



# City of Barrie

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

## Final Planning Committee

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Tuesday, November 29, 2022

7:30 PM

Council Chambers/Virtual Meeting

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### PLANNING COMMITTEE REPORT For consideration by Barrie City Council on December 14, 2022.

The meeting was called to order by Mayor, A. Nuttall at 7:32 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, A. Nuttall  
Councillor, C. Riepma  
Councillor, C. Nixon  
Councillor, A.M. Kungl  
Councillor, A. Courser  
Councillor, R. Thomson  
Councillor, N. Nigussie  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, B. Hamilton

#### STAFF:

Chief Administrative Officer, M. Prowse  
Chief Financial Officer, C. Millar  
Committee Support Clerk, B. Thompson  
Committee Support Clerk, T. Maynard  
Deputy City Clerk, T. McArthur  
Director of Development Services, M. Banfield  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, B. Araniyasundaran  
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts  
Planner, L. Juffermans  
Service Desk Generalist, K. Kovacs  
Senior Planner, C. Kitsemtry.

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

## **SECTION "A"**

### **22-P-044 ZONING BY-LAW AMENDMENT APPLICATION - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (HIP BARRIE CENTRAL INC.) (WARD 2)**

1. That the Zoning By-law Amendment Application submitted by MHBC Planning Inc., on behalf of HIP Barrie Central Inc., to rezone lands known municipally as 34, 36, 38, 40, 44 and 50 Bradford Street from 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-589)(H-147) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-XXX) and 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-XXX)(H-XXX), and as identified in Appendix "A" to Staff Report DEV022-22, be approved.
2. That the following site-specific standards be referenced in the implementing zoning by-law for subject lands:
  - a) Permit a parking standard of 0.80 parking spaces per residential unit, whereas 1.0 parking space per unit is the standard in the C1-2 zone;
  - b) A minimum building height of 4.5 metres and a maximum building height of 22 metres (5-6 storeys) within 5 metres of the Bradford Street lot line; beyond 5 metres of the lot frontage and lot flankage, a maximum building height of 75 metres (25 storeys) in addition to Phase 1 tower heights at 86 metres (26 storeys) and 101 metres (30 storeys) is permitted, whereas a maximum of 10 metres (3-4 storeys) within 5 metres of the front lot line and the lot flankage is permitted and a maximum of 45 metres (12-15 storeys) beyond 5 metres of the front lot line and the lot flankage is the C1-2 standard;
  - c) No landscape buffer requirement, whereas 3 metres of continuous landscape is required for an apartment building in the C1-2 zone;
  - d) Require a minimum of 338 square metres of ground floor commercial uses, representing approximately 30% more of the building street frontage, is required, whereas 50% of the lot area is the C1-2 standard; and
  - e) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.

3. That the Hold (H-XXX) be removed from the Phase 2 lands when the following has been submitted to the satisfaction of the Director of Development Services:
  - a) A Master Site Plan demonstrating the integration of the Phase 2 lands with the proposed and/or approved Phase 1 concept and proposed and/or approved development on adjacent lands owned by the City of Barrie, including, but not limited to:
    - i. Vehicular access, traffic circulation, and alignment of private and/or municipal road connections to successfully facilitate development of the entire site; and
    - ii. A site design that provides multi-modal, pedestrian and accessible access to public streets/sidewalks, transit stops and open spaces.
  - b) A Traffic Impact Study and Parking Strategy to support the Master Site Plan requirements noted in 3. a) above, demonstrates that the proposed reduction in parking standard for Phase 1 met the needs of residents, and provides justification for the City to accept the proposed reduction in parking standards for the development of Phase 2.
  - c) A detailed Urban Design submission, consistent with the City's Urban Design policies and guidelines, including, but not limited to:
    - i. Design attributes that demonstrate justification for any increase in height of buildings from 45 metres (12-15 storeys);
    - ii. Buildings of various built forms and height with good placement, orientation, massing, and design to enhance transition to adjacent lower scale neighbourhood areas;
    - iii. Buildings located and oriented to frame and activate public/private streets and open spaces;
    - iv. Mitigation of wind and shadow impacts on adjacent streets and open spaces; and
    - v. Conditional approval of a Site Plan Control application.
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, including matters raised in those submissions and identified within Staff Report DEV022-22.

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5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV022-22) (File: D30-006-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

**22-P-045 SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST (WARD 2)**

1. That the Site Plan Control Application submitted by MHBC Planning, on behalf of Grove Street Developments Inc. for development on lands known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV033-22.
2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project. (DEV033-22) (File: D11-021-2021)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 12/14/2022.

The Planning Committee met for the purpose of the two Public Meetings at 7:35 p.m.

Mayor Nuttall advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing notification of the staff reports regarding the applications were advised to contact the Legislative and Court Services Department at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca).

Mayor Nuttall confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

The Planning Committee met and reports as follows:

**SECTION "B"**

**22-P-046 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 70 AND 76 EDGEHILL DRIVE (WARD 4) (FILE: D30-023-2022)**

Councillor, S. Morales declared a potential pecuniary interest concerning the foregoing matter as one of the owners is a business partner. He did not participate or vote on the matter. He stayed in the Council Chambers.

Kyle Galvin of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of AuroEdge Ltd. for lands known municipally as 70 and 76 Edgehill Drive, Barrie.

Mr. Galvin discussed slides concerning the following topics:

- The site location of the proposed development;
- An aerial view of the subject site context;
- The current Zoning and Official Plan designation for the subject lands;
- The proposed Zoning and Official Plan Amendments for the site location;
- The site plan for the proposed development;
- The emergency site access for the proposed development;
- Architectural Renderings of the proposed development;
- The studies completed for the applications; and
- The applications' next steps.

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.

Ward 4 Councillor, A. Courser asked questions of Mr. Galvin and City staff and received responses

#### **VERBAL COMMENTS**

1. **Todd Armstrong, 11 Vine Crescent** provided comments on behalf of his Vine Crescent neighbours. He described the location of the proposed development as abutting onto Vine Crescent properties. He discussed the previous development application for the property that approved a twelve storey apartment building.

Mr. Armstrong advised that his neighbours on Vine Crescent recognize that this beautiful land which abuts their properties would eventually be developed, but felt that a twelve or sixteen storey apartment building is too high. He discussed concerns related to the height of the building, the skyline onto Vine Crescent, being built next to single family dwellings, impacts on neighbouring properties, and the elevation difference between Vine Crescent and Edgehill Drive.

Mr. Armstrong expressed his concerns related to intensification, the amount of traffic and the impacts this would have on Anne Street and Edgehill Drive. He indicated that he understands the City's need

for more development and intensification however should be in the context of the surrounding neighbourhoods.

Mr. Armstrong questioned whether the Traffic Study had taken into consideration the impacts of increased traffic volumes from the proposed development of 396 units, the townhouse development at the south west corner of Edgehill Drive and the Midhurst Development with approximately 2500 new homes located only four kilometres away would have on Anne Street.

Mr. Armstrong commented that he felt the 2019 planning application which proposed a townhouse development for this same property would be considered a good alternative.

In closing, Mr. Armstrong advised that the neighbours on Vine Crescent were concerned with how the developer intends to tackle the elevation differences, the steep slope on the property and the maintenance as no information has been provided concerning these matters.

#### **WRITTEN COMMENTS**

1. Correspondence from Irene Spalvieri dated November 21, 2022.
2. Correspondence from Erica La of Realstar Management dated November 29, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

#### **SECTION "C"**

**22-P-047**

**APPLICATION FOR A TEMPORARY USE BY-LAW - 164 INNISFIL STREET (WARD 2) (FILE: D30-024-2022)**

James Newland of MHBC Planning Inc. advised that the purpose of the Public Meeting is to review an application for a Temporary Use Zoning By-law submitted by MHBC Planning Inc. on behalf of 1911940 Ontario Inc. (c/o Jamie Salter). The property is municipally known as 164 Innisfil Street, Barrie.

Mr. Newland discussed slides concerning the following topics:

- An overview of the site location and land use;
- The existing site layout;
- A summary of the on-going site plan application;
- The existing and new Official Plan land use designations for subject lands;
- The current Zoning By-law designation for the subject property and surrounding area;

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- The provisions of the *Planning Act* related to Temporary Land Use;
- The City's Official Plan policies and criteria related to a Temporary Land Use; and
- A summary of the rationale for the application.

Logan Juffermans, Planner, Development Services Department provided an update concerning the status of the application. He reviewed the public comments received during the neighbourhood meeting. He advised that the primary land use matters are currently being reviewed by the Technical Review Team. Mr. Juffermans discussed the anticipated timelines for the staff report regarding the proposed location.

Ward 2 Councillor, C. Nixon asked questions of Mr. Newland and City staff and received a response.

**VERBAL COMMENTS:**

1. **Mario Titus, 47 Toronto Street** asked the question whether Liquidation Nation had been located on Bayfield Street.

**WRITTEN COMMENTS:**

1. Correspondence from Lynn MacKinley dated November 9, 2022.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

**SECTION "D"**

**22-P-048 PRESENTATION CONCERNING THE NEW COMPREHENSIVE ZONING BY-LAW**

Michelle Banfield, Director of Development Services provided a presentation concerning the New Comprehensive Zoning By-law.

Ms. Banfield discussed slides concerning the following topics:

- The background of the new Comprehensive Zoning By-law;
- The rationale for having an Official Plan and Zoning By-law;
- The strategic direction and vision for the City's Official Plan and new Zoning By-law;
- The six themes of the new Comprehensive Zoning By-law:
  - Neighbourhoods
  - Community Hubs
  - Employment Areas
  - Parking
  - Urban Growth Centres, Waterfront Allandale GO Major Transit Station Area; and
  - Form-Based Zoning and Urban Design.

- A sample of form based zoning from Buffalo New York depicting building height, transparency and pedestrian access; and
- The next steps in the project.

Members of Planning Committee asked a number of questions of Ms. Banfield and received responses.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 12/14/2022.

## **ENQUIRIES**

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

## **ADJOURNMENT**

The meeting adjourned at 8:41 p.m.

## **CHAIRMAN**