



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Tuesday, March 3, 2020

7:30 PM

Council Chambers

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

PM 2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION - 180 AND 198 ARDAGH ROAD (WARD 6) (FILE: D14-1685)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of the Hedbern Development Corporation for lands known municipally as 180 and 198 Ardagh Road, Barrie.

The lands are designated Residential in the City's Official Plan. The existing zoning for both 180 and 198 Ardagh Road is Residential Single Detached Second Density (R2). The properties are currently vacant and each have 20 metres frontage on Ardagh Road.

The application proposes to amend the zoning of the subject lands from Residential Single Detached Second Density (R2) to Residential Multiple First Density (RM1) to permit the future development of semi-detached dwelling units. Both properties meeting the zoning standards for the RM1 zone and permit the proposed use for semi-detached dwelling units.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Celeste Kitsemetry, Planner, Development Services.

Attachments: [PM 200303 Notice 180, 198 Ardagh Rd](#)
[PM 200303 Presentation 180, 198 Ardagh Rd](#)
[PM 200303 Memo 180 and 198 Ardagh Road](#)

PM 2.2**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION. - 158, 162, 166 AND 170 ARDAGH ROAD (WARD 6) (FILE: D12-448 AND D14-1684)**

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of the Hedbern Development Corporation for lands known municipally as 158, 162, 166 and 170 Ardagh Road, Barrie and are located within the Ardagh Secondary Planning Area.

The applications propose to rezone the subject lands from Residential Single Detached (R1) (H-950 and (R3) to Residential Multiple with Special Provisions (RM2)(SP). The proposed development concept includes 27 street townhouses fronting Bishop Drive, 19 block/cluster townhouse unit, 12 back-to-back townhouses, the extension of Bishop Drive, and a stormwater management pond. A Plan of Subdivision is required to facilitate the future development of the lands.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Celeste Kitsemetry, Planner, Development Services.

See attached correspondence.

Attachments: [PM 200303 Notice 158,162,166,170 Ardagh Rd](#)
[PM 200303 Presentation 158,162,166,170 Ardagh Rd](#)
[PM 200303 Memo 158 162 166 and 170 Ardagh Road](#)
[PM 200203 Correspondence 158 162 166 and 170 Ardagh Rd](#)

PM 2.3**APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2667340 ONTARIO INC. - 272 INNISFIL STREET (WARD 8) (FILE: D14-1689)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of 2667340 Ontario Inc. for lands known municipally as 272 Innisfil Street, Barrie and are located within the Urban Growth Centre.

The applicant proposes to rezone the property from Transition Centre Commercial (C2)(SP-113) to Transition Centre Commercial with Special Provisions (C2-2)(SP) to permit the redevelopment of the 0.7 hectare site located at the southeast corner of Innisfil Street and Jacobs Terrance. The concept under consideration includes a 17 storey apartment building with a townhouse podium for a total of 164 residential units.

Presentation by a representative of Innovative Planning Solutions.

Presentation by Celeste Kitsetmetry, Planner, Development Services.

Attachments: [PM 200303 Notice 272 Innisfil St](#)
[PM 200303 Presentation 272 Innisfil St](#)
[PM 200303 Memo 272 Innisfil Street](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV006-20****APPLICATION FOR ZONING BY-LAW AMENDMENT (ADA CUSTOM HOMES LTD.) - 435 BIG BAY POINT ROAD (WARD 9)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of ADA Custom Homes Ltd., to rezone the lands known municipally as 435 Big Bay Point Road from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP), be approved.
2. That the following Special Provisions (SP) be referenced for the Residential Multiple Dwelling Second Density (RM2) zone in implementing Zoning By-law 2009-141 for the subject lands:

- a) Permit a reduced parking standard to 1.25 spaces per unit, whereas 1.5 spaces per unit is required;
 - b) Permit an increased building height of 12 metres for the stacked townhouse built form, whereas a maximum of 10 metres is permitted;
 - c) Permit a reduced rear yard setback and reduced secondary means of access of 6 metres whereas 7 metres is required;
 - d) Permit an increased density of 45 units per hectare, whereas a density of 40 units per hectare is permitted for block/cluster townhouse development;
 - e) Permit a reduction in the required landscape strip from a minimum 3 metres at the northwest corner to a minimum 1.5 metres at the southwest corner of the block of parking spaces; and
 - f) Restrict the permission of any building located along the south/rear lot line to be:
 - i) A maximum of two storeys in height; and
 - ii) Second floor balconies are not permitted on the rear face of the building.
3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV006-20.
4. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services;
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV006-20) (File: D14-1668)

Attachments: [DEV006-200303](#)

DEV007-20

APPLICATION FOR ZONING BY-LAW AMENDMENT - (BALLYMORE BUILDING (BARRIE) CORP. C/O BALLYMORE HOMES) 750 LOCKHART ROAD (WARD 10)

1. That the Zoning By-law Amendment application submitted by KLM Planning on behalf of Ballymore Building (Barrie) Corp. c/o Ballymore Homes to rezone lands known municipally as 750 Lockhart Road, Barrie (Ward 10) from 'Agricultural General' (AG) and 'Environmental Protection' (EP) to 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX), 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX) and 'Environmental Protection' (EP), be approved.

2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
- a) The porches and steps shall be permitted to encroach into any required front yard and/or required exterior side yard up to 0.8 metres from the front or exterior side lot line in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas a building, porch or balcony, with or without a foundation, may encroach into the front or exterior side yard setback up to 1 metre from the lot line;
 - b) The steps shall be permitted to encroach 0.3 metres into a required parking space located within a garage in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas steps are not permitted to encroach into a required parking space;
 - c) The bay, bow or box windows with or without a foundation below shall not exceed 4.5 metres in width and may project a maximum of 0.6 metres into the required front, exterior side and rear yards in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas only sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters may project a distance of not more than 0.6 metres into a required yard;
 - d) A rear walkout basement shall not be considered a storey in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas a basement that extends more than 1.8 metres from finished grade level to the ceiling shall be considered a storey;
 - e) The tandem parking is permitted in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas tandem parking is not permitted for residential dwellings containing more than 3 units; and
 - f) The following Special Provisions (SPs) shall apply lands zoned the 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX):
 - i) The uses permitted under Section 12 of Zoning By-law 2009-141, including Agricultural Uses, Conservation Uses such as forestry, reforestation, and other activities connected with the conservation of soil and wildlife, and Accessory Uses shall be permitted;
 - ii) The uses, buildings and structures permitted under Sections 4.2.1 through to 4.2.1.4, Sections 4.2.1.6 through to 4.2.1.11 and Section 4.2.1.13 of Zoning By-law 2009-141 shall be permitted;
 - iii) A minimum lot area of 0.4 hectares is required;

- iv) A minimum lot frontage of 22 metres is required;
 - v) A by-law to re-zone lands identified as 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX) shall not be approved until such time as 60 percent of the Hewitt's Secondary Plan Area Phase 2 lands have received Draft Plan approval, or as otherwise deemed appropriate by the City of Barrie; and
 - vi) For the purposes of the by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the by-law shall not apply to lands zoned 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX).
3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, and including the matters raised in those submissions and identified within Staff Report DEV007-20.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV007-20) (File: D14-1674)

Attachments: [DEV007-200303](#)

DEV014-20

APPLICATION FOR ZONING BY-LAW AMENDMENT - 34-50 BRADFORD STREET AND A PORTION OF 125 DUNLOP STREET WEST (WARD 2)

1. That the Zoning By-law Amendment application submitted by MHBC Planning and Design, on behalf of HIP Developments, to rezone the lands known municipally as 34-50 Bradford Street and a portion of 125 Dunlop Street West to 'Central Area Commercial-2' (C1-2) Zone, Special Provision (SP-XXX) Holding Provision (H-XXX) from the following current zoning; Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481); Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481), Holding Provision No. 125 (H-125); and Transition Centre-1 (C2-1) Zone, be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
- a) That Bradford Street and any extension of Simcoe Street be considered the front lot line for buildings.
 - b) That no minimum coverage for Commercial Uses be required, whereas Comprehensive Zoning By-law 2009-141 requires 50% of the lot area.
 - c) That a maximum building height be regulated as follows:

- i) A minimum building height of 4.5 metres and a maximum building height of 22 metres within the first 5 metres of the front lot line and flankage, whereas Comprehensive Zoning By-law 2009-141 permits a maximum of 10 metres within the first 5 metres of the front lot line and flankage; and
- ii) A maximum building height of 70 metres (20 storeys) beyond the first 5 metres of the front lot line and flankage; whereas Comprehensive Zoning By-law 2009-141 permits 45 metres beyond the first 5 metres of the front lot line and flankage.
- d) That no minimum be prescribed for the side and rear landscape buffer area; whereas Comprehensive Zoning By-law 2009-141 requires minimum of 3 metres; and
- e) That off-site parking for the YMCA be permitted anywhere on the subject rezoning parcel, whereas Comprehensive Zoning By-law 2009-141 requires parking spaces to be provided and maintained on the same lot as the building or use for which they are required.

A Holding (H) Provision will be applied to the site to address items such as the filing of a Record of Site Condition, Construction Phasing, and Community Benefits Contribution.

- 3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including the matters raised in those submissions and identified within Staff Report DEV014-20; commercial uses in the downtown, traffic and parking, and Chimney Swift habitat protection and relocation.
- 4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV014-20) (File: D14-1681)

Attachments: [DEV014-200303](#)

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

