
TO: PLANNING COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION - 2 ARBOUR TRAIL

WARD: 8

PREPARED BY AND KEY CONTACT: A. GAMEIRO, B.E.S, RPP
PLANNER, EXT. 5038

SUBMITTED BY: M. BANFIELD, RPP
DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: A. MILLER, RPP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, to rezone a portion of lands known municipally as 2 Arbour Trail in the City of Barrie, legally described as Part Lot 13 on Concession 14 and West Part Lot 1 on Registered Plan 321, from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), be approved as shown in Appendix "A" to Staff Report DEV023-20.
2. That the written and oral submissions received relating to this 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 matters raised in those submissions and identified within Staff Report DEV023-20.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Mark Porter, for lands known municipally as 2 Arbour Trail (see Appendix "A" – Proposed Zoning By-law Amendment). The applicant is proposing to amend the zoning of the southern portion of the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2). The effect of the application is to facilitate the severance of the subject property for the creation of a new residential lot.
5. The ultimate development proposal would result in one (1) retained lot and one (1) severed lot, as identified in Appendix "B" – Conceptual Site Plan. The retained lot would contain the existing dwelling located on the subject property, while the severed lot would be redeveloped with a new

single detached dwelling unit. The proposed R2 zoning would apply only to the severed lot, as the retained lot would exceed the minimum R1 zone standards with respect to lot area and frontage.

6. If approved, a subsequent application for consent (severance) would be required for the creation of a new lot and would be considered by the Committee of Adjustment. Council's decision on the subject application is independent from any decision made by the Committee of Adjustment regarding a future consent application. Approval of the subject application does not suggest that a future consent application will be approved.
7. Planning staff are recommending approval of the subject application as the lands are considered to be appropriate for this form of low density infill residential development in that it is consistent with and conforms to Provincial and City planning policy.

Location

8. The subject property is located on the northeast corner of the intersection of Arbour Trail and Cox Mill Road and has an area of 2,007.9 square metres with 66.3 metres of frontage on Cox Mill Road. The subject property currently contains a single detached dwelling and is located in an area consisting of a mix of low density residential uses with a variety of lot sizes.

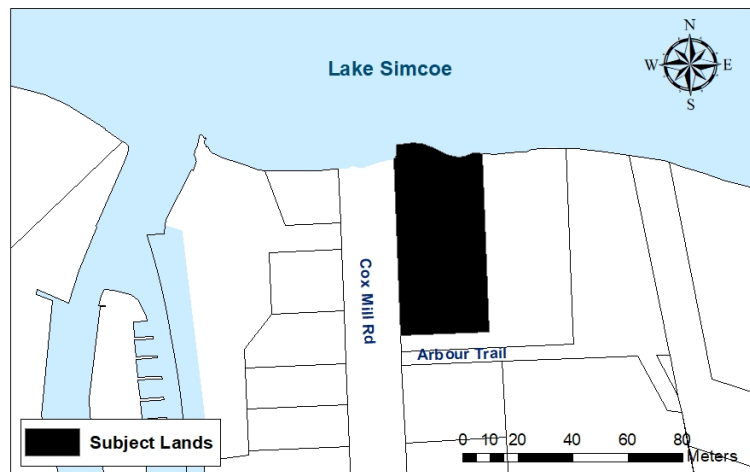


Figure 1: Key Map - 2 Arbour Trail, Barrie

9. The existing land uses surrounding the subject property are as follows:

North: Lake Simcoe (Kempenfelt Bay).

South: Existing single detached dwelling units which are zoned 'Residential Single Detached Dwelling First Density' (R1) 'Residential Single Detached Dwelling Second Density' (R2) and 'Residential Single Detached Dwelling Second Density Special Provision No. 435' (R2)(SP-435).

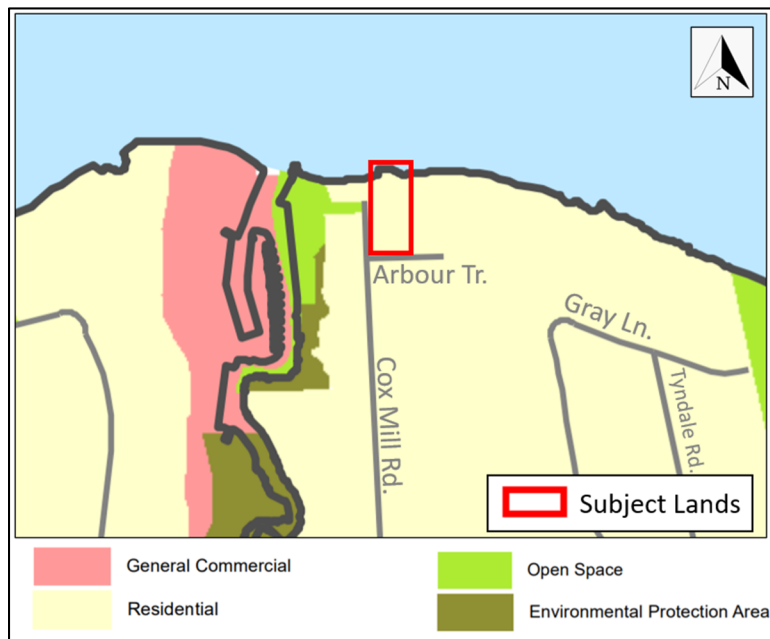
East: Existing single detached dwelling units which are zoned 'Residential Single Detached Dwelling First Density' (R1).

West: Existing single detached dwelling units and vacant building lots which are zoned 'Residential Single Detached Dwelling Second Density Special Provision No. 470' (R2)(SP-470) and 'Environmental Protection' (EP).



Existing Policy

10. The subject property is designated 'Residential' in Schedule 'A' – Land Use in the City's Official Plan and is zoned 'Residential Single Detached Dwelling First Density' (R1) in accordance with Zoning By-law 2009-141, as amended.



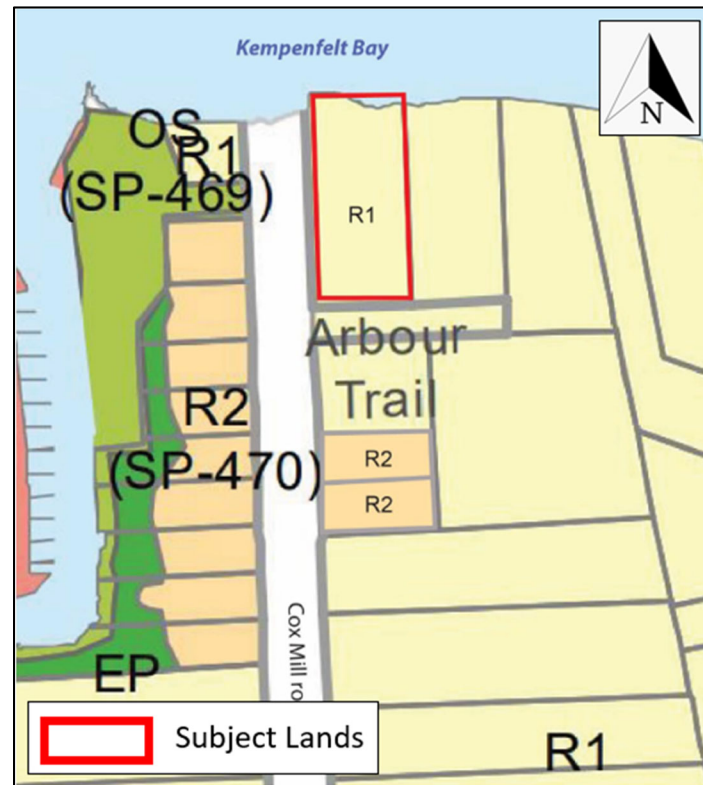


Figure 4: Zoning By-law 2009-141 Land Use Map - 2 Arbour Trail, Barrie

Submission Material

11. In support of the application, the following plans, reports and studies were submitted. Copies of the submission materials are available online on the City's Proposed Developments webpage under [Ward 8](#).
- Planning Justification Report (Innovative Planning Solutions Inc., April 2020)
 - Tree Inventory, Analysis and Preservation Plan and Report (Riverstone Environmental Solutions Inc., April 2020)
 - Conceptual Site Plan (Innovative Planning Solutions Inc., April 2020)
 - Conceptual Building Elevations and Floor Plans (Sketch Design Build Inc., February 2020)
 - Functional Servicing Brief (WMI & Associates Limited, February 2020)
 - Natural Heritage Evaluation (Riverstone Environmental Solutions Inc., April 2020)
 - Conceptual Severance Plan (Innovative Planning Solutions Inc., April 2020)

Neighbourhood Meeting

14. A Neighbourhood Meeting was held on January 29, 2020 regarding the subject application, whereby two (2) members of the public and the local Ward Councillor were in attendance. Those in attendance did not raise any concerns with the application, but rather expressed general interest in the proposal.

Public Meeting

15. A Statutory Public Meeting was held on June 23, 2020 to present the subject application to Planning Committee and the public. Questions were not received from any members of the public. However,

Planning Committee requested that staff clarify why the development proposal was proceeding through a zoning by-law amendment application rather than a minor variance application, which is a less onerous process from a cost and timing perspective.

16. When Planning staff and the Committee of Adjustment are considering or reviewing a minor variance application, the four (4) tests as prescribed by Section 45(1) of the *Planning Act* are applied to determine if the application should be approved. The four tests are:
- i. Is the application minor in nature?
 - ii. Is it desirable for the appropriate development or use of the land, building or structure?
 - iii. Is it in keeping with the general intent and purpose of the Official Plan?
 - iv. Is it in keeping with the general intent and purpose of the Zoning By-law?

Planning staff must be satisfied that an application meets all of the four (4) tests above in order to provide a positive recommendation for a minor variance application.

17. The lot frontage and lot area of the proposed severed lot is reflective of the standards of the R2 Zone, which requires a minimum lot area of 500 square metres and 15 metres of frontage. In comparison, the existing R1 Zone over the subject lands requires a minimum lot area of 900 square metres and 22 metres of frontage. In Planning staff's opinion, such a deviation from the R1 Zone standards is not minor, nor is it in keeping with the general intent and purpose of the R1 Zone. Therefore, the nature of the proposal is outside of the general scope and intent of a minor variance application. Similar lots located immediately west and south of the subject property were also subject to zoning by-law amendment applications, prior to the submission of a consent (severance) application to the Committee of Adjustment.

Department & Agency Comments

18. The subject application was circulated to staff in various departments and to external agencies for review and comment.
19. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating that the development proposal is generally consistent with the Provincial Policy Statement, the Growth Plan and conforms to the Lake Simcoe Protection Plan and Ontario Regulation 179/06 under the *Conservation Authorities Act*. Based on their review, the LSRCA is satisfied with the development proposal from a watershed management and natural heritage perspective.
20. The City's Development Services (Approvals) staff provided comments indicating that adequate municipal servicing and infrastructure is available on Cox Mill Road to support the development proposal. Development Approvals staff noted that the subject lands shall be developed in accordance with all City of Barrie standards and policies through a subsequent building permit application.
21. Transportation Planning staff indicated that they had no concerns with the development proposal and noted that safe access may be provided from Cox Mill Road. According to Transportation Planning staff, the development proposal would not result in unreasonable impacts to traffic or pedestrian safety on Cox Mill Road and the surrounding area.
22. Development Approvals (Landscaping) staff commented on the development proposal and confirmed that they are generally satisfied with the development, as reflected on the Conceptual Site Plan in Appendix "B". Development Approvals staff noted that the property owner must obtain written permission in the form of a Consent to Harm Agreement from adjacent property owners prior to harming and/or removing shared boundary and/or private trees during construction, in accordance with the Province of Ontario *Forestry Act* (if applicable).

23. Staff in the Building Services Department provided comments indicating that they have no concerns with the proposed Zoning By-law Amendment. Staff in the Building Services Division noted that a building permit would be required for the construction of a new dwelling on the proposed severed lot.
24. The City's Fire and Emergency Services Department reviewed the proposed development and expressed no concerns with the approval of the subject application.
25. Enbridge, Hydro One, Alectra Utilities and Bell Canada reviewed the proposed development and have expressed no objections to the approval of the subject application.
26. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board provided comments indicating they had no concerns with the proposed application as there is capacity to accommodate pupils in existing schools in the area.

ANALYSIS

Policy Planning Framework

27. The following provides a review of the application in accordance with applicable Provincial and Municipal policy documents.

Ontario Planning Act, R.S.O. 1990

28. Section 2 of the *Planning Act* requires that the Minister, the Council of a Municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of Provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>.
29. The proposed development is consistent with this legislation in that it is located within the settlement area of Barrie; it is not negatively impacting any natural heritage features; will utilize existing and available infrastructure (sewage, water, utilities and waste management systems) and public service facilities such as transit, parks and schools; provides for a variety of residential units (potential for second suites); provides a more compact form of development that minimizes impacts to climate change (2 single detached dwellings vs. 1 single detached dwelling); and a built form that is generally consistent with the surrounding neighbourhood.

Provincial Policy Statement (2020) (PPS)

30. The Provincial Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS can be found in its entirety at the following link: <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

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31. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promotes efficient and cost-effective development. The PPS further requires the protection of natural heritage and water features and requires that development be directed outside of natural hazards.
 32. The PPS states that new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e. transit) to accommodate projected needs. Intensification and redevelopment is also promoted to meet projected population growth for the next 20 years.
 33. The proposed development is consistent with these policies in that it is located within the settlement area of Barrie, will utilize existing and available infrastructure and public service facilities such as parks, schools and transit, and provides a more compact form of development (2 single detached dwellings vs. 1 single detached dwelling) that minimizes impacts to climate change, will not result in negative impacts to natural heritage or water features in the area and is not located within a natural hazard area. Further, the proposed development is considered a modest form of intensification by utilizing an existing single detached residential lot for the development of one (1) additional single detached dwelling unit in an existing low density residential neighbourhood. The addition of a new dwelling also provides an opportunity for the creation of an accessory suite, which would aid in increasing the rental stock in the City.
 34. Although not included in detail, staff have reviewed the relevant policies of the PPS and are of the opinion that the proposed development is consistent with the Provincial Policy Statement (2020).

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

35. A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), as amended provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth in this region. It establishes the long-term framework for where and how the region will grow. A Place to Grow can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
36. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas, while ensuring development and directed away from hazardous lands. The primary focus of The Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
37. The Growth Plan further requires that by the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, 50 percent of all residential development occurring annually within the City must be within the existing built boundary. Section 2.2.2 further states that until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply. In this case, the current minimum intensification target for the City is 40 percent. The subject application proposes the development of an additional dwelling unit within Barrie's delineated built-up area and supports this intensification target. In addition, the Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.

38. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would result in a modest form of residential intensification that would make efficient use of land within an existing built-up area of the City that is supported by the availability of existing infrastructure, public service facilities (parks and schools) and transit along Hurst Drive; provides an opportunity for the creation of accessory suites within the existing and proposed single detached dwellings; will not negatively impact any natural heritage or water resources in the area; and, is not within or adjacent to any hazardous lands. Further, the proposed development would contribute to the City's current intensification target of 40 percent of new growth within the existing built boundary.

Lake Simcoe Protection Plan (LSPP)

39. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. Policies 6.25 and 6.26 of the Lake Simcoe Protection Plan (LSPP) state that any development application or site alteration within 120 metres of a key natural heritage feature or key hydrologic feature shall be accompanied by a natural heritage evaluation. In accordance with these policies, a natural heritage evaluation was submitted in support of the subject application.
40. As identified in paragraph 19, the subject application has been reviewed in detail by the LSRCA for conformity with the LSPP. The LSRCA has provided comments noting that they do not have any objections to the approval of the subject application. Consequently, Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

Official Plan (OP)

41. The Official Plan (OP) provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The Official Plan can be found in its entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
42. As noted above, the subject lands are designated 'Residential' within the City's Official Plan. Lands that are designated 'Residential' are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria.
43. There are a number of policies in the Official Plan that generally support the proposed development. These policies relate to providing increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.

General Policies

44. Section 3.1.1 identifies that it is a goal of the City to direct growth to take advantage of existing services and infrastructure where possible, and to minimize the cost of infrastructure extension. The proposed development is consistent with this goal of the Official Plan as the subject lands can be directly connected to existing municipal sanitary, storm and water services on Cox Mill Road. Utilities such as natural gas and electricity are also available through local utility companies.
45. Section 3.3.1 encourages complete communities with an appropriate range of housing types; building design and densities which efficiently use land, resources, infrastructure and public service facilities; contributes to safe, vibrant and pedestrian friendly streetscapes; and directs development

toward locations where infrastructure and public service facilities are available. The proposed development is consistent with this policy in that it proposes modest residential intensification in an area where existing infrastructure (water, storm and sanitary services) and service facilities (local parks, schools and transit) are available. Further, the proposed development contributes to a safe, vibrant and pedestrian-friendly streetscape by way of street-oriented development along Cox Mill Road and access to the existing municipal sidewalk along Cox Mill Road, immediately south of Arbour Trail. The proposed built-form is also generally compatible with the scale, height and character of existing and proposed dwellings in the surrounding area.

46. Section 3.3.2.1(c) of the Official plan states that the City shall encourage residential revitalization and intensification throughout the built-up area in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types. Residential intensification is defined to include, among others, infill and redevelopment of clean sites. The proposed development is considered a form of residential intensification as defined in the City's Official Plan. When reviewing development applications for residential intensification, consideration is given to the lot fabric and the existing and planned character of the area, as well as the intensification and density targets of the Official Plan. The proposed development consists of two (2) lots with a net developable area that is equal to or greater than that of existing R2 Zone residential lots located to the west and south of the subject property along Cox Mill Road. The subject lands are also located in a neighbourhood with varying lot sizes, frontages, and configurations. Furthermore, the proposed development consists of a modest form of intensification that will make a small contribution to the City's overall intensification target for built-up areas.

Affordable Housing

47. Section 3.3.2.2 identifies the goal that a minimum target of 10% of all new housing units be affordable. The criteria for affordable housing is identified as the least expensive of:
- A unit for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
 - A unit for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.
48. This policy represents a target of the Official Plan, not a requirement. While the goal of achieving 10% of the units being affordable cannot be achieved at the scale of development proposed (i.e. the creation of one new single detached dwelling), the application proposes the introduction of an additional dwelling unit into the market, adding to the available housing stock and contributing to the relief of market pressures borne by limited supply.
49. The proposed R2 Zone would permit accessory suites which are a more attainable and/or affordable form of housing. Section 3.3.2.2 of the Official Plan further identifies that accessory suites are permitted in single detached dwellings, subject to the standards of the comprehensive zoning by-law. As such, both the existing and proposed single detached dwellings have the potential to include an accessory suite which would provide additional rental units and increase affordable housing options in the City. The provision of accessory suites could offer new rental units to the market and diversify the housing stock in the neighbourhood. This could be achieved while maintaining a fully integrated and compatible built form to the predominantly low density, single detached residential nature of the neighbourhood.

Drinking Water Protection

50. Schedule G – Drinking Water System Vulnerable Areas of the Official Plan identifies areas of vulnerability for drinking water sources, including Intake Protection Zones (IPZs). In accordance with Schedule G, the subject lands are within an IPZ. Section 3.5.2.3.5 of the Official Plan prohibits development, site alteration and land uses that involve the storage or manufacture of pathogens, chemicals or dense aqueous phase liquids in IPZs, as identified on Schedule G, where they would constitute a significant drinking water threat. The proposed development is a low density residential use which would not involve activities that pose significant risks to water resources. As such, the criteria noted above does not apply to the development proposal. Further, the subject application has been reviewed in detail by the City's Risk Management Official for potential impacts to the City's drinking water system. Based on their review, the City's Risk Management Official has confirmed that the proposed development does not pose a threat to the City's drinking water system.

Land Use Policies

51. Section 4.2.1(f) of the Official Plan identifies that it is a goal of the City to plan the location and design of residential development to enhance compatibility between dwelling types at different densities and to minimize potential conflict between incompatible uses. The proposed development is consistent with this policy as the applicant is proposing to amend the zoning of the southern portion of the subject lands from R1 to R2 to facilitate the future severance of the property for the creation of a new residential lot at the northeast corner of Arbour Trail and Cox Mill Road. If approved, the proposed severed lot would be developed with a new single detached dwelling unit, while the existing dwelling would remain on the retained lot. The proposed land use, lot sizes and built form are generally consistent with the established character of the neighbourhood which is made up primarily of single detached dwelling units on R1 and R2 residential lots. If approved, the proposed development would not result in conflicts between land uses.
52. Section 4.2.2.1(a) states that the predominant use of Residential lands shall be for all forms and tenure of housing. The proposed development is consistent with this policy as the proposed built form (single detached dwelling unit) reflects the form and character of Cox Mill Road and the surrounding area. The area consists primarily of single detached dwelling units on varying lot sizes. The area and frontage of existing lots in the surrounding area (Cox Mill Road) range from 457 square metres with 15 metres of frontage to 5,000 square metres with 40 metres of frontage.
53. In accordance with Section 4.2.2.2 of the Official Plan, 'net residential hectare' for low density residential development shall mean the area of land measured in hectares utilized for residential dwelling units including the lot area and the local residential streets, but excluding Open Space and Environmental Protection Areas. Low density residential developments shall consist of single detached, duplexes or semi detached dwelling units at densities ranging between 12 and 25 units per net hectare. The average density within this range shall generally be achieved by combining a mix of housing types/built form and densities within these ranges. In accordance with these provisions, the proposed development represents a density of 10 units per net hectare. The proposed zoning by-law amendment would facilitate an increase in density on the subject lands, which is currently 5 units per hectare, while remaining consistent with the density range of the Official Plan and respecting the character of the neighbourhood. In doing so, the proposed development is able to use the land, municipal infrastructure and services more efficiently.
54. Section 4.2.2.5(a) discourages the spot rezoning of residential lands when they would have a negative impact on an existing neighbourhood. Specifically, development that generates large amounts of traffic, noise, odours, dust and other nuisances which could have a negative impact on adjoining residential land uses shall be discouraged in order to maintain healthy, safe and liveable communities and a high degree of residential area amenity. In this case, the applicant is proposing

to amend the zoning of a portion of the subject lands to an R2 Zone which would permit a single detached dwelling unit. The surrounding neighbourhood is made up primarily of single detached dwelling units on R1 and R2 residential lots. As such, the proposed development is considered to be compatible with the existing built form and land uses in the area. In addition, the proposed development is not expected to generate high volumes of traffic and is not considered to be a use that generates large amounts of noise, odours or dust.

55. Section 4.2.2.5(b) of the Official Plan requires uses in the Residential designation to have access to full municipal sewer and water services. The proposed development is consistent with this policy as the subject lands are serviced by municipal sewer, storm and water services located on Cox Mill Road.

Intensification Policies

56. Section 4.2.2.6 of the Official Plan encourages intensification in residential areas through residential conversions, infill, and redevelopment to promote an increase in planned and/or built densities, and to achieve a desirable compact urban form. Further, Section 4.2.2.6 of the Official Plan states that intensification will contribute to development that is more compact and will efficiently use land and resources, and optimize the use of existing and new infrastructure and services. The applicant is proposing to develop the southern portion of the subject lands with a new single detached dwelling unit, while retaining the existing dwelling that is currently located on the northern portion of the property. The proposed built form and the size of the severed and retained lots would be generally consistent with the character and lot fabric in the surrounding area. Planning staff are of the opinion that the proposed development is consistent with the Official Plan as it would result in a modest increase in density, a more compact and compatible built-form, and would efficiently utilize existing infrastructure on Cox Mill Road.
57. Although the subject lands are not located within a designated intensification area, Policy 4.2.2.6(d) of the Official Plan contains six criteria in the assessment of development applications outside of intensification areas including:
- i. *The scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighbourhood.*

The existing lots on Cox Mill Road are currently occupied by one (1) and two (2) storey single detached dwelling units on residential lots zoned R1 and R2. Should Council approve the subject application and the applicant proceed with Committee of Adjustment approval for severance, the proposed severed lot would have an area of 537.1 square metres and 17.6 metres of frontage, while the retained lot would have an area of 1,470.8 square metres and 48.7 metres of frontage.

As identified in Table 1 below, there are eleven (11) existing R2 zoned residential lots located immediately west and south of the subject property. These lots have an average net developable area 493 square metres and an average frontage of 16.3 metres.

Table 1: Average Developable Lot Area and Lot Frontage - Cox Mill Road, Barrie

Address	Lot Frontage	Net Developable Lot Area
394 Cox Mill Road	15 m	462 m ²
396 Cox Mill Road	15 m	545 m ²
398 Cox Mill Road	15 m	484 m ²
400 Cox Mill Road	15 m	513 m ²
402 Cox Mill Road	15 m	395 m ²
404 Cox Mill Road	15 m	398 m ²
406 Cox Mill Road	15 m	424 m ²
408 Cox Mill Road	19 m	519 m ²

410 Cox Mill Road	23 m	503 m ²
403A Cox Mill Road	16.15 m	590 m ²
403B Cox Mill Road	16.15 m	590 m ²
Average	16.3 m	493 m²

Based on the above, the net developable area and frontage of the proposed severed lot is generally consistent with that of existing R2 residential lots located immediately west and south of the subject property. Both lots would also be occupied by single detached dwelling units, which would compliment and integrate well with the existing built form found in the surrounding neighbourhood. Consequently, Planning staff are of the opinion that the scale and character of the proposed development is consistent with the existing built form and lot sizes in the surrounding area.

- ii. *The infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of the existing systems.*

As noted throughout this report, the proposed development would utilize the existing road, sanitary, storm and water services on Cox Mill Road. Staff in the Development Services (Approvals) Branch have confirmed that both the existing and proposed single detached dwelling units can be adequately serviced by this existing infrastructure.

- iii. *That public transit is available and accessible.*

The subject lands are located within walking distance of a public transit route which runs along Hurst Drive. Transit stops are located at the intersection of Hurst Drive and Cox Mill Road.

- iv. *That the development will not detract from the City's ability to achieve increased densities in areas where intensification is focused.*

In staff's opinion, the proposed development will not detract from the City's ability to achieve increased densities in areas where intensification is being encouraged. The City's Intensification Areas are intended to be developed with mid and high-rise residential and/or mixed-use developments. The subject lands are located within an existing low density residential neighbourhood and the applicant is proposing one (1) additional single detached residential dwelling, which will result in a higher and better use of an existing residential lot. The proposed development is considered to be appropriate for the area and will not have a negative impact on the City's ability to encourage intensification within the Urban Growth Centre and the Intensification Nodes and Corridors.

- v. *That sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment.*

As referenced in Appendix "C" of this staff report, the applicant has submitted conceptual building elevations in support of the subject application. The design and building materials being proposed are consistent with that of the existing and proposed single detached dwelling units located on Cox Mill Road. Therefore, Planning staff are of the opinion that the design of the proposed dwellings is of a high quality and would not have a negative impact on the existing residential neighbourhood.

- vi. *That consideration is given to the preservation of heritage resources.*

Through the review of the subject application, it was confirmed that the proposed development will not result in any negative impacts to natural heritage or water resources. Therefore, the proposed development is consistent with this policy of the Official Plan.

58. The proposed development would satisfy the intensification policies noted above as it provides for a more compact built form within an existing low density residential neighbourhood; the project is considered infill development that utilizes existing municipal infrastructure; is within close proximity to and supports public transit; supports active transportation with access to municipal sidewalks; is serviced by local parks and schools; and, promotes energy efficiency through compact design and the efficient use of land.

Bonusing

59. The Bonusing Policies (Section 6.8) within the Official Plan permit the negotiation of community benefits when considering passing a By-law to increase the height and/or density of a development beyond what is currently permitted in the Zoning By-law. However, Section 6.8(c) states that development proposals in the R1, R2, R3, R4 and RM1 residential zones are not subject to the Bonusing policies of the Official Plan. As such, the Bonusing policies of the Official Plan do not apply to the subject application.
60. Zoning By-law 2009-141 does not have maximum density provisions for the R1, R2, R3, R4 and RM1 zones. The proposed development is consistent with the R2 zone standards in Zoning By-law 2009-141, particularly maximum building height. Furthermore, the proposed development is consistent with the density range of 12 to 25 units per hectare for low density residential uses, in accordance with Section 4.2.2.2 of the Official Plan (10 units per hectare proposed).

Zoning By-law 2009-141

61. The applicant is proposing to amend the zoning of a portion of the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2), as identified in Figure 5 below. The purpose of the amendment is to facilitate the future severance of the subject lands for the creation of a new residential lot at the northeast corner of Arbour Trail and Cox Mill Road. If approved, the proposed rezoning and subsequent consent/severance application would result in two (2) lots – one (1) severed and one (1) retained.

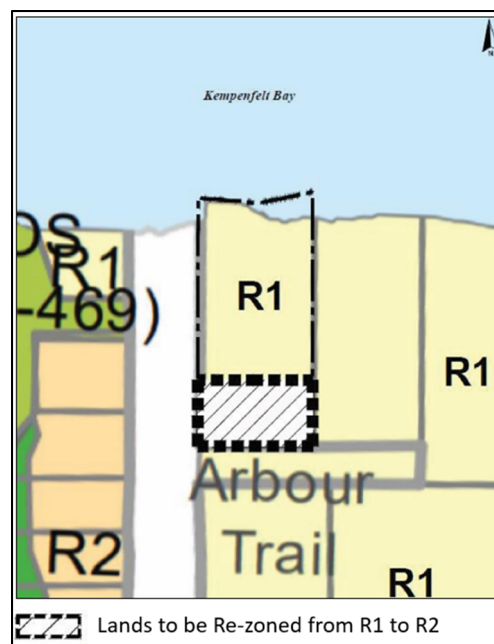


Figure 5: Portion of Lands to be Re-zoned - 2 Arbour Trail, Barrie

62. Section 5.3.1 of Zoning By-law 2009-141, as amended, requires a minimum lot area of 500 square metres and 15 metres of frontage in the R2 Zone, and a minimum lot area of 900 square metres and 22 metres of frontage in the R1 Zone. The proposed severed lot would have an area of 537.1 square metres and 17.6 metres of frontage, while the retained lot would have an area of 1,470.8 square metres and 48.7 metres of frontage. Both the proposed severed and retained lots would exceed the minimum lot area and frontage requirements of the City's Zoning By-law.
63. As identified in Table 2 below, the proposed building setbacks and height for both lots would conform to the standards of the City's Zoning By-law. The proposed building setbacks and height can be reviewed in greater detail in Appendix "B" – Conceptual Site Plan and Appendix "C" – Conceptual Building Elevations.

Table 2: Proposed Severed and Retained Lots - Zoning Matrix - 2 Arbour Trail, Barrie

Zoning Standard	Required R1 Zone	Proposed Retained Lot	Required R2 Zone	Proposed Severed Lot
Lot Area (min.)	900 m ²	1,470.8 m ²	500 m ²	537.1 m ²
Lot Frontage (min.)	22 m	48.7 m	15 m	17.6 m
Front Yard Setback (min.)	4.5 m	7 m	4.5 m	5.3 m
Interior Side Yard Setback (min.)	1.2 m	1.2 m	1.2 m	1.2 m
Exterior Side Yard Setback (min.)	3 m	N/A	3 m	3.1 m
Rear Yard Setback (min.)	7 m	7 m	7 m	>= 7 m
Lot Coverage (max.)	45%	22.6%	45%	39.5%
Building Height (max.)	10 m	10 m or less	10 m	10 m or less

64. The proposed zoning by-law amendment is consistent with zoning utilized in recent redevelopment and intensification projects on surrounding lands and reflects appropriate densities in the context of current City and Provincial planning policies. Such intensification is evident in the area, as eleven (11) lots located immediately west and south of the subject lands on Cox Mill Road were rezoned to R2 in 2011 and 2019, and have recently been developed with single detached dwelling units or are currently listed for sale as future building lots.

Summary

65. Planning staff are satisfied that the oral and written submissions along with all departmental and agency comments relating to this application have been considered and/or addressed.
66. Planning staff have reviewed the proposed Zoning By-law Amendment application and associated comments, while having regard for conformity with relevant Provincial and City Planning policies. In staff's opinion, amending the zoning of the southern portion of the subject property from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2) to facilitate a future severance and construction of a new single detached dwelling unit is considered appropriate, is consistent with relevant Provincial Policy, conforms to the City's Official Plan and complies with the policy planning framework established for lot creation and residential infill and intensification.
67. Planning staff recommend the approval of the proposed zoning by-law amendment to re-zone the southern portion of the subject property, as identified in Appendix "A", to facilitate the future severance of the lands for the creation of a new residential lot and the construction of a single detached dwelling unit on the northeast corner of Arbour Trail and Cox Mill Road. In Planning staff's opinion, the proposed zoning by-law amendment application is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan, Lake Simcoe Protection Plan and the City of

Barrie Official Plan, and is considered compatible with the existing single detached residential properties in the area.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

68. As noted in paragraph 19, the LSRCA and City staff have confirmed that the proposed development would not impact any natural heritage or water resources.

ALTERNATIVES

69. There is one alternative available for consideration by Planning Committee:

Alternative	<p>Planning Committee could refuse the subject Zoning By-law Amendment application and maintain the current 'Residential Single Detached Dwelling First Density' (R1) zoning on the southern portion of the subject lands.</p> <p>This alternative is not recommended as the subject lands are suited for low density residential development in the form and density proposed given the full range of services and facilities available in the area. The proposed amendment is also in keeping with the Provincial and Municipal policy for lot creation, infill and intensification outside of the City's designated intensification areas.</p>
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FINANCIAL

70. The subject application, if approved, would permit the future development of one (1) additional single detached dwelling unit on the subject lands, for a total of two (2) dwelling units (one (1) retained and one (1) proposed) following a subsequent Consent approval by the Committee of Adjustment.
71. The subject property generates approximately \$25,463.00 in annual tax revenue (2019 rate). Currently it is not possible to estimate the assessed value of the subject property following redevelopment, as the applicant has not identified the sale price of the proposed dwelling unit. However, the assessed value of the future development is anticipated to be greater than the current assessed value of the property and will therefore increase the annual property tax revenue generated from the subject property at the time of writing this staff report.
72. Building permit application fees for the proposed development are estimated to be approximately \$5,902.00.
73. Current development charges for a single detached dwelling unit are \$65,960.00, plus a \$75.00 finance fee.
74. The education levy for residential uses is currently \$2,959.00 per unit.
75. Cash in lieu of parkland is currently calculated at \$5,597.00 per residential unit (2020 rate, subject to an annual inflationary adjustment on January 1st of each year).
76. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, and boulevard landscaping maintenance. Taken together, these are all normal growth related expenses that are being actively planned for through the City's Capital Planning process and will be presented to Council during the annual budget cycle for approval.

LINKAGE TO 2018-2022 COUNCIL STRATEGIC PLAN

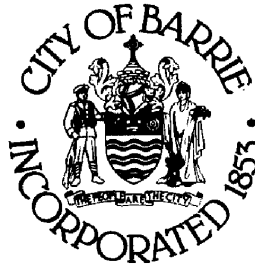
77. The recommendations included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

GOAL	HOW IT'S ACHIEVED
Fostering a safe and healthy City	<p>The proposal represents compact development that efficiently uses land, resources, infrastructure, and public service facilities.</p> <p>The application would facilitate the future development of a new single detached dwelling unit which could include an accessory suite, thereby creating a more attainable or affordable form of housing and increasing the City's rental stock.</p>
Building strong neighbourhoods	<p>The proposal maximizes the use of an underutilized site within the City's built boundary through a modest form of infill and intensification that is appropriate in a low density residential neighbourhood.</p> <p>The proposal will utilize existing services and infrastructure within the built-boundary, thereby ensuring that the City's grows responsibly and does not incur additional costs to extend municipal infrastructure to accommodate new development.</p> <p>The area and frontage of both the proposed severed and retained lots would exceed the minimum requirements of the Zoning By-law and would be generally consistent with the lot fabric in the surrounding area. Additionally, the proposed built form would complement the surrounding neighbourhood which consists primarily of existing and proposed single detached dwelling units.</p>

Attachments: Appendix "A" – Proposed Zoning By-law Amendment
 Appendix "B" – Conceptual Site Plan
 Appendix "C" – Conceptual Building Elevations

APPENDIX "A"

Proposed Zoning By-Law Amendment



Bill No. 0XX

BY-LAW NUMBER 2020-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone a portion of lands being Part Lot 13 on Concession 14 and West Part Lot 1 on Registered Plan 321 known municipally as 2 Arbour Trail, shown on Schedule "A" to this By-law from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of a portion of lands known municipally as 2 Arbour Trail from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2) in accordance with Schedule "A" attached to this By-law .
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of October, 2020.

READ a third time and finally passed this ____ day of October, 2020.



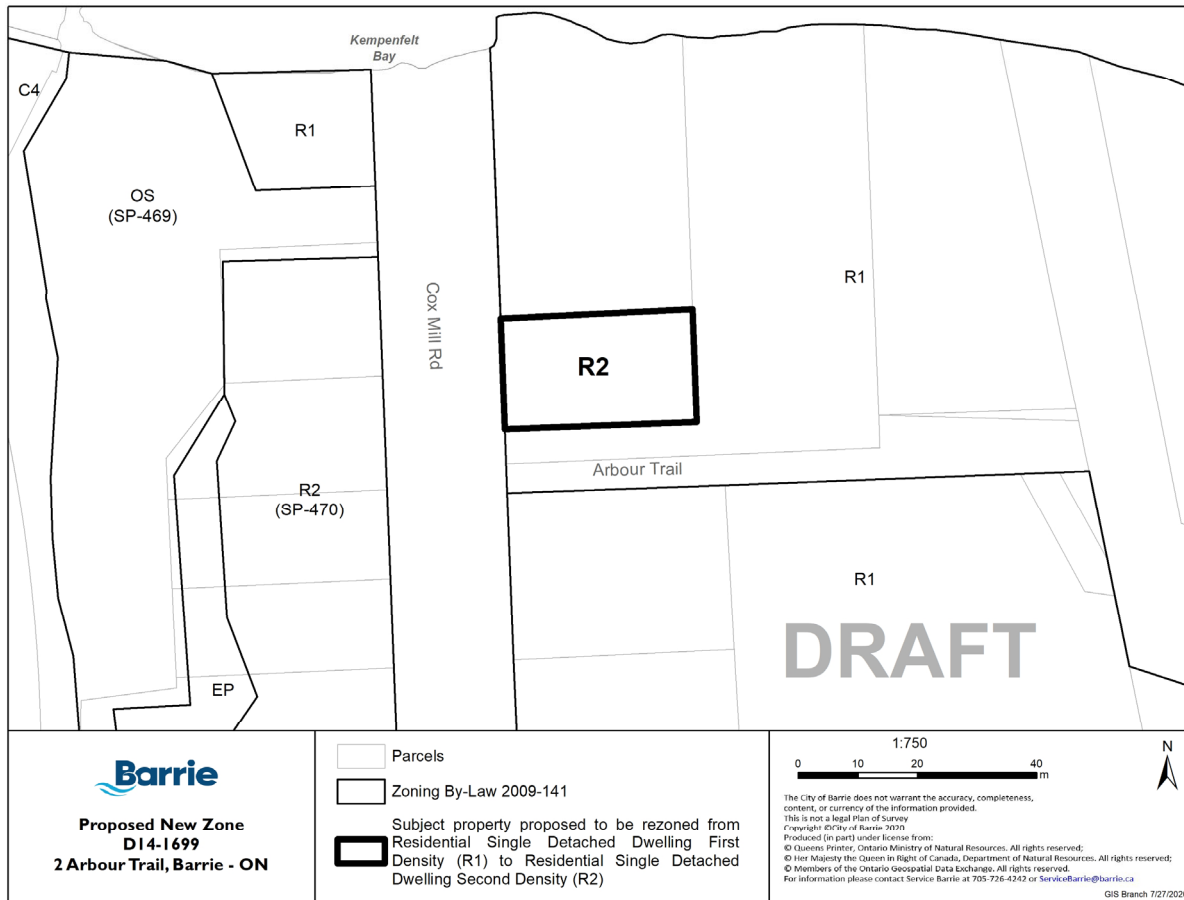
THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

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Schedule "A" to Attached By-law 2020-XXX

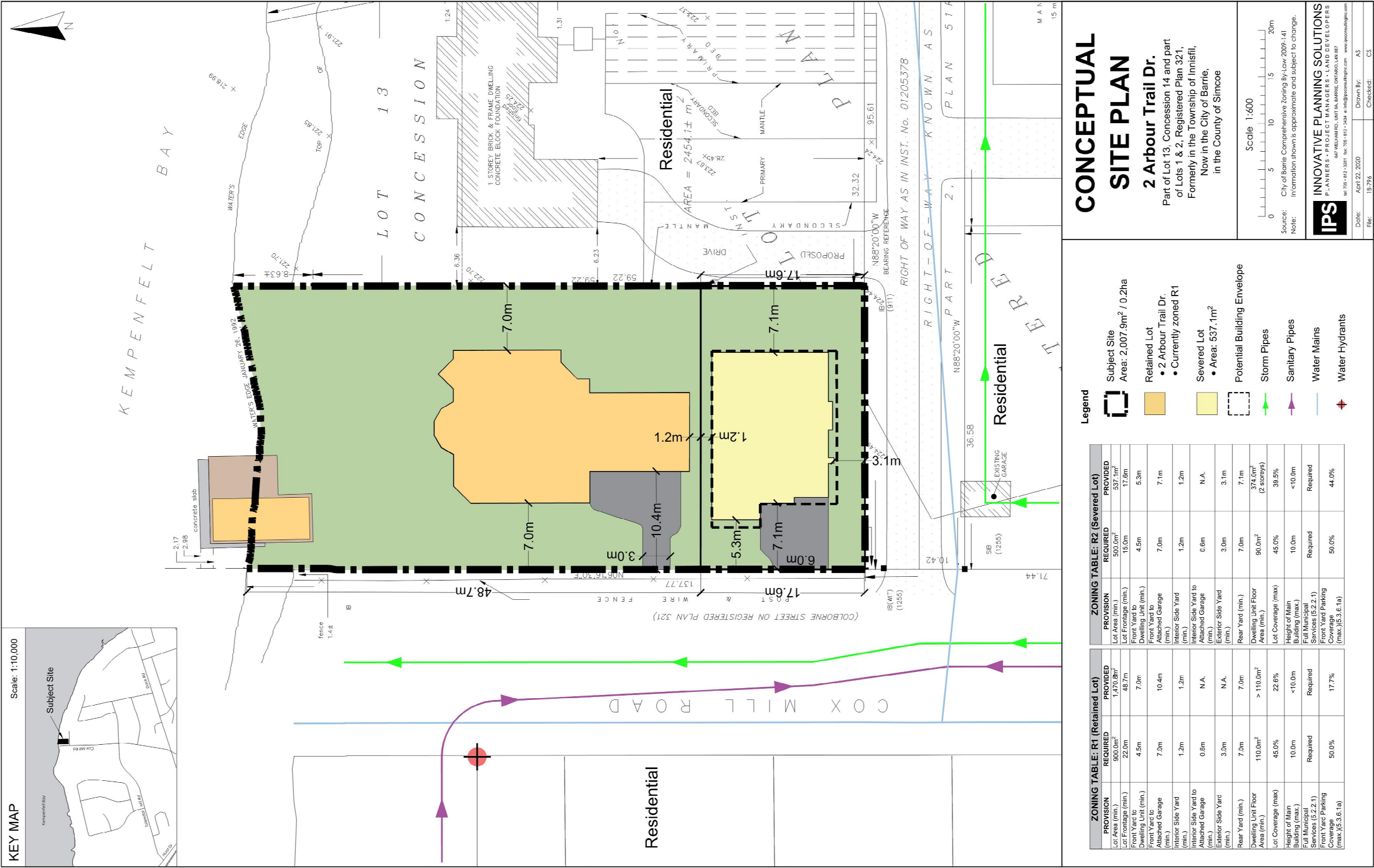


MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

APPENDIX "B"

Conceptual Site Plan



APPENDIX "C"
Conceptual Building Elevations

