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**TO:** GENERAL COMMITTEE

**SUBJECT:** AMENDMENT TO THE ZONING BY-LAW – 338 MAPLEVIEW DRIVE EAST

**WARD:** 9

**PREPARED BY AND KEY CONTACT:** C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

**SUBMITTED BY:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Loon Avenue Lands OP Inc. to rezone the lands known municipally as 338 Mapleview Drive East from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) and 'Environmental Protection' (EP), be approved as per Appendix "A" attached to Staff Report DEV023-24.
2. That the Zoning By-law Amendment include special provisions to be permitted in the 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) zone as follows:
  - a) Minimum residential parking standard shall be 1.2 spaces per dwelling unit, whereas 1.5 spaces is the minimum standard;
  - b) Back-to-back townhouse units are permitted as a built form;
  - c) The front yard shall be considered the existing public road access to Loon Avenue, with a minimum width of 20.0 metres permitted, whereas 21.0 metres is the minimum standard;
  - d) Minimum rear yard setback of 4.0 metres is permitted, whereas 7.0 metres is the minimum standard;
  - e) Minimum landscape area shall be 27%, whereas 35% is the minimum standard;
  - f) Maximum gross floor area is 87.5%, whereas 60% is the standard;
  - g) Maximum building height shall be 14.5 metres (3 storeys), whereas a maximum of 10.0 metres is the standard;
  - h) Maximum density shall be 56 units per hectare, whereas the standard for stacked/cluster townhouse development is a maximum density of 40 units per hectare;
  - i) Minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit, whereas 12 square metres is the minimum standard;

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- j) Minimum of 4.0 metres of landscape area is required for any secondary means of egress, whereas 7.0 metres is the minimum standard with the exception of any units adjacent to the north property line; and,
  - k) Maximum front yard parking coverage of 65% is permitted, whereas 50% is the maximum standard.
3. That the Holding symbol on those lands zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) can be removed when the following has been submitted to the satisfaction of the Executive Director of Development Services:
- a) An Edge Management Plan for the Development Limit depicted on Drawing A1 – Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024;
  - b) A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) as shown on Schedule "A"; and,
  - c) An agreement for the required Ecological Offsetting for the loss of natural features including payment will be required prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.
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 as amended, including matters raised in those submissions and identified within Staff Report DEV023-24.
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.

## **PURPOSE & BACKGROUND**

### **Report Summary**

6. The purpose of this staff report is to recommend approval of a Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Loon Avenue Lands OP Inc., for lands known municipally as 338 Mapleview Drive East. The application is intended to facilitate the future development of 3.38 hectares of the 11.42 hectare property for residential use with the remaining lands designated and zoned as Environmental Protection (EP) to delineate the Lovers Creek Provincially Significant Wetland and supporting features. The remaining lands, approximately 8 hectares, will be dedicated to the City as Environmental Protection Area.
7. With the conclusion of the technical review and public consultation process, which included a neighbourhood meeting December 2, 2021, and public meeting on May 3, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010). As such, staff recommend the proposed rezoning attached in draft as Appendix "A" to Staff Report DEV023-24.

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### Official Plan Amendment Application

8. The applications submitted to the City included an Official Plan Amendment, as well as the subject Zoning By-law Amendment. In accordance with the transition provisions, active applications were to be reviewed and recommendations provided based on the Official Plan in effect at the time of submission. Therefore, the zoning by-law amendment application will be reviewed under Official Plan (2010); however, the intent of the new Official Plan (2023) is also being met with this recommendation.
9. The land uses sought in the Official Plan Amendment application were to change the designation of the property to permit residential uses on lands previously designated as 'General Industrial' and 'Environmental Protection'. These lands were considered and approved for an Employment Land Conversion to change the 'General Industrial' designation to 'Neighbourhood Area' in December 2019, as part of the City of Barrie's Official Plan review process.
10. The change in the principle of land use from employment and industrial type uses to permit residential development was supported by staff in a Memorandum to General Committee dated May 25, 2020 (Motion 20-G-087), and is now reflected in the approved Official Plan (2023). The former and current designations of the subject is illustrated on Appendix "B" attached to Staff Report DEV023-24.
11. The application to amend the Official Plan (2010) is no longer required to facilitate the future development of these lands as proposed, and it is subsequently withdrawn from consideration by Council. If the subject zoning is approved, any minor changes to the boundary to reflect the final development limit in Official Plan (2023) could be completed through a housekeeping exercise as the principle of development would be reflected in a formal site specific by-law.

### Development Proposal

12. The effect of the applications would be to permit a condominium townhouse development with a total of 188 residential units proposed at a density of 56 units per hectare and 3 storeys (12.0 metres for back-to-back units, and 14.5 metres for stacked townhouses) in height on that portion of the lands within the development limit established and agreed to by the City. The first submission conceptual site plan and final submission conceptual site plan are attached to Staff Report DEV023-24 as Appendix "D-1" and Appendix "D-2".
13. The original submission considered by staff and Council, attached as Appendix "D-1" to Staff Report DEV023-24, was proposed to develop 2.56 hectares of this site for 105 townhouse units. Since that concept was presented, the applicant has undertaken evaluation works to declassify ten (10) of the wetland features on site from being considered Provincially Significant Wetland (PSW), which have been accepted by the Ministry of Natural Resources and Forestry. The preservation and mitigation provisions for future development were significantly altered by this declassification and subsequently the area of the lands to be considered for development was expanded. Through extensive coordination with the consultant team, City staff and environmental experts, a development limit has been established for 3.38 hectares of the site which has been proposed for 188 townhouse units, as depicted in Appendix "D-2" attached Staff Report DEV023-24.

### Site and Location

14. The site is approximately 11.42 hectares in size and located on the north side of Maplevue Drive East, east of Huronia Road and south of Loon Avenue. The portion of lands proposed for

development is 3.38 hectares in size, located immediately south of the existing residential dwellings fronting on Loon Avenue.

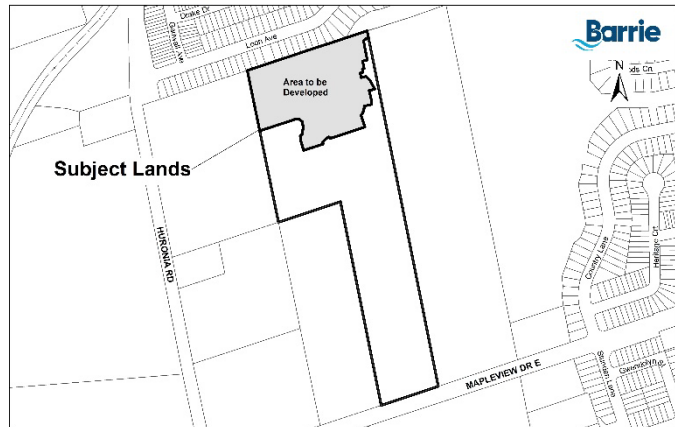
15. The immediate surrounding land uses include:

**North** - Single detached residential lots fronting on Loon Avenue, municipal road allowance

**East** - Lovers Creek PSW and supporting features

**South** - Lovers Creek PSW and supporting features, Mapleview Drive East

**West** - Future townhouse development (By-law 2022-048), Huronia Road



Background Studies

16. In support of the application, the following reports were submitted. Copies of the final submission material are available on the City's webpage under Development Projects in [Ward 9 – 338 Mapleview Drive East](#).
- a) Planning Justification Report (MHBC Planning Limited, dated February 2022);
  - b) Urban Design Brief (MHBC Planning Limited, dated February 2022);
  - c) Development Concept (We Merchandise Space Inc., dated February 1, 2022, Revised May 5, 2023, December 8, 2023, April 4, 2024);
  - d) Environmental Impact Study (Michalski Nielsen Associates Limited, dated February 2022, Revised April 27, 2023, Update/Response December 3, 2023);
  - e) Landscape Submission (MHBC Planning Limited, dated February 11, 2022, Revised May 5, 2023, December 8, 2023);
  - f) Arbourist Report (MHBC Planning Limited, dated February 11, 2022, Revised May 5, 2023);
  - g) Functional Servicing Report (Counterpoint Engineering, dated February 10, 2022, Revised May 5, 2023, December 12, 2023);
  - h) Traffic Impact Study (JD Northcote Engineering Inc., dated December 24, 2021, Revised May 3, 2023);
  - i) Functional Design Huronia Road Improvements (JD Northcote Engineering Inc., dated November 12, 2023);
  - j) Hydrogeological Assessment (Grounded Engineering, dated February 9, 2022, Revised May 5, 2023);
  - k) Geotechnical Engineering Report (Grounded Engineering, dated February 7, 2022); and,
  - l) Stage 1 and 2 Archeological Assessments (CRM Lab Archaeological Services, dated February 4, 2022).

Public Consultation

17. A Neighbourhood Meeting was held on December 2, 2021 as part of the requirements for a complete application. The meeting was virtually attended by approximately forty (40) residents as well as the applicant, consultant team, Ward 9 Councillor Morales, and Planning staff.



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18. A statutory Public Meeting was held on May 3, 2022, to present the subject application to Planning Committee and the public. There were no verbal comments or formal correspondence from members of the public related to the proposed development of the site were presented at the public meeting; however, staff have received a petition and several inquiries regarding this proposal.
  19. The comments and concerns expressed by the public related to this development, are outlined below in the public comment section of Staff Report DEV023-24. This list provides a summary of the comments as well as a corresponding response from staff to demonstrate that the issues have been considered in the review of this application to the greatest extent possible.

#### Public Comments

20. **Natural Feature Preservation** - Concerns were voiced by residents regarding the preservation of environmental features, including tree cover, the Lovers Creek Provincially Significant Wetland, and wildlife habitat.

Staff have received detailed professional analysis of natural features on, and adjacent to, this site. Significant discussion has taken place between the consultant team, City staff and environmental experts to establish a development limit for the project, while preserving the integrity of the larger wetland feature, significant woodlot, and wildlife habitat.

21. **Road Network and Traffic** - Safety concerns were raised regarding the increase in traffic on Loon Avenue.

A full-movement access to Loon Avenue will be established at the location of the existing municipal road allowance to service both this proposed development and the adjacent townhouse development previously approved at 521 Huronia Road. A secondary access to Huronia Road is generally restricted to right-in/right-out movement but will also be available for emergency services access if/as required. A Traffic Impact Study was submitted and reviewed by City staff which has verified that Loon Avenue has the capacity to accommodate the increased flow of traffic anticipated from this development. It should also be noted that improvements to the intersection at Loon Avenue and Huronia Road have been identified and will be required as part of the development to facilitate traffic movement.

22. **Density, Built Form, Height** - General concern was raised regarding the proposed increase in density, the proposed townhouse built form and request for an increase in height.

The current concept under consideration for approval with this analysis, attached to Staff Report DEV023-24 as Appendix "D-2" has proposed back-to-back and stacked townhouse units up to 3 storeys in height, with an ultimate density of 56 units per hectare. The townhouse built form has been approved in principle on the lands to the west, known municipally as 521 Huronia Road, and are also included in the neighbourhood north of Loon Avenue.

A residential density analysis is attached to Staff Report DEV023-24 as Appendix "C", which calculates the residential density of this neighbourhood area as approximately 8.59 units per hectare, approximately 16.69 units per hectare based solely on residential lands. That density would increase to 12.35 residential units per hectare with the addition of this proposal, 24.0 units per hectare based solely on residential lands. This anticipated density is still within the low density range of the official plan, which is up to 25 units per hectare. This increase is well within the density

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targets for new development and will contribute to the percentage of new residential development required to be constructed in the built-up area of the City.

23. **Potential issues with stormwater management** - A comment was shared that the area is prone to seasonal flooding and sump pumps run often. Residents question how the new development will impact flooding.

Any new development would be required to control and regulate on site drainage to avoid any potential new flooding conditions occurring, while protecting for existing drainage patterns, particularly toward the existing wetlands to the south of the proposed development. Technical studies have been submitted in support of this project, and updates completed in response to comments from LSRCA and City staff, and the change in the principle of land use to residential as requested by the subject zoning application can be supported. It is anticipated that further detailed engineering for the provision of municipal water and sewer services, as well as stormwater management will be required prior to the submission of a Site Plan Control application to demonstrate that development can be supported to the technical standards of the City and LSRCA.

24. **Reduction in property values** - Planning staff have no comment on the perceived impact that the proposed development may have on the market value of private property as this is not a land use planning matter.

#### Department and Agency Comments

25. The subject application was circulated to staff in various departments and to external agencies for review and comment.
- a) The **Lake Simcoe Region Conservation Authority (LSRCA)** provided comments indicating no concern with the change in land use from industrial to residential, and that they have reviewed the material provided in support of the application. Additional technical review comments are anticipated at the time of detailed design and permits from the LSRCA will be required for development of the site. At the time of completing this review, the Lake Simcoe Region Conservation Authority (LSRCA) was no longer a commenting agency for natural heritage features.
  - b) **Development Services – Approvals** staff noted no concern with rezoning of the lands and are satisfied with the technical submissions, as revised and updated for this project at this stage in the process. Detailed engineering for the municipal water and sewer, as well as stormwater management will be completed at the time of Site Plan Control.
  - c) **Development Services – Transportation Planning** staff are supportive of the application, which will have full vehicular access to Loon Avenue. Staff confirmed that the traffic capacity of Loon Avenue was sufficient to accommodate this development, and that the intersection of Loon Avenue and Huronia Road should be improved as part of the development of these lands.
  - d) The **Development Services – Parks Planning** team have worked diligently with City staff and the owner/applicant's consultant team to establish an acceptable development limit for this project. At the time of completing this review, the Lake Simcoe Region Conservation Authority (LSRCA) was no longer a commenting agency for natural heritage features, therefore a peer reviewer was utilized to provide expertise to City staff. In addition, a

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Terrestrial Ecologist has now been added to the Parks Planning team to support staff with natural feature evaluations. An Edge Management Plan, tree preservation and landscaping details will be required to the satisfaction of the Executive Director of Development Services to remove the Holding provision as outlined in Recommendation Section #3 of Staff Report DEV023-24.

- e) The **Environmental Risk Management and Compliance** team identified no concern with the proposed change in the principle of land use to residential development. It was noted that information regarding internal stormwater management and site drainage, erosion and sediment control must be provided for full review at detailed design. These studies/plans will be required through the Site Plan Control process.
- f) **Fire Services Department** staff indicated that two (2) unobstructed access points are required for sites containing more than 100 residential units. This can be achieved from Loon Avenue and Huronia Road.
- g) **Finance Department** staff provided applicable development charges/fees associated with the future development of this site.
- h) **Transit and Parking Strategy** staff noted that they are supportive of the proposed development and, if required, will provide design requirements for improvement to the existing transit stops on Huronia Road. A temporary sidewalk is proposed to be constructed to connect residents to the existing transit stop until such time as Huronia Road is urbanized.

## **POLICY ANALYSIS**

26. The following provides a review of the applications in accordance with applicable Provincial and municipal policy documents.

### Provincial Policy Statement (2020) (PPS)

27. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
28. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promotes efficient and cost effective development.
29. The PPS further states that new development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e. transit) to accommodate projected needs. Intensification and redevelopment are promoted to meet projected population growth for the next 20 years.
30. PPS Sections 2.1.4, 2.1.5 and 2.1.8 state that development will not occur in a Provincially Significant Wetland, and further that development on adjacent lands can have no negative impact

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on ecological functions of that feature. As noted previously, this property contains a portion of the Lovers Creek Provincially Significant Wetland, as well as declassified wetlands and contributing natural features. The required studies and analysis have been completed by qualified consultants, submitted, and accepted by the City to support the proposed development limit and associated buffers on the subject lands. Additionally, approximately 8 hectares of the total land holding will be designated and zoned Environmental Protection and dedicated to the City resulting in greater long-term protection of the natural heritage system.

31. Although not included in detail, staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended

32. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
33. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
34. Staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. The proposal provides alternative housing options through the provision of block/stacked townhouse, and back-to-back townhouse dwelling units in proximity to a low density residential neighbourhood. With the addition of 188 townhouses on the subject lands, the density of residential lands in this area would be increased from 16.69 units per hectare to 24.0 units per hectare, which contributes to the Growth Plan target for 50% of new development to be included within the existing built boundary of the City. The Residential Density Analysis is included as Appendix "C" to Staff Report DEV023-24.
35. Although not included in detail, staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

City of Barrie Official Plan (2010)

36. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded.

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37. There are several policies in the Official Plan that generally support the proposed development. Sections 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations. In addition, Section 3.5 Natural Heritage, Natural Hazards, and Resources has been reviewed for the preservation and protection of the Level 1 Natural Heritage Feature on these lands.
38. Section 2.3 (g) of the Official Plan identifies that mixed land uses, and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy as it proposes a medium density development with appropriate built form, utilizes existing and planned infrastructure and services, and would support the use of public transit.
39. Policies 3.3.2.1(a), (b), and (g) encourages a varied selection of housing types with regard to size, density, and tenure, to support the programs and policies that provide for a wide range of housing opportunities including rental housing and directs new residential development to be at densities that are consistent with the Official Plan.

This proposal conforms to this policy as the applicant is proposing to add a mix of housing types to this neighbourhood, at a density of 56 units per hectare. The Official Plan, per section 4.2.2.2 Residential Densities provides for density of up to 53 units per hectare for this type of residential housing unit.

40. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criterion for affordable housing is identified as the least expensive of:
- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
  - A Housing unit for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above the developer has proposed a more attainable form of housing with townhouse units and to prospective homebuyers a means of increasing affordable options in the area.

50. Section 3.5.1 Natural Heritage, Natural Hazards and Resources identifies the goal of protecting natural heritage features as well as Section 3.5.2.4 Natural Heritage Resources which outlines the requirements for protection of these resources in the urban area. Level 1 resources represent critical components of the natural heritage resource network, and no development should be permitted in these areas.
51. The development limit for this project defines the Level 1 preservation area as accepted by City staff, and is subsequently proposed to be designated and zoned as 'Environmental Protection' as shown in the draft Zoning By-law Amendment attached as Appendix "A" to Staff Report DEV023-24. The Environmental Protection (EP) zoned lands, which are approximately 8 hectares in size, will be conveyed to the City at the time of Site Plan Control for protection of the feature in perpetuity.
52. As the subject lands are not located within a designated intensification area, Policy 4.2.2.6 (d) of the Official Plan contains six criteria in the assessment of development applications outside of intensification areas including:

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- i. *The scale and physical character of the proposed development is compatible with and can be integrated into the surrounding neighbourhood.*

The applicant is proposing 188 townhouse dwelling units on a private road with a developable area of 3.38 hectares, after dedication of the 8 hectares of environmental protection lands. Planning staff are satisfied that the proposed density (maximum 56 units per hectare) for the property is appropriate and compatible with the surrounding neighbourhood given that adequate parking, landscaping, open/amenity spaces, and pedestrian/vehicular access can be accommodated on site.

A Residential Density Analysis was completed for this neighbourhood and is attached as Appendix "C" to Staff Report DEV023-24. This analysis suggests that the overall residential density of the neighbourhood would increase from 8.59 units per hectare to 12.35 units per hectare.

Compatibility between properties is not intended to be interpreted as restricting new development to the same height and densities of surrounding areas. Planning staff are of the opinion that the scale and character of the proposed development is consistent with the existing built form of the area and can be integrated in the surrounding neighbourhood. In addition, staff are of the opinion that sufficient buffers and separation distances have been established between the adjacent low-rise residential properties and the proposed development, including but not limited to, the preservation of the 7 metre landscape buffer required for secondary means of access if the concept is changed to include units along the northern boundary.

- ii. *The infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of the existing systems.*

The proposed development would utilize the existing municipal road, sanitary, storm and water services on Loon Avenue. Staff in the Development Services – Approvals have confirmed that the proposed townhouse dwelling units on a private road can be adequately serviced by the existing infrastructure.

- iii. *That public transit is available and accessible.*

The subject lands are located within walking distance of a public transit route which runs along Huronia Road. Transit stops are located in proximity to the intersection with Loon Avenue, and a temporary sidewalk will be required to be installed for residents to safely use transit if this development proceeds in advance of the urbanization of Huronia Road.

- iv. *That the development will not detract from the City's ability to achieve increased densities in areas where intensification is focused.*

The proposed development will not detract from the City's ability to achieve increased densities in areas where intensification is being encouraged. The City's Intensification Areas are intended to be developed with mid and high-rise residential and/or mixed-use developments. In this case, the subject lands are located within a low density residential neighbourhood and the applicant is proposing medium density townhouse dwelling units on a private road. The overall residential density of the community will be increased from 8.59 units per hectare to 12.35 unit per hectare and will not have a negative impact on the City's ability to encourage intensification within the Urban Growth Centre and the Intensification Nodes and Corridors.

- v. *That sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment.*



The applicant has submitted conceptual building elevations in support of the subject application, as illustrated in Appendix “E” attached to Staff Report DEV023-24. The proposed design and building materials are relatively consistent with that of the existing single detached dwelling units located on Loon Avenue.

vi. *That consideration is given to the preservation of heritage resources.*

Stage 1 and 2 Archaeological Studies were submitted in support of the application. As no archaeological resources were found on the subject property, no further archaeological assessment of the property is required. Therefore, the proposed development is consistent with this policy of the Official Plan.

- 53. It is the opinion of Planning staff that the proposed development would satisfy the intensification policies noted above, as it provides for a density of 56 units per hectare through a compact built form that can be integrated into the existing neighbourhood; utilizes existing municipal infrastructure; supports public transit; will not detract from designated intensification areas; and will enhance and protect the urban environment through the delineation and preservation of the Lovers Creek Provincially Significant Wetland and supporting features.
- 54. Based on the provisions identified above, staff are of the opinion that the proposed development conforms with the Official Plan (2010). More specifically, the proposed development provides for an appropriate density that would serve to utilize existing services and infrastructure in accordance with the intensification policies of the City’s Official Plan. Further, the development limit identified in Appendix “D-2” of Staff Report DEV023-24 provides for the protection, preservation and buffering of a Level 1 Natural Heritage Resource contributes to the enhancement of the City’s Natural Heritage System.

Comprehensive Zoning By-law 2009-141

- 55. As noted above, the application proposes to rezone the lands from ‘Agriculture’ (A) and ‘Environmental Protection’ (EP) to ‘Residential Multiple Dwelling Second Density with Special Provisions, Hold’ (RM2)(SP-XXX)(H-YYY) in accordance with the provisions and standards of the City’s Comprehensive Zoning By-law 2009-141, as amended. The zone would facilitate the development of 188 condominium townhouse units on a private road, as illustrated in the final conceptual Site Plan attached as Appendix “D-2” to Staff Report DEV023-24.

Zoning Rationale for Special Provisions (SP)

- 56. As noted previously in this report, the concept has been modified since the original submission. The final conceptual plan is attached to Staff Report DEV023-24 as Appendix “D-2”, and requires the following site specific standards to facilitate the development in the ‘Residential Multiple Dwelling Second Density with Special Provisions, Hold’ (RM2)(SP-XXX)(H-YYY) zone:

	<b>RM2</b>	<b>RM2 (SP-XXX)</b>
<b>Parking spaces</b>	1.5 spaces per unit	1.2 spaces per unit Tandem spaces do not count towards total
<b>Permitted Use</b>	n/a	add back-to-back townhouses
<b>Minimum lot frontage</b>	21.0 metres	20.0 metres (Loon Avenue)
<b>Minimum rear yard setback</b>	7.0 metres	4.0 metres

<b>Minimum landscaped open space</b>	35%	27%
<b>Maximum gross floor area</b>	60%	87.5%
<b>Height</b>	10.0 metres	12.0 metres (3-storey) back-to-back 14.5 metres (3-storey) block/cluster
<b>Density</b>	40 units per hectare	56 units per hectare
<b>Minimum consolidated outdoor amenity area</b>	12.0 square metres	11.0 square metres
	<b>RM2</b>	<b>RM2 (SP-XXX)</b>
<b>Minimum secondary means of access</b>	7.0 metres	4.0 metres Except for any units adjacent the north property line
<b>Front yard parking coverage</b>	50%	65%

57. **The minimum residential parking standard shall be 1.2 spaces per dwelling unit, whereas 1.5 spaces is the standard.**

This reduced parking rate is similar to other reduced parking standards for townhouses in the City, in particular for those developments that have a private garage for each unit which provides the option for a second parking space for residents. Visitor and barrier free parking spaces are provided throughout the site to service this development. This proposed parking rate is supported by the updated Traffic Impact Study (JD Northcote Engineering Inc., December 24, 2021) and confirmed with Transportation Planning staff.

58. **Back-to-back townhouse units are permitted as a built form.**

The back-to-back townhouse built form is not permitted as of right in the RM2 zone. Staff recognize the popularity of including this type of unit and it has been determined that basic design and greenspace opportunities are enhanced by providing a variety of built form as part of a multiple unit concept.

59. **The front yard shall be considered the existing public road access to Loon Avenue, with a minimum width of 20.0 metres permitted, whereas 21.0 metres is the minimum standard.**

This request is to recognize the future Loon Avenue access to the land and reflects the existing width of the road allowance which will act as a driveway to this development proposal.

60. **The minimum rear yard setback and landscape area for secondary means of egress is permitted at 4.0 metres whereas 7.0 metres is the minimum standard, with the exception of units adjacent the northerly property line.**

The development limit adjacent the environmental protection lands is irregular. There are certain pinch points in the building orientation as it exists in the current concept, attached as Appendix "D-2" to Staff Report DEV023-24. In general, the 4.0 metres is exceeded and does not impact the provision of the 3.0 landscape buffer required for the development limit. An additional provision has been added to ensure that if units are oriented towards the northerly property line, which is adjacent the existing single detached homes fronting Loon Avenue, the standard is imposed at the 7.0 metres to accommodate that transition into the existing neighbourhood. It should also be noted that the current concept does not include units adjacent the northerly property line.

61. **The minimum landscape area shall be 27%, whereas 35% is the standard.**

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The requested landscape reduction is only slightly below the requirement, and can be attributed to the fact that some of the units do not have rear yards. The subject lands benefit from the abutting environmental protection lands as a substantial protected open space, and a minimum 3.0 metre landscape buffer is required internal to the site, along the established development limit with the Environmental Protection zoned lands.

62. **Permit a maximum gross floor area of 87.5%, whereas 60% is the standard.**

This increase is the result of the 3 storey townhouse models proposed and does not adversely affect the conceptual design.

63. **The maximum building height shall be 14.5 metres (3 storeys), whereas a maximum of 10.0 metres is the standard.**

The increase in height has been requested to ensure flexibility for measurements where there is a variation in grade, the proposed unit options are all at a maximum of 3 storeys.

64. **The maximum density shall be 56 units per hectare, whereas the standard for stacked/cluster townhouse development is a maximum density of 40 units per hectare.**

The additional density is supported by the previous Official Plan review sections noting that intensification is appropriate at this location, and further section Official Plan (2010) section 4.2.2.2 (d) identifies that medium density developments are permitted up to 53 units per hectare for these types of residential housing units, which is only slightly exceeded by this proposal. The density of the neighbourhood residential lands would increase to 24.0 units per hectare with this proposal, which is still considered low density development in accordance with the Official Plan (2010).

65. **A minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit, whereas 12 square metres in a consolidated form is the standard.**

This request is a very minor reduction to the current standard. A centralized park block has been provided for communal amenity space, as well as certain units having private amenity space within this development. The site is also a short walk to Lennox Park which provides a range of active recreational opportunities.

66. **A maximum front yard parking coverage of 65% is permitted, whereas 50% is the maximum standard.**

This special provision is required because northerly property line is considered to be the front yard, therefore driveways of units fronting on the main access road would be considered to be in the front yard. This provision does not adversely affect the conceptual design.

#### Hold Provision

67. Significant works were undertaken by the owner/applicant's consulting team, the City Peer Reviewer and City staff to establish a development limit that would continue to protect the integrity of the Lovers Creek PSW and its supporting features. The Hold provision will ensure that the final works to establish that boundary can be completed within the seasonal period required, while also providing the zone boundary for parties to continue with technical studies needed to facilitate detailed design for the Site Plan Control submission.

68. The Hold provisions are as follows:

- 
- a) An Edge Management Plan for the Development limit depicted on Drawing A1 – Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024;
- b) A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned ‘Residential Multiple Dwelling Second Density with Special Provisions, Hold’ (RM2)(SP-XXX)(H-YYY) as shown on Schedule “A”; and,
- c) An agreement for the required Ecological Offsetting for the loss of natural features including ensuring payment prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.
69. The Hold can be removed from the subject site when the aforementioned has been submitted to the satisfaction of the Executive Director of Development Services.

#### Site Plan Control

70. Subject to Council approval of the proposed change in land use designation to ‘Residential’ and the requested zoning to ‘Residential Multiple Second Density with Special Provisions, Hold’ (RM2)(SP-XXX)(H-YYY), the proposed development would proceed to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of the townhouse development with regard to built form, setbacks, building orientation/placement/massing, parking, landscaping, and lighting of the proposed development in accordance with current policy, standards, and design guidelines. In addition, specific to this project, additional study is anticipated to confirm municipal water and sewer capacity, techniques for stormwater management, and the removal of the Hold provision prior to finalizing the Site Plan process.

#### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

71. The subject lands are within and directly adjacent to the Lovers Creek watershed system. The wetland and contributing features have been delineated and buffered within the lands designated and zoned as ‘Environmental Protection’ (EP) as part of this application. The environmental protection lands as illustrated on Appendix “A” attached to Staff Report DEV023-24 will be conveyed to the City as part of the Site Plan Control process for protection in perpetuity.

#### **ALTERNATIVES**

72. The following alternatives are available for consideration by General Committee:

##### **Alternative #1**

General Committee could deny the proposed Zoning By-law Amendment application to permit ‘Residential Multiple Dwelling Second Density with Special Provisions, Hold’ (RM2)(SP-XXX)(H-YYY) uses and maintain the existing ‘Agricultural’ (A) zoning over parts of the subject property.

This alternative is not recommended as the development of the subject lands for residential use provides for a more compatible use and contributes to the mix of housing types in this neighbourhood. As well, this process formally delineates those lands to be designated and zoned as ‘Environmental Protection’ (EP) for future dedication to the City for protection of the Lovers Creek Provincially Significant Wetland and its supporting features in perpetuity.

##### **Alternative #2**

General Committee could recommend approval of the lands for residential uses but refuse all or some of the Special Provisions requested to the

'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) zone.

This alternative is not recommended as the Special Provisions identified to facilitate the proposed development concept are considered to be appropriate and are largely to compensate for the irregular lot size and grade challenges.

## **FINANCIAL**

73. The proposed development will be subject to development charges, cash in lieu of parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing municipal water and sewer mains already installed, and traffic turning lanes or signals, if required.

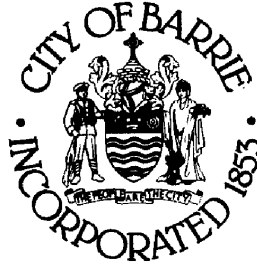
## **LINKAGE TO 2022–2026 STRATEGIC PLAN**

74. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- Affordable Place to Live
  - Community Safety
  - Thriving Communities
75. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing and planned services and infrastructure while protecting the Lovers Creek Provincially Significant Wetland and its contributing features. The proposed change in land use to residential is compatible and integrates with the surrounding area through its connection to Loon Avenue. The development will introduce a variety of built form that compliments the existing community, supports active transportation and public transit.

Attachments: Appendix "A" – Proposed Zoning By-law Amendment  
Appendix "B" – Official Plan Designations (2010 and 2023)  
Appendix "C" – Residential Density Analysis  
Appendix "D-1" – Original Conceptual Site Plan (February 1, 2021, Rev. #2)  
Appendix "D-2" – Final Conceptual Site Plan (April 4, 2024, Rev. #1)  
Appendix "E" – Proposed Building Elevations

APPENDIX "A"

Proposed Zoning By-Law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XXX

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands described as the South Part Lot 11, Concession 12, Part of Part 1 51R-4733, formerly Town of Innisfil, now City of Barrie, County of Simcoe, known municipally as 338 Mapleview Drive East and as shown on Schedule "A" to this By-law from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) and Environmental Protection (EP); and,

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the Zoning map be amended to change the zoning of the lands identified as 338 Mapleview Drive East from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) and 'Environmental Protection' (EP); pursuant to Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding any provision to the contrary, the front lot line shall be considered the existing public road access to Loon Avenue for the purpose of applying zoning standards as set out in By-law 2009-141 for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
3. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking in By-law 2009-141, the minimum required parking standards shall be 1.2 spaces per dwelling unit for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).



- 
4. **THAT** notwithstanding the provisions set out in Table 5.2 – Permitted Uses in By-law 2009-141, back-to-back townhouse units are a permitted built form for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  5. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum lot frontage, being Loon Avenue, shall be 20 metres for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  6. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum rear yard setback is 4 meters for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  7. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the minimum landscape open space area shall be 27% for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  8. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum gross floor area is 87.5% for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  9. **THAT** notwithstanding the provisions set out in Table 5.3 – Standards in By-law 2009-141, the maximum building height shall be 14.5 metres (3 storeys) for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  10. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 in By-law 2009-141, the maximum density shall be 56 units per net hectare for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  11. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 b) in By-law 2009-141, a minimum consolidated outdoor amenity area shall be provided at a rate of 11 square metres per unit in the 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) zone.
  12. **THAT** notwithstanding the provisions set out in Section 5.3.3.2 d) in By-law 2009-141, a minimum of 4 metres of landscape area is required for any secondary means of egress for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY), with the exception of any units which have a front or rear building facade directly adjacent the north property line, in which case the standard minimum of 7 metres would apply.
  13. **THAT** notwithstanding the provisions set out in Section 5.3.6.1 a) in By-law 2009-141, a maximum front yard parking coverage of 65% is permitted for lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY).
  14. **THAT** the Holding symbol on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) as shown on Schedule "A" attached to this By-law, can be considered for removal when the following has been completed to the satisfaction of the Executive Director of Development Services:
    - a) An Edge Management Plan for the Development Limit depicted on Drawing A1 – Concept Site Plan V9.5 presented by We Merchandise Space Inc. Forrest Group Inc., dated April 4, 2024;



- b) A Tree Preservation Plan, Inventory and Canopy Survey on those lands zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) as shown on Schedule "A"; and,
  - c) Agreement to terms for the required Ecological Offsetting for the loss of natural features, payment will be required prior to any site disturbance, and any activity on site will be undertaken in coordination with City staff.
15. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot zoned 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-XXX)(H-YYY) as if no severance, partition, or division had occurred.
16. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
17. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this            day of            , 2024.

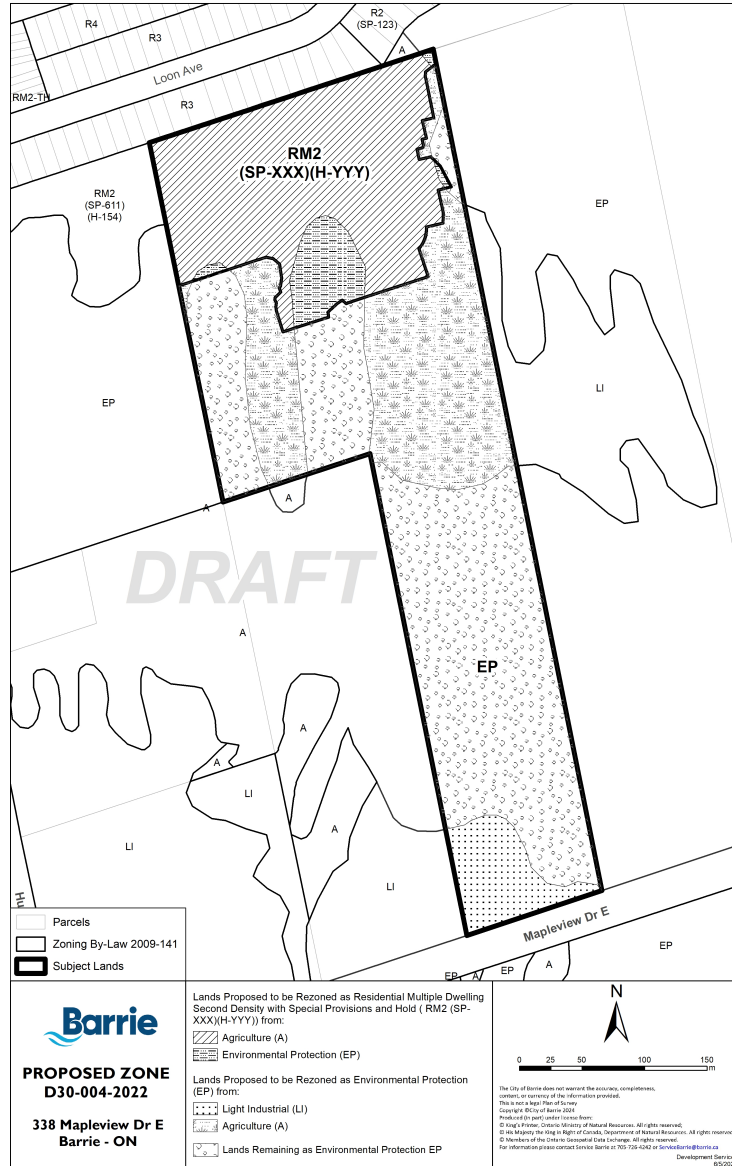
**READ** a third time and finally passed this            day of            , 2024.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – ALEX NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2024-XXX



**APPENDIX "B"**

**Official Plan Designation**

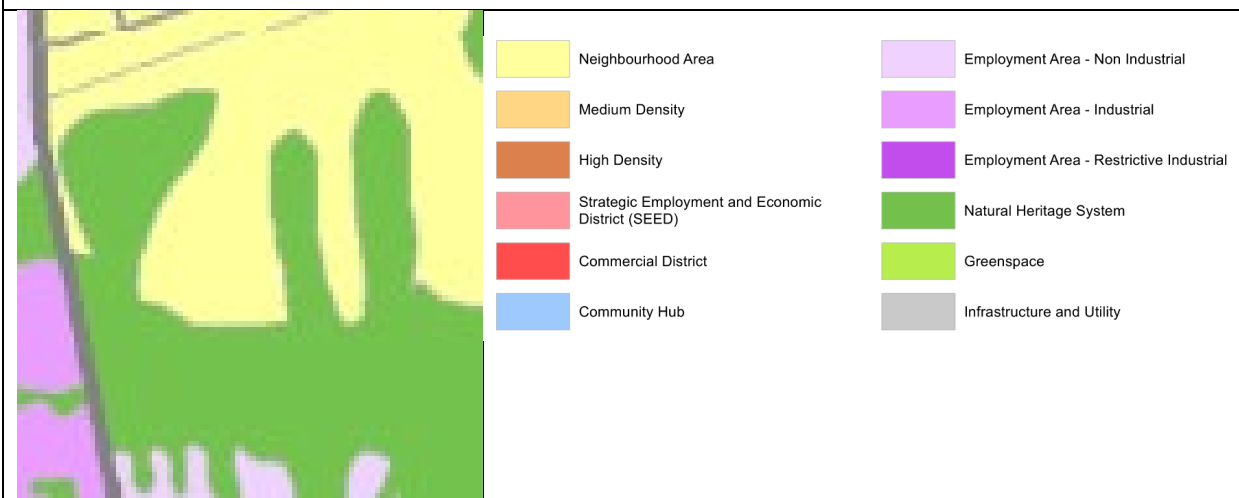
(2010)

'General Industrial', 'Environmental Protection Area'



(2023)

'Neighbourhood Area', 'Natural Heritage System'



APPENDIX "C"

RESIDENTIAL DENSITY ANALYSIS  
D30-004-2022  
338 MAPLEVIEW DRIVE EAST, BARRIE -ON

Total Study Area	84.02 ha
Total Developable Area - <i>Only residential</i> (Private properties)	25.46 ha
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)	49.47 ha
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways	23.57 ha
Total Area Roads right of way	10.98 ha

PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	285	17.66	16.14
Townhouse Dwelling Unit	140	3.32	42.14
Vacant residential			
Vacant Industrial		14.71	
Non- residential areas(Commercial/ Institutional)		9.30	
Parks/ Open Space/ Walkway / Laneway *		23.57	
Other Proposed Developments in the area			
<i>D14-1700 - 521Huronia Road Zoning By-law Amendment approved to permit the proposed concept that includes 52 residential townhouse units.</i>	52	1.12	46.37
Subject Property 338 Mapleview Drive East - D30-004-2022 <i>Redesignation and rezoning of the lands that would then facilitate the future development of 186 townhouse units with a private road connecting to Loon Avenue, in addition to connecting to the adjacent property known municipally as 521 Huronia Road.</i>	186	3.35	55.44
Current Residential Density <i>(Only Residential Lands included)</i>	425	25.46	16.69
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	425	49.47	8.59
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	611	25.46	24.00
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	611	49.47	12.35
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area <i>(Only Residential Lands included)</i>	663	25.46	26.04
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area <i>(All Residential and Non- residential lands included)</i>	663	49.47	13.40

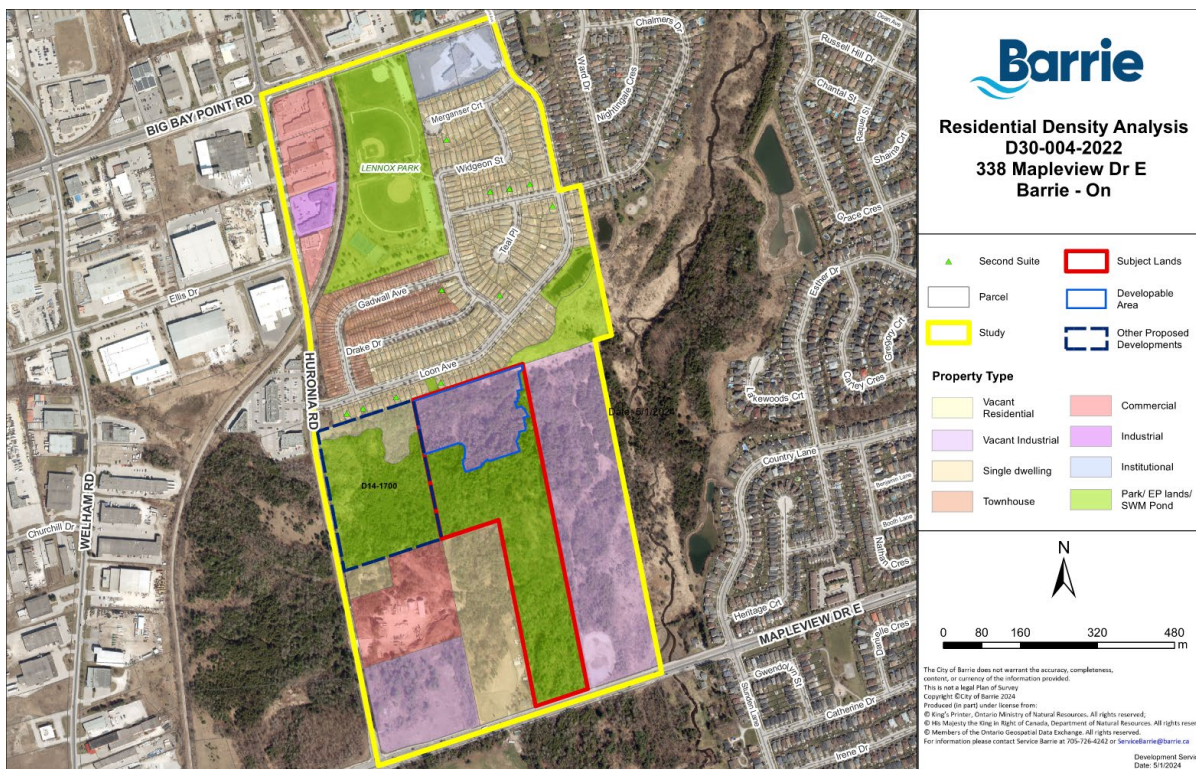
Prepared by: Development Services  
Date: May 1, 2024

Note:

This Density Analysis is based on the Assessment Database.  
MPAC property Code was used to identify the number of residential units in the Area.  
Second Suite units registered in the area were also added; they were counted on their corresponding dwelling unit.  
Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.

\* This area includes EP lands on proposal for 521 Huronia Rd and on the Subject lands







APPENDIX "D-1"

Original Conceptual Site Plan (February 1, 2021 Rev. #2)



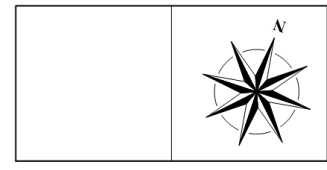
The intent of this drawing is to provide a preliminary concept for this community, as an instrument of service.  
 This drawing is provided by and is the property of We Merchandise Space Inc. and Forrest Group Inc.  
 We Merchandise Space Inc. and Forrest Group Inc. retains ownership of copyright in all of its drawings.  
 We Merchandise Space Inc. and Forrest Group Inc. are not responsible for the accuracy of underlying information, such as the survey.  
 This drawing is not to be scaled.  
 All Consultants and others must verify and accept responsibility for all dimensions and conditions on site and must notify We Merchandise Space Inc. and Forrest Group Inc. of any variations from the provided information.  
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 For greater clarity, We Merchandise Space Inc. and Forrest Group Inc. shall not be liable, directly or indirectly, in any manner whatsoever by any party by reason of the use of the drawings and materials referred to herein.

**ISSUES**

NO.	DATE	DESCRIPTION
	01/26/21	ISSUE FOR REVIEW
	02/01/21	ISSUE FOR COORDINATION

**REVISIONS**

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 Forrest Group Inc.  
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 Tel. 905.752.6776 Fax. 905.752.6781  
 www.forrestgroup.ca



CLIENT:  
**LOON AVENUE LANDS OP INC.**

PROJECT:  
**PROPOSED TOWNHOME COMMUNITY  
 338 MAPLEVIEW DRIVE EAST  
 BARRIE, ON.**

DRAWING:  
**CONCEPT SITE PLAN  
 v3.2**

Designer: PR	Project number: 3079	DRAWING NO.:
Drawn by: NL	Date: FEB. 2022	<b>A1</b>
Checked by: PR	SCALE: 1 : 500	





APPENDIX "E"

Proposed Building Elevations

CLUSTER TOWNHOME CONCEPT OPTION A



BACK-TO-BACK TOWNHOME CONCEPT OPTION



CLUSTER TOWNHOME CONCEPT OPTION B

