
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: M. FREETHY, RPP, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – 181 BURTON AVENUE

DATE: OCTOBER 5, 2021

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law and a Draft Plan of Subdivision submitted by Celeste Philips Planning Inc. on behalf of 8952175 Canada Corp. o/a Uplands Holding on the lands known municipally as 181 Burton Avenue and legally described as Part of Lot 9, Concession 14 in the City of Barrie.

The application proposes to amend the zone from 'General Commercial' (C4) to 'Mixed Use Corridor' with Special Provisions (MU2)(SP-XXX) as well as present an application for Plan of Subdivision that would create a block to permit condominium tenure. The applications, if approved, would facilitate the development of a 3-storey apartment building with 22 residential units, associated surface parking and amenity area.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#).

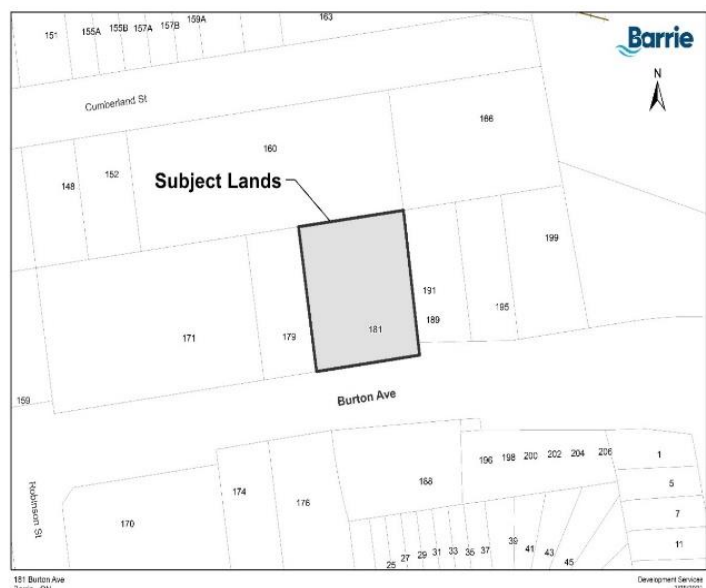
Background

The subject lands are comprised of an existing rectangular lot located on the north side of Burton Avenue, west of Huronia Road and east of Bayview Drive.

The lands are vacant, approximately 1998.9 square metres (0.5 acres) in size and have 40.4 metres of frontage on Burton Avenue.

The subject lands are designated 'General Commercial' on Schedule 'A' – Land Use in the City of Barrie Official Plan.

The property is identified as being within the Urban Growth Centre on Schedule 'I' – Intensification Areas in the Official Plan and is part of the Allandale Planning Area.



The applications were submitted to the City and deemed complete on August 18, 2021. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

The conceptual site plan is attached to this memorandum as Appendix “A” as well as building elevations on Appendix “B”.

Neighbourhood Meeting

A neighbourhood meeting was held virtually on April 22, 2021. The meeting was held on the Zoom platform and had approximately eleven (11) attendees including Ward 8 Councillor Jim Harris, Planning staff, the owner/applicant, and their consulting team.

Comments from residents have been summarized as follows:

- Appropriateness of standards for rear and front yard setbacks, parking, and height;
- Traffic and potential need for turn restrictions/traffic lights;
- Inquiry regarding the provision of barrier free units, and request for consideration of 3 bedroom units; and,
- Concerns regarding loss of view to the waterfront and birds flying into glass balconies.

Zoning – Use & Site Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the lands from ‘General Commercial’ (C4) to ‘Mixed-Use Corridor’ with Special Provisions (MU2)(SP-XXX) to represent the intensification classification described in the Official Plan and facilitate the proposed 3-storey residential development on the subject lands.

The requested site specific zoning standards are listed in Table 1 below:

Table 1: Proposed Site Specific Zoning Provisions – 181 Burton Avenue

Standard	MU2 Zone	Proposed
Front Yard Setback to residential uses on the ground floor	Minimum 3.0 metres	1.0 metres
Side Yard Setback	Maximum 3.0 metres	3.1 metres
Ground Level Floor Height	Minimum 4.5 metres	2.7 metres
Outdoor Amenity Area	Minimum 12m ² per unit (264m ²)	244m ²
Dwelling Unit Floor Area	Minimum 35m ² + 10m ² per bedroom	42.2m ²
Front Yard Landscaping	Fully paved	Not fully paved

Draft Plan of Subdivision

The residential tenure for the proposed apartment building is proposed to be condominium. To facilitate condominium tenure on the subject lands, the property must become a block on a registered plan of subdivision. The application submitted to the City would create that block.

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and partner agencies.

The primary planning and land use matters being considered include:

- Potential impact on, and buffering from, adjacent natural heritage features including boundary trees;
- Analysis of intensification targets, change in use from commercial to residential, and site design at this location; and,
- Justification and appropriateness of the requested site specific provisions.

Next Steps

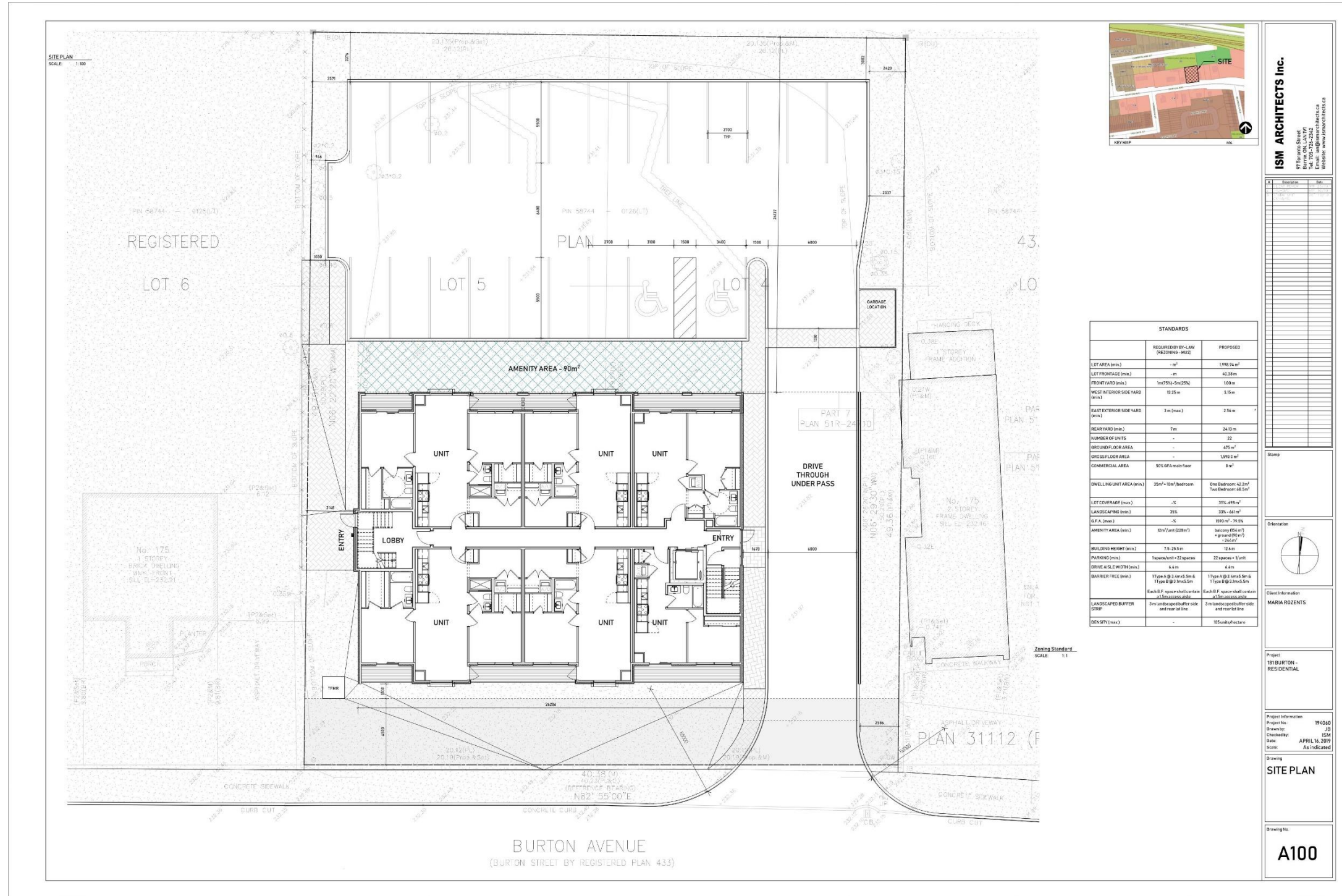
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in the first quarter of 2022 for consideration of the proposed Zoning By-law Amendment application. If approved, staff will initiate the approval of the Draft Plan of Subdivision application which is delegated to the Director of Development Services. In addition, subsequent applications for Site Plan Control and Condominium Exemption would be required.

For more information, please contact Michele Freethy, Planner at 705-739-4220 ext. 4117 or by email at michele.freethy@barrie.ca.

Attached: Appendix "A" – Conceptual Site Plan
 Appendix "B" – Building Elevations

APPENDIX "A"
Conceptual Site Plan



**APPENDIX "B"
Building Elevations**

ISM ARCHITECTS Inc.
 100 Yonge Street, Suite 301
 Toronto, Ontario M5E 1M1
 Tel: 416-926-2542
 Fax: 416-926-2543
 WebSite: www.ismarchitects.ca

#	Description	Size

Stamp

Orientation

Client Information
MARIA ROZENTS

Project
161 BURTON -
RESIDENTIAL

Project Information
Project No: 114040
Drawn by: JB
Checked by: ISM
Date: APRIL 14, 2019
Scale: 1:100

ELEVATIONS

Drawing No:
A300