



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, January 21, 2020

7:30 PM

Council Chambers

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on January 27, 2020.**

The meeting was called to order by Mayor Lehman at 7:31 p.m. The following were in attendance for the meeting:

Present: 10 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Acting Deputy City Clerk, T. McArthur
Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Service Desk Specialist, T. Versteeg
Transit Operations Planner, M. McConnell.

The Planning Committee met for the purpose of two Public Meetings at 7:34 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "A"

20-P-004

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

Ray Duhamel from The Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands municipally known as 440 Essa Road, Barrie.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location and surrounding area land uses;
- Photographs illustrating the existing conditions of the site;
- An architectural rendering of the approved development located beside the subject lands at 430 Essa Road;
- The community comments and concerns raised at the neighbourhood meeting;
- An architectural drawing of the proposed development;
- The affordable rental housing proposed for the development;
- Renderings of the Essa Road street view, and the Northwest and Southeast corners of the proposed development;
- The submitted planning applications and supporting studies;
- The Official Plan designation and land use for the subject lands;
- The Intensification Area Urban Design Guidelines associated to the subject lands; and
- The proposed Zoning By-law Amendment and Special Provisions.

Andrew Gamero, Planner, Development Services provided an update concerning the status of the application. He reviewed the public comments received during the neighbourhood meeting held on July 10, 2019. He advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Gamero discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Sebastian Vatsoff, 2 Kozlov Street** advised that he is in favour of the application and the overall design of the proposed development. He noted that the artistic design in the front of the building reminds him of downtown Hamilton. Mr. Vatsoff suggested that the design of the development be consistent across the Essa Road Corridor.

A member of the Planning Committee asked a question of clarification and received a response.

WRITTEN COMMENTS:

No written comments were received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-01-27.

20-P-005

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)

Kris Menzies from MHBC Planning advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands municipally known as 658 and 662 Mapleview Drive East, Barrie.

Ms. Menzies discussed slides concerning the following topics:

- A map illustrating the site location;
- A summary of the application;
- The existing land uses for the subject lands and surrounding areas;
- The Intensification Areas associated to the site location and surrounding areas;
- The existing zoning for the site;
- The proposed Zoning By-law Amendment; and
- The application conformity to Provincial and City policies.

Celeste Kitsemetry, Planner, Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on January 8, 2020. She noted that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemetry discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Daria Tokareva, 26 Goodwin Drive** commented that she felt that the application is more technical in nature. She expressed her concern with the presentation not including any information related to the future development. Ms. Tokareva advised that the community is interested in knowing the purpose of bringing all three pieces of land together and what that will look like. Ms. Tokareva acknowledged that a lot of work needs to be completed for this site. She expressed her concern that she is not clear as to the future of the properties.
2. **Sebastian Vatsoff, 2 Kozlov Street** discussed the consolidations of two parcels of land being a good idea and easier to work with. He commented on the separate larger parcel of land having separate issues. Mr. Vatsoff spoke about his interest at the Yonge Street corridor. He acknowledged at the Mapleview Drive is a fairly intense corridor and becoming more intense due to development over the next decade. Mr. Vatsoff questioned seeing what a parcel of commercial in the middle of a commercial landscape will look like in the future. He concluded by stating "why let the fear of the future get in the way of making definite plans now".

Members of Council asked a few questions for clarification and received responses.

WRITTEN COMMENTS:

No written comments were received.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 2020-01-27.

The Planning Committee met and reports as follows:

SECTION "B"**20-P-006****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.

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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)

A vote was taken and the motion was **LOST**.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-01-27.

The Planning Committee met and recommends adoption of the following recommendation(s):

SECTION "C"

20-P-007

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)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-01-27.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

The meeting adjourned at 8:46 p.m.

CHAIRMAN