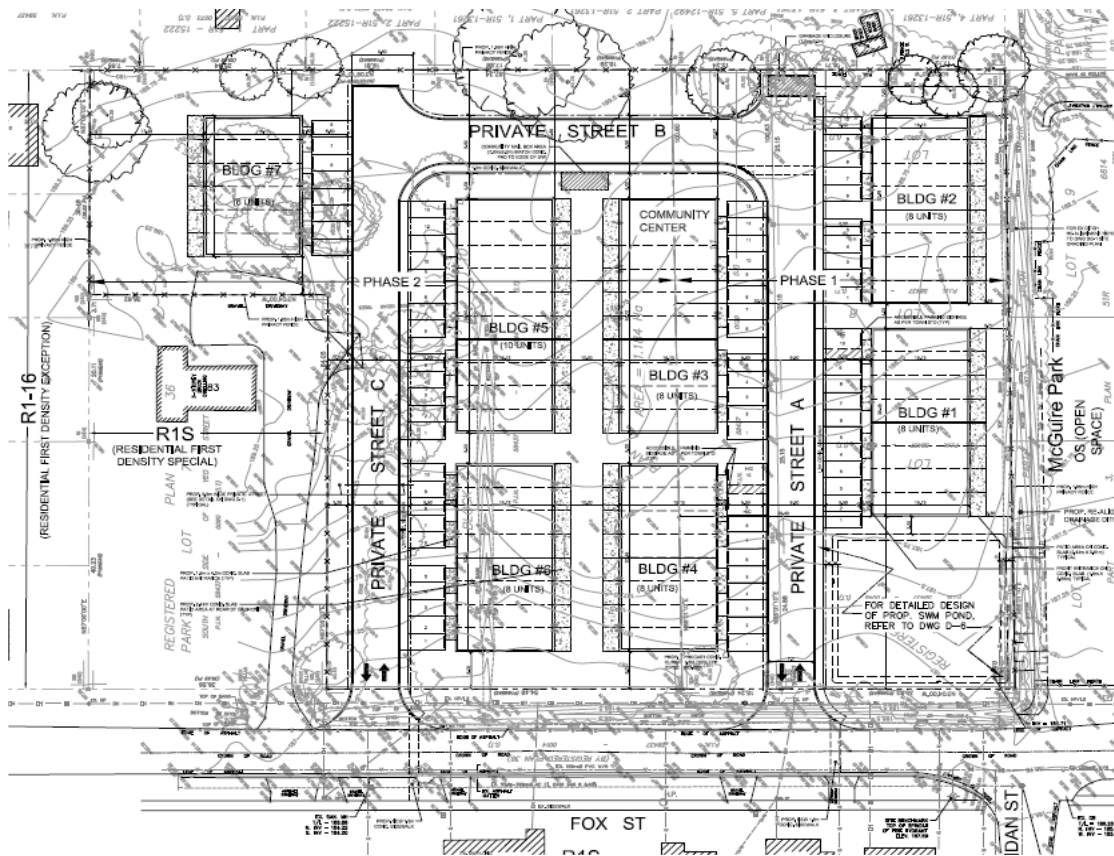


Planning Justification Report
In support of a Rezoning
for
FoxPark Development Corporation
77 FOX STREET
TOWN OF PENENTANGUIHENE, COUNTY OF SIMCOE



Date: December 2020

PREPARED BY:

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1. Introduction

JFive Developments Ltd. has been retained by FoxPark Development Corporation to seek planning approval for the Rezoning of lands located at 77 Fox Street, in the Town of Penetanguishene. The subject lands are currently dual zoned; Residential Third Density R3 in the south portion of the lands, and Deferred Development D in the north. See Figure 1 - Excerpt, Schedule A, Zoning Map.



Figure 1 - Excerpt, Schedule A, Zoning Map

The application being made is to Rezone the lands from Deferred Development D and Residential R3 to Residential Third Density R3-SP, with special zoning provisions, to permit the development of a townhouse complex geared to affordable rental housing for seniors.

2. Land Use Considerations

The subject lands are owned by FoxPark Development Corporation, consisting of 1.187 hectares of land, located on the east side of Fox Street, north of Sheridan Street, in the Town of Penetanguishene. The property is municipally addressed as 77 Fox Street and legally described as all of Lots 6, 7, 8, 9, and all of Blocks 10, 11, 12 and 14, Registered Plan 51M-653.

The lands are surrounded by established residential development to the north, east and west, generally characterized by one and two storey residential dwellings with the exception of 83 Fox Street, immediately to the north of the subject lands, which is 3 storeys in building height. The property is bounded to the south by the Town's McGuire Park. The lands are currently vacant of buildings and are vegetated. The location of the lands is illustrated on Figure 2 - Subject Lands.



Figure 2 – Subject Lands

Specifically, the lands are surrounded by the following land uses. See Figure 1, Excerpt, Schedule A, Zoning Map.

- North - Existing Residential dwellings, zoned Residential First Density Exception R1-16 and Residential First Density Special R1S.
- East - Existing Residential dwellings, zoned Residential Second Density R2 and Third Density R3, Residential First Density Special R1S and one vacant lot zoned Deferred Development D.
- West - Existing Residential dwellings zoned Residential First Density Special R1S.
- South - Existing McGuire Park, zoned Open Space OS.

3. Development Concept

The Rezoning of the lands would permit a residential multi-unit development consisting of 56 townhouse units, including a common community space, targeted for an affordable seniors’ rental housing complex.

The development concept proposes 56 self-contained, residential townhouse units, all 1-storey in building height, all 1 bedroom units. Each unit will have a separate front access and rear access to a rear yard amenity space. The site provides vehicular access from Fox Street with a crescent driveway, providing 74 parking spaces, including accessible parking spaces within the complex. The housing units will be rental and exclusively targeted to low income seniors. The subject land would yield a density of 47 units/hectare. Although the lands are currently split zoned, a Master Site Plan has been prepared for the entire land parcel. The Rezoning application is being submitted concurrent with Site Plan Approval in hopes that the timing of approvals will coincide. See Figure 3 – Development Concept.

Should the Rezoning lag behind Site Plan Approval, the development has been structured such that it can be phased, where Phase 1 includes the southerly portion of the lands currently zoned R3, and where no variances to the Comprehensive Zoning Bylaw are required to implement the development of Phase 1.

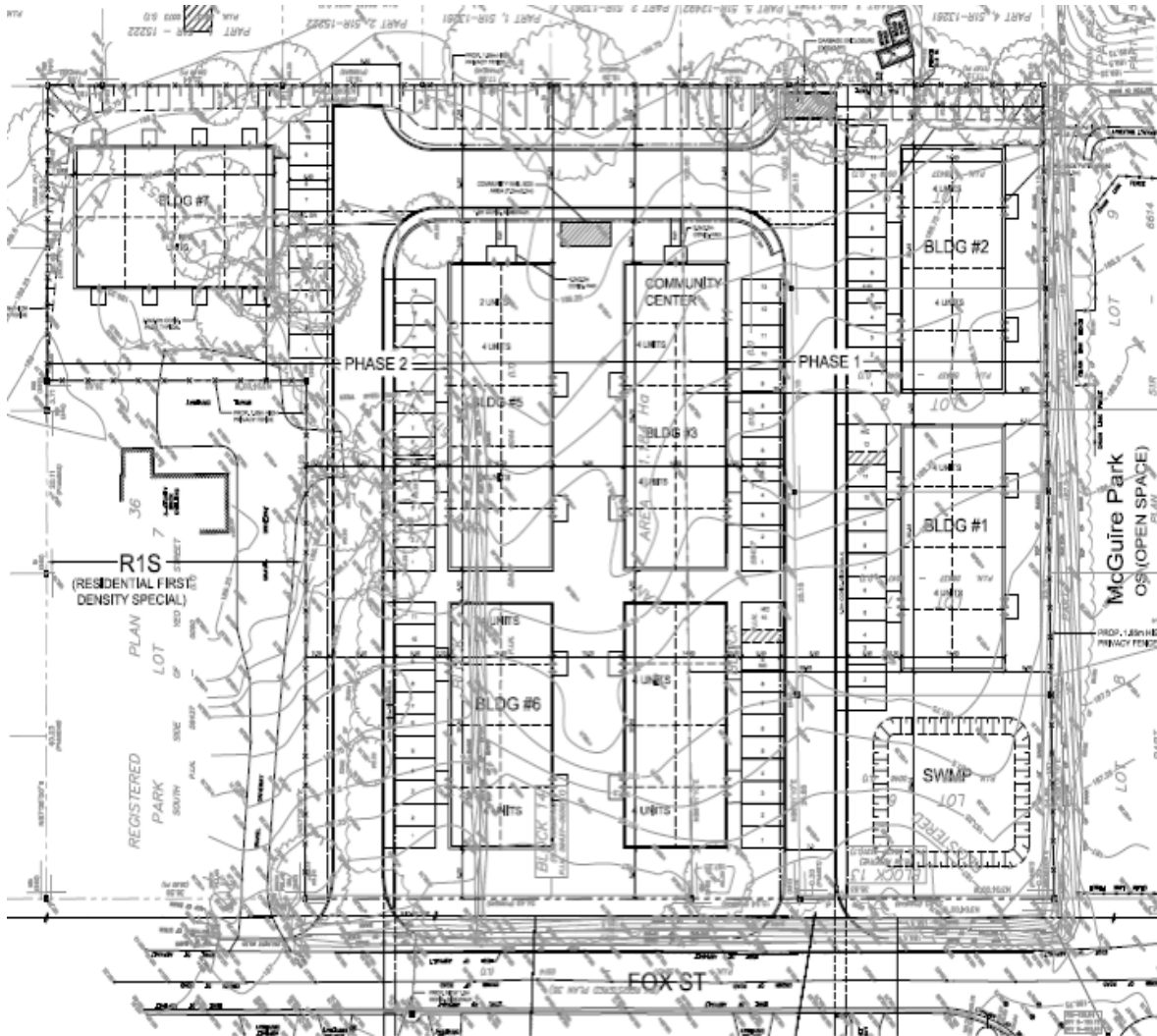


Figure 3 – Development Concept

4. Land Use

The Provincial Policy Statement, the Provincial Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan recognize and designate the Town of Penetanguishene as a Primary Settlement Area, having a Built Boundary. These policy documents recognize and direct the focus of population and employment growth to areas within the built boundary of Settlement Areas.

The subject lands are located within the Built Boundary of the Town of Penetanguishene. The lands are designated Neighbourhood Area on Schedule A, Land Use, in the Town’s Official Plan, which permits all forms of residential development. Although the lands are currently vegetated, they do not form part of the Natural Heritage System as identified on Schedule A or recognized as Environmental Protection on Schedule B1, Policy Overlay, of the Town’s Official Plan (OP).

The Town’s Comprehensive Zoning Bylaw 2000-02 dual zones the subject lands Residential Third Density R3 (south portion) and Deferred Development D (north portion). See Figure 1 – Excerpt Schedule A, Zoning Map. In order to permit the proposed development, a Rezoning of the lands is required.

The proposed Rezoning application seeks approvals for R3(SP) zoning with 2 special zoning provisions. The special provisions sought include a decrease in the required parking from 1.5 parking spaces per unit to 1.25 parking spaces per unit, and a decrease in the required lot area of 230m² per unit to 218m² per unit.

In addition, the Town is currently in the process of undertaking a Comprehensive Zoning Bylaw review and update. Town staff identified that the timing of approval for the comprehensive zoning bylaw has been delayed and not anticipated until the new year. Given the unknown timeframe of the Comprehensive Bylaw, site specific application for Rezoning is being proposed.

Pre-consultation with Town Staff was held on 2 occasions, June 19, 2020 and August 5, 2020. Staff identified information/documentation that was required in support of the Rezoning application. In addition to required information as outlined in the application form and this Planning Justification Report, the Town requested submission of a Master Site Plan for the entire site, a Functional Servicing Report and an Environmental Report.

5. Technical Reports

Technical Reports and drawings have been included in support of the proposed Rezoning application. A summary of the supporting documents is identified below.

The Master Site Plan has been included in this Planning Justification Report, at Figure 3 - Development Concept. Details of the Master Site Plan have also been included in the Functional Servicing Report and included with the concurrent Site Plan Application. The Master Site Plan identifies that the subject lands, once rezoned, can facilitate a 56 townhouse unit development geared to low income seniors.

A “Scoped Natural Heritage Evaluation” was undertaken for the subject lands, prepared by Skelton Brumwell & Associates Inc., dated September 10, 2019. The Evaluation concluded that there will be no negative long-term impacts to the local environment or to the Town of Penetanguishene’s natural environment if the subject property was developed for residential uses. It was observed that the site is surrounded by urban development and was concluded to be too small in size to play an important role in the local ecological environment. The evaluation, did recommend conditions of development that would be appropriately implemented at the detailed site plan stage of approval, ie. vegetation removal timelines, preservation plans.

The Functional Servicing Report, prepared by JFive Developments Ltd., dated December 2020, concluded that the lands can be serviced by water and sanitary and that stormwater can be efficiently managed on site and discharged into the existing stormwater management system.

6. Consistency with the Provincial Policy Statement

The current Provincial Policy Statement (PPS) recently came into effect May 1, 2020. The PPS forms part of the government’s plan to build healthier, safer communities, make life more affordable and create a more competitive business environment.

The PPS works with other changes to land use planning systems like the changes to the Planning Act through More Homes, More Choice Act, 2019 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Initiatives of the PPS are to assist Ontario deal with the affordable housing crisis.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The vision set out is for long term prosperity and social well-being.

Growth and development are to be focused within urban and rural settlement areas and planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification to respond to current and future needs.

The proposed Rezoning to permit the development of a townhouse complex, of rental tenure, targeted specifically at affordable rates for low income seniors, is consistent with and conforms with the policies of the PPS. Specifically, the Rezoning will:

- Promote efficient land use patterns (1.1.1a)
- Contribute to an appropriate affordable and market-based range and mix of residential types, including multi-unit housing, affordable housing and housing for older persons (1.1.1b)
- Promote the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning (1.1.1e)
- Improve accessibility for persons with disabilities and older persons (1.1.1f)
- Support and allow intensification and redevelopment that accommodates an appropriate mix of land uses (1.1.2)

The subject lands are located within a “Settlement” area and within an existing built-up area in the Town of Penetanguishene. Settlement areas shall be the focus of growth and development. The development of the subject lands is in an appropriate location that would accommodate a supply and density of housing that efficiently uses land, infrastructure and public service facilities which are planned and available. The development is transit supportive and promotes intensification and redevelopment in a compact form. It will provide additional residential units which will be affordable to low income households and will provide housing options to meet social and health needs arising from demographic changes that could decrease the reliance on government funding. (1.1.3.2a), b), f), 1.1.3.3, 1.1.3.4a), b), 1.1.3.6, 1.4.1, 1.4.3a))

The subject lands are not located within or adjacent to a provincially recognized natural heritage feature, nor are they subject to natural hazards. (2.1, 3.1)

The development of the subject lands is proposed as prefabricated, 1 storey townhouse units which will provide generous building setbacks and landscaped buffers. Such proposed development is not anticipated to overshadow, sun shadow, impact or distract from the prominence or architectural characteristics of the adjacent heritage property located at 83 Fox Street, which is designated as being of architectural and historical value of interest. (2.6.3)

The approval of the Rezoning application for the subject lands from Deferred Development D and Residential R3 to Residential Third Density R3-SP is consistent with the policies of the PPS as it will provide for additional affordable housing units that will contribute to the long term prosperity of the Town of Penetanguishene.

The development would contribute to population growth in the form of new affordable rental housing for low income seniors, in a compact, accessible form, on currently vacant lands within a built up area in a defined Settlement Area. The Rezoning of the lands would provide housing to meet the needs of the community on lands designated for development and proposed in a compact urban form at a density that efficiently uses land and resources and is municipally serviced and transit supportive.

7. Consistency with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation August 2020 (Growth Plan)

The Growth Plan was prepared and approved under the Places to Grow Act 2005 and has been updated and recently amended by Amendment 1. The document contains policies and direction to manage growth within the Greater Golden Horseshoe (GGH) to the year 2051.

The Growth Plan together with other policy documents, builds on the PPS to establish a unique land use planning framework that supports the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity. To ensure coordinated planning for growth across the GGH and support for the achievement of complete communities, the Growth Plan provides population and employment forecasts to upper and single tier municipalities. The forecasts are used for planning and managing growth.

The vision of the Growth Plan identifies complete communities with access to transit and with an increase in the amount and variety of housing availability. The housing supply shall reflect market demand and local community needs that provides residents with easy access to food, shelter, health care, recreation and public services. One which supplies an integrated transportation network within and between urban centres. And where urban centres are characterized by compact development patterns.

The foundation of the Growth Plan includes the creation of complete communities that are well designed to support and meet people's needs for daily living throughout an entire lifetime, promote active living and are transit supportive; prioritize intensification and higher density forms of development minimizing land consumption through compact built form.

The Growth Plan directs growth to settlement areas within a built boundary that can be municipally serviced with access to open spaces, recreation, shopping, existing and planned transit with a priority on higher order transit and public service facilities and are directed away from hazardous areas. (1.2, 2.2.1.4, 2.2.1.2, 2.2.6)

The proposed development concept for the subject lands represents the type of development that the Growth Plan encourages. In accordance with Section 6, a significant portion of growth is directed within the Simcoe Sub-area to communities where development can be most effectively serviced and where growth improves the range of opportunities for people to live, work and play in their communities with particular emphasis on Primary Settlement areas.

Schedule 4, Urban Growth Centres, identifies the Town of Penetanguishene as a Built-up Area – Conceptual. And in Schedule 8, Simcoe Sub-Area, the Town of Penetanguishene, along with the Town of Midland, is recognized as a Primary Settlement Area.

The proposed Rezoning of the subject lands would assist in achieving a complete community by providing a housing option that permits intensification within the neighbourhood and the provision of additional multiple residential units, targeted for affordable rental seniors' housing. The site can be municipally serviced and is close to amenity services such as recreation and shopping.

Fox Street is a public transit route supported by local Midland-Penetanguishene Transit Service, as well as Simcoe Linx Transit providing service within Simcoe County including Barrie and Royal Victoria Hospital enhancing quality of life for health care and shopping. The proposed Rezoning would assist in achieving population and density targets established by the Growth Plan, identified in the Simcoe County Official Plan, implemented by the Town of Penetanguishene. See Appendix A – Midland-Penetanguishene Transit Route.

8. Conformity with the County of Simcoe Official Plan

The goals of the Simcoe County Official Plan include the implementation of growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use. (1.1) The planning function within the County is a shared responsibility; the County sets out broad governing policy consistent with provincial policy; local municipalities within the County then establish more detailed policies implemented through local Official Plans, directing decisions on planning applications.

Schedule 5.1 of the Official Plan designates the Town of Penetanguishene as “Settlements” or Settlement Area. The Plan directs growth and development to “Settlements”, with emphasis on Primary Settlement Areas where development can be effectively serviced. (3.1). Land use designations applying to lands within Settlement Areas shall rely on local municipal Official Plans. (3.1.1).

Municipalities are to direct a significant portion of population growth to Primary Settlement Areas and a portion of new growth accommodated through intensification in order to develop complete communities on full municipal services. (3.2.3, 3.2.4). Local municipalities are to manage approvals of applications that provide a range of housing types and densities including affordable housing. (3.2.8)

The objective of Settlement Areas as set out, focuses population and employment growth and development within Primary Settlements in a compact urban form that promotes efficient use of land and provision of municipal services. It will contribute to mixed use settlements and strong and vibrant central places with the creation of healthy settlements and communities that are sustainable and minimize land consumption and servicing costs. (3.5)

In accordance with policy 3.5.24, the approval of the Rezoning application and proposed development would provide for intensification and the introduction of additional affordable housing units, in a compact urban form, that is municipally serviced, with the provision of transit and public services. This proposed development would assist in achieving the Town of Penetanguishene’s 40% intensification and population targets within the built up area.

Given the above, the proposed Rezoning and development of the subject lands is in conformity with the intent and direction of the County of Simcoe Official Plan.

9. Conformity with the Town of Penetanguishene Official Plan

The Town of Penetanguishene Official Plan came into effect on January 9, 2020. It is a comprehensive policy document that addresses the Town’s long term planning requirements. The Official Plan policies provide the direction for managing long term development to achieve social, economic and environmental objectives. The OP builds on provincial initiatives that support the development of healthy and strong communities.

The Town of Penetanguishene’s OP provides the vision and sets out the policy direction that will implement provincial initiatives and guide future land use decision making to create and maintain a sustainable community.

The subject lands are designated Neighbourhood Area on Schedule A, Land Use, of the OP. Lands designated Neighbourhood Area, allow all forms of residential development. The lands are not within or adjacent to a significant Natural Heritage Feature. In accordance with Schedule B1, Policy Overlays, the subject lands are not within an Environmental Protection Area and are not recognized as a significant Woodland.

The proposed Rezoning to allow residential infill/intensification would be in keeping and conformance with the intended residential uses recognized in the OP and would not negatively impact the natural heritage system.

The Rezoning would assist to strengthen and diversify the Town's housing base and will increase access to higher density housing types within a primarily residential neighbourhood, providing the provision of rental units targeted to low income seniors. This form of infill and intensification will optimize existing infrastructure and utilize on-street public transit services. The development, while of a higher density, is proposed as a one storey development which is consistent with the character of the existing residential surrounding uses. (1.4.2.1a), 1.4.2.2a) and d), 1.4.2.3d), 1.4.2.5d)).

Housing is an important building block of a healthy, inclusive and complete community. The proposed Rezoning of the lands would support a diversified housing stock permitting a greater share of townhouse units at an affordable rate and tenure to improve the overall quality of life and provide a density to meet the anticipated housing demand and demographic change to an older population. (3.8.1.2, 3.8.1.5)

A priority of the Town is the provision of attainable and affordable housing to low and moderate income households and increasing opportunities for their supply to improve market accessibility for current and future residents. The Town has targeted a minimum of 10% of housing to be developed as affordable and that an appropriate supply be maintained.

The Rezoning of the lands would allow redevelopment and intensification of an affordable townhouse form of residential development geared to seniors, on lands that are currently underutilized, on full municipal services and in close proximity to population related services and transit.

The development concept, proposed with a one storey building design and landscape treatments, will provide vegetated buffers and generous building setbacks to ensure physical compatibility with adjacent residential uses. The subject lands support an increase in residential density which provides for a greater range of housing choice that is in an appropriate location for such housing development. The Rezoning application will improve access and permit appropriately scaled needs housing for low income, older persons. (3.8.2.1, 3.8.2.2a, 3.8.2.6, 3.8.2.8, 3.8.2.12, 3.8.3).

9.1 Cultural Heritage

The lands and building located on 83 Fox Street, immediately north of the subject lands have been designated by the Town under Bylaw 1982-7 as being of architectural and historical value of interest. The reasons for its designation include:

- It was the home of Carl Beck, who was prominent in the area and across Ontario in the late 1800s.
- The structure is of the Queen Anne Revival style, 3 storeys in height, characterized with a slate roof, recessed balcony with an arch opening, two joined brick chimneys, dormers with a gable roof and a spire on the southwest corner of the building. See Figure 4, Photo of 83 Fox Street.



Figure 4 – Photo of 83 Fox Street (photo taken by J. Foster, July 8, 2020)

In accordance with Section 3.4.5, Development Policies Specific to Cultural Heritage Resources, development and site alteration on land adjacent to a designated heritage resource is to demonstrate that the heritage attributes of the resource will be conserved. However, policy 3.4.5.9 identifies that where potential impacts to the cultural heritage resource is considered minor, the requirements for a Heritage Impact Assessment may be waived.

The designated building is 3 storeys in height. It is currently used as a multi-tenanted building in need of some repair. The driveway and parking area are gravel with generous buffering to adjacent lands and well vegetated allow for buffering around the periphery.

The approval of the Rezoning to allow the redevelopment of 77 Fox Street is not anticipated to impact or detract from the architectural or historical recognition of 83 Fox Street.

The development of 77 Fox Street is proposed as a low rise, prefabricated, 1 storey townhouse development. Such development has been proposed with generous building setbacks and landscape buffers. The proposed development would therefore not overshadow the prominence of the building at 83 Fox Street, nor will construction features or materials duplicate or negatively impact the architectural design for which the building was recognized and originally designated. The prominence of 83 Fox Street will continue to exist on the street landscape.

Given the above, the Rezoning of the lands at 77 Fox Street would permit development that is sensitive to the architectural and historical prominence of 83 Fox Street, and where impacts of the proposed development would be considered negligible or minor in nature. It is therefore respectfully requested that Town Staff agree and waive any requirements for a Heritage Impact Assessment Report.

10. Requested Rezoning Approval

The current Town of Penetanguishene Comprehensive Zoning Bylaw, 2000-02 was approved in 2000. In January 2020, the Town adopted a new Official Plan, setting out new policies and direction for the growth and planning of the Town. Because the Zoning Bylaw implements the policies of the Official Plan, there was a need to review and update the Zoning Bylaw.

The Town retained Meridian Planning to undertake a review of the Zoning Bylaw and make recommendations on its update. A “Background Review Study for the Town of Penetanguishene Zoning Bylaw Review”, Draft, dated September 5, 2019 was prepared. A public Open House was held on November 5, 2019 to consider the findings and recommendations of the Background Study. The next public consultation was, to be held, in 2020; however, given the unprecedented Pandemic circumstances, further consideration, timing and adoption of a new Zoning Bylaw are yet to be determined.

The Rezoning application has been reviewed to assess compliance with permitted uses and development standards in accordance with the Town’s Comprehensive Zoning Bylaw 2000-02 and has taken into consideration recommendations made by Meridian regarding the new Zoning Bylaw.

The subject lands are designated Neighbourhood Area in the OP. Residential townhouse uses are recognized as a permitted use on lands designated Neighbourhood Area.

The lands are currently zoned Residential Third Density R3 and Deferred Development D. In order to develop the lands zoned D, a Rezoning is required. In order that the lands are developed comprehensively, and recognized with one zoning category, approvals are being requested for a Rezoning of the entire land parcel municipally known as 77 Fox Street.

The proposed Zoning requested is Residential Third Density R3(SP), to recognize townhouse development with special zoning provisions for reduced parking, reduced lot area per unit, and interpretation of amenity area to be utilized for each townhouse unit rather than only within the minimum yard depth.

10.1 Parking

In accordance with Section 3.25.6, Vehicle Parking Requirements, the subject lands are required to provide a minimum of 1.5 parking spaces/unit, where a minimum 1.25 spaces/unit are proposed.

The proposed 56 townhouse unit development would require 84 parking spaces at a rate of 1.5 spaces/unit. Recommendations from Meridian for the Town’s new Zoning Bylaw, identified that parking standards should be amended to recognize 1.25 spaces/unit for apartment dwelling units (4 or more units in a building). The Development concept currently proposes 74 parking spaces which represents a parking ratio of 1.32 parking spaces/unit.

The proposed variance to parking would satisfy the direction of the new Bylaw requirements for reduced parking in urban areas. A reduction in parking would reduce land consumption for parking needs and reduce impervious surfaces, therefore reduce impacts on water quality and storm water management. Given that the development is targeted to affordable seniors’ living in a multi-unit development, there is an expectation that there would be a higher reliance on public transit (available between Midland and Penetanguishene and Simcoe Linx available to Barrie and beyond) given vehicle affordability and physical ability to drive at more senior years.

Given the above, the Rezoning application is requesting a variance to the Zoning Bylaw to permit 1.25 parking spaces/unit where 1.5 spaces/unit are required by current Zoning Bylaw. The request for 1.25

spaces/unit would be in keeping with proposed recommendations for the New Zoning Bylaw associated with required parking. However, based on the current Development Concept, the proposed 1.32 parking spaces/unit would exceed the minimum requirements of the new zoning bylaw for required parking.

10.2 Reduced Lot Area

In accordance with Section 5.3.5, R3 - Zone Regulations, the proposed townhouse development will satisfy all zone development standards with the exception of minimum Lot Area of 230m²/unit, where 218m²/unit is proposed to be provided.

The minimum lot area for townhouse developments, in accordance with Section 5.3.5, require 230m² of land area for each unit. The proposed Rezoning is seeking to decrease that standard to 218m²/unit. Decreasing the lot area requirements will facilitate more affordable units on site and allow for a higher density on lands suitable for infill and intensification. In accordance with Section 3.8.2.2e) of the Official Plan, more affordable and attainable housing can be provided by considering alternative residential development standards that facilitate affordable housing and more compact forms of development. A reduction in the lot area requirements will increase the number of affordable units that can be provided on site without negatively impacting the enjoyment of the residents for amenity spaces.

10.3 Rezoning of the lands from R3 and D to R3-SP

The subject lands are currently dual zoned. The south portion of the lands are zoned R3 to permit the development of townhouses. However, the north portion remains Deferred D. The proposal is to rezone the entire property to R3-SP to allow for its comprehensive development and the recognition of minor variances to the Zoning Bylaw. A draft zoning bylaw is attached as Appendix B.

A Deferred Development D zone is generally applied to undeveloped or underdeveloped lots within the urban boundary that have potential for redevelopment to accommodate greater density. The D zone recognizes existing uses on a site, however, any new development must be approved by way of a Rezoning.

Meridian proposed general Zoning Bylaw recommendations to be considered in order to bring the Zoning Bylaw into conformance with the new Official Plan policies. These include:

- Encourage the development of a range of housing types where appropriate;
- Encourage redevelopment and intensification in appropriate locations;
- Provide for a range of housing types in locations that are fully serviced;
- Update current parking standards as recommended.

The minor variances requested to support this Rezoning application, for reduced parking, minimum lot area, and amenity area interpretation, can be supported. The proposed development is consistent with Official Plan policies as the introduction of additional affordable town housing, increases the supply, range and density of housing on the lands that can be fully serviced and would be transit supportive. The parking reduction is minor and would satisfy the Town's new proposed parking standards, if approved. The variance to land size and distribution of amenity area to suit the needs of the residents, are considered minor as they would result in a higher density thereby contributing to the Town's policies for infill and intensification in appropriate locations that are fully serviced.

11. Summary

With the above review of the policy documents, including the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the County of Simcoe Official Plan and the Town of Penetanguishene Official Plan, its current comprehensive Zoning Bylaw and recommendations made by Meridian regarding a New Zoning Bylaw, it is my opinion that the proposed Rezoning of the lands from R3 and D to R3-SP is appropriate for the following reasons:

- Approval of the Rezoning is consistent with and conforms to Provincial, County and Town planning policy as it relates to goals, objectives and vision for complete, compact and efficient development.
- The proposed Rezoning would allow logical and appropriate development on lands designated for residential uses that are within the Built Boundary of the Town of Penetanguishene Settlement area.
- The Rezoning would allow for an efficient use of existing underutilized land, resources and available infrastructure, including increased ridership on existing on-(Fox)street transit supportive services.
- The Rezoning will provide affordable and attainable townhouse units geared to low income seniors, increasing the supply, range and tenure of availability.
- The development of the lands will be sensitive and compatible with adjacent residential uses.
- The development of the lands is not within an area of environmental significance and will not remove or impact lands identified for natural heritage resource or hazard protection.

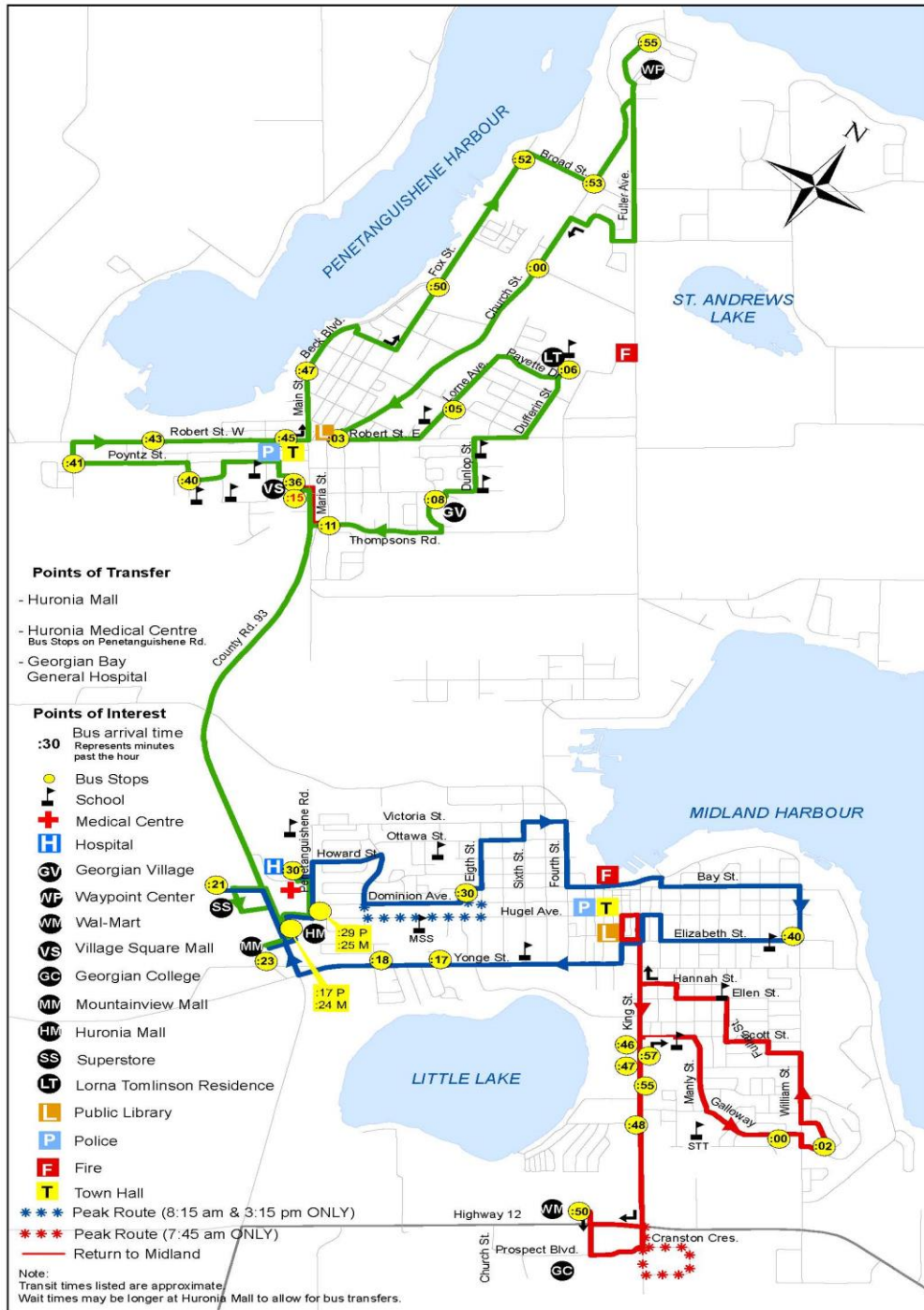
For the reasons contained in this Planning Justification Report and summarized above, it is my professional planning opinion that the approval of the proposed Rezoning of the lands located at 77 Fox Street, to permit an affordable housing development is appropriate, can be municipally serviced, is in character with the neighbourhood, represents good planning, and should be approved.

Respectfully submitted by,

Janet Foster, RPP

Appendix A

Midland-Penetanguishene Transit Route



Appendix B

Draft Zoning Bylaw (site specific)

Bylaw Number 2021 - XXXX

A Bylaw of The Corporation of the Town of Penetanguishene to amend Bylaw 2000-02, a land use control Bylaw to regulate the use of land, and the erection, use, mass, height, location and spacing of buildings and structures in the Town of Penetanguishene.

WHEREAS, the Council of The Corporation of the Town of Penetanguishene deems is appropriate to amend Bylaw 2000-02;

AND WHEREAS, the Council of The Corporation of the Town of Penetanguishene adopted Motion XX (insert Resolution of Council Approving Rezoning);

NOW THEREFORE, the Council of The Corporation of the Town of Penetanguishene enacts that the Town of Penetanguishene Comprehensive Zoning Bylaw 2002-02 be amended as follows:

1. That the lands located at 77 Fox Street be Rezoned from Residential Third Density R3 and Deferred Development D to Residential Third Density R3-SP-XX Special Provision.
2. That the Special Provisions referenced in the implementing, site specific Zoning Bylaw for the proposed Residential Third Density R3-SP-XX be as follows:
 - A) Permit a vehicle parking ratio of 1.25 parking spaces per dwelling unit whereas Section 3.25.6 requires a 1.5 vehicle parking per dwelling unit;
 - B) Permit a minimum lot area of 218m² per dwelling unit, whereas Section 5.3.5.2 requires a minimum lot area of 230m² per dwelling unit.
3. That this Bylaw come into force and effect immediately upon final passing.

Mayor (signature)

City Clerk (signature)

Schedule A
Zoning Map

