



Meeting Agenda
Planning Committee

Tuesday, December 15, 2020

7:00 PM

Virtual Meeting

PM Notice:

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, December 15, 2020 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

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

1. **CONSENT AGENDA**

2. **PUBLIC MEETING(S)**

PM2.1

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMITTED BY SVN ARCHITECTS + PLANNERS ON BEHALF OF BLAKE LARSEN - 320 AND 364 MAPLEVIEW DRIVE WEST AND 664, 674 AND 692 ESSA ROAD (FILE: D30-002-2020) (WARD 7)

The purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment submitted by SvN Architects + Planners, on behalf of Blake Larsen, for lands known municipally as 320 and 364 Mapleview Drive West and 664, 674 and 692 Essa Road.

The applications are intended to facilitate the development of the 10.19 hectare property with a high-density, mixed-use development containing 12 buildings that integrate a variety of residential, commercial and institutional uses. The buildings range in height from 1 to 27 storeys, however the predominant building height is between 7 to 9 storeys. A mix of residential apartments and townhouse units are proposed, in addition to various commercial uses including, but not limited to, retail, restaurants, a hotel and conference centre. Institutional uses such as a public library, and open space are also proposed. The subject lands are located at the north-east corner of Mapleview Drive West and Essa Road, Barrie.

Official Plan Amendment

The applicant is proposing an Employment Land Conversion through an amendment to Schedule 'A' - Land Use and text amendment to Section 4.9 of the Official Plan to designate the property 'Mixed Use Nodes and Corridors' and 'Environmental Protection'. The proposed amendment would permit a mix of land uses, including, but not limited to, high-density residential, commercial, and institutional.

Zoning By-law Amendment

The applicant is also proposing to rezone the lands from Light Industrial (LI) and General Commercial (C4) to Mixed Use Corridor - Special Provision (MU2) (SP), Residential Apartment Second Density - Special Provision (RA2) (SP), and Environmental Protection (EP). The Site Specific Provisions (SP) would permit stacked townhouse units within the RA2(SP) zone and street townhouse units within the MU2(SP) zone.

Presentation by a representative(s) of SvN Architects + Planners.

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

See attached correspondence.

Attachments: [PM Notice - Mapleview Dr W, Essa Rd](#)
[PM Presentation - Mapleview Dr W, Essa Rd](#)
[PM Memo - Mapleview Dr W, Essa Rd](#)
[PM Correspondence - Mapleview Dr W, Essa Rd](#)
[ADDITIONS - PM Correspondence - Mapleview Dr W, Essa Rd](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV034-20 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2)**

1. That the Official Plan Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to refine the limits of the 'City Centre' and 'Environmental Protection' designations on Schedule 'A' - Land Use and

- delete 'Defined Policy Area - T' from Schedule 'C' - Defined Policy Areas along with the related text in section 4.8.11 for the subject lands, known municipally as 51 - 75 Bradford Street and 20 Checkley Street, attached as Appendix "A" to Staff Report DEV034-20, be approved.
2. That the Zoning By-law Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to rezone the lands known municipally as 51 - 75 Bradford Street and 20 Checkley Street from 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-436)(H-114), (C2-2)(SP-437)(H-114), (C2-2)(SP-438)(H-114) and 'Environmental Protection' (EP) to 'City Centre Commercial with Special Provisions, Hold' (C1-2)(SP-XXX)(H-ZZZ), (C1-2)(SP-YYY)(H-ZZZ) and 'Environmental Protection' (EP) attached as Appendix "B" to Staff Report DEV034-20, be approved.
 3. That the following Special Provisions for the 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) A maximum of 2 loading spaces are required to service this building, which includes the hotel, whereas a calculation of Gross Floor Area is used to determine the number of spaces for the site;
 - b) Maximum Total Gross Floor Area of 750% across the entire project site, whereas the permitted standard is 600%;
 - c) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - d) Maximum building height of 50 metres within 10 metres of Lakeshore Drive and the maximum building height thereafter shall be 88 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum building height thereafter shall be 45 metres; and
 - e) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141.
 4. That the Hold (H-ZZZ) be removed from City Centre Commercial with Special Provisions (C1-2)(SP-XXX) zone when the following is completed to the satisfaction of the City:
 - a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - b) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - c) Confirmation and refinement of the lands zoned Environmental

Protection (EP) for future dedication to the City of Barrie.

5. That the following Special Provisions for the City Centre Commercial with Special Provisions (C1-2)(SP-YYY)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) Maximum Total Gross Floor Area of 750% across the entire project site, whereas the permitted standard is 600%;
 - b) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - c) Maximum building height of 30 metres within 5 metres from Bradford Street and the maximum building height thereafter shall be 148 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum height thereafter is 45 metres;
 - d) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141; and
 - e) Notwithstanding H-ZZZ, a parking lot is permitted to provide surface parking as an interim use in accordance with Site Plan Control guidelines and requirements to the satisfaction of the Director of Development Services. Additional transitional uses include, but are not limited to, passive recreation.
6. That the Hold (H-ZZZ) be removed from City Centre Commercial with Special Provisions (C1-2)(SP-YYY) zone when the following is completed to the satisfaction of the City:
 - a) Submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie if a reduction to the parking ratio is being considered for those lands zoned as 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX) and (C1-2)(SP-YYY);
 - b) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - c) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - d) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. That the required Site Plan application, following its submission and review by City staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.

8. That staff in the Development Services Department provide a memorandum concerning the height of the building and any opportunity to reduce the height, to match the character of the area, a site specific project specific by-law, a conference centre and how to manage it, finalization of the environmental protection zone and where the line is, matters concerning the holding provisions and whether or not they are in the by-law and if they are necessary, parkland dedication verification and electric charging stations.
9. 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, and as identified within Staff Report DEV034-20.
10. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV034-20) (D09-OPA078, D14-1692)

Attachments: [DEV034-201130 \(4\)](#)
[Memo - Smart Centre Proposal 201215](#)
[Correspondence from Smart Centres, re: Revised Proposal](#)

DEV041-20

COMMUNITY IMPROVEMENT PLAN SUMMARY REPORT - 2020

That staff in the Development Services Department schedule a statutory public meeting in accordance with the *Planning Act*, in the first quarter of 2021 to initiate the process for the following amendments to the City's Community Improvement Plan (CIP):

- a) Adjusting the timing of payment for redevelopment grants so that development charge grants are paid at the time of the issuance of a building permit application; and
- b) Reducing the number of application in-take periods from three to two cycles per year. (DEV041-20) (File: D18-CIP-2020)

Attachments: [DEV041-201215](#)

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

