

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2018-035

Date: April 10, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 12

Subject: An application to amend the Town of Lindsay Zoning By-law 2000-75 to remove the Holding One (H1) symbol to permit the redevelopment of the Logie Street Park on Part of Lot 18, Concession 6, former Town of Lindsay, now City of Kawartha Lakes and identified as 325 Logie Street. (The Corporation of the City of Kawartha Lakes)

Author Name and Title: Sherry L. Rea, Development Planning Supervisor

Recommendations:

Resolved that Report PLAN2018-035, respecting Part Lot 18, Concession 6, former Town of Lindsay and identified as 325 Logie Street; Application No. D06-2018-015, be received;

That a Zoning By-law Amendment respecting Application D06-2018-015, substantially in the form attached as Appendix “D” to Report PLAN2018-035, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

The application proposes to remove the Holding One (H1) symbol from Schedule “A” of the Town of Lindsay Zoning By-law 2000-75, which regulates development and the use of land on Part of Lot 18, Concession 6, former Town of Lindsay. The removal of the Holding One (H1) symbol on the land would allow for park enhancements at the Logie Street Park. See Appendix “A” and “B” attached.

Owners:	The Corporation of the City of Kawartha Lakes
Applicant:	Ryan Smith, Parks and Open Space Supervisor, Community Services
Legal Description:	Part of Lot 18, Concession 6, former Town of Lindsay, now City of Kawartha Lakes.
Designation:	Designated Parks and Open Space on Schedule “A” on the Town of Lindsay Official Plan.
Zone:	Parks and Open Space Holding One (OS)(H1) Zone in the Town of Lindsay Comprehensive Zoning By-law 2000-75, as amended
Lot Area:	3.5 ha.
Site Servicing:	Proposed full municipal services
Existing Uses:	Parkland - Lilac Gardens of Lindsay
Adjacent Uses:	North: Vacant land zoned for Future Residential Development West: Scugog River South and East: Logie Street

Rationale:

The subject land is located at the corner of Lindsay Street South and Logie Street and contains 3.5 ha. with a portion of the land developed with the Logie Street Park - Lilac Gardens of Lindsay. Community Services, in implementing Council's direction is proposing to enhance the development of the Logie Street Park to include such amenities as a 297 sq.m. water recreation facility, a 149 sq.m. open air pavilion, a 260 sq.m. public washroom/mechanical building, summer splash pad/winter skating oval together with several playgrounds and parking areas. See Appendix “A” and “B” attached.

The subject land is appropriately zoned for the park use; however, the zone category contains a Holding One (H1) provision that requires the completion of a satisfactory Environmental Impact Study (EIS) for any development or major redevelopment on the property. In support of the request to remove the Holding One (H1) provision on the property, Community Services Department submitted a Letter of Understanding from the KRCA that commits the City to addressing the

remaining concerns regarding the EIS submitted to the KRCA in support of the removal of the Holding One (H1) provision. See Appendix "C" attached. Community Services prepared a Tree Preservation Plan for the KRCA's review and have confirmed that the shoreline will remain largely naturalized. Work permits have been applied for with Parks Canada for the inwater works and with KRCA for works related to the regulated and riparian area along the shoreline of the Scugog River. Grading and Drainage Plans have been prepared for the proposed development on site and are currently being reviewed by City staff.

Notice of the application was circulated to the City's Engineering & Corporate Assets Department, Building Division and KRCA. All agencies and City departments indicate that they have no concerns with the removal of the Holding One (H1) provision.

Provincial Policies:

The application conforms to the 2017 Growth Plan for the Greater Golden Horseshoe (Growth Plan) and is consistent with the 2014 Provincial Policy Statement.

Official Plan Conformity:

The land is designated Parks and Open Space on Schedule "A" of the City of Kawartha Lakes Official Plan. The predominant use of land shall be primarily for the preservation and conservation of land and/or environment, as well as for the provision of outdoor recreational and educational opportunities and should be managed in such a fashion as to complement adjacent lands uses and protect such uses from any physical hazards. Active and passive recreation uses and facilities are permitted uses in the Parks and Open Space designation. The redevelopment of the Logie Street Park maintains the goals and objectives of the Parks and Open Space designation.

Zoning By-law Compliance:

The property is zoned Parks and Open Space Holding One (OS)(H1) Zone which permits the current park use on the property and is also the appropriate zone for the proposed enhancements.

Other Alternatives Considered:

No other alternatives have been considered.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed by the owner to the Ontario Municipal Board. In the event of an appeal there could be costs for legal representation and planning staff.

Relationship of Recommendation(s) to the 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals: A Vibrant and Growing Economy, An Exceptional Quality of Life and A Healthy Environment. This application aligns with both the Exceptional Quality of Life and A Healthy Environment goals as it permits active recreational uses and facilities on the property while preserving the majority of the natural shoreline along the Scugog River.

Review of Accessibility Implications of Any Development or Policy:

The accessibility standards established in the Building Code will be shown on any subsequent construction drawings, which must be approved by the City prior to the issuance of a building permit.

Servicing Implications:

The proposed park enhancements will be developed on full municipal services. The City's Building Division will continue to be involved through the permitting and construction phases. Planning Division has completed a zoning review of the proposed enhancements on the property.

Development Services – Planning Division Comments:

Staff supports the application, based on the information contained in this report and as such, respectfully recommend that the proposed Zoning By-law application to remove the Holding One (H1) symbol on the property be approved and adopted by Council.

Attachments:

The following attached documents may include scanned images of Appendices, maps, and photographs. If you require an alternative format, please contact Sherry Rea, Development Planning Supervisor 705.324.9411 x 1331.

Appendix 'A' – Location Map



Appendix 'A' -
Location Map.pdf

Appendix 'B' – Site Plan



Appendix 'B' - Site
Plan.pdf

Appendix 'C' – KRCA Comments to Remove Holding Provision



Appendix 'C' - KRCA
Comments to Remove

Appendix 'D' - Draft Zoning By-law



Appendix 'D' - Draft
Zoning By-law.pdf

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Department Head: Chris Marshall

Department File: D06-2018-015