



City of Barrie

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

Minutes - Final Planning Committee

Monday, June 1, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on June 15, 2020.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Director of Economic and Creative Development, S. Schlichter
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

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

SECTION "A"

20-P-016 APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (2596843 ONTARIO INC.) - 224 ARDAGH ROAD AND PART OF 250 ARDAGH ROAD (WARD 6)

1. That the Official Plan Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to redesignate the lands known municipally as part of 250 Ardagh Road on Schedule A - Land Use from Institutional to General Commercial, and attached as Appendix "A" to Staff Report DEV005-20, be approved.
2. That the Official Plan Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to add a Defined Policy Area on Schedule C - Defined Policy Areas to permit standalone residential use and high density residential on lands designated General Commercial, known municipally as 224 Ardagh Road and part of 250 Ardagh Road, and attached as Appendix "A" to Staff Report DEV005-20, be approved.
3. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to rezone the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road from General Commercial with Special Provisions and a Hold (C4)(SP-341)(H-79) and Major Institutional (I-M) to General Commercial with Special Provisions (C4)(SP-XXX), and attached as Appendix "B" to Staff Report DEV005-20, be approved.
4. That the following Special Provisions for the General Commercial (C4) (SP-XXX) Zone be referenced in the site specific zoning by-law for the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road and attached as Appendix "B" to Staff Report DEV005-20:
 - a) The lands shall be considered one lot for the purposes of zoning;
 - b) The following minimum parking standards are required:
 - i) 1.25 parking spaces per dwelling unit, whereas 1.5 spaces is the standard; and

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- ii) 1 space per 30 square metres of commercial use, whereas 1 space per 24 square metres of commercial use is the standard for multiple uses.
 - c) The following additional uses are permitted as part of a mixed-use development:
 - i) Block/Cluster/Street/Stacked Townhouse units; and
 - ii) Home Occupations in accordance with Section 5.2.10 of By-law 2009-141.
 - d) The following setbacks and height standards shall be applied:
 - i) A minimum front yard setback of 2 metres shall be provided (Ferndale Drive South);
 - ii) A minimum exterior side yard setback of 2 metres shall be provided (Ardagh Road);
 - iii) A minimum interior side yard setback of 10 metres shall be provided (north property line);
 - iv) A minimum rear yard setback of 7.5 metres shall be provided (west property line);
 - v) A maximum building height of 28 metres is permitted for the mixed use building located at the south-east corner of the property; and
 - vi) A maximum building height of 12.5 metres shall be permitted for a townhouse unit.
 - e) A minimum 6%, or 290 square metres, of the total gross floor area of the mixed-use building shall be used for commercial uses, whereas 20% is required;
 - f) A minimum consolidated amenity space of 9 square metres per unit or 730 square metres, shall be provided, whereas 12 square metres per unit (972 square metres) is required;
 - g) Accessory structures shall be permitted in association with each townhouse unit and the mixed-use block whereas permissions are not provided for the C4 Zone;
 - h) Box/bay windows and any other encroachments for accessory architectural details outlined in section 5.3.3.1 (b) and (g), may project a distance of not more than 0.5 metres into a required yard, whereas the C4 Zone does not provide standards for these types of design features; and

- i) Notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the C4 (SP-XXX) Zone.
5. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.
6. That the written and oral submission 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, and as further detailed in Staff Report DEV005-20.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV005-20) (File: D09-OPA077, D14-1662)

Councillor, N. Harris declared a potential pecuniary interest on the foregoing matter as she lives in close proximity to the subject property. She did not participate in the discussion or vote on the matter.

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-06-15.

SECTION "B"

20-P-017 APPLICATION FOR ZONING BY-LAW AMENDMENT -1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD. - 180 AND 198 ARDAGH ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hedbern Development Corporation to rezone the lands known municipally as 180 Ardagh Road and 198 Ardagh Road from 'Residential Single Detached Second Density' (R2) to 'Residential Multiple First Density' (RM1), be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and the final decision related to the approval of the application, and as identified within Staff Report DEV011-20.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (DEV011-20) (D14-1685)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 2020-06-15.

The Planning Committee met for the purpose of a Public Meeting at 7:04 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "C"

20-P-018

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MARIO LAMBERT HOLDINGS LTD. - 79 GOWAN STREET (WARD 8) (FILE: D14-1691)

Greg Barker from Innovation Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Mario Lampert Holdings Ltd. for lands known municipally as 79 Gowan Street, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The site context and surrounding area;
- The surrounding amenities and land designations associated to the subject site;
- The location of the subject lands in relation to the Historic Allandale neighbourhood;
- Pictures illustrating the surrounding area built forms;
- The existing land use designation and zoning for the subject lands;
- The urban growth direction associated with the application;
- The proposed Zoning By-law Amendment;
- The conceptual renderings, elevations and floor plans for the proposed development;
- The community comments and concerns raised at the neighbourhood meeting; and
- A summary of the application.

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 held on October 17, 2019. 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 application.

VERBAL COMMENTS:

1. **Cathy Colebatch, 97 Cumberland Street**, advised of the neighbourhood's excitement to see a development for the vacant lot, and that she is overall happy with the proposal. She noted the neighbourhood's concerns with the footprint and the design of the proposed development. She acknowledged that some of their concerns will be dealt with at the site plan level. Ms. Colebatch advised that the residents' concerns are with the scale of the project's footprint of the building and the 30 metre setback from Metrolinks. She noted her concerns associated with the size of the parking lot as it appears larger than the building itself as well as the location of the lot being in front of the building instead of the rear yard. Ms. Colebatch indicated that the current streetscape in the area are single family homes and walk-up apartments, and noted that her concern is that the building is so far back it ends up half way through the lot line, and that the people who live on either side of the building will be looking at the front of the building. Ms. Colebatch questioned the accessible parking spots and whether accessible units will be included in the development. She noted a concern with the proposed flat roof line, as the houses and buildings on Gowan Street all have a pitched roofs.

Ms. Colebatch addressed a number of questions to Mr. Barker and received responses.

Ms. Colebatch provided pictures illustrating 74 Gowan Street and the surrounding areas.

2. **Barbara Mackie, Co-Chair of the Allandale Neighbourhood Association**, advised that she supports the comments made by Ms. Colebatch, and she reiterated that the 30 metre setback of the building is the issue with a few smaller items. Ms. Mackie commented that this development will be setting a precedent for future developments on Gowan Street, and that it is important to get this right.

Ms. Mackie read a copy of correspondence that was sent to Andrea Khanjin, MPP for Barrie-Innisfil from the Allandale Neighbourhood Association regarding their concerns with the proposed development. Ms. Mackie noted that they have received correspondence back from the MPP and will be meeting with her in the near future.

3. **Emily Hawkes, 81 Cumberland Street**, provided her concerns with the proposed development as she feels it will be massive in size and will be facing her backyard. She commented on the height of the building being four stories when no apartment buildings in the area are higher than three stories. Ms. Hawkes noted that it is the first time to see a drawing of the proposed development and that she doesn't think it fits into the neighbourhood.

4. **John Northcote, 86 Cumberland Street** commented that he believes this development will set a precedent for future developments along Gowan Street. He advised that his main concern is related to parking that will result in increased traffic in the area. Mr. Northcote commented that he had hoped the developer would request a parking supply that was lower than required in the Zoning By-law instead of an additional parking due to the area having the best access to transit and active transportation. He noted that he believes the City will have trouble hitting the transportation modes as indicated in the Transportation Master Plan if the City continues to allow additional parking then required by the Zoning By-law. Mr. Northcote suggested having six parking spots as opposed to the eight proposed in the application and the possibly of adding more greenspace.

5. **Milena Nikolic, 77 Cumberland Street** noted that she agreed with the comments made by the previous speakers. She noted that her biggest concern was associated with the footprint of the proposed development. Ms. Nikolic commented that she felt that the proposed development is not keeping with the character of the neighbourhood where there is opportunity to do so. She indicated that the development should not be built with a flat roof, but with a pitched roof to keep with the aesthetics of the neighbourhood. Ms. Nikolic indicated that she would prefer that the building be three storeys.

Members of Planning Committee asked a number of questions of clarification to Mr. Barker and City staff and received responses.

WRITTEN COMMENTS:

No written comments were received.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 2020-06-15.

The Planning Committee met and reports as follows:

SECTION "D"

20-P-019 REFERRAL MOTION 20-G-072 - MEMORANDUM FROM M. BANFIELD DATED MAY 25, 2020 REGARDING THE EMPLOYMENT LAND CONVERSION EVALUATION

That the Memorandum from M. Banfield, Director of Development Services dated May 25, 2020 regarding the Employment Land Conversion Evaluation be received.

This matter was recommended (Section "D") to City Council for consideration of receipt at its meeting to be held on 2020-06-15.

ENQUIRIES

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

The meeting adjourned at 9:05 p.m.

CHAIRMAN