



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1622
OPA 66**

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING PRESENTATION – OFFICIAL PLAN AMENDMENT AND
ZONING BY-LAW AMENDMENT – 40, 42, 44 AND 50 ANNE STREET AND 124,
128 AND 130 HENRY STREET – HI-WAY PENTECOSTAL CHURCH

DATE: SEPTEMBER 25, 2017

The subject lands are designated in the Official Plan as Residential and General Commercial and are located within an Intensification Node. The lands are zoned Multiple-Family Dwelling First Density (RM1) and General Commercial Special Provision 419 Hold 109 (C4 (SP-419) (H-109)) by Zoning By-law 2009-141. The subject lands are municipally known as 40,42,44 and 50 Anne Street and 124,128 and 130 Henry Street and are located on the west side of Anne Street, immediately south of Highway 400. The lands are owned by Hi-Way Pentecostal Church.

PROPOSAL

An Official Plan Amendment and Zoning By-law Amendment application was submitted on behalf of Hi-Way Pentecostal Church by Innovative Planning Solutions on January 6, 2017 for a proposed church campus including a new 2 storey church building for 800 attendees with a large sanctuary, gym facility, nursery, and support spaces such as classrooms and meeting rooms. A second 2 storey building will contain staff offices and additional meeting rooms and classrooms. The application was deemed complete on April 5, 2017.

OFFICIAL PLAN AMENDMENT

The Applicant has applied to redesignate the subject lands from 'Residential' to 'General Commercial', and a portion of the lands from 'Residential' to 'Environmental Protection Special Policy Area' and from 'General Commercial' to 'Environmental Protection Special Policy Area' to recognize a watercourse area and satisfy requirements of the Lake Simcoe Region Conservation Authority (LSRCA). A new section will be added to Section 4.8 - Defined Policy Area of the Official Plan to permit the use of a Bioretention Cell and associated stormwater management controls in EP areas, and require a scoped Environmental Impact Study (EIS) to be completed to the satisfaction of the LSRCA prior to site plan approval.

ZONING BY-LAW AMENDMENT

The Applicant is proposing to amend the current zoning of the property from 'Multiple-Family Dwelling First Density' (RM1) to 'General Commercial Special Provision 419 Hold 109' C4 (SP-419) (H-109) to align with existing lands on the subject site already zoned General Commercial. A portion of lands adjacent to a watercourse will be rezoned from 'General Commercial Special Provision 419 Hold 109' C4 (SP-419) (H-109) and 'Multiple-Family Dwelling First Density' (RM1) to 'Environmental Protection Special Provision XXX Hold XXX' (EP-XXX) (H-XXX).



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The Special Provisions seek the following variances to the Zoning By-law:

Proposed Variance	Required by Bylaw	Proposed Special Provision
Side Yard Adjoining Residential Zone (min)	10m	5m
Rear Yard Adjoining Street (min)	15m	5m
Parking in the front yard (max 20% of the required parking)	32 (20%)	>20%

In addition to the permitted uses already in Environmental Protection (EP) Zones, the application will also permit the use of a Bioretention Cell and associated stormwater management controls.

A holding provision (H) will be applied to the site until a scoped Environmental Impact Study (EIS) is completed to the satisfaction of the LSRCA.

PLANNING AND LAND USE CONSIDERATIONS

The primary matters being considered at this time are:

- Does the proposed development achieve the desired mix of uses, density and the overall vision, goals and objectives of Intensification Nodes?
- Is an oversupply of surface parking the highest and best use of land within an Intensification Node?
- Is a General Commercial designation/zoning the most appropriate use/zone?
- Given the large size of the subject site and its varied edge conditions, is the proposed planning and urban design for the site appropriate and compatible with agencies?
 - Could built form be concentrated along the Anne Street frontage with surface parking located behind the proposed buildings to improve community character and create human scale streetscapes?
 - Could the proposed office building be relocated from Henry Street to Anne Street to provide space for a parkette or neighbourhood amenity space? Or alternatively, could residential uses (possibly associated with the church) be included along Henry Street as infill development to complement the existing residential character of the street?
 - Can circulation and infrastructure improvements be made to increase walkability and safety for all modes of transportation?
- Will traffic generated from the site have impacts on the surrounding infrastructure during construction and post-development?
- EP lands are to be dedicated to the City. The LSRCA requires site-specific OPA provisions and/or a Holding Provision for a rehabilitation plan of the EP lands, completed to the satisfaction of the LSRCA, prior to the issuance of Site Plan Approval and permits.

PUBLIC CONSULTATION

A Neighbourhood Meeting was held on April 26, 2017. There were approximately 12 people from the public in attendance. Comments from the public primarily centered on ensuring that the development should become an integrated piece of the neighbourhood that offers community benefits such as:

- Park space for residents along Henry Street.
- Providing public access to some of the proposed facilities such as the gym, café and/or potentially providing multi-purpose spaces for non-profit organizations during the week.
- Protection of views and privacy – particularly from rear yards.



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- A safe and walkable environment by:
 - Providing sidewalks, crosswalks, and walkways.
 - Creating a sensible access & circulation strategy that addresses the busy Anne Street and Donald Street intersection and mitigates potential impacts on residential streets such as Henry Street.
 - Construction staging.

Other comments centered on the Church's historical activity in the neighbourhood and preserving and improving the neighbourhood character:

- Comments were shared about a perceived history of the Hi-Way Church demolishing historical buildings, such as a 100 year-old schoolhouse and five residential homes, dumping snow into the creek, and not maintaining landscape areas on site.
- Community members voiced a desire to see some of the area's history reflected in the development (i.e. a monument to the demolished schoolhouse).
- Community members identified appropriate tree preservation as an issue – where some trees on site appear to have been marked with X's for removal, but appear to generally be healthy.

A staff report is targeted for General Committee's consideration in November 2017 for the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Jordan Lambie, Senior Urban Design Planner at Ext. 4324.

Attachment: Appendix "A" – Site Plan



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APPENDIX "A" – SITE PLAN

SITE PLAN CITY OF BARRIE



SITE PLAN
40, 42, 44 & 50 ANNE STREET NORTH
& 124, 128 & 130 HENRY STREET
IN THE
CITY OF BARRIE
COUNTY OF SIMCOE

2015

SCALE 1:100

0m 50m

- SUBJECT LANDS
1.98 ha (4.89 ac)
- PROPOSED CHURCH & OFFICES
0.347 ha (0.857 ac)
- LANDS TO BE DEDICATED TO THE CITY
ANNE STREET ROAD WIDENING

ZONING TABLE E

PROVISION	CD ZONE REQUIRED	PROPOSED
LOT AREA (m ²)	450 m ²	19,265.56 m ²
LOT FRONTAGE (m)	15m	148.81 m
HEIGHT (m)	15m	> 15.88 m
SIZE (m ²)	4 m ²	-
SETBACK (m)	10m	> 15.01 m
800' WIDE ADJACENT STREET (m)	7m	15.45 m
REAR YARD (m)	9m	-
REAR YARD ADJACENT (m)	15m	-
REAR YARD ADJACENT (m)	15m	5 m
REAR YARD ADJACENT (m)	15m	18%
LOT COVERAGE (m ²)	20%	-
GROUND COVER AREA (m ²)	-	< 14%
BUILDING HEIGHT	14m (60 spaces with 5 BFT (1 space for every 10 cars) in the building)	24 (with 8 BFT)

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PROJECT: 15331 HENRY CHURCH - SITE PLAN
DATE: MARCH 2015
DRAWN BY: S