



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, June 23, 2020

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 1990* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, June 23, 2020 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

The registration link to speak at the Virtual Public Meeting on June 23, 2020 is:

https://barrie-ca.zoom.us/webinar/register/WN_kj3vYlsLRP2gLG3P3GPWng

2. PUBLIC MEETING(S)

PM2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF SOUTH OF 49 INC. - 97 MILLER DRIVE AND 275 PRINGLE DRIVE (WARD 5) (FILE: D14-1698)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of South of 49 Inc., for lands know municipally as 97 Miller Drive and 275 Pringle Drive, Barrie.

The applicant is proposing to amend the zoning of the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Third Density' (R3). No site-specific provisions have been requested.

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

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

Attachments: [200623 Notice 97 Miller Dr and 275 Pringle Dr](#)
[200623 Presentation 97 Miller Dr and 275 Pringle Dr](#)
[200623 Memorandum 97 Miller Dr and 275 Pringle Dr](#)

PM2.2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MARK PORTER - 2 ARBOUR TRAIL (WARD 8) (FILE: D14-1699)

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Mark Porter for lands known municipally as 2 Arbour Trail, Barrie.

The applicant is proposing to amend the zoning of the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Single Detached Dwelling Second Density' (R2) to facilitate the severance of the subject lands for the creation of a new residential lot on the north east corner of Arbour Trail and Cox Mill Road.

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

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

Attachments: [200623 Notice 2 Arbour Trail](#)
[200623 Memorandum 2 Arbour Trail](#)
[200623 Presentation 2 Arbour Trail](#)

PM2.3**APPLICATION FOR ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY CELESTE PHILLIPS PLANNING INC. ON BEHALF OF 428 LITTLE INC. - 428 LITTLE AVENUE AND 237 FOSTER DRIVE (WARD 8) (D14-1690, D12-452)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision by Celeste Phillips Planning Inc., on behalf of 428 Little Inc. for lands known municipally as 428 Little Avenue and 237 Foster Drive, Barrie.

The applicant is proposing to rezone the lands that are zoned 'Residential Single Detached Dwelling First Density' (R1), 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Single Detached Dwelling Third Density' (R3), and 'Residential Single Detached Dwelling Fourth Density' (R4) to 'Residential Multiple Dwelling Second Density' (RM2) to construct 50 townhouse units and 6 Affordable Housing units. The concept plan as submitted would not require Special Provisions with respect to the RM2 zone.

Presentation by a representative(s) of Celeste Phillips Planning Inc.

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

Attachments: [200623 Notice 428 Little Ave and 237 Foster Dr](#)
[200623 Memorandum 428 Little Ave and 237 Foster Dr](#)
[ADDITIONS 200623 Presentation 428 Little Ave and 237 Foster Dr](#)
[ADDITIONS - 200623 Correspondence 428 Little Ave and 237 Foster Dr.docx](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV001-20****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: D14-1683) (Note Circulation List Memo A3 dated June 23, 2020)

Attachments: [DEV001-200623](#)

DEV009-20

APPLICATION FOR ZONING BY-LAW AMENDMENT (1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD.) - 658 AND 662 MAPLEVIEW DRIVE EAST (WARD 9)

1. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of 1701390 Ontario Ltd. and 1701391 Ontario Ltd. to rezone the lands known municipally as 658 and 662 Mapleview Drive East from 'Residential Single Detached First Density' (R1) to 'Mixed Use Node - Special Provision' (MU1)(SP-XXX), be approved.
2. That the following Special Provision (SP) be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) The parcels shall be treated as one for the purpose of zoning conformity together with the adjacent lands known municipally as 800 Yonge Street zoned as 'General Commercial - Special Provision' (C4)(SP-348) for development standards purposes.
3. 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, and as identified within Staff Report DEV009-20.
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. (DEV009-20) (File: D14-1688)

Attachments: [DEV009-200623](#)

DEV010-20

APPLICATION FOR ZONING BY-LAW AMENDMENT (2667340 ONTARIO INC. C/O THE TYPHON GROUP LTD.) - 272 INNISFIL STREET (WARD 8)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2667340 Ontario Inc. c/o The Typhon Group Ltd. to rezone the lands known municipally as 272 Innisfil Street from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial - 2 with Special Provisions Hold' (C2-2) (SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial - 2' (C2-2)(SP-XXX)(H-XXX) Zone be referenced in the site specific zoning by-law for the lands known municipally as 272 Innisfil

Street as per Appendix "A" attached to Staff Report DEV010-20:

- a) An increase in building height to 52 metres, whereas 45 metres is permitted;
 - b) 0% commercial area, whereas 50% of the lot area is required to have commercial uses; and
 - c) A 5 metre side yard setback is required adjacent Jacob's Terrace, whereas a minimum 3 metres plus 0.5 metres for every 2 metres over 11 metres in height is required.
3. That the By-law for the purpose of lifting the Holding Provision (H) as it applies to the lands municipally known as 272 Innisfil Street, shall be brought forward for approval once the owner provides the following, to the satisfaction of the City of Barrie:
- a) Acknowledgement that a Record of Site Condition accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and
 - b) The owner enters into a Site Plan Agreement with the City.
4. 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, and as identified within Staff Report DEV010-20.
5. 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 Bonusing to the satisfaction of the Director of Development Services.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV010-20) (File: D14-1689)

Attachments: [DEV010-200623](#)

DEV018-20

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 481 Yonge Street Developments Inc., to rezone lands municipally as 481 Yonge Street, from Residential Multiple Dwelling Second Density (RM2) to Mixed-Use Corridor (MU2) - Special Provision, Hold (SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a partially paved front yard, whereas a fully paved front yard is required;
 - b) Permit a minimum north exterior side yard setback of 2.5 metres,

- whereas 3.0 metres is required;
- c) Permit a maximum south side yard setback of 4.5 metres, whereas a maximum of 3.0 metres is required;
 - d) Permit a minimum street level floor height of 3.0 metres, whereas 4.5 metres is required;
 - e) Require a minimum parking ratio of 1.2 spaces/unit, whereas 1 space/unit would be permitted;
 - f) Require a minimum rear yard setback of 22 metres to 45 metres to recognize the proposed L-shaped building as identified on the Conceptual Site Plan attached as Appendix "B" to Staff Report DEV018-20, whereas 7 metres would be permitted;
 - g) Require a minimum 3 metre wide continuous landscape buffer strip, planted with minimum 4 metre high coniferous trees, spaced 3 metres on centre, along the full extent of the easterly property boundary;
 - h) Permit a maximum density of 122 units per hectare; whereas a maximum density is not specified; and
 - i) Permit a maximum building height of 16.5 metres; whereas a maximum building height of 25.5m may be permitted.
3. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as **481 Yonge Street**, shall be brought forward for approval once the owner provides the following to the satisfaction of the City of Barrie:
- a) The owner's execution of a Site Plan Agreement with the City which includes addressing matters related, but not limited to, building orientation, placement, design and materials, landscape buffering, site servicing (including adequate fire protection), access and parking.
4. 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 DEV018-20.
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. (DEV018-20) (File: D14-1680)

Attachments: [DEV018-200623](#)

DEV022-20 COMMUNITY IMPROVEMENT PLAN (CIP) FUNDING - LAKHOUSE DEVELOPMENT- 185 DUNLOP STREET EAST (WARD 2)

1. That the Development Charges and Planning fee portions of the Community Improvement Plan funding awarded to the Lakhouse development up to the amount of \$323,725.00 be provided to the Owner upon execution of the required agreement under the program.
2. That the Building Permit fees portion of the Community Improvement Plan funding awarded to the Lakhouse development be provided in the form of a credit on future building permit fees owing up to the amount of \$6,975.43 upon execution of the required agreement under the program. (DEV022-20) (File: D11-001-2018)

Attachments: [DEV022-200623](#)

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.

