



Zoning By-law Amendment Application Planning Justification Report

To:	City of Orillia
Attention:	Ian Sugden, RPP General Manager, Development Services and Engineering
From:	MORGAN Planning & Development Inc.
Date:	April 22, 2022
Delivered:	Delivered by Hand and by Email
Subject Property:	175 Oxford Street, City of Orillia

1.0 INTRODUCTION

MORGAN Planning & Development Inc. (MP&D) has been retained by United Property Resource Corporation, the applicants of the enclosed submission, regarding the lands located at 175 Oxford Street, to prepare a Planning Justification Report in support of a Zoning By-law Amendment (ZBA) application which seeks to permit the redevelopment of the subject lands.

A pre-consultation process was conducted with the City of Orillia's Development Services Department in January 2022.

The purpose of this Planning Justification Report is to provide an overview of the proposal, to summarize the purpose of the application, and to explain how the application conforms to the applicable planning policies.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject lands are known municipally as 175 Oxford Street. The subject property has 65.6 metres of frontage onto Oxford Street, and an approximate lot area of 6816.41m² (0.68ha/1.68ac). The lands are located within the south-east area of the City, less than a kilometre from the intersection of Highway 12 and Gill Street. Figures 1-2 below provide the location map and aerial imagery of the subject lands.

Figure 1 Location of Subject Property – 175 Oxford Street



Figure 2 2018 Aerial of Subject Lands



The existing conditions of the subject lands include the Regent Park United Church and parking area along a portion of the west boundary. The lands are accessed by one (1) vehicular driveway in the northwest of the lands, with a pedestrian pathway connecting to the building entrances and municipal sidewalk along Oxford Street.

The subject lands have a grouping of trees along the easterly boundary of the property providing a natural buffer from the adjacent dwelling, as illustrated in Figures 3-6 below (site photos). This area has also been used as a community garden for 5+ years.

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Figure 3 Existing Conditions – 175 Oxford Street (showing tree line along east property line)



Figure 4 Existing Conditions – 175 Oxford Street



Figure 5 Existing Conditions – 175 Oxford Street (West side of property with Regent Park Public School in background)



Figure 6 Existing Conditions – 175 Oxford Street (Existing Parking Area)



2.1 Surrounding Uses

The surrounding land uses are categorized as follows:

North: The lands are bound to the north by a mix of single family residential lots and multi-unit residential buildings.

East: The lands are bound to the east by single family residential lots. Further east is the St. Bernards Catholic School.

South: The lands are bound to the south by Regent Park Public School.

West: The property is bound to the west by a mix of single family residential lots and multi-unit residential buildings. Further to the west is the Brian Orser Arena.

3.0 OVERVIEW OF PROPOSAL

The subject lands historically functioned as the United Pentecostal Church (Regent Park United Church). The church itself has not been operational for a number of years. Stellar Montessori School operates out of the church, and during the summer months, Camp Couchiching operates an office out of the church and uses the bus stop located at 175 Oxford Street for their camp drop-off. The Regent Park United Church ceased holding services in 2018. The overall vision of the property is to remove the existing building and construct 48 Stacked Townhouse Dwelling Units with a height of 3-storeys and additional space for both childcare and community garden area.

The subject lands include the church building with a parking area located to the west of the church building.

A site plan has been prepared to illustrate the proposed development concept. The site plan is attached as **Appendix A** to this report. A Plan of Survey showing topographic features of the property has also been prepared, and is attached as **Appendix B**.

3.1 TECHNICAL STUDIES AND PLANS

The following table provides an overview of the accompanying technical studies and plans to support the enclosed application and proposed development.

Technical Study/ Plan	Consultant
Plan of Survey	Speight, Van Nostrand and Gibson Ltd.
Geotechnical Study	Pinchin Ltd.
Hydrogeological Study	Pinchin Ltd.
Site Plan with Zoning Matrix	KPMB Architects
Parking Needs Study	BA Group

Traffic Brief	BA Group
Functional Servicing Report (including Stormwater Management Approach)	WSP Consulting
Elevation Plans	KPMB Architects
Shadow Study	KPMB Architects
Neighbourhood Context Study	KPMB Architects
Landscape Plan	JRS
Lighting Plan with Photometric Analysis	MB International Inc.
Entrance Analysis	KPMB Architects
Streetscape Plan	KPMB Architects
Elevations Plans	KPMB Architects
Stormwater Management (as per MTO Guidelines, Operation & Maintenance Manual)	WSP Consulting
Construction Impact Mitigation Study	Chandos
Site Grading Plan	WSP Consulting
Erosion and Sediment Control Plan	WSP Consulting
Downspout Location Details	KPMB Architects
Waste Survey (Child Care Centre)	Cini Little

4.0 OFFICIAL PLAN AND ZONING BY-LAW

4.1 City of Orillia Official Plan (2010)

The subject lands are located within the *‘Living Area – Stable Neighbourhood’* designation as per Schedule A – Land Use within the City of Orillia Official Plan. Figure 7 (following page) is an excerpt from this schedule:

Figure 7 Official Plan – Land Use Schedule ‘A’ Excerpt

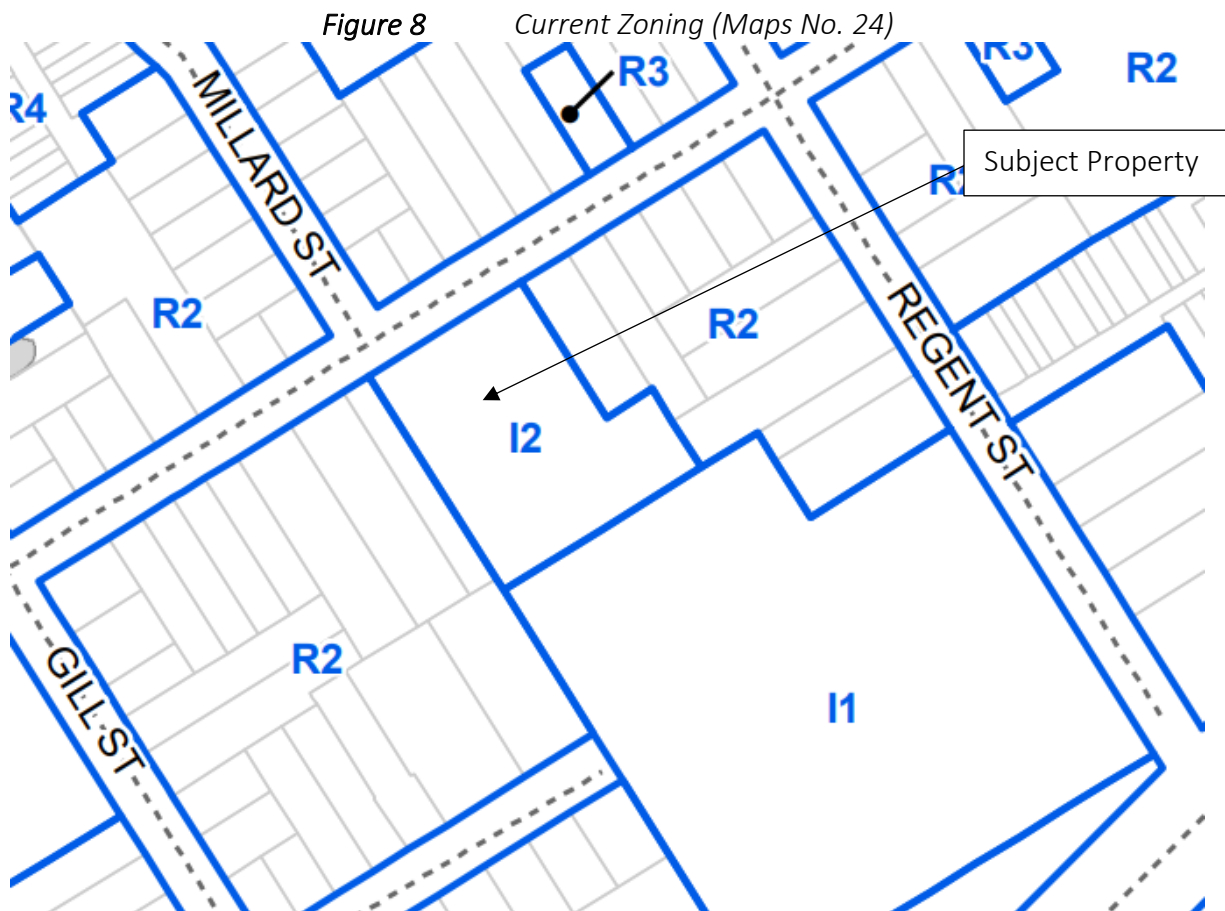


It is the intent of the City's Official Plan to ensure that areas within this designation are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time.

The Stable Neighbourhood designation permits an array of land uses, including but not limited to: single detached, semi-detached, duplex dwellings; multiple-unit buildings and townhouses; local convenience/service retail; and parks and recreation facilities. The existing and proposed uses on the subject lands (stacked townhouse units) conform with those permitted in this designation.

4.2 City of Orillia Zoning By-law 2014-14

The entirety of the subject lands are zoned *Institutional Two Zone (Place of Worship) 'I2'* within the City of Orillia Zoning By-law (Maps No. 24). Figure 8 illustrates the zoning.



The I2 (Place of Worship) zoning reflects the previous church use. The permitted uses within the 'I2' zone are community garden, child care centre, place of worship, public use and existing uses. Multi-unit dwellings are not a permitted use within the 'I2' zone, therefore, a site-specific Zoning By-law Amendment (ZBA) is required.

4.3 Zone Matrix

The proposed Zoning By-law Amendment (ZBA) applies to the entire property, which seeks to rezone the property from the 'I2' Zone to a *site specific Residential Four Zone (R4-XX)* to permit the proposed 48 unit Stacked Townhouse Dwelling Units, a Child Care Centre and a Community Garden.

The following zone matrix illustrates the provisions of the Residential Four (R4) Zone and the condition of the site as it relates to each provision. Site Specific provisions proposed as part of this application are highlighted.

Proposed R4-XX Zone Table		
Provisions	Required (R4 Zone)	Proposed R4-XX Zone
Min. Lot Area (for Stacked Townhouse dwellings)	120.0 m ² per unit (5,760 m ²)	6816.41m ²
Min. Lot Frontage	6.0 m per unit (internal units), 8.0 m for end unit	65.6 m (entire property – rental units)
Max. Lot Coverage	55 %	21.9 %
Min. Landscaped Open Space	30 %	35.68 %
Front Yard Setback (min.)	6.0 m	7.5 m
Interior Side Yard (min.)	1.8 m	10.7 m (east) 7.4 m (west)
Exterior Side Yard (min.)	3.0 m	N/A
Rear Yard (min.)	7.5 m	7.5 metres
Building Height (max.)	11.0 m	9.96 metres
Outdoor Amenity Area	Required	Provided
Parking	Townhouses: 72 spaces (including 18 visitor) <i>Residential Building (more than 3 units) – 1.5 spaces/ unit, of which 25% shall be for visitor parking</i> Child Care Centre: 3 spaces <i>1 parking space per classroom required, minimum 3 spaces</i> Bicycle Parking: 8 spaces <i>1 space required for every 10 parking spaces required</i> Barrier Free Parking: 3 spaces <i>4% of required parking</i>	Townhouses: 38 spaces, plus 10 visitor spaces Child Care Centre: 3 spaces (2 dedicated, 1 shared) Bicycle Parking: 8 spaces Barrier Free Parking: 3 spaces
Parking Space Size	2.7 m x 6 m	2.7 m x 6 m

Minimum Aisle Width	6 m	6 m
Parking Area Location	Parking Area and Driveway shall not cover more than 50% of the front yard	12 %
Landscape Buffer Area	2 m (east and west lot lines) 1 m (south lot line) 1.5 m (frontage)	> 2 m > 1 m > 1.5 m
Snow Storage Area	2% of parking areas, loading spaces, private streets and driveways where 5 or more parking spaces are required	3.3 % (95 m ²)

In summary, the proposed site specific R4-X Zone would permit the following uses and recognize the following site specific provisions:

Additional Permitted Uses:

- Stacked Townhouses: 48 Units
- Child Care Centre
- Community Garden

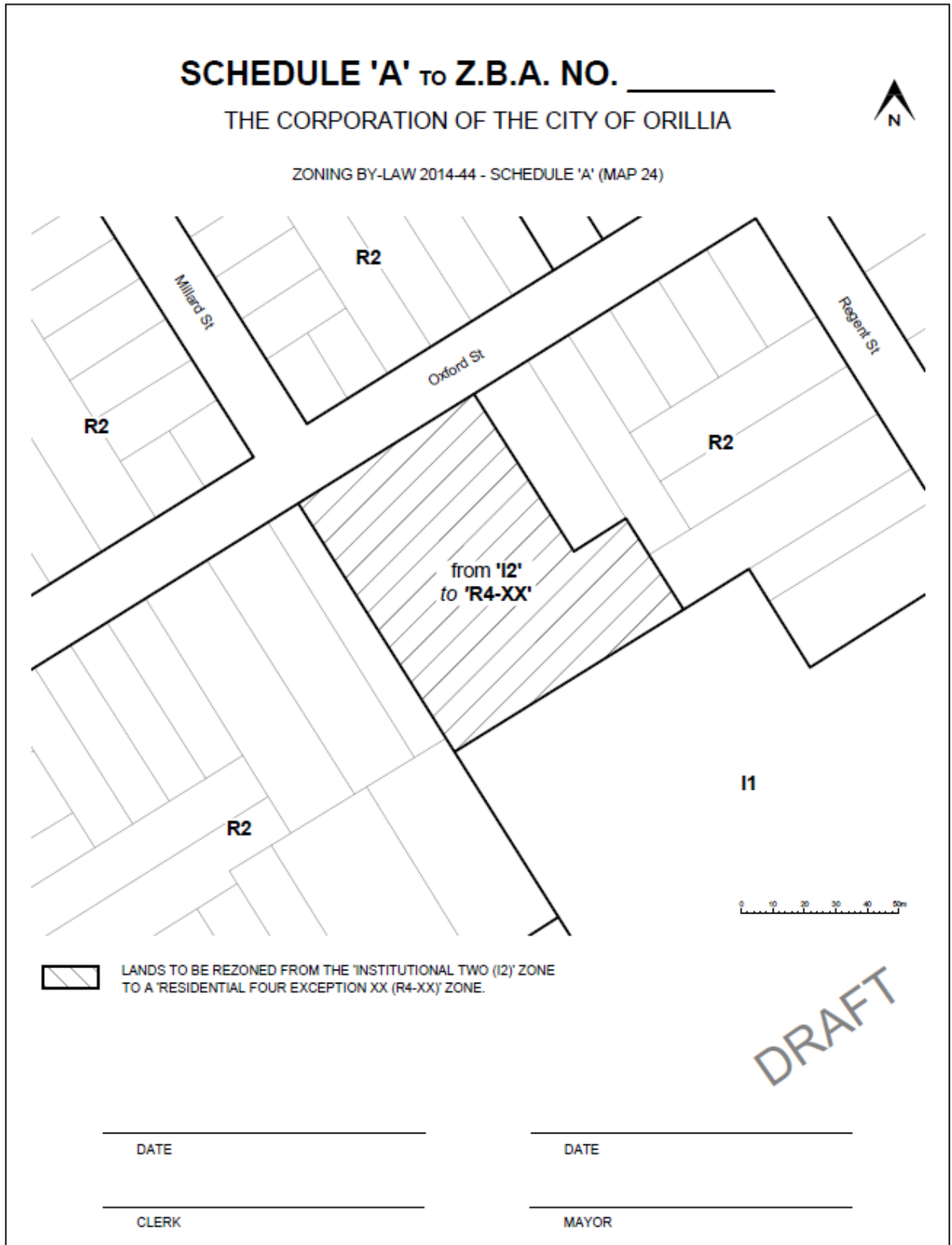
Site Specific Provisions:

- Lot Frontage: 65.6 m (Recognize for entire property – rental units)
- Parking (Stacked Townhouses): 38 Spaces, plus 10 visitor spaces

Figure 9 (following page) provides an excerpt of the proposed Zoning By-law Amendment Schedule that forms part of this submission. A full copy of the Schedule has been included in the submission package for review.

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Figure 9 Excerpt from Zoning By-law Amendment Schedule



5.0 PRE-CONSULTATION

Prior to submitting the Zoning By-law Amendment Application, a formal pre-consultation process was undertaken with the City of Orillia. The pre-consultation comments were summarized by the Development Services Committee and issued on January 27, 2022.

The pre-consultation comments are attached as **Appendix C** to this Report.

6.0 PLANNING ANALYSIS

In formulating the planning rationale for the proposed Zoning By-law Amendment the following documents have been reviewed in their entirety:

- Provincial Policy Statement (2020)
- A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- Lake Simcoe Protection Plan (July 2009)
- City of Orillia Official Plan (2010)
- City of Orillia Zoning By-law (2014-44)

A brief summary of those policy documents is provided below.

6.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province.

The most directly applicable policy areas affecting the proposed Zoning By-law Amendment are Section 1.1 (Managing and Directing Land Use), Section 1.1.3 (Settlement Areas) and Section 1.4 (Housing).

Section 1.1.1

Healthy, liveable and safe communities are sustained by:

- (a) Promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;*
- (b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and house for older persons), employment (including industrial and commercial), institutional, recreational, park and open space and other uses to meet long-term needs;*

MP&D Comment: The application will facilitate the construction of a mixed-use development that includes 48 Stacked Townhouse dwelling units, a childcare centre, community garden and open space. The proposed units will be of rental tenure, with 31% of those units targeted to be affordable rental units as per CMHC's National Co-Investment Fund Criteria. The proposed development promotes the above noted policies, by providing additional rental and affordable housing units into the community, while providing on site child care for its residents.

Section 1.1.3 Settlement Areas

Section 1.1.3.1 Settlement areas shall be the focus of growth and development.

MP&D Comment: The subject lands are located within the City of Orillia, which is identified as a Settlement Area. The proposed development will provide much needed rental and affordable housing into the City's housing supply.

Section 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

MP&D Comment: The subject property is located on Oxford Street which is part of the South Route of Orillia Transit. There are two bus stops located along Oxford Street within metres of the subject property, including a stop at the corner of Millard Street and Oxford Street, and a second stop at the corner of Oxford Street and Regent Street. The proposal is transit-supportive and would increase the density of the existing site to a 48 unit stacked townhouse development, which is supported by the intensification direction provided by the PPS.

Section 1.4 Housing

Section 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.

MP&D Comment: The enclosed application would permit the development of 48 unit stacked townhouse units with rental tenure, therefore assisting the City in accommodating the projected residential growth as anticipated by Provincial policy.

It is the opinion of the undersigned that the enclosed Zoning By-law Amendment application to permit the proposed development conforms with the policy direction of the 2020 Provincial Policy Statement.

6.2 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan is a document prepared under the Places to Grow Act, 2005 that implements the Government of Ontario's vision for building stronger, prosperous communities by better managing growth. This plan provides leadership for improving the way our cities, towns and villages grow over the long term. This Plan is about accommodating forecasted growth in complete communities.

To support the achievement of complete communities that are healthier, safer, and more equitable; decisions about where and how growth occurs in the GGH need to be made carefully. Efficient use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas.

The Growth Plan policies on planning and managing growth in the Great Golden Horseshoe are detailed in Section 2.2.1:

- direct growth to built up areas and settlement areas;
- promotes the use of public transit with a mix of residential and employment land uses;
- preserving employment lands for future economic growth;
- linking urban growth centres through an efficient public transit and effective highway system that can accommodate the numbers of people who need to use it;
- plan for community infrastructure to support growth;
- ensure water and sanitary services are adequate and available for future growth;
- conserve natural systems and prime agricultural areas; and,
- support the protection and conservation of water, air, energy and cultural heritage.

MP&D Comment: The subject property is located within the City of Orillia, which is designated as a Primary Settlement Area by Schedule 8 of the Growth Plan. The Zoning By-law Amendment application will facilitate the construction of a mixed-use development that includes 48 Stacked Townhouse dwelling units, a childcare centre, community garden and open space. The proposed units will be of rental tenure, with 31% of those units targets to be affordable rental units as per CMHC's National Co-Investment Fund Criteria. This development will assist the City in meeting its intensification targets within built-up areas, provide much needed affordable housing within the City's built-boundary.

It is the opinion of the undersigned that the Zoning By-law Amendment is consistent with the policy direction provided by the Growth Plan.

6.3 Lake Simcoe Protection Plan (July 2009)

The Lake Simcoe Protection Plan (LSPP) objective is to protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe Watershed. This includes water quality, hydrology, key natural heritage and hydrologic features. This Plan was created under the authority of the Lake Simcoe Protection Act of 2008.

The subject property is located within the Lake Simcoe Watershed, and is considered '*major development*' as the proposed buildings have a ground floor of 500 m² or more.

The Stormwater Management policies under Chapter 4 (Water Quality) of the Plan require that any major development must demonstrate how phosphorus loadings and changes in water balance will be minimized and an application must be accompanied by a Stormwater Management Plan that demonstrates the criteria listed under 4.8-DP.

The Plan has been reviewed in its entirety, and the enclosed application is accompanied by a Stormwater Management Plan by WSP, which ensures that the proposed development will maintain conformity with the LSPP.

6.4 City of Orillia Official Plan (2010)

As noted in Section 4.1 of this report, the subject property is designated '*Living Area – Stable Neighbourhood*' by Schedule A of the City of Orillia Official Plan (OP). It is the intent of the City's Official Plan to ensure that areas within this designation are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. The enclosed application is consistent with this intent, as it will facilitate the development of a total of 48 units, some being targeted to be affordable, rental housing that is needed within the City's built boundary.

Section 3.3.2 outlines the objectives and policies that establish the framework for development decisions within the Living Area designations:

- a) *to protect and enhance the character and identity of existing residential neighbourhoods, such that the health, well-being and prosperity of the community is enhanced and preserved.*
- b) *To promote higher density, transit supportive and mixed use development in appropriate locations.*
- c) *To encourage and facilitate the production of an appropriate range of housing forms and tenures in all neighbourhoods.*
- d) *To encourage high quality design that is environmentally sustainable and consistent with the policies of this plan.*
- e) *To ensure that new development is compatible with the character of the adjacent buildings.*
- f) *To provide for complementary services and amenities which enhance the quality of the Living Area designations.*
- g) *To develop and implement design policies to guide development within the Living Area designations.*

MP&D Comment: The proposed development would result in a medium density residential use, as promoted by the above noted policies. In addition, the proposed development includes a portion of units meeting the definition of affordable housing, as well as on site child care services for the future residents. The proposed development is located within walking distance to Gill Street, which is identified as a collector road as per Schedule D. The subject property is located along the South route, with a bus stop located approximately 50 metres (165 feet) to the west of the property.

The property is located in close proximity to existing schools (Regent Park Public School, St. Bernards Catholic School, Orillia Christian School), parks and arenas (Brian Orser Arena, High Street Park). The property is located in close proximity to multi residential buildings (apartments, townhouse developments) along Gill Street to the west, along Regent Street to the east and north on Millard Street.

The proposed site design results in the majority of the built form being inward facing, with only two side elevations of the townhouses with frontage onto Oxford Street. The proposed development will inject high quality urban design into an existing community, and is proposed to be at a density level that would compliment the surrounding low and medium density development.

Section 3.3.3.2 *Affordable Housing*

- a) *The City will encourage the development of housing that is affordable for low and moderate income households. [...]*
- b) *It is a target that 25 percent of all new development across the 'Central Core Intensification Area', 'Intensification Area' and 'Stable Neighbourhood' designations, meet the definition of affordable housing.*

Affordable Housing within the 'Stable Neighbourhood' designation may be achieved by encouraging the development of second dwelling units and allowing dwelling units within an existing dwelling.

- c) *The City will work with other government agencies and the private sector to promote innovative housing forms and development techniques and incentives that will facilitate the provision of affordable housing*
- d) *Affordable housing will be encouraged to locate in proximity to local community facilities and existing or potential public transit routes and active transportation facilities.³*

MP&D Comment: The proposed development incorporates rental units, of which 31% will be targeted to be affordable housing units, as per the CMHC National Co-Investment Fund Criteria. Townhouse units are permitted within the Stable Neighbourhood designation.

As previously discussed, the proposed development is located along an existing transit (bus) route, and is in close proximity to schools, parks and other community facilities.

Section 3.3.3.6 *Multiple Unit Buildings and Townhouses*

- b) *All multiple-unit building or townhouse developments within the 'Living Area' shall be compatible with the character of the surrounding community.*

MP&D Comment: The exterior architectural design of the townhomes was prepared in accordance with Official Plan Section 3.3.7.4.3. – Design Policies for Townhouses. A copy of the proposed Building Elevations has been submitted in support of this application.

- c) *All multiple-unit building or townhouse developments within the 'Living Area' shall be subject to Site Plan Control and may be subject to a Zoning By-law Amendment.*

MP&D Comment: The proposed development will be subject to Site Plan Control upon approval of the enclosed Zoning By-law Amendment.

Section 3.3.3.15 Child Care Facilities

- a) Child Care Facilities may be permitted within the 'Living Area' designations and shall be subject to Site Plan Control.*
- b) These facilities shall be limited in size, must include an outdoor play area that includes natural or built shade structures, must be well buffered from adjacent residential uses and shall be compatible with the character of the surrounding area*
- c) Adequate parking and drop-off/pickup facilities shall be provided and parking should not be located in the front yard of the building.*

MP&D Comment: The proposed development includes a Child Care Facility in the rear of the subject lands. As previously discussed, the existing church on the property has been historically used for child care services for many years and has been part of the surrounding community fabric. The proposed Child Care Facility is located a significant distance from Oxford Street, incorporates an outdoor play area, and provides parking and drop off turnaround area as required. Further details regarding the site design of the outdoor play area will be determined during the Site Plan Control process.

Section 3.3.4.2 Permitted Uses (Stable Neighbourhood)

- a) Permitted uses on lands identified as 'Stable Neighbourhood' on Schedule 'A' include:*
 - ii) Multiple Unit Buildings and Townhouses;*
 - ix) Child Care Facilities*

MP&D Comment: The proposed development concept which includes stacked townhomes as well as a child care facility are considered permitted uses within the Stable Neighbourhood designation.

Section 3.3.4.4 Development Policies (Stable Neighbourhood)

c) Multiple Unit Buildings, Townhouses, Converted Dwellings and Communal Housing may only be permitted within the 'Stable Neighbourhood' designation subject to achieving the following criteria to the satisfaction of the City:

- i) the development shall respect the existing character of the surrounding neighbourhood through compatible and complementary building siting, massing, height and scale;*

ii) the exterior design of the proposed building or buildings, including materials, colours, architectural detail, landscaping, and streetscape elements shall be compatible with the proposal's immediate neighbours; and,

iii) the development shall be subject to Site Plan Control.

MP&D Comment: The enclosed application is supported by a number of technical plans, including building elevations, shadow study, neighbourhood context study, and streetscape plan. These plans ensure that the above noted requirements in regards to compatibility with the surrounding area are addressed. The proposed development is subject to Site Plan Control, upon approval of the enclosed application.

In addition, the above noted plans provide the context required to conform with Section 3.3.7 (Design Policies for Living Area) of the Official Plan, specifically Section 3.3.7.4.3 (Multiple-Unit Buildings and Townhouses).

It is the opinion of the undersigned that the enclosed Zoning By-law Amendment application, and the proposed development conforms to the general intent and purpose of the City of Orillia Official Plan.

7.0 OPINION OF LAND USE COMPATIBILITY

When considering the appropriateness of the proposed development, land use compatibility is one of the most fundamental considerations. When undertaking this analysis, the author considered: the built form and uses of the adjacent and surrounding properties; the general character of Oxford Street; any future uses envisioned in the surrounding area, and the adequacy of the proposed site plan to mitigate adverse off-site impacts.

Based on this neighbourhood analysis, the author is of the opinion that the proposed mixed use development will function compatibly with adjacent properties both from a use perspective, but also from an aesthetic perspective. This conclusion has been reached for the following reasons:

- The site plan has been designed with the goal of maintaining the majority of 'activity' internal to the subject property, with only two side elevations of the proposed townhouses with frontage onto Oxford Street. This is achieved by the proposed units having vehicular and pedestrian access onto the internal right of way. Additionally, the location of the proposed child care centre and community garden is to the rear of the property, being a significant distance from the Oxford Street frontage. This is anticipated to further mitigate sensory impacts (such as visual and audible impacts) to the adjacent properties and to those travelling along the Oxford Street frontage.

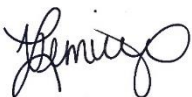
- The total lot coverage of the proposed development is 21.9%, whereas the permitted lot coverage within the R4 zone is 55%. This represents less than half of the permitted ratio of built form to open space in the proposed zoning category.
- The total landscaped open space resulting from the proposed development is 35.6%, whereas only a minimum of 30% is required. This value represents the ratio of open space that is not utilized for hard surfaces for building or transportation purposes.
- One of the major objectives of the proposed development was to maintain an adequate portion of the property for community gardens and active space for both residents and users of the child care centre. This is intended to respect the historical use of the property for these uses (child care centre and community garden), and continue to offer them, as they have been part of the existing community fabric for a number of years.
- The proposed development has been designed to respect all yard setback requirements, including those to adjacent residential lots to the east and west, as well as the institutional lands to the south. The adjacent low density residential lands were carefully considered during the design process, and as a result, the proposed east and west side yard setbacks have been increased to 10.7 metres (east) and 7.4 metres (west); whereas the minimum setback requirement is 1.8 metres. These increases in building setbacks will provide additional visual buffering, and mitigate shadow impacts of the proposed development on these adjacent properties.
- As requested by the City during the pre-consultation process, the applicant's architect has prepared a number of plans (including Elevation Plans, Shadow Study, Neighbourhood Context and Streetscape Plan) to illustrate how the proposed development will be integrated into the existing neighbourhood fabric from a built form perspective. These plans demonstrate that the proposed development is complementary to the existing surrounding land uses and their associated buildings and structures.
- The proposed development is located within walking distance to Gill Street, which is identified as a collector road as per Schedule D of the Official Plan. The subject property is located along the South route, with a bus stop located approximately 50 metres (165 feet) to the west of the property.
- The property is located within an existing community that consists of a number of mixed land uses, including but not limited to: existing schools (Regent Park Public School, St. Bernards Catholic School, Orillia Christian School), parks and arenas (Brian Orser Arena, High Street Park), and multi residential buildings (apartments, townhouse developments) along Gill Street to the west, along Regent Street to the east and north on Millard Street.
- The proposed development has been supported by a parking and traffic analysis by BA Group, which concluded that the provided parking is adequate for the proposed residential use, and that the proposed loading area to service the proposed child care centre is sufficient. Upon the conclusions of this report, it is unlikely that any off-site parking impacts would result from the proposed development.

8.0 CONCLUSION

It is the professional planning opinion of the undersigned that the applications represent good land-use planning for the following reasons:

- The enclosed applications conform to the goals, objectives, and policies of the Provincial Policy Statement (2020), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020), and the City of Orillia Official Plan (2010);
- The proposed development will inject much needed affordable rental housing units into the City's housing supply;
- The proposed development includes a child care facility, which will continue to offer this essential community service which has historically been offered on the property for a number of years;
- The proposed built form is anticipated to maintain compatibility with the existing community fabric, which has been supported by a number of plans including building elevations, neighbourhood context study, shadow study and a streetscape plan;
- The proposed development has been supported by an extensive list of professional disciplines, including: stormwater management; parking and traffic impact studies; hydrogeological and geotechnical studies; lighting plan; entrance analysis; site grading and erosion and sediment control plans; and a waste survey for the child care facility.

Respectfully submitted,
MORGAN Planning & Development Inc.



Victoria Lemieux, MCIP RPP
Senior Planner

Appendices

- A) Zoning By-law Amendment Schedule
- B) Plan of Survey showing Topographic Features
- C) Pre-Consultation Comments from City of Orillia