



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, June 23, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 29, 2020.

The meeting was called to order by Mayor Lehman at 7:03 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, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann
- Absent:** 1 - Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "A"

20-P-023 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-P-024 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 Bonus 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

20-P-025

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 Lakhous 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 Lakhous 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)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

The Planning Committee met for the purpose of three Public Meetings at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

20-P-026 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)

Mr. Cameron Sellers of Innovative Planning Solutions advised that 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.

Mr. Sellers discussed slides concerning the following topics:

- The site context;
- The current land designation and zoning;
- Photographs of homes the neighbourhood;
- The development proposal;
- The proposed zoning by-law amendment;
- The proposed boundary adjustment;
- A chart illustrating the zoning for the proposed lots;
- The application in context with the City's intensification policies; and
- A summary of the development proposal.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

20-P-027**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)**

Mr. Cameron Sellers of Innovative Planning Solution advised that the purpose of the Public Meeting was 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.

Mr. Sellers discussed slides concerning the following topics:

- The site context and current use;
- The current land designation and zoning;
- The surrounding uses;
- Photographs of the surrounding residential area;
- The development proposal;
- Conceptual elevations of the proposed development;
- The Zoning By-law amendment;
- Chart illustrating the current and proposed zoning for the site;
- Studies completed in support of the application; and
- A summary of the development application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the comments received at the neighbourhood meeting. She advised of the primary planning and land use matters currently being reviewed by the Technical Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

Councillor M. McCann declared a potential pecuniary interest on the foregoing matter as he owns an adjacent property. He did not participate in the discussion on the matter. He left the virtual meeting.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

20-P-028**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)**

Ms. Celeste Phillips advised that the purpose of the Public Meeting was 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.

Ms. Phillips discussed slides concerning the following topics:

- A map showing the location of the subject lands and surrounding area;
- The site context;
- The current Official Plan Designation;
- The current Zoning for the property;
- The proposed site plan;
- The proposed elevations for the development;
- The landscape plan;
- The technical reports prepared in support of the application;
- The application in context with City Policy and comments from the Neighbourhood meeting; and
- A chart illustrating the current and proposed zoning provisions.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS

1. **Juanita Cheveld, 422 Little Avenue** advised that she lives adjacent to the subject lands. She noted her concerns associated with the noise, privacy and traffic impacts of the proposed development being right next to her home, as she has a child with autism with severe sensory issues. Ms. Cheveld advised that she had moved to her home for the privacy, with no neighbours and sidewalks. She expressed her concerns with getting out of her driveway as the development could cause additional traffic congestion. Ms. Cheveld reiterated that they moved to their property due to the privacy, trees as her child cannot attend activities outside of the home, due to his autism so the backyard is an outlet for them. She reiterated the effects of noise and children on her child and his sensory issues.
2. **Tamara Gortmaker, 21 McLaren Avenue** advised that her property backs on to the proposed development. She noted that many residents are not happy with the proposed development due to a

potential decrease in property value and traffic impacts. Ms. Gortmaker advised that this area had become a greenspace the residents had come to enjoy and not it's disappearing. She noted the change to the application being a right-in/right out from the neighbourhood meeting which could potentially increase the traffic on McLaren and sent a letter detailing her concerns. Ms. Gortmaker questioned if trees are damaged on property whether or not the owners would be compensated.

3. **Catherine Feltkamp and Taylor Schubert, 246 Foster Drive** advised that they live at the northeast corner of the subject lands. Ms. Schubert discussed his concerns including the existing 3-way stop sign and that traffic from the proposed development would be sharing this. He also raised concerns with the parking, as one spot is the garage and that most residents have two cars, some have boats and ATV's and that parking will spill over on to the street. Mr. Schubert also raised concerns with the loss of greenspace as the trees are not being replaced. He noted he is not against development but would like to see some plan for the replacement of trees. Mr. Schubert also noted his concerns associated with the density and suggested a lower density for the area would be more fitting.

Members of Planning Committee asked questions of City staff and received responses.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

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

SECTION "C"

20-P-029 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 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;
 - c) Notwithstanding Table 5.4.2, a minimum side yard setback of 1.5 metres shall be required for the end street townhouse units whereas a maximum of 3 metres is the standard;
 - d) 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;
 - e) 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;
 - f) 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;
 - g) Notwithstanding Table 5.4.2, a maximum building height of 7.5 metres is permitted for each street townhouse unit whereas a minimum of 7 metres and maximum of 16.5 metres is the standard;
 - h) Notwithstanding section 5.4.3.2 a), the front yard setback shall be landscaped open space with a maximum 50% 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;
 - i) 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
 - j) 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;
 - k) That the development be constructed substantially in accordance with the concept plan illustrated and attached to the Zoning By-law.
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)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-06-29.

The Planning Committee met and reports as follows:

SECTION "D"

20-P-030 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 481 YONGE DEVELOPMENTS INC. - 481 YONGE STREET (WARD 8)

That Staff Report DEV018-20 concerning an Application for a Zoning By-law Amendment - 481 Yonge Developments Inc. - 481 Yonge Street be referred back to staff in the Development Services Department for further consideration on lowering the density and movement of the storm drain and report back to the Planning Committee. (DEV018-20) (File: D14-1680)

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 2020-06-29.

ENQUIRIES

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

The meeting adjourned at 8:28 p.m.

CHAIRMAN