



## Planning Advisory Committee Report

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**Report Number:** PLAN2024-060

**Meeting Date:** November 6, 2024

**Title:** Official Plan Amendment & Zoning By-law Amendment, 400 Kent Street West, Nautical Lands Group c/o George Whittington

**Description:** Application to amend the Lindsay Secondary Plan to redesignate a portion of the site to accommodate a supportive living housing development consisting of a four-storey apartment building with 76 apartment-style dwellings and a mix of amenity uses, and 47 bungalow townhouse dwellings – D01-2024-004; and,  
Application to amend the Town of Lindsay Zoning By-law 2000-75 from a 'General Commercial Exception 6 (GC-S6) Zone' to a 'Site-Specific Mixed Residential Commercial (MCR) Zone' - D06-2024-013

**Type of Report:** **Information Report** for the purposes of the statutory Public Meeting under section 34 of the Planning Act, RSO 1990, chapter P.13

**Author and Title:** Mark Fishman, Dillon Consulting Limited and Lindsay Nooren, MCIP, RPP Urban Planners on behalf of the City of Kawartha Lakes

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### Recommendation:

**That** Report **PLAN2024-060**, Official Plan Amendment & Zoning By-law Amendment, 400 Kent Street West (OPS CON 4 PT LOT 21 RP;57R7657 PARTS 2 AND 3 RP;57R8782 PT PART 2 RP;57R10078 PART 2 in the Town of Lindsay in the City of Kawartha Lakes), Nautical Lands Group c/o George Whittington, be received for information.

**Department Head:** \_\_\_\_\_

## Application Summary:

The applicant is seeking to develop a portion of the lands at 400 Kent Street West (known as the 'Subject Land') to accommodate a supportive living housing development consisting of a four-storey apartment building with 76 apartment-style dwellings and a mix of amenity uses, and 47 bungalow townhouse dwellings<sup>1</sup>. Amendments to the Lindsay Secondary Plan and Town of Lindsay Zoning By-law are required to facilitate the proposal.

<b>Owner:</b>	CP REIT ONTARIO PROPERTIES
<b>Applicant:</b>	Nautical Lands Group c/o George Whittington
<b>Property Description<sup>2</sup>:</b>	Legal Description: OPS CON 4 PT LOT 21 RP;57R7657 PARTS 2 AND 3 RP;57R8782 PT PART 2 RP;57R10078 PART 2
	Municipal Address: 400 Kent Street West
<b>Official Plan:</b>	'Commercial' in Schedule F-1 (Land Use) of the Lindsay Secondary Plan
<b>Zoning By-law:</b>	'General Commercial Exception 6 (GC-S6) Zone' (Schedule A) in the Town of Lindsay Zoning By-law 2000-75
<b>Lot Area:</b>	Subject Land - 2.25 ha (5.56 acres)
<b>Servicing:</b>	Water: City-owned/operated water system Sanitary: City-owned/operated sewage system Stormwater: Storm sewers
<b>Access:</b>	Provincial – Highway (Highway 35) Municipal – Arterial Road (Kent Street West) Municipal – Collector Road (St. Joseph Road)
<b>Existing Uses:</b>	Subject Land is currently vacant. The CP REIT Ontario Properties Limited ("Choice") lands immediately to the east are occupied by an existing Loblaws Grocery Store and Gas Station.

<sup>1</sup> See Schedule 1 – Proposed Concept Plan

<sup>2</sup> See Schedule 2 – Site Mapping

<b>Adjacent Uses:</b>	North: Residential/Institutional - Bloom Retirement Community. Parks and Open Space - Wilson Fields
	East: Commercial - Loblaws Grocery Store and Gas Station
	South: Commercial - Lindsay Square Mall
	West: Institutional - Ontario Court of Justice

**Application Process:**

The Planning Division received the application submission package on March 19, 2024, which included the following reports and plans in support of the application:

- Planning Justification Report, prepared by Nautical Lands Group, dated January 30, 2024 (revised September 27, 2024);
- Concept Site Plan, prepared by Nautical Lands Group, dated February 20, 2021 (revised September 20, 2024);
- Plan of Survey with Topography of South Half of Lot 21 Concession 4, City of Kawartha Lakes, prepared by Speight, Van Nostrand & Gibson Limited, dated March 5, 2001;
- Noise Impact Study, prepared by aeroustics, dated January 10, 2024;
- Stage 1 Archaeological Assessment, prepared by WSP, dated December 18, 2023;
- Traffic Operation Assessment, prepared by NexTrans Consulting Engineers, dated October 19, 2023;
- Cross Sections (Servicing Connections), prepared by ODAN-DETECH Consulting Engineers, dated November 24, 2023;
- Functional Servicing & Stormwater Management Report, prepared by ODAN-DETECH Consulting Engineers, dated October, 2023;
- Conceptual Site Grading Plan, prepared by ODAN-DETECH Consulting Engineers, dated November 24, 2023;
- Conceptual Site Servicing Plan, prepared by ODAN-DETECH Consulting Engineers, dated November 24, 2023;
- Geotechnical Investigation, prepared by Paterson Group, dated January 3, 2024;
- Environmental Impact Study, prepared by Pinchin, dated December 15, 2023;
- Commercial Land Impact Assessment, prepared by Tate Economic Research Inc., dated August 1, 2023;
- Affordability Analysis, prepared by Tate Economic Research Inc., dated August 1, 2023;
- Conceptual Landscape Plan, prepared by Nautical Lands Group, dated September 20, 2024;

- Official Plan Amendment Application, prepared by George Whittington, dated March 19, 2024; and,
- Zoning By-law Amendment Application, prepared by George Whittington, dated March 19, 2024.

After discussion with the applicant, staff received a revised Design Brief on May 23, 2024, to provide a rationale for how the proposed development aligns with the urban design policies outlined in the Lindsay Secondary Plan.

Staff deemed the application 'complete' under the requirements of the Planning Act on May 23, 2024, and initiated Agency consultation on May 23, 2024 with a requested review period of the application submission package by June 13, 2024. After a Development Review Team meeting regarding the application took place on June 26 2024, the applicant chose to redo their site plan and to not appear at PAC until it was a more complete iteration with comments from staff incorporated. The revised PJR and site plan were received on September 27<sup>th</sup> and circulated October 1<sup>st</sup>, with comments due October 15<sup>th</sup>. Changes to the site only concerned the orientation of buildings and a loss of 4 units, the overall proposal remained the same. The public has been notified of the applications through circulation of the Notice of Public Meeting on October 10, 2024.

Staff are working with the applicant to address the deficiencies of this initial application conformity. This included the land use itself, site entrance, and site design. The comments also indicated a Traffic Impact Study be completed which may need to be peer reviewed at the applicant's expense upon completion. Once these matters have been addressed the application can return to PAC.

### **Application Review<sup>3</sup>:**

Planning staff is continuing to review the application submission package including the Planning Justification Report that was prepared and filed in support of the application, for consistency with provincial policies (including the Provincial Planning Statement, 2024, which is in effect as of October 20, 2024), conformity with the City of Kawartha Lakes Official Plan, and applicable Zoning By-law.

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<sup>3</sup> See Schedule 3 – Provincial and Municipal Land Use Framework

Any change to the Official Plan must be consistent with applicable provincial policies and uphold the intent of the Official Plan. Any change to the Zoning By-law must comply with the Official Plan designation.

Consideration of all written and verbal comments received through consultation is also part of application review. Notice of this application was circulated to persons within a 120-metre radius, agencies, and City Departments which may have an interest in the application. A summary of written and verbal submissions, including comments received at the Public Meeting, will be included in the subsequent Recommendation report to PAC.

### **Other Alternatives Considered:**

The Preconsultation Report dated August 27, 2021, proposed the same supportive living housing development, however it consisted of a four-storey 76-unit building, and 50 bungalow townhouse units for a total of 126 residential units. The number of bungalow townhouse units is now 47 and the configuration of the apartment along with townhouse blocks have changed on the Subject Land.

### **Conclusion:**

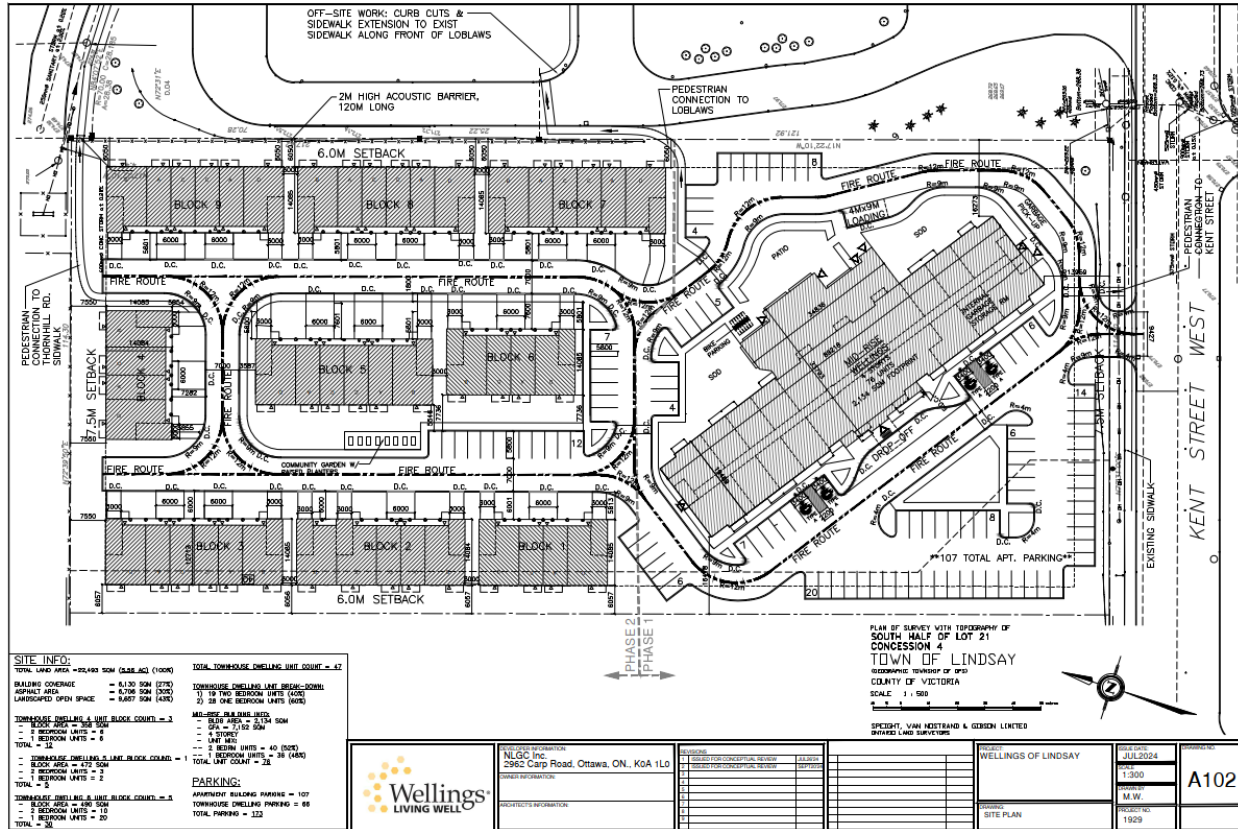
Staff will return to Planning Advisory Committee following conclusion of the public consultation process and evaluation of application merits, and provide a subsequent Recommendation report for a Decision by Council. Interested parties will be notified of the subsequent PAC meeting.

**Department Head:** Leah Barrie, Director of Development Services

**Department Head email:** [lbarrie@kawarthalakes.ca](mailto:lbarrie@kawarthalakes.ca)

**Department File:** D01-2024-004 & D06-2024-013

Schedule 1 – Proposed Concept Plan



## Schedule 2 – Site Mapping

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### Location Map



**Aerial Map**





## **Schedule 3 – Provincial and Municipal Land Use Framework**

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### **Provincial Planning Statement (2024)**

On August 20, 2024, the Province of Ontario released the updated Provincial Planning Statement. The Provincial Planning Statement 2024 (PPS 2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. The PPS 2024 came into full force and effect on October 20, 2024.

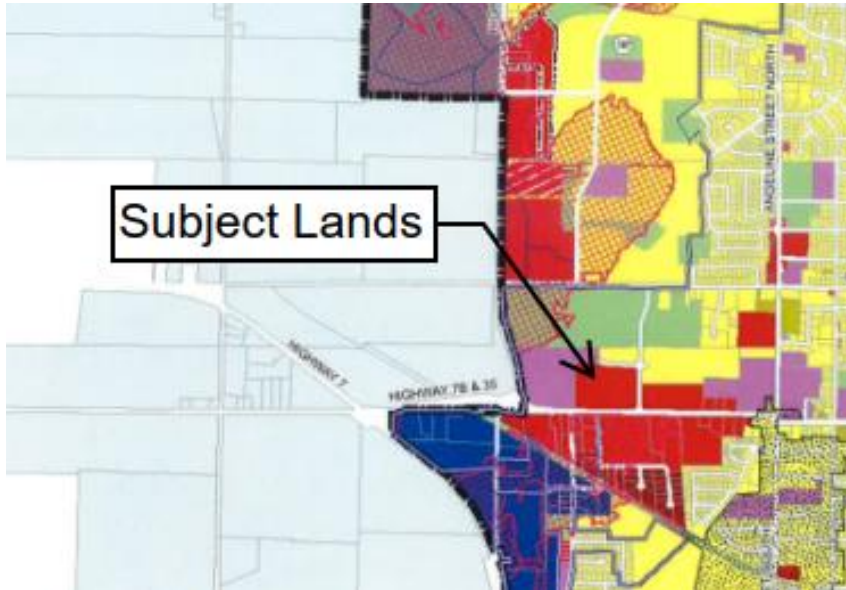
The PPS 2024 provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

### **City of Kawartha Lakes Official Plan**

The Official Plan is the City's policy on how land in the community should be used. Prepared through a public consultation process, it sets strategic direction for land use development, environmental protection, and public infrastructure to attain its vision, goals and objectives.

The Official Plan implements provincial policies, and sets the municipal policy framework for applying the Zoning By-law.

The 'Subject Land' is within the 'Commercial' land use designation in Schedule F-1 (Land Use) of the Lindsay Secondary Plan.



### Zoning By-Law - Township of Lindsay Zoning By-law 2000-75

The Zoning By-law regulates the use of lands, buildings and structures and implements the Official Plan.

The 'Subject Land' is currently zoned 'General Commercial Exception 6 (GC-S6) Zone' in Schedule A of the Township of Lindsay Zoning By-law 2000-75.

