



October 16, 2015

Via Email

Ms. Dawn McAlpine
Clerk
City of Barrie
70 Collier Street
Barrie, ON, L4M 4T5

Dear Ms. McAlpine:

**Re: Proposed Housekeeping Amendments to By-law 2009-141
Fernbrook Developments Inc.
Hassey Realty**

We are writing to you on behalf of Fernbrook Developments Inc. and Hassey Realty who between them, own and manage numerous commercial and industrial properties throughout the City.

Fernbrook and Hassey strongly support staff's initiative to introduce blended parking to multi-use commercial and industrial plaza's. Blended parking recognizes the principle that not every use will require the maximum amount of parking at the same time.

The current system of calculating parking by each individual use requires complex tracking spreadsheets to be prepared which is an unproductive use of City and business time. More importantly, the proposed blended rate will provide much needed flexibility in accommodating tenant changes.

Fernbrook and Hassey request that the by-law also recognize blended parking for mixed use commercial and residential sites. In the same way that a restaurant and office can efficiently share parking, so to can an office and apartment residential use.

We look forward to your consideration of same, and if you have any questions or require additional information, please contact me.

Sincerely,

Ray Duhamel, M.C.P., MCIP, RPP
Partner

c. Kathy Brislin & Celeste Terry
Michael Hassey, Colin Hassey



October 19, 2015

Via Email

Ms. Dawn McAlpine
Clerk
City of Barrie
70 Collier Street
Barrie, ON, L4M 4T5

Dear Ms. McAlpine:

**Re: Proposed Housekeeping Amendments to By-law 2009-141
Lakeside Property Management Ltd.**

We are writing to you on behalf of Lakeside Property Management Ltd., who owns an industrial parcel of land in Barrie known as 571 Huronia Road. The property comprises approximately 3.9 hectares (9.5 acres) with frontage on Huronia Road and Mapleview Drive East.

The property is primarily zoned Light Industrial (LI), with a small portion zoned Agricultural (A) (refer to Attachment No. 1). As noted in Attachment No. 2, the Agricultural Zoning replaced the Environmental Protection zoning as part of the update to the City's By-law that was approved in 2009. This change came about because the Ministry of Natural Resources updated their wetland mapping to exclude this property.

Unfortunately, the Agricultural zoning restricts the development of the site for new employment uses, and therefore, the Owner requests that the agricultural zoning on the property be amended to Light Industrial (LI) as part of the Housekeeping Amendments to the Zoning By-law. In support of this zoning change we note the following:

1. The entire property is designated General Industrial according to the Official Plan.
2. The property is not identified as having any Natural Heritage Resources according to Schedule H of the Official Plan.
3. A professional Agrologist (Paul Neals from Azimuth Environmental) confirms that the agriculturally zoned lands are not suitable for agricultural use.
4. Attachment No. 2 identifies that the property does not contain a Provincially Significant Wetland.
5. An environmental consultant (Paul Neals from Azimuth Environmental), has confirmed that there are no significant natural heritage features on the subject lands. Refer to Attachment No. 3.
6. The subject lands represent a key employment development opportunity at the intersection of two arterial roads.

We look forward to your consideration of same, and if you have any questions or require additional information, please contact me.

Sincerely,

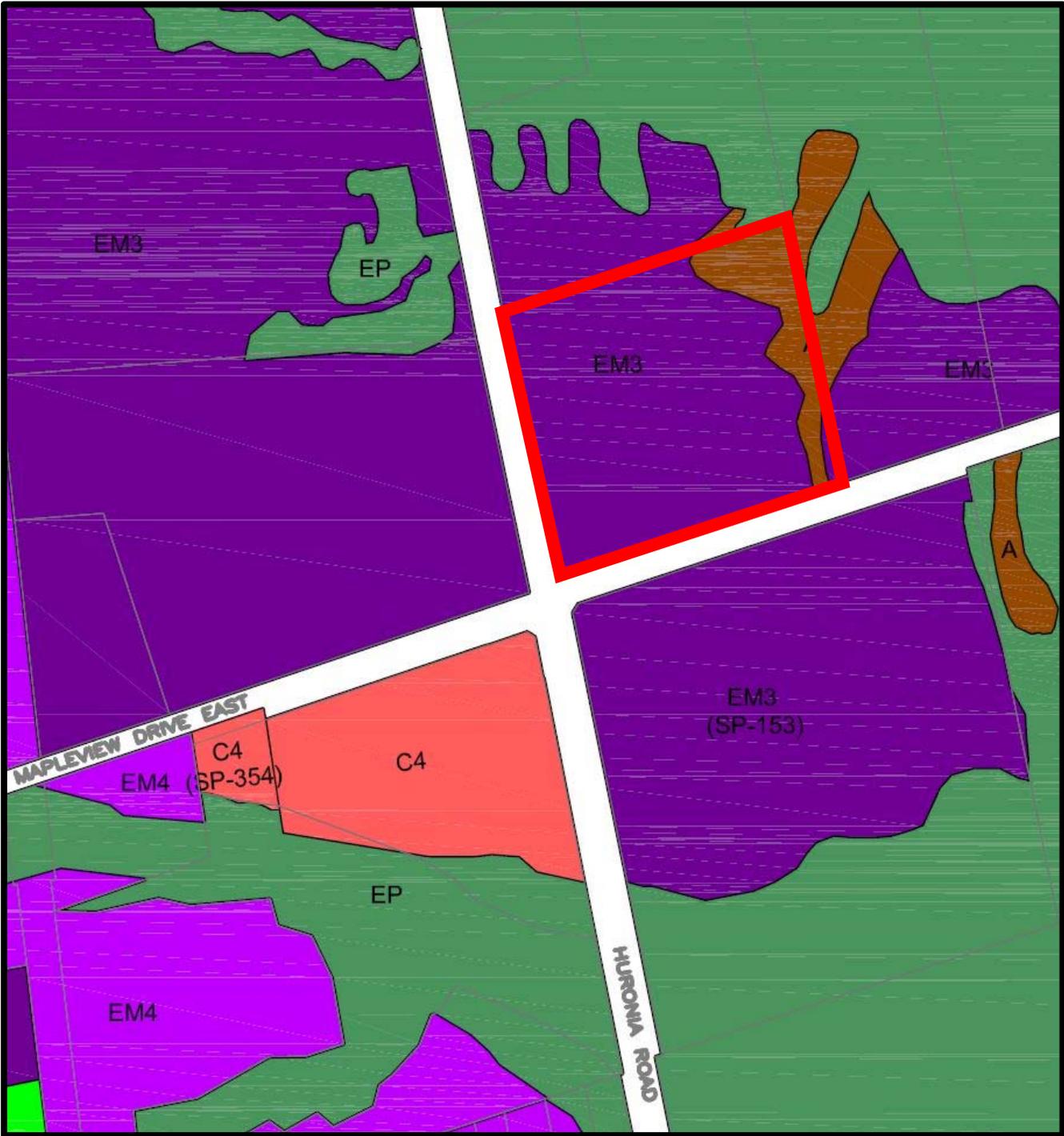
A handwritten signature in black ink, appearing to read 'Ray Duhamel', written in a cursive style.

Ray Duhamel, M.C.P., MCIP, RPP
Partner

- c. Kathy Brislin & Celeste Terry
John Halliday, Lakeside Property Management Ltd.
Paul Neals

Attachment 1

571 Huronia Road, Barrie



CITY HALL
70 COLLIER STREET
TEL. (705) 739-4208
FAX (705) 739-4270



P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
PLANNING SERVICES DEPARTMENT
"Committed to Service Excellence"

July 24, 2008

File: D14-ZON

Lakeside Property Management
c/o Mr. John Halliday
2045 Innisfil Heights Crescent
Innisfil, Ontario
L4N 4A8

Dear Mr. Halliday:

Re: **Zoning By-Law Update 571 Huronia Road**

Thank you for your letter dated July 3rd, 2008.

As a follow up, I want to confirm that we recognize that the Ministry of Natural Resources (MNR) has updated their wetland mapping and your property does not include Provincially Significant Wetland as recently mapped by the MNR. However, under the current zoning mapping your lands now show some Environmental Protection Area zoning.

The letter sent to you on June 10th 2008, was to advise you that we are proposing to remove the Environmental Protection Zoning in the Zoning By-law update to reflect the updated mapping as provided by the MNR. The proposed zoning on your property will be EM3 and Agriculture, as shown on the map sent to you on June 10, 2008, and which is once again attached for your information. The section that is to be zoned Agriculture was previously zoned Environmental Protection Area in By-law 2005-275. This was based on an earlier iteration of the MNR wetland mapping, when the Employment Lands Zoning By-law was prepared.

The proposed changes will reflect the Official Plan Designation, and the proposed designation of Official Plan Amendment 100. These changes will only come into effect once the updated By-law is adopted and finally approved.

We anticipate reporting back to Council at the end of the summer with our recommendations.

If you should have any questions, please feel free to contact me by telephone at (705) 739-4220 ext. 4440.

Regards,

Kathy Brislin, M.C.I.P., R.P.P.
Policy Planner

KB/elb
Attach.



October 16, 2015

Via Email

Ms. Dawn McAlpine
Clerk
City of Barrie
70 Collier Street
Barrie, ON, L4M 4T5

Dear Ms. McAlpine:

**Re: Proposed Housekeeping Amendments to By-law 2009-141
Pratt Hansen Group Inc.**

We are writing to you on behalf of the Pratt Hansen Group Inc., who have constructed numerous multi-unit developments in the City.

Pratt Hansen has reviewed the Housekeeping By-law, and they request the following:

1. Remove the lot coverage restrictions for accessory buildings and structures in the RM2, RA1 and RA2 zones.

The Housekeeping By-law proposes to increase the lot coverage for accessory buildings and structures from the lessor of 10% or 50m² to the lessor of 10% or 100m².

The Zoning By-law restricts accessory structure lot coverage in order to ensure that the principal building on the property remains the focus from the street and adjacent properties. This restriction was introduced into the by-law in 2010 as a result of complaints of overbuilding of accessory structures such as play structures, sheds and detached garages in single detached neighbourhoods. Unfortunately, the change had the unintended impact of restricting the development of accessory structures integral to multi-unit developments. Examples of these accessory structures include entrance features, electrical buildings, transformers, utility buildings, play structures, waste/recycling enclosures, and public/private art.

In our opinion, the increase to 100m² is still insufficient to accommodate these uses, particularly on larger sites. Given that all medium and high density development in the RM2, RA1 and RA2 zones is subject to site plan control, Pratt Hansen requests that the coverage restriction for accessory buildings/structures in these zones be removed from the by-law. We see no benefit to its inclusion given that Site Plan Control governs the placement, massing and design of all buildings on-site, including accessory buildings and structures.

In the event that Council deems it necessary to include a maximum accessory building lot coverage, then Pratt Hansen requests that the size be increased to a lessor of 10% or 250m² in order to properly accommodate the range of accessory uses needed to develop RM2, RA1 and RA2 sites.

2. Permit construction columns to encroach into structured/underground parking spaces

The Pratt Hansen Group has constructed or is seeking approval to construct 15 separate buildings with underground/structured parking in the City of Barrie.

Section 4.6.2.6 of the Zoning By-law establishes the minimum size of a parking stall, being 5.5 metres in length and 2.7 metres in width. The intent of the by-law is to ensure that there is sufficient space to enter and exit the parking stall and the vehicle. The problem that arises during construction is that the exact placement of a construction column can be adjusted, ever so slightly into a parking stall. This problem has been rectified on a site specific basis by way of adding a special provision their associated zoning by-law amendments. Four examples of this special provision have been approved by Council in the past few years.

Unfortunately, not every project requires a rezoning, so the Pratt Hansen Group is requesting that the Housekeeping By-law amend the parking requirements to permit the encroachment of construction columns into the required parking stall dimensions of underground/structured parking areas.

There is a significant public benefit to encouraging the space and cost efficient development of underground/structured parking, and the change requested by Pratt Hansen is one step in that direction.

We look forward to your consideration of same, and if you have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Duhamel', written in a cursive style.

Ray Duhamel, M.C.P., MCIP, RPP
Partner

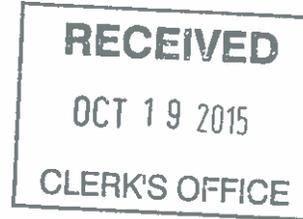
c. Kathy Brislin & Celeste Terry
Karen Hansen



Nottawasaga Valley
Conservation Authority

October 9, 2015

Dawn McAlpine, City Clerk
City of Barrie
P.O. Box 400
Barrie, Ontario
L4M 4T5



Dear Ms. McAlpine;

RE: Proposed Zoning By-law Amendments, **File D14-HOU**
Notice of Housekeeping Amendments
City of Barrie

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed these proposed Housekeeping Amendments to the Zoning By-law and based upon our mandate and policies under the Conservation Authorities Act, we have no objection to their approval.

We note that the lands subject to the site specific amendment at the south end of Revelstoke Court (Key Map 3) are subject to Ontario Regulation 172/06 where any further development will require a permit (or clearance) from the NVCA under the Conservation Authorities Act. These lands are affected due to the valleylands associated with the Holly Branch of Bear Creek which is immediately south of the properties.

Thank you for circulating this application for our review and please advise us of any decision.

Sincerely,

A handwritten signature in black ink that reads "Tim Salkeld".

Tim Salkeld
Resource Planner