



Meeting Agenda Planning Committee

Tuesday, January 21, 2020

7:30 PM

Council Chambers

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

2.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP LTD. ON BEHALF OF 440 ESSA DEVELOPMENTS INC. - 440 ESSA ROAD (WARD 6) (FILE: D14-1687)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of 440 Essa Developments Inc. for lands municipally known as 440 Essa Road, Barrie and is located within the Holly Secondary Planning Area.

The application proposes to amend the zoning of the subject lands from 'General Commercial' (C4) to 'Mixed Use Corridor - Special' (MU2)(SP-XXX) with site-specific provisions. The application, if approved, would facilitate the development of an eight (8) storey mixed-use residential and commercial building, containing 194 residential apartment units, 1,208 square metres of ground floor commercial space, and underground and surface parking.

The following are the proposed site-specific zoning provisions for the subject lands:

<u>Zoning Standard</u>	<u>Required - MU2 Zone</u>	<u>Proposed</u>
Front Yard Setback	1 metre (min.) for 75% of the frontage and 5 metres (max.) for 25% of the Frontage	0.56 metres
Side Yard Setback	3 metres (max.)	7.54 metres
Rear Yard Setback	7 metres (min.)	15.22 metres

Presentation by a representative(s) of The Jones Consulting Group Ltd.

Presentation by Andrew Gamerio, Planner, Development Services.

Attachments: [PM 200121 Notice 440 Essa Road](#)
[PM 200121 Presentation 440 Essa Road](#)
[PM 200121 Memo 440 Essa Road](#)

2.2 APPLICATION FOR A ZONING BY-LAW AMENDMENT - MHBC PLANNING ON BEHALF OF 1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD. - 658 AND 662 MAPLEVIEW DRIVE EAST (WARD 9) (FILE: D14-1688)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by MHBC Planning on behalf of 1701390 Ontario Ltd. and 1701391 Ontario Ltd. for lands municipally known as 658 and 662 Mapleview Drive East, Barrie and are located within the Painswick South Secondary Planning Area.

The applicant has requested a change in the zoning on the two (2) properties from Residential Single Detached (R1) to Mixed-Use Node (MU1). The proposed MU1 zone is subject to Site Plan Control and as such a formal development concept is not proposed at this time.

Presentation by a representative(s) of MHBC Planning.

Presentation by Celeste Kitsemetry, Planner, Development Services.

Attachments: [PM 200121 Notice 658 and 662 Mapleview Dr E](#)
[PM 200121 Presentation 658 and 662 Mapleview Dr E](#)
[PM 200121 Memo 658 and 662 Mapleview Dr E](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

APPLICATION FOR A ZONING BY-LAW AMENDMENT (2591451 ONTARIO INC.) - 829 ESSA ROAD (WARD 7)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2591451 Ontario Inc. to rezone the lands known municipally as 829 Essa Road (Ward 7) from Residential Multiple First Density (R1) to Mixed Use Corridor with Special Provisions (MU2) (SP-XXX), be approved.
2. That the following Special Provisions (SP), be referenced in the site-specific Zoning By-law for the lands known municipally as 829 Essa Road:
 - a) In addition to the uses permitted on Table 5.4.1, a street townhouse is a permitted use in the MU2 zone;

- b) Notwithstanding section 5.4.2.3, a maximum of 10 street townhouse units shall be permitted in a row whereas a maximum of 8 units in a townhouse block is the standard;
 - c) Notwithstanding Table 5.4.2, a minimum front yard setback of 6 metres is required to the garage for each street townhouse unit whereas no standard is provided;
 - d) Notwithstanding Table 5.4.2, a minimum side yard setback of 2.6 metres shall be required for the end street townhouse units whereas a maximum of 3 metres is the standard;
 - e) Notwithstanding Table 5.4.2, a minimum rear yard setback of 6 metres is required for each street townhouse unit whereas 7 metres is the standard abutting a Residential zone;
 - f) A minimum setback of 6 metres for secondary means of access shall be permitted for each street townhouse unit whereas 7 metres is the typical standard;
 - g) Notwithstanding Table 5.4.2, a minimum ground level floor height of 3 metres is permitted for each street townhouse unit whereas 4.5 metres is the standard;
 - h) Notwithstanding Table 5.4.2, a maximum building height of 10 metres is permitted for each street townhouse unit whereas a minimum of 7 metres and maximum of 16.5 metres is the standard;
 - i) Notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 60% of the front yard for each street townhouse unit permitted as a driveway and/or parking space whereas a fully paved surface is the standard;
 - j) Notwithstanding section 5.4.3.2 b), a minimum front yard setback of 4.5 metres is required to the face of the building for each street townhouse unit whereas a minimum of 3 metres is the standard; and
 - k) Notwithstanding section 5.4.4.0, a minimum landscape buffer is not required for the lands zoned as Mixed Use Corridor abutting a Residential zone whereas 3 metres is the standard.
3. That notwithstanding the provisions of By-law 99-312 the development of the subject property known municipally as 829 Essa Road, shall be subject to Site Plan Control.
4. 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 as further detailed in Staff Report DEV001-20.

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. (DEV001-20) (File: D14-1685)

Attachments: [DEV001-200121](#)

**APPLICATION FOR ZONING BY-LAW AMENDMENT (DIPOCE INNISFIL INC.)
- 8001 COUNTY ROAD 27 (WARD 7)**

1. That the Zoning By-law Amendment application submitted by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC Planning), on behalf of DiPoce (Innisfil) Inc., to rezone lands known municipally as 8001 County Road 27, Barrie (Ward 7) from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5); 'Neighbourhood Residential Multiple Dwelling Zone' (RM3); 'Neighbourhood Residential Multiple Dwelling Zone - Hold No. XXX' (RM3)(H-XXX); 'Educational Institutional - Special Provision No. XXX' (I-E)(SP-XXX); 'Convenience Commercial' (C5); 'Open Space' (OS); and, 'Environmental Protection' (EP), be approved.
2. That the By-law for the purpose of lifting the Holding (H-XXX) Provision from the Zoning By-law Amendment as it applies to the lands municipally known as 8001 County Road 27, shall be brought forward for approval once the owner provides the following:
 - a) The Ministry of Tourism, Culture and Sport issue a letter of clearance demonstrating that the Ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the Ministry's standards and the site be fully excavated and all items of cultural heritage value or interest are removed and recorded in accordance with Ministry standards and to the satisfaction of the City.
3. That the following Special Provisions be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
 - a) Residential uses shall be permitted in the 'Institutional Education - Special Provision No. XXX' (I-E)(SP-XXX) Zone, in accordance with the 'Neighbourhood Residential' (R5) zone standards and permitted uses; and
 - b) A minimum of 35 percent of landscaped open space shall be provided for elementary schools in the Institutional Education - Special Provision No. XXX (I-E)(SP-XXX) Zone.
4. 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 DEV002-20.

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. (DEV002-20) (File: D14-1665)

Attachments: [DEV002-200121](#)

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.

