



Bill No. 037

**BY-LAW NUMBER 2014-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. #36)**

**WHEREAS**, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

**AND WHEREAS**, by Motion 14-G-045 the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

**NOW THEREFORE**, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 36 to the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 7<sup>th</sup> day of April, 2014.

**READ** a third time and finally passed this 7<sup>th</sup> day of April, 2014.

**THE CORPORATION OF THE CITY OF BARRIE**

---

**MAYOR – J.R. LEHMAN**

---

**CITY CLERK – DAWN A. MCALPINE**

**AMENDMENT NO. 36**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

OFFICIAL PLAN

FOR THE

CITY OF BARRIE

Amendment No. 36

Amendment No. 36 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act on the 24th day of February, 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

This amendment was adopted by the Corporation of the City of Barrie by By-law No. \_\_-\_\_ in accordance with the provisions of the Planning Act, on the \_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

BY-LAW NUMBER 2014-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 36).

WHEREAS, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 14-G-XXX, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 36 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2014.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2014.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

This Amendment No. 36 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 36 to the City of Barrie Official Plan.

\_\_\_\_\_

Date

\_\_\_\_\_

City Clerk

**AMENDMENT NO. 36**

**TABLE OF CONTENTS**

INTRODUCTION.....	1
PART A - THE PREAMBLE .....	2
Purpose .....	2
Location .....	2
Basis.....	2
PART B - THE AMENDMENT.....	4
Details of the Amendment.....	4
Implementation.....	4
Interpretation .....	4
PART C - THE APPENDIX.....	6

**AMENDMENT NO. 36  
TO THE CITY OF BARRIE  
OFFICIAL PLAN**

**INTRODUCTION**

**PART A - THE PREAMBLE** does not constitute part of this amendment.

**PART B - THE AMENDMENT**, consisting of the following text and map constitutes Amendment No. 36 to the City of Barrie Official Plan.

Also attached is **PART C - THE APPENDIX**, which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this amendment.



## **PART A – THE PREAMBLE**

### **PURPOSE**

The purpose of this amendment is to redesignate lands from “Educational Institutional” to “General Commercial” to permit the development of a commercial plaza to be known as “Painswick Place”.

### **LOCATION**

The property subject to this amendment is municipally known as 494 Big Bay Point Road, and is located on the north east corner of the intersection of Yonge Street and Big Bay Point Road, within the Painswick North Planning Area. This property is legally described as Part of Lot 13, Concession 13. The site has an area of approximately 4,960 square metres and contains a vacant building which previously provided additional facility space to the Warnica Public School. The site is no longer required to supplement the Warnica Public School property and so has been severed from the school property.

The Yonge and Big Bay Point intersection is an area dominated by retail commercial development. A gas station and car wash facility is located on the neighbouring site to the north-west, with a future retail use proposed for the neighbouring site to the east, currently under construction. Other commercial uses in the immediate area include a CIBC bank, a Zehrs shopping centre, and two other retail plazas to the south along Yonge Street. To the west along Big Bay Point Road are a variety of single detached dwellings, some of which have been converted to accommodate commercial uses, including a wellness centre and salon and spa.

### **BASIS**

The subject property is presently designated “Educational Institutional” in the Official Plan. This designation represents the previous use of the site as a portion of the Warnica Public School. The previous institutional use and designation of the site are no longer warranted as the site was declared surplus and severed from the Warnica Public School property by the Simcoe County District School Board. In order to permit the proposed commercial development on the subject site, an Official Plan Amendment (OPA) to re-designate the site to the “General Commercial” designation is required. The OPA is supported by numerous Official Plan (OP) policies as well as general planning principles and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan) while being consistent with the Provincial Policy Statement (PPS).

The OPA will facilitate the development of commercial uses for the site that are representative of surrounding uses and will help support the nearby residential community and the intensification of the Yonge Street and Big Bay Point Road intersection, which is identified as a Primary Intensification Node on Schedule I of the OP. Since the site is proposed for re-development, includes an urban built form, supplements the mix of uses within the City and makes use of existing municipal water, sewer and transportation infrastructure, among others, the proposed development conforms to the Growth Plan and is consistent with the PPS.

As per Section 3.1.1 of the OP, the proposed development supports many of the outlined growth management goals of the OP as it supports the creation of a complete community and expansion of the City’s economic base by providing employment opportunities and services to support the surrounding community, and takes advantage of existing services and infrastructure.

The subject property is located within a Primary Intensification Node as identified in Schedule I of the Official Plan. The proposed amendment would contribute to intensification through the development of commercial uses on an underutilized site.

The proposed development is also consistent with a number of general policies in section 4.3 Commercial of the Official Plan. General Commercial policies within the City's Official Plan encourage that the design, appearance and scale of commercial development be in harmony with adjacent land uses, adequate screening and buffering be provided for adjoining residential uses shall be provided and that pedestrian accessibility be considered in the design. For new commercial development, policies also indicate that adequate off-street parking and loading facilities shall be provided in addition to the safe and efficient movement of vehicular and pedestrian traffic. The Official Plan further provides that lands designated General Commercial are intended to provide a range of retail and service commercial uses, should be easily accessible to the travelling public, should be serviced by public transit and will be encouraged to establish in a nodal fashion at the intersection of arterial and collector roads.

The proposed development will meet the City's locational criteria with respect to General Commercial development, as the subject property is located in an established commercial area at the intersection of two arterial roadways (Yonge Street and Big Bay Point Road) as reflected on Schedule D of the Official Plan. The area is characterized as a commercial node consisting of a variety of commercial uses on all corners of this intersection and beyond. An established residential neighbourhood containing primarily single detached residential dwellings and one medium density development is also located in the area. The proposed commercial development is considered to be consistent with the existing design, scale and physical character of the adjoining commercial land uses and the surrounding area. Existing municipal infrastructure, transportation facilities, and public transit are all available to service the proposed development. Further, the subject property is situated in an area which serves the travelling public and residential areas by way of the existing sidewalks along Yonge Street and Big Bay Point Road.

This amendment will be completed in conjunction with a Zoning By-law amendment that will rezone the property to the General Commercial (C4) zone in accordance with the proposed Official Plan Amendment. The C4 zone permits a wide variety of commercial uses including a bank, retail store and service commercial uses, among others.

The property would be subject to site plan control as outlined in Section 41 of the Planning Act.

**PART B - THE AMENDMENT**

**DETAILS OF THE AMENDMENT**

The Official Plan is amended by altering as follows:

Schedule A – Land Use Plan is hereby amended by designating the lands known as Part of Lot 13, Concession 13, in the City of Barrie, to “General Commercial”, as shown on Schedule “A” attached hereto and forming Part of this Amendment.

**IMPLEMENTATION**

Subsequent to the adoption of this Amendment, Council will consider passing and implementing a zoning by-law which will rezone the subject lands from Educational Institutional (I-E) to General Commercial (C4) (Holding).

The use of the Holding Provision (H) is required to ensure that specific design elements related but not limited to enhanced building elevations, landscaping, pedestrian access/connections, etc., are adequately addressed by the applicant and to the satisfaction of the Planning Services Department through the concurrent Site Plan Application.

**INTERPRETATION**

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

**PART C – THE APPENDIX**

**PART C - THE APPENDIX**

**TABLE OF CONTENTS**

	<b>Page</b>
MINUTES OF THE GENERAL COMMITTEE PUBLIC MEETING.....	7
STAFF REPORT.....	9
COUNCIL RESOLUTION.....	23

## Minutes of the General Committee Public Meeting



**City Clerk's Office**  
**COUNCIL DIRECTION MEMORANDUM**

TO: Director of Planning Services- note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: October 21, 2013

**13-G-245      APPLICATION FOR A PROPOSED OFFICIAL PLAN AMENDMENT AND AN AMENDMENT TO THE ZONING BY-LAW - MHBC PLANNING ON BEHALF OF YONGE BIG BAY POINT DEVELOPMENTS INC. - 494 BIG BAY POINT ROAD (WARD 9) (October 7, 2013) (D09-OPA36 / D14-1563)**

Kris Menzies of MHBC Planning, on behalf of the owner, Yonge Big Bay Point Developments Inc. advised that the purpose of the public meeting is to review an application for a proposed Official Plan Amendment and an Amendment to the Zoning By-law, for lands located at the north easterly corner of the intersection of Yonge Street and Big Bay Point Road. She indicated that the property is located within the Painswick North Planning Area and is municipally known as 494 Big Bay Point Road and has a total area of approximately 0.49 hectares.

Ms. Menzies advised that the lands are currently designated Institutional within the City's Official Plan and are zoned Institutional-Educational (I-E) in accordance with Zoning By-law 2009-141 and noted that the owner has applied to redesignate the subject lands to General Commercial and to amend the current zoning of the property from Institutional-Education (I-E) to General Commercial C4 to permit the future development of the property for commercial use(s). She noted that the School Board has deemed the property surplus.

Ms. Menzies provided a summary of the application, including displaying conceptual maps and elevations of the site, indicating that a commercial plaza with approximately 3 retail units, including a bank with a drive-thru would be built on the site.

Ms. Menzies discussed access to the property noting that it is only right in/right out off of Yonge Street and parking would be at the rear of the commercial building. She noted that parking would be in the rear of the building and landscaping would be in front.

In closing, Ms. Menzies, noted that in in her professional planning opinion the proposed commercial development conforms and is consistent with the Provincial and Municipal Plans and Policies.

Members of General Committee asked a number of questions of the Presenter and City staff and received responses.

13-G-245

CONTINUED

**PUBLIC COMMENTS:**

1. **Erich Jacoby-Hawkins, 49 Eden Drive,** asked questions related to the pedestrian access to the property and access to loading docks for the commercial businesses.

Ms. Menzies advised that there is opportunity for front and rear access to the commercial units, with the exception of the bank due to the drive thru teller and that none of the commercial units would have a loading dock.

2. **Glen White, 271 Dawson Road,** questioned whether or not a continuation of the walkway through the school yard to access the commercial property would be feasible.

Ms. Menzies indicated that the school board has safety concerns with students having access to the plaza, but staff indicated they would investigate further regarding after hours access.

## Staff Report



STAFF REPORT PLN007-14  
February 24, 2014

Page: 1  
File: D14-1563,  
D09-OPA036  
Pending #:


---


**TO:** GENERAL COMMITTEE


**SUBJECT:** OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS – YONGE & BIG BAY POINT DEVELOPMENTS INC., 494 BIG BAY POINT ROAD

**WARD:** 9

**PREPARED BY AND KEY CONTACT:** C. McLAREN, DEVELOPMENT PLANNER EXTENSION #4719

**SUBMITTED BY:** S. NAYLOR, MES, M.C.I.P., R.P.P. DIRECTOR OF PLANNING SERVICES 

**GENERAL MANAGER APPROVAL:** R. FORWARD, MBA, M.Sc., P. ENG. GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** C. LADD, CHIEF ADMINISTRATIVE OFFICER 

---

**RECOMMENDED MOTION**

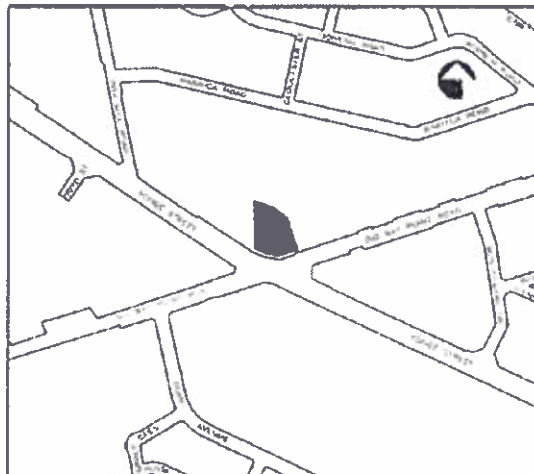
1. That the Official Plan Amendment application submitted by MHBC Planning, on behalf of Yonge & Big Bay Point Developments Inc., to re-designate the lands known municipally as 494 Big Bay Point Road (Lot 13, Concession 13 and Parts 1-5, Plan 51R-38286) (Ward 9) from Educational Institutional to General Commercial, be approved (D09-OPA036).
2. That Parts A and B of the Official Plan Amendment, as set out in Appendix "B" attached to Staff Report PLN007-14, be approved.
3. That the Zoning By-law Amendment application submitted by MHBC Planning., on behalf of Yonge & Big Bay Point Developments Inc., to rezone the lands known municipally as 494 Big Bay Point Road (Lot 13, Concession 13 and Parts 1-5, Plan 51R-38286) (Ward 9) from Educational Institutional (I-E) to General Commercial (C4) Holding (H) be approved (D14-1563).
4. 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 494 Big Bay Point Road, 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 addresses matters related, but not limited to enhanced building elevations, landscaping, pedestrian access/connections, etc.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required for the passing of this by-law.



## PURPOSE & BACKGROUND

### Report Overview

6. The purpose of this report is to consider an application by Yonge & Big Bay Point Developments Inc. to amend the City of Barrie Official Plan from Educational Institutional to General Commercial and to amend Zoning By-law 2009-141 from Educational Institutional (I-E) to General Commercial (C4) to permit the development of the property for a multi-tenant commercial building with a range of commercial uses, including a bank. Staff are recommending approval of the subject application as the lands have been declared surplus by the School Board and are considered to be appropriate for redevelopment as a commercial use.



494 Big Bay Point Rd  
D14-1563, D09-OPA036

7. The subject property is located at the north-east corner of Big Bay Point Road and Yonge Street (Ward 9) within the Painswick North Planning Area.
8. The existing land uses surrounding the subject property are as follows:
- North: Existing Elementary School (Warnica Public School); zoned Educational Institutional (I-E).
  - South: Intersection of Big Bay Point Road and Yonge Street and existing commercial development; zoned General Commercial (C4) and Shopping Centre Commercial C3 (SP-160).
  - East: Yonge Street and existing commercial development; zoned General Commercial C4.
  - West: Commercial development under construction (Bibles for Missions Thrift Store); zoned General Commercial C4.

### Existing Policy

9. The property is designated Educational Institutional within the City's Official Plan and is zoned Educational Institutional (I-E) in accordance with City's Comprehensive Zoning By-law 2009-141.

### Background

10. The subject lands originally formed part of a larger land holding which made up the cumulative site of the existing Warnica Public School. In 2010, the subject lands were declared surplus by the School Board and were later severed and sold to Yonge & Big Bay Point Developments Inc. who have made application to re-designate and re-zone the lands to facilitate the development of the property for commercial purposes.

11. In support of the subject applications, the following reports were submitted:
- a) **Planning Report (August 13, 2013)** – provides a review of the property characteristics and surrounding lands as well as the applicable provincial and local planning policy basis and opinion of the MHBC Planning that approval of the subject applications represents good planning. A detailed concept plan was provided and has been attached as Appendix "A" to this report.
  - b) **Functional Servicing Report (August 6, 2013)** – provides an evaluation of the serviceability of the site with respect to sanitary, water and storm services and also evaluates the stormwater management (SWM) strategy that will be implemented to meet the City's SWM requirements. The subject report concludes that the proposed commercial development can be adequately serviced utilizing existing sanitary, storm and watermain infrastructure within and adjacent to the subject site.

Public Meeting

12. A Public Meeting was held on October 7, 2013, during which two residents provided comments with respect to pedestrian access through the development and more specifically, the feasibility of providing a pedestrian connection from the existing Warnica Public School over the subject lands. This connection would serve to provide a short-cut for existing residents north of the school to gain access to the existing commercial properties along Yonge Street. No concerns were raised with respect to the proposed Official Plan Amendment and Rezoning applications.
13. The Simcoe County District School Board has confirmed that a pedestrian access from the school property through the proposed commercial development is not required nor desired as the majority of the students within the walk zone of the school are to the north of Big Bay Point Road and students to the south are able to cross Big Bay Point Road using the signalized intersection at Dodson Road. The applicant further identified that a connection over the subject lands would result in both a safety and security concern for the owner and as such is not desirable.
14. Given the above, staff have reviewed the proposal and based on the comments/concerns expressed by the School Board and applicant, staff are of the opinion that a pedestrian connection over the subject property is not necessary and should not be required as a condition of the approval of the subject applications.

Internal & Agency Circulation

15. The subject application was circulated to staff in various departments and to a number of external agencies for review and comment.
16. The Lake Simcoe Region Conservation Authority (LSRCA) identified that they are satisfied from a watershed perspective that the approval of these applications would be consistent with the Provincial Policy Statement and would be in conformity with the Lake Simcoe Protection Plan. LSRCA further identified in their comments that the approval of a subsequent Site Plan Application should be subject to proper stormwater management measures to the satisfaction of the City and in conformity with the Lake Simcoe Protection Plan.
17. Barrie Police Services provided comments with respect to standard principles of Crime Prevention Through Environmental Design (CPTED). More specifically, Barrie Police Services has recommended that the building be relocated 180 degrees and relocated to the rear of the property so as to take advantage of the natural surveillance that would be perceived to be present. While staff have considered these comments through the review of the concurrent site plan application, Planning staff recognize the competing interests of the Urban Design Guidelines and are of the opinion that given the prominence of this development at the intersection of two

arterial roadways and within a Primary Intensification Node, it is prudent of staff to ensure that a high standard of design; inclusive of building orientation, enhanced elevations and landscaping, is achieved on the subject site. The design elements are further addressed in Sections 31-36 of this report.

18. The Zoning Division provided comments indicating that the proposed garbage enclosure is located within the required 7m rear yard setback. The applicant has revised the location of the proposed garbage enclosure to comply with the minimum rear yard setback requirement.

## ANALYSIS

### Policy Planning Framework

19. The following provides a review of the applicable provincial policies, as well as the City of Barrie's Official Plan and the Intensification Strategy.

### Provincial Policy

20. In accordance with the policies of the The Provincial Policy Statement (PPS) (2005), the subject applications propose to redesignate and rezone surplus Institutional lands for commercial purposes in an area that has been developed with a number of commercial uses. The applications would further serve to utilize existing infrastructure within the City's existing build boundary without the need for additional cost of upgrading facilities.
21. The primary focus of Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) is on building complete communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs. While the proposed development is not inclusive of a residential component, it will serve to provide commercial services to meet the daily needs of surrounding residents. Further, the redevelopment of this underutilized site for commercial purposes is considered to be intensification and will assist in providing additional employment lands within the City which is considered to be consistent with the policies of the Growth Plan.

### Official Plan Policy

22. As noted above, the subject lands are currently designated Educational Institutional within the City's Official Plan which represents the previous use of the site as a portion of the Warnica Public School site. The subject Official Plan Amendment application proposes to redesignate the subject lands to General Commercial in order to permit the proposed commercial development.
23. General Commercial policies within the City's Official Plan encourage that the design, appearance and scale of commercial development be in harmony with adjacent land uses and adequate screening and buffering be provided for adjoining residential uses shall be provided and that pedestrian accessibility be considered in the design. For new commercial development, policies also indicate that adequate off-street parking and loading facilities shall be provided in addition to the safe and efficient movement of vehicular and pedestrian traffic.
24. The Official Plan further provides that lands designated General Commercial are intended to provide a range of retail and service commercial uses, should be easily accessible to the travelling public, should be serviced by public transit and will be encouraged to establish in a nodal fashion at the intersection of arterial and collector roads.

25. In staff's opinion, the proposed development satisfies the City's locational criteria with respect to General Commercial development, as the subject property is located in an established commercial area at the intersection of two arterial roadways (Yonge Street and Big Bay Point Road). The area is characterized as a commercial node consisting of a variety of commercial uses on all corners of this intersection and beyond. An established residential neighbourhood containing primarily single detached residential dwellings and one medium density development is also located in the area. The proposed commercial development is considered to be consistent with the existing design, scale and physical character of the adjoining commercial land uses and the surrounding area. Existing municipal infrastructure, transportation facilities, and public transit are all available to service the proposed development. Further, the subject property is situated in an area which serves the travelling public and residential areas by way of the existing sidewalks along Yonge Street and Big Bay Point Road. Based on the above, staff are of the opinion that the proposed development satisfies the policies of the City's Official Plan.

#### Intensification Strategy

26. On May 4, 2009, City Council adopted an Intensification Strategy as part of the City's overall growth management plan and as a measure of conformity with the PPS and the policies of the Growth Plan.
27. In accordance with the Growth Plan, the City's Intensification Strategy identifies that intensification will be directed to four different areas; the Urban Growth Centre (UGC), Intensification Nodes, Intensification Corridors and Major Transit Station Areas. The subject site is located within Primary Intensification Node of Yonge Street and Big Bay Point Road.
28. The Intensification Nodes are intended to provide for the remaining population outside of the UGC in the form of medium to high density housing, commercial and employment opportunities in the form of mixed-use development with ground floor commercial. Further, the Nodes are intended to be developed with densities of up to approximately 120 units per hectare which would represent mid-rise apartments of approximately 6-7 storeys. That said staff recognize that it was not the intent of this study to prescribe that all redevelopment should or would be in the form of 6-7 storey apartment buildings, however the intent was to encourage mixed-use residential intensification in these areas but not preclude commercial development or mandate mixed-use development.
29. Although the applicant is not proposing mixed-use development within this Primary Intensification Node, it is important to note that Planning staff did discuss the possibility of incorporating a residential component within the proposed development through the concurrent site plan approval process. Through discussions with the applicant, staff acknowledge that in order to provide a more substantial mixed-use development, additional lands would be required given the current size and configuration of the subject property. In this regard, the lands immediately adjacent to the subject site are already developed and therefore would not facilitate the required land assembly. As such, Planning staff are satisfied that the proposed development is appropriate for this last remaining underutilized site within this Primary Intensification Node.

#### Zoning By-law

30. The existing Institutional Education (I-E) zoning over the subject lands represents the previous use of the property for the Warnica Public School. The current zoning does not permit other uses. As noted in the previous sections above, the locational criteria for commercial development can be demonstrated for this site and as such, staff are of the opinion that the proposed General Commercial (C4) zone is appropriate, as it is consistent with the surrounding developments in the area. The applicant has demonstrated through the submission of a concurrent site plan application that proposed development will comply with all C4 zone standards and no exemptions

are being requested. The proposed zoning schedule has been attached as Appendix "C" to this report.

Site Plan Approval/Zoning Rationale for Implementing the Proposed Holding Provision (H)

31. In accordance with Section 41 of the Planning Act and By-law 99-312, the property is subject to Site Plan Control and in this regard, the owner has submitted applications for both Pre-Consultation (File No.: D11A-0069) and Site Plan Approval (File No.: D11-1650). On April 18, 2013 and January 9, 2014, staff from various departments met with the applicant to discuss the proposed development and provide options that would bring the site into compliance with the Urban Design Guidelines for the City's Intensification Areas and current City standards with respect to access, servicing, stormwater management, landscaping, setbacks, building orientation/placement/massing, parking, etc.
32. The Urban Design Guidelines have been established for the City's Intensification Nodes and Corridors which direct new development within these areas. These guidelines are intended to ensure that new development is compatible with the existing built fabric while creating an attractive and safe public realm that supports alternative modes of transportation and is environmentally sustainable. One of the consistent themes throughout these guidelines is to create higher density, mixed-use, pedestrian friendly streetscapes throughout the intensification areas. In doing so, it is recommended that human-scaled, mixed-use buildings should line the street. In this regard, buildings should be positioned to frame abutting streets, main entrances should be directly accessible from public sidewalks and the front streetwall of buildings should be built to the front property line. The Guidelines further suggest that development on prominent streets should meet a high standard of design.
33. In order to address the above noted recommendations of the Intensification Area Urban Design Guidelines, it was suggested by Planning staff at the technical site plan meetings for both the pre-consultation and full site plan applications, that the building be relocated closer to the intersection of Big Bay Point Road and Yonge Street and the proposed drive-thru lane required by the anchor tenant (bank) be relocated internally to the site so as to provide a more pedestrian friendly streetscape.
34. After several attempts by the applicant to reorient the site to accommodate the proposed drive-thru internal to the site, staff recognize the constraints of the subject property with respect to its overall size/configuration, restricted access and the cross easement connections being provided by the adjacent properties to the immediate north and east. As a result, staff have generally agreed to the location of the drive-thru within the front yard abutting the street, subject to a number of other design elements being adequately addressed.
35. In order to address the above, staff are recommending that a Holding Provision be implemented over the subject property as a condition of the subject rezoning application to ensure that matters related, but not limited to the following, are adequately addressed:
  - a) Enhanced building elevations for the south, east and west elevations; including the proposed drive-thru canopy, given the prominence of this building at the intersection. This may include variation in roof heights, variation in façade setbacks so as to provide more depth/architectural interest from the intersection, varied building materials, additional windows/glazing and front entry features, etc.;
  - b) Provision of an increased separation between the building face and the proposed drive-thru lane so as to provide enhanced pedestrian access to the front of the building;
  - c) Provision of foundation plantings adjacent to the proposed building;

- d) Provision of enhanced landscaping, including ornamental pillars and fencing within the required 6m landscape strip to screen the proposed drive-thru lane from the abutting streets; and
  - e) Provision of appropriate pedestrian connections from the proposed parking areas and the existing municipal sidewalk(s).
36. The Recommendations included in Staff Report PLN007-14 recommend that the rezoning for the subject site be approved, but a Holding Provision (H) be placed over the subject lands. The Holding Provision (H) provides an opportunity for the applicant to receive the support of the City in principle, with the caveat that additional requirements are necessary for final approval of development on the subject lands. If approved, the Holding Provision (H) would remain in place until the following is completed to the satisfaction of the City of Barrie:
- a) The owner's execution of a Site Plan Agreement with the City which addresses matters related, but not limited to enhanced building elevations, landscaping, pedestrian access/connections, etc.
37. Once the City is satisfied that the applicant has fulfilled these requirements, a By-law to remove the Holding Provision (H) from this property will be forwarded to Council for approval.

#### Summary

38. Staff have reviewed the comments received and considered the proposed Official Plan and Zoning By-law Amendment applications, having regard to conformity with the relevant Provincial Policy and the City's Official Plan, and are of the opinion that the proposed development complies with the policy planning framework established for commercial developments. Staff are further satisfied that through the implementation of the required Holding Provision (H) and concurrent Site Plan Application, Planning staff will have the ability to ensure that a high standard of design will be achieved for the proposed development in accordance with the City's Intensification Study and associated Urban Design Guidelines for this Primary Intensification Node.

#### ENVIRONMENTAL MATTERS

39. There are no environmental matters related to the recommendation.

#### ALTERNATIVES

40. The following alternative is available for consideration by General Committee:

##### Alternative #1

General Committee could deny the proposed Official Plan and Zoning By-law amendment applications and retain the existing Educational Institutional designation and I-E zoning over the subject lands.

This alternative is not recommended as the lands have been declared surplus by the School Board and have since been severed and sold. The proposed commercial use of the property is considered appropriate and in keeping with the existing design, scale and physical character of the adjoining commercial land uses and the surrounding area.

#### FINANCIAL

41. Based on the application for the proposed 918.6m<sup>2</sup> multi-tenant commercial building, the estimated municipal tax revenue would be \$19,380.48 (office use) to \$23,533.44 (commercial use) based on 2013 tax rates. Building permit application fees based on new commercial shell

building rates and interior fit (retail or office, including a bank) would be approximately \$13,687.14. Development Charges revenue would be estimated at \$110,663.72, plus a park levy of \$25,000.00.

**LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN**

42. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:

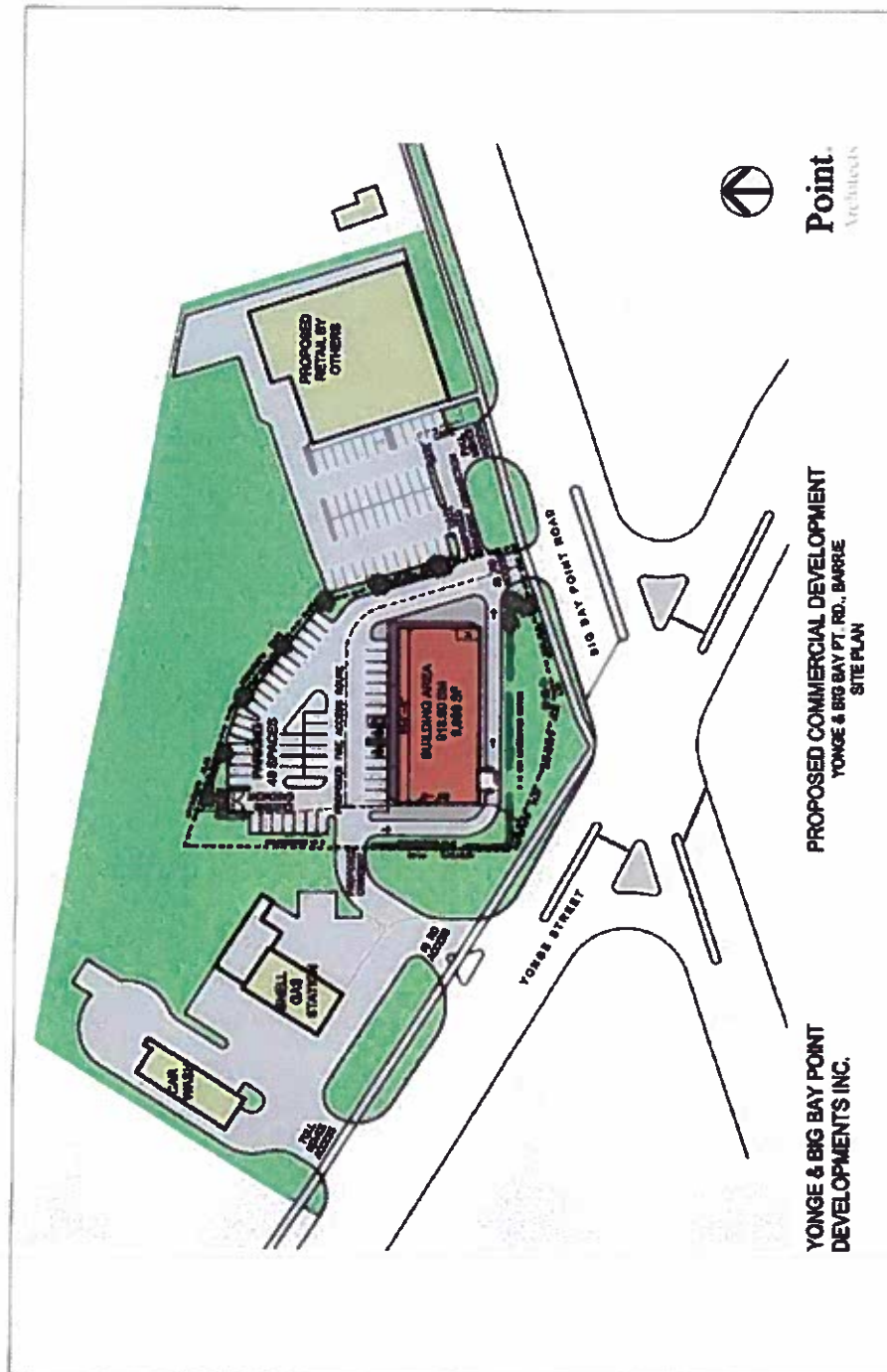
- Direct and Manage Economic Development
- Manage Growth and Protect the Environment

43. The recommendation would assist in directing development to an area that is considered appropriate for commercial development. Given that the proposed development will be subject to Site Plan Control, the applicant will be required to comply with the City's policies for stormwater management both as it relates to water quality and quantity. This will ensure that the appropriate measures are taken to improve the water quality of any associated stormwater runoff that will ultimately be finding its way into Kempenfelt Bay.

Attachments: Appendix "A" – Concept Site Plan  
Appendix "B" – Part A, Part B, Schedule and Official Plan Amendment  
Appendix "C" – Proposed Zoning By-law Amendment Schedule

APPENDIX "A"

Concept Site Plan





**APPENDIX "B"**

**Part A, Part B, Schedule and Official Plan Amendment**

**PART A – THE PREAMBLE**

**Purpose**

The purpose of this amendment is to redesignate lands from "Educational Institutional" to "General Commercial" to permit the development of a commercial plaza to be known as "Painswick Place".

**Location**

The property subject to this amendment is municipally known as 494 Big Bay Point Road, and is located on the north east corner of the intersection of Yonge Street and Big Bay Point Road, within the Painswick North Planning Area. This property is legally described as Part of Lot 13, Concession 13. The site has an area of approximately 4,960 square metres and contains a vacant building which previously provided additional facility space to the Warnica Public School. The site is no longer required to supplement the Warnica Public School property and so has been severed from the school property.

The Yonge and Big Bay Point intersection is an area dominated by retail commercial development. A gas station and car wash facility is located on the neighbouring site to the north-west, with a future retail use proposed for the neighbouring site to the east, currently under construction. Other commercial uses in the immediate area include a CIBC bank, a Zehrs shopping centre, and two other retail plazas to the south along Yonge Street. To the west along Big Bay Point Road are a variety of single detached dwellings, some of which have been converted to accommodate commercial uses, including a wellness centre and salon and spa.

**Basis**

The subject property is presently designated "Educational Institutional" in the Official Plan. This designation represents the previous use of the site as a portion of the Warnica Public School. The previous institutional use and designation of the site are no longer warranted as the site was declared surplus and severed from the Warnica Public School property by the Simcoe County District School Board. In order to permit the proposed commercial development on the subject site, an Official Plan Amendment (OPA) to re-designate the site to the "General Commercial" designation is required. The OPA is supported by numerous Official Plan (OP) policies as well as general planning principles and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan) while being consistent with the Provincial Policy Statement (PPS).

The OPA will facilitate the development of commercial uses for the site that are representative of surrounding uses and will help support the nearby residential community and the intensification of the Yonge Street and Big Bay Point Road intersection, which is identified as a Primary Intensification Node on Schedule I of the OP. Since the site is proposed for re-development, includes an urban built form, supplements the mix of uses within the City and makes use of existing municipal water, sewer and transportation infrastructure, among others, the proposed development conforms to the Growth Plan and is consistent with the PPS.

As per Section 3.1.1 of the OP, the proposed development supports many of the outlined growth management goals of the OP as it supports the creation of a complete community and expansion of the City's economic base by providing employment opportunities and services to support the surrounding community, and takes advantage of existing services and infrastructure.

The subject property is located within a Primary Intensification Node as identified in Schedule I of the Official Plan. The proposed amendment would contribute to intensification through the development of commercial uses on an underutilized site.

The proposed development is also consistent with a number of general policies in section 4.3 Commercial of the Official Plan. General Commercial policies within the City's Official Plan encourage that the design, appearance and scale of commercial development be in harmony with adjacent land uses, adequate screening and buffering be provided for adjoining residential uses shall be provided and that pedestrian accessibility be considered in the design. For new commercial development, policies also indicate that adequate off-street parking and loading facilities shall be provided in addition to the safe and efficient movement of vehicular and pedestrian traffic. The Official Plan further provides that lands designated General Commercial are intended to provide a range of retail and service commercial uses, should be easily accessible to the travelling public, should be serviced by public transit and will be encouraged to establish in a nodal fashion at the intersection of arterial and collector roads.

The proposed development will meet the City's locational criteria with respect to General Commercial development, as the subject property is located in an established commercial area at the intersection of two arterial roadways (Yonge Street and Big Bay Point Road) as reflected on Schedule D of the Official Plan. The area is characterized as a commercial node consisting of a variety of commercial uses on all corners of this intersection and beyond. An established residential neighbourhood containing primarily single detached residential dwellings and one medium density development is also located in the area. The proposed commercial development is considered to be consistent with the existing design, scale and physical character of the adjoining commercial land uses and the surrounding area. Existing municipal infrastructure, transportation facilities, and public transit are all available to service the proposed development. Further, the subject property is situated in an area which serves the travelling public and residential areas by way of the existing sidewalks along Yonge Street and Big Bay Point Road.

This amendment will be completed in conjunction with a Zoning By-law amendment that will rezone the property to the General Commercial (C4) zone in accordance with the proposed Official Plan Amendment. The C4 zone permits a wide variety of commercial uses including a bank, retail store and service commercial uses, among others.

The property would be subject to site plan control as outlined in Section 41 of the Planning Act.

**PART B - THE AMENDMENT**

**Details of the Amendment**

The Official Plan is amended by altering as follows:

Schedule A – Land Use Plan is hereby amended by designating the lands known as Part of Lot 13, Concession 13, in the City of Barrie, to "General Commercial", as shown on Schedule "A" attached hereto and forming Part of this Amendment.

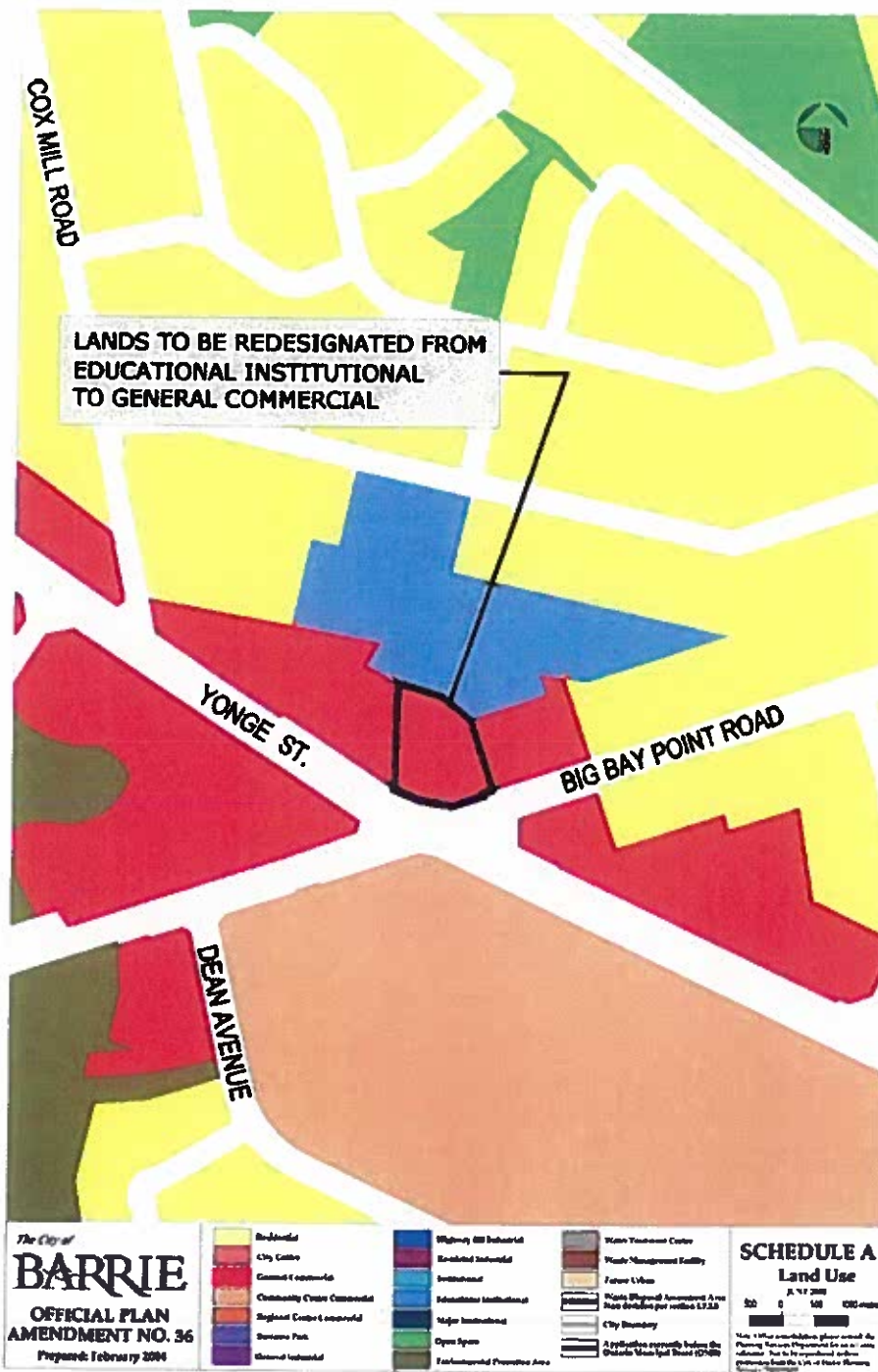
**Implementation**

Subsequent to the adoption of this Amendment, Council will consider passing and implementing a zoning by-law which would rezone the subject lands from Educational Institutional (I-E) to General Commercial (C4) (Holding).

The use of the Holding Provision (H) is required to ensure that specific design elements related, but not limited to enhanced building elevations, landscaping, pedestrian access/connections, etc., are adequately addressed by the applicant and to the satisfaction of the Planning Services Department through the concurrent Site Plan Application.

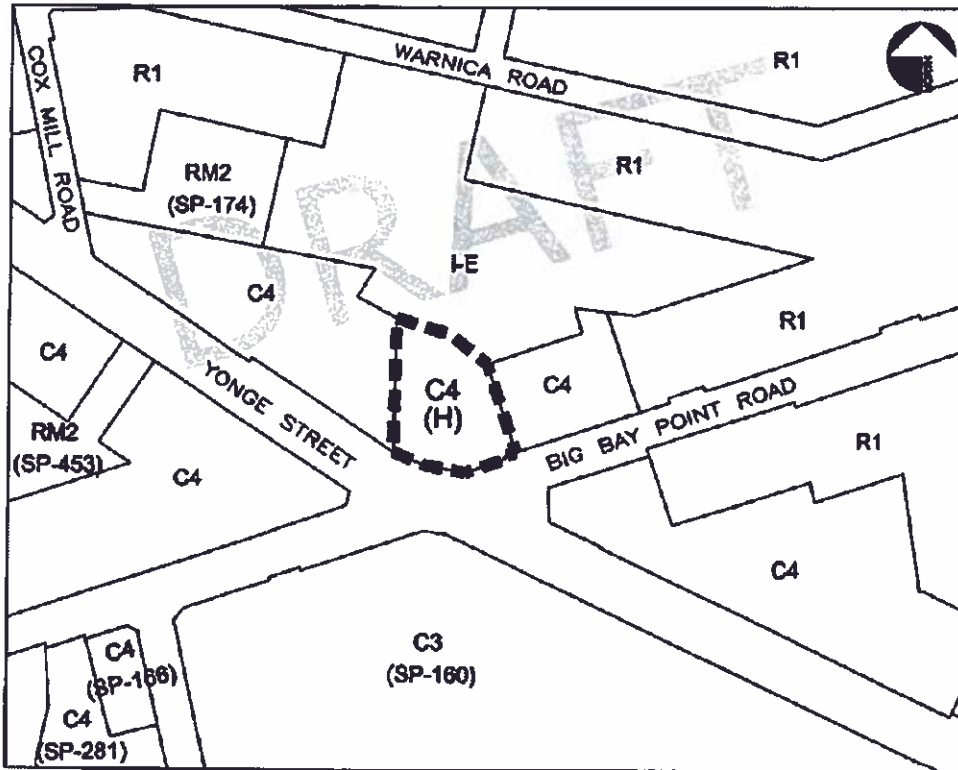
**Interpretation**

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.



APPENDIX "C"

Proposed Zoning By-law Amendment Schedule



D14-1563  
494 BIG BAY POINT RD

FEBRUARY 3, 2014



*City Clerk's Office*  
**COUNCIL DIRECTION MEMORANDUM**

TO: Director of Legal Services – note  
 Director of Planning Services – prepare OPA and Zoning Map and advise  
 Director of Engineering – note  
 Director of Transit and Facilities - note  
 City Clerk – Tammie - note

FROM: Dawn McAlpine, City Clerk

DATE APPROVED

BY COUNCIL: March 3, 2014

**14-G-045**

**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS - YONGE & BIG BAY POINT DEVELOPMENTS INC., 494 BIG BAY POINT ROAD (WARD 9)**

1. That the Official Plan Amendment application submitted by MHBC Planning, on behalf of Yonge & Big Bay Point Developments Inc., to re-designate the lands known municipally as 494 Big Bay Point Road (Lot 13, Concession 13 and Parts 1-5, Plan 51R-38286) (Ward 9) from Educational Institutional to General Commercial, be approved (D09-OPA036).
2. That Parts A and B of the Official Plan Amendment, as set out in Appendix "B" attached to Staff Report PLN007-14, be approved.
3. That the Zoning By-law Amendment application submitted by MHBC Planning, on behalf of Yonge & Big Bay Point Developments Inc., to rezone the lands known municipally as 494 Big Bay Point Road (Lot 13, Concession 13 and Parts 1-5, Plan 51R-38286) (Ward 9) from Educational Institutional (I-E) to General Commercial (C4) Holding (H) be approved (D14-1563).
4. 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 494 Big Bay Point Road, 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 addresses matters related, but not limited to enhanced building elevations, landscaping, pedestrian access/connections, etc.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required for the passing of this by-law. (PLN007-14) (File: D14-1563, D09-OPA036)