



---

**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT – 651, 659, 665, 669 AND 673  
MAPLEVIEW DRIVE EAST (SOBEYS)

**WARD:** 9

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

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

**GENERAL MANAGER APPROVAL:** B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF  
INFRASTRUCTURE AND GROWTH MANAGEMENT

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

---

**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by MHBC Planning, on behalf of Sobey's Developments Limited Partnership, to rezone the lands legally described as Part Lot 15, Concession 11 former Town of Innisfil, being Parts 1, 2, 3 and 4, Plan 51R-40113, City of Barrie, municipally known as 651, 659, 665, 669 and 673 Mapleview Drive East from 'Agriculture' (AG) to 'General Commercial with Site Specific Provisions' (C4)(SP-XXX) be approved as illustrated in Appendix "A" Draft Zoning By-law attached to Staff Report DEV001-023.
2. That the following Special Provisions for the 'General Commercial with Special Provisions' (C4)(SP-XXX) be referenced in the site specific zoning by-law:
  - a) Permit a front yard (Mapleview Drive East) setback of 5.0 metres, whereas a minimum setback of 6.0 metres is required;
  - b) Permit a maximum building height of 14.0 metres, whereas a maximum building height of 9.0 metres is permitted adjacent residential zoned lands;
  - c) Permit an awning/canopy encroachment of 1.0 metre, whereas an encroachment for awnings/canopies is not specifically identified as a standard in the commercial zone.
3. 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 DEV001-23.
4. 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 Overview

5. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application submitted by MHBC Planning, on behalf of Sobeys Developments Limited Partnership, for lands known as 651, 659, 665, 669 and 673 Mapleview Drive East. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
6. With the conclusion of the technical review and public consultation process, which included a public meeting on June 7, 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, the City of Barrie Official Plan (2010), and the Hewitt's Secondary Plan. As such, this application is being recommended for approval.

### Development Proposal

7. The application, if approved, would rezone the subject lands from 'Agriculture' (AG) to 'General Commercial with Specific Provisions' (C4)(SP-XXX). These lands were the subject of an appeal to the (former) Ontario Municipal Board (OMB Case No. PL140771) which resulted in Minutes of Settlement between the City of Barrie and Sobeys Capital Incorporated dated May 16, 2016. The settlement permits this general concept, as illustrated in Appendix "B" Settlement (2016) – Interim Development Concept attached to Staff Report DEV001-23.
8. The site specific provisions would permit reductions in the front yard setback, an increase in building height and an awning/canopy encroachment to facilitate the development of six (6) commercial buildings to a building height of 14.0 metres. As illustrated in the Phase 1 – Proposed Conceptual Site Plan attached to Staff Report DEV001-23 as Appendix "C", 7,636 square metres of commercial space is proposed, with commercial buildings framing the frontages of Yonge Street and Mapleview Drive East to create a strong street presence, and a large grocery store is located at the rear southwest corner of the site. Site design highlights pedestrian walkability, and a large interior parking lot will provide adequate parking for the development.

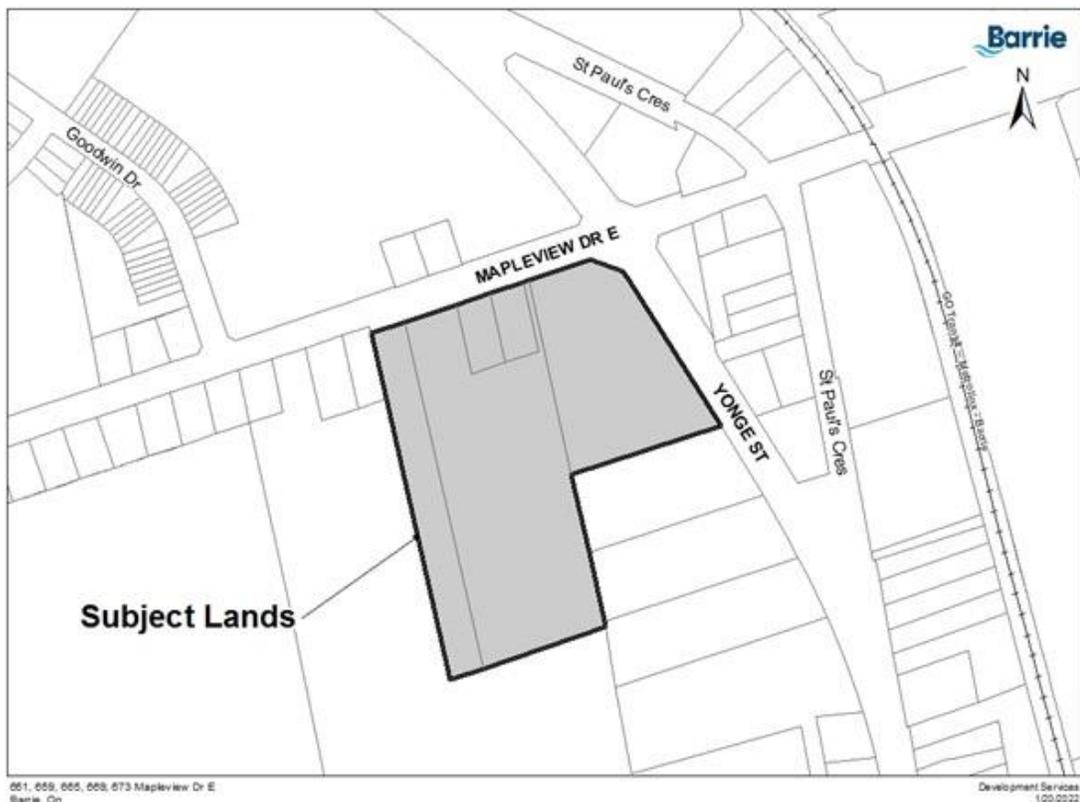
### Site and Location

9. The subject lands are located on the southwest corner of Mapleview Drive East and Yonge Street within Phase 1 of the Hewitt's Secondary Plan Area. The lands are municipally known as 651, 659, 669 and 673 Mapleview Drive East and legally as Part of Lot 15, Concession 11, Parts 1, 2, 3 and 4 Plan 51R-40113, Except Part 1, 2, 3 and 4 Expropriation Plan (SC1640881), Geographic Township of Innisfil, composed of five (5) vacant lots with a total area of 3.52 hectares with 171 metres of frontage along Mapleview Drive East and 133 metres along Yonge Street.
10. The existing and proposed land uses surrounding the subject property are as follows:  
  
North: Residential uses including existing single and semidetached units and townhouse units as well as commercial uses on the northeast corner of Yonge Street and Mapleview Drive East.

South: Agricultural lands owned by Rainsong Land Development Inc. (D12-433) and Crown (Barrie) Development Limited (D30-005-2021). The draft plan approved portion of the Rainsong lands will provide a recreation centre, library, and elementary school in addition to single and semi detached and townhouse residential uses. The Crown Development lands are proposed for multi-unit residential uses and mixed uses.

East: Commercial uses along Yonge Street and the St. Paul's Anglican Church-Innisfil. Multi-unit residential uses have been approved on the property to the east side of the church.

West: GG (9 Mile) Limited lands (D12-432) which received draft approval for single and semi detached residential uses, a school, and municipal parks.



#### Existing Policy

11. The Official Plan designates the subject property as 'Yonge Street Mixed Use Corridor'. The subject parcel currently is zoned 'Agricultural General' (AG) pursuant to the Town of Innisfil Zoning By-law 054-04.
12. The predominant use of lands within the Yonge Street Mixed Use Corridor includes medium and high density residential, commercial, and institutional uses. The proposed Zoning By-law Amendment is required to implement the land use framework of the Hewitt's Secondary Plan and the 2016 Minutes of Settlement between the owner and the City of Barrie.

---

### Background Studies

13. In support of the application, the following reports were submitted:
- a) Planning Justification Report (MHBC Planning Ltd., April 12, 2022, coordination with staff and comment update November 8, 2022)
  - b) Urban Design Brief (MHBC Planning Ltd. dated April 2022)
  - c) Urban Transportation Considerations (BA Consulting Group Ltd., April 12, 2022 update October 1, 2022)
  - d) Natural Heritage Evaluation (Pinchin Ltd., April 8, 2022, updated October 27, 2022, and January 24, 2023)
  - e) Tree Protection and Removal Plan (IBI Group, March 31, 2022 update November 3, 2022)
  - f) Arborist Report (IBI Group, March 31, 2022, updated November 3, 2022)
  - g) Functional Servicing and Stormwater Management Report (R.J. Burnside & Associated Ltd., April 2022, updated November 4, 2022)
  - h) Geotechnical Investigation (Pinchin Ltd., April 8, 2022)
  - i) Hydrogeological Assessment (Pinchin Ltd., April 11, 2022, updated September 27, 2022)
  - j) Environmental Noise Feasibility Study (Valcoustics Canada Ltd., April 11, 2022, updated October 14, 2022)
  - k) Pedestrian Circulation Plan (The Jones Consulting Group Ltd., February 9, 2022)
  - l) Stage 1-2 Archaeological Assessment (Amick Consultants Limited, June 1, 2012)
14. Copies of the submission materials are available online on the City's website under Development Projects in [Ward 9 - 651, 659, 665, 669 and 673 Mapleview Drive East](#).

### Public Consultation

15. A Neighbourhood Meeting was held for this project on February 16, 2022. The meeting was attended by approximately ten (10) residents, Ward 9 Councillor Sergio Morales, the applicant's consulting team and Planning staff. Comments and concerns expressed by the residents at the Neighbourhood Meeting included the timing of the completion of the proposed development and confirmation that the widening of Yonge Street had been taken into consideration.
16. A Statutory Public Meeting was held on June 7, 2022 to present the subject application to Planning Committee and the public. No public submissions were received at the public meeting.

### Department and Agency Comments

17. The subject application was circulated to staff in various departments and to external agencies for review and comment.
18. The **Lake Simcoe Region Conservation Authority (LSRCA)** staff did not express objections to the approval of the proposed application. The Natural Heritage Evaluation did identify a woodlot feature on site that could be classified as 'significant' but acknowledged it is not mapped as part of the Natural Heritage System in the Hewitt's Secondary Plan Area. Compensation for loss of the feature and vegetation protection zone is required by cash-in-lieu payment of \$382,317.19.
19. **Development Services (Approvals)** staff did not express objections to the approval of the proposed application. Staff noted that the Functional Servicing Report appears to generally support the proposed development. Staff further noted that servicing is contingent on the development of infrastructure in the surrounding area and advised that servicing will be reviewed further at the detailed design stage. If approved, Development Approvals staff provided several items that must be addressed through a future Site Plan Control application.

- 
20. **Infrastructure Services Department (Water Operations Branch)** requested modifications to the Functional Servicing Report relating to additional water connections, water meters, check valves and fire hydrants. If approved, these items must be addressed through a future Site Plan Control application.
  21. **Development Services (Parks Planning)** staff advised that a tree removal permit will be required in accordance with the Tree Preservation By-law, as well as Endangered Species Clearance, pedestrian circulation and satisfactory landscape density. If approved, these items must be addressed through a future Site Plan Control application.
  22. **Development Services (Transportation Planning)** staff have confirmed that the required road widening on Mapleview Drive East was previously expropriated from the subject parcel, and that the daylighting and Yonge Street widenings have been identified and will be required to be conveyed at the time of Site Plan Approval. Access to Phase 1 of the site will be via private drive and a right-in right-out access from Mapleview Drive East, and by a full turn access from Yonge Street. Detailed turning movements and internal site structure will be confirmed through the future Site Plan Control application.
  23. The City's **Business Performance and Environmental Sustainability Department (Environmental Sustainability)** provided comments indicating the proposed commercial development will not be eligible for Municipal Curbside Collection Services.
  24. **Business Performance and Environmental Sustainability (Environmental Compliance)** did not identify concerns in regard to the zoning by-law amendment. Staff noted that a Site Alteration Permit, Discharge Agreement, and a Fill Management Plan will be required.
  25. **Business Performance and Environmental Sustainability (Risk Management Official)** did not identify concerns in regard to the zoning by-law amendment. Conditions of approval were provided to address Environmental Risk Management requirements necessary for the Site Plan submission.
  26. The City's **Transit Operations Planner** provided recommendations regarding the provision of transit pads on Mapleview Drive East and Yonge Street, transit passes and location of the grocery store. If approved, this item must be addressed through a future Site Plan Control application.
  27. The City's **Fire and Emergency Services Department** advised that they have no comments on the proposed rezoning. If approved, further review will be completed as part of the subsequent Site Plan Control application.
  28. The City's **Finance Department** provided applicable development charges/fees associated with the future development of this site.
  29. **Development Services (Addressing)** staff advised that street numbers will be assigned to each commercial building during site plan approval.

#### **REVISIONS TO PLAN**

30. As part of the review process, revisions were made to the site plan to accommodate feedback from comments made during the circulation. The original application requested five (5) special provisions to be considered for this development under the 'General Commercial' (C4) zone. Subsequent discussions have resulted in the special provisions to reduce the side yard setback and side yard setback adjoining a street no longer being required.

- 
31. The height has been adjusted from 13.6 metres to 14.0 metres to provide flexibility with grade measurements at the time of construction. The permitted height for commercial properties not directly adjacent residential zoned lands is 14.0 metres whereas 9.0 metres is only required for lands directly adjacent to residential zoned lands.

## **POLICY ANALYSIS**

### Policy Planning Framework

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

### Ontario Planning Act, R.S.O. 1990

33. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing and employment opportunities; the resolution of planning conflicts involving public and private interests; the orderly development of safe and healthy communities and the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>
34. The proposed development is consistent with this legislation given that it is located within the settlement area of Barrie and executes the vision of the Hewitt's Secondary Plan; will utilize planned and available infrastructure (sewage, water and waste management systems) and public service facilities such as transit; provides for commercial development that will create employment opportunities; provides a compact form of development that minimizes impacts to climate change; and is well designed with a pedestrian-oriented built form with pedestrian connections to the municipal sidewalk to support active transportation.

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

35. 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. Section 3(35) of the *Planning Act* states that where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act and shall conform with the provincial plans that are in effect on that date or shall not conflict with them. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>.
36. Section 1.1.1 of the PPS recognizes that communities are sustained by promoting efficient development and land use patterns and by accommodating employment uses, including industrial and commercial, to meet long term needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.

- 
37. Section 1.1.3 identifies settlement areas as the focus of growth and development with land use patterns based on densities and a mix of uses that efficiently use land and resources and that are appropriate for and efficiently use infrastructure and public service facilities, support active transportation and public transit, and reduce climate change impacts. 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.
  38. Section 1.7.1 supports long-term economic prosperity by promoting opportunities for economic development and community investment readiness. The proposed development will create new commercial spaces which will provide jobs and retail services to the surrounding community.
  39. Section 1.8.1 directs planning authorities to support energy conservation, air quality and climate change through development patterns which promote compact built form, the use of active transportation and transit, transit-supportive development and design and orientation that maximizes energy efficiency and conservation. The development, as contemplated, proposes compact built form with commercial uses on an arterial road where regional and local transit and active transportation are available and accessible.
  40. 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). The subject lands are located within an area identified for the type of development that is proposed and the proposed development has been designed to efficiently use land, infrastructure and public service facilities and provide commercial uses to meet projected growth.

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

41. 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>
42. 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.
43. Section 2.2.5 directs retail and office uses to locations that support active transportation and have existing or planned transit and, when planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated. The retail sector will be supported by promoting compact built form and intensification of those uses and other uses to support the achievement of complete communities. The subject lands are well serviced by transit and the proposed development will provide commercial uses within proximity to transit and adjacent residential communities. The site has been designed to be compact and efficiently use land and infrastructure.

- 
44. Section 2.2.7 of the Growth Plan requires that all new development occurring in designated greenfield areas be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare. The minimum density target is measured over the entire designated greenfield area of each upper or single-tier municipality excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
  45. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it has been designed to efficiently use the land and the available and planned infrastructure, including the City's transit service. The proposal will provide a range of commercial uses at a location identified for commercial uses within the Hewitt's Secondary Plan and will support the achievement of a complete community through the provision of employment opportunities, and goods and services within proximity to transit and to the surrounding residential communities. The Phase 2 lands are anticipated to develop with the medium and high density residential uses to contribute to the land uses proposed for the Yonge Street Mixed Use Corridor.
  46. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all of the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

#### Lake Simcoe Protection Plan (LSPP)

47. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA has provided comments noting that they do not have any objections to the approval of the subject application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP. Compensation for loss of the woodlot feature outside of the Natural Heritage System was determined to be appropriate to permit development at this location by cash-in-lieu payment of \$382,317.19.

#### City of Barrie Official Plan (OP)

48. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards and private enterprise and municipal initiatives. 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. The OP can be found in its entirety at the following link: <https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan-amendments>
49. The subject lands are designated as 'Mixed Use Nodes and Corridors' on Schedule "A" – Land Use in the City's Official Plan, which accommodates the densest development and highest order of activities including retail and service commercial and business uses in both mixed use and standalone buildings. Several policies in the Official Plan generally support the proposed development including directing growth to maximize the use of existing services and infrastructure and encouraging the continued expansion and diversification of the City's economic base.

- 
50. Section 2.3 provides assumptions upon which the City's Official Plan are based, identifying that mixed land uses and increased density represent an opportunity to develop complete communities and that increased self-sufficiency will be achieved in employment as more people both live and work in the City. The proposed development is consistent with this policy by proposing a retail and service commercial development with appropriate built form that utilizes existing and planned infrastructure and services, and supports the use of public transit.

#### Growth Management

51. Growth management policies in Section 3.1.1 a), b) and e) set several goals relevant to the application including: accommodating projected needs for residential, employment and other lands to achieve a complete community with appropriate mix of uses including jobs and local services, encouraging the continued expansion and diversification of the economic base to strengthen the City's role as an employment centre and achieve an appropriate balance between employment and residential uses and directing growth to take advantage of available infrastructure.
52. The proposed development will provide approximately 7,636 square metres of commercial floor area and will consist of a mix of retail and local services including a food store, thereby contributing services and employment opportunities to creating a complete community. The Phase 2 lands are anticipated to develop with the medium and high density residential uses proposed for the Yonge Street Mixed Use Corridor. The full build out of the site will be developed on planned municipal services that will be available to the subject lands.

#### Hewitt's Secondary Plan

53. The Hewitt's Secondary Plan establishes a detailed planning framework for the future urban development of the Hewitt's Secondary Plan Area. The Hewitt's Secondary Plan Area is comprised of five residential districts and the Yonge Street mixed use corridor. The Hewitt's Secondary Plan can be found under Section 9 of the Official Plan here: <https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan-amendments>
54. Policy 9.2.4.3 identifies that Mixed Use Nodes and Corridors are the most urban component of the Hewitt's Secondary Plan area providing for the densest development and highest order of activities including medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses. Mixed use development is encouraged but development may also occur in single purpose buildings. The application proposes a commercial development that will provide a mix of retail and service commercial uses.
55. Section 9.5.4 and 9.5.5 provide policies that guide development within the Yonge Street Intensification Corridor including the following policies:
- a) A variety of building heights is encouraged with the highest buildings orientated to the major intersection.
  - b) Buildings must be a minimum of 5 metres in height for commercial buildings and a minimum FSI of 0.5 must be achieved up to a maximum FSI of 2.5.
  - c) Buildings should be located close to the street line and massed at intersections to establish a strong street edge.
  - d) The design of development must encourage pedestrian traffic and facilitate public transit and surface parking should be minimized and located away from the street frontage.

- 
- e) Retail and commercial uses shall generally not exceed a combined total GFA of 45,000 square metres.
56. The conceptual site places the buildings with frontage on Yonge Street and Mapleview Drive East close to the street line with a landscaped area framing the intersection. A large surface parking area will provide parking for the future uses but is located interior to the site with the proposed buildings providing a visual buffer from the street. Pedestrian traffic will be encouraged throughout the site with sidewalks and pathways connecting the buildings and providing access to the street and parking areas. Finally, the proposed development will result in a gross floor area of 7,636 square metres of commercial uses.
57. Section 9.5.5.2 requires that development generally conform to Urban Design Guidelines developed for the Yonge Street streetscape which will visually connect the area through a number of design features and mechanisms including landscaping, public signage, street furniture and other features in the public right-of-way, and guidelines for the siting and massing of buildings. In addition, consideration will be given to the establishment of urban squares which will be established at key focal points. Design of the proposed development will be considered at the detailed design stage as well and ensure that the Urban Design Guidelines have been appropriately addressed within the site plan. Nevertheless, the conceptual site plan proposes a landscaped urban square at the intersection of Mapleview Drive East and Yonge Street and the height and massing of the buildings reflect the Official Plan policies.
58. Sections 9.6.4 and 9.6.5 require that all new urban development in the Hewitt's Secondary Plan Area be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 9.7.3.2 of the Hewitt's Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City is satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services (Approvals) and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements and extensions would be adequately addressed at the time of detailed design should Council approve the subject application.
59. Staff have reviewed the relevant policies in detail and are of the opinion that the proposed commercial development conforms to the land use policies of the Hewitt's Secondary Plan and the 2016 OMB Settlement with the City regarding development of the site. The proposal achieves the design goals of the Secondary Plan including the development of compact, street oriented built-form, efficient design and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Hewitt's Secondary Plan.

City of Barrie Comprehensive Zoning By-law 2009-141 – Site Specific Zoning Provisions

60. As noted above, the application proposes to rezone the lands from 'Agricultural General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'General Commercial with Site Specific Provisions (C4)(SP-XXX) zone.
61. Zoning By-law No. 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/planning-building-infrastructure/development-planning/zoning-land-use>.

62. The table below illustrates the required zone provisions and the proposed site specific zone provisions as it relates to the proposed development.

Zoning Standard (C4)	Required	Proposed
Table 6.3 – Front Yard Setback	6.0 metres	5.0 metres
Table 6.3 – Building Height	9.0 metres	14.0 metres
Awning/Canopies Encroachment	n/a	1.0 metre

Minimum Front Yard Setback (Table 6.3)

63. The application proposes a front yard setback of 5.0 metres, where 6.0 metres is required by the Comprehensive Zoning By-law in the C4 Zone.
64. The purpose of a front yard setback is to promote a streetscape in which buildings are located at a similar distance from the lot line and provide an area for greenspace and setbacks from sidewalks and streets. The proposed 5.0 metres front yard setback is considered a minor deficiency from the C4 zone requirements of 6.0 metres. Adequate separation is provided between the street and the building, and the building design will provide a continuous streetscape and transition to the surrounding uses.
65. Planning staff are of the opinion that the requested variance is appropriate and generally meets the intent of the by-law.

Maximum Building Height (Table 6.3)

66. The applicant proposes that the maximum building height be increased to 14.0 metres, whereas Comprehensive Zoning By-law 2009-141 permits a maximum height of 9.0 metres in the C4 zone when adjacent residential zoned lands.
67. Building height is regulated to mitigate shadowing impacts, privacy, and massing. Building height is measured from the average finished grade level. As the subject lands are sloped, building heights may vary on each side of the structure depending on the final grade. Additionally, the C4 zone permits buildings up to 14.0 metres where the property does not abut residential. The closest buildings will be approximately 20.0 metres from existing and draft approved residential uses, therefore not anticipated to create any adverse effects.
68. Staff consider the requested increase in building height to be generally compatible with the surrounding site context and will be compatible with the future multi-unit residential buildings in Phase 2 to the south of the subject commercial development, the residential and commercial developments to the north and the future single and semidetached residential uses to the west. Adequate landscape buffers will be incorporated along the western and southern boundaries to provide a transition between uses.
69. Planning staff are of the opinion that the proposed height is appropriate for the efficient development of the subject lands and meets the intent of the Zoning By-law.

Awning/Canopies Encroachment (Section 6.0)

70. The applicant proposes a canopy/awning encroachment of 1.0 metre, where an encroachment is not regulated or recognized as permitted within the C4 Zone of Comprehensive Zoning By-law 2009-141.

- 
71. The City's Urban Design Manual Guidelines recommend that building entrances work in conjunction with retail uses and may include large entry awnings or canopies to provide weather protection. Retractable awnings and canopies may encroach into the public right-of-way provided a minimum of 2.7 metres of vertical clearance is provided.
  72. The design of the proposed buildings on Mapleview Drive East and Yonge Street includes pedestrian access to the adjacent sidewalks. Providing an awning/canopy allows for protection from the elements, along with adding visual interest to the building frontages. Adequate separation is provided between the street and the proposed building, and the building design will continue to provide a continuous, compatible streetscape along both Yonge Street and Mapleview Drive East.
  73. Planning staff are of the opinion that the requested variance is appropriate and generally meets the intent of the Zoning By-law.

#### Site Plan Control

74. The subject property is subject 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 this block regarding access from municipal roads, built form, setbacks, building orientation/placement/massing, parking, landscape density, and lighting. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
75. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

#### ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

76. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
  - a) The Hewitt's Secondary Plan has an identified Natural Heritage System to preserve a consolidated system of watercourses, woodlots and supporting features. The woodlot on site is not part of the integrated System, and detailed analysis of the feature has met the criteria to be considered for compensation. LSRCA has therefore determined that the loss of 2.53 hectares of woodland and 0.36 hectares of woodland vegetation protection zone can be removed with payment of compensation in the amount \$382,317.19 to accommodate development on this property.

#### Summary

77. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed commercial development is considered appropriate, consistent with the Provincial Policy Statement (2020) and in conformity to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, the City's Official Plan, the Hewitt's Secondary Plan and OMB Minutes of Settlement (2016).
78. At this time, there are no further matters that impact the processing of the subject application and as such, it is being recommended for approval.

---

## ALTERNATIVES

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

**Alternative #1** General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) zoning over the subject property.

This alternative is not recommended as this proposal forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to grow in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report and represents the intent of the settlement with the City of Barrie for the future development of these lands.

## FINANCIAL

80. It is not possible to estimate the assessed value of the subject property following development, however, the assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this staff report.
81. Development charge rates have been frozen with interest at a rate of 4.93% per annum for a maximum of two years from the date of Zoning By-law Amendment application being May 5, 2022. The frozen rate of \$403.50 per square metre for the total combined retail gross floor area of 7,624 square metres will expire on May 5, 2024. If the building permit is issued after the expiry date the current rates in effect will become applicable to this development.
82. Education Levies will be calculated and collected at the time of issuance of the building permit. The current fee for non-residential use is \$0.60 per square foot. (2023 rate, subject to an annual inflation adjustment on January 1<sup>st</sup> of each year)
83. A cash in lieu of parkland contribution will be required. The amount is currently 2% of the appraised land value. The owners will be required to submit a current appraisal by a certified appraiser to complete the calculation. The required appraisal should determine the market value of the entire parcel of land using highest and best use and be prepared in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada.
84. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

## LINKAGE TO 2022-2026 STRATEGIC PLAN

85. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Thriving Communities

- 
86. In accordance with Council's goals, the proposed development will provide commercial uses and employment opportunities in proximity to existing and proposed residential development, will be pedestrian and transit supportive, and will contribute to activating the streetscape of this growing neighbourhood.

Attachments: Appendix "A" – Draft Zoning By-law Amendment  
Appendix "B" – Settlement (2016) - Interim Development Concept  
Appendix "C" – Phase 1 – Proposed Conceptual Site Plan  
Appendix "D" – Phase 1 – Proposed Elevations

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XX

**A By-law of The Corporation of the City of Barrie to amend Town of Innisfil By-law 054-04, 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, formerly in the Town of Innisfil, now in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands legally described as Part Lot 15, Concession 11, formerly Town of Innisfil, being Parts 1, 2, 3 and 4, Plan 51R-40113, City of Barrie, municipally known as 651, 659, 665, 669 & 673 Mapleview Drive East from 'Agricultural General' (AG) to 'General Commercial with Special Provisions' (C4)(SP-XXX) in City of Barrie Comprehensive Zoning By-law 2009-141.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 23-P-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 from 'Agricultural General' (AG) to 'General Commercial with Special Provisions' (C4)(SP-XXX) 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 the provisions of Table 6.3.1 of By-law 2009-141, the front yard setback shall be a minimum of 5.0 metres in the 'General Commercial with Special Provisions' (C4)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions of Table 6.3.1 of By-law 2009-141, the maximum height of buildings shall be 14.0 metres in the 'General Commercial with Special Provisions' (C4)(SP-XXX) zone.
4. **THAT** notwithstanding the provisions of By-law 2009-141, awnings and canopies are permitted to encroach 1.0 metre into the required front, rear and/or side yard in the 'General Commercial with Special Provisions' (C4)(SP-XXX) zone.
5. **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 \_\_\_\_\_, 2023.

**READ** a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2023.

THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
MAYOR – A. NUTTALL

\_\_\_\_\_  
CITY CLERK – WENDY COOKE

Schedule “A” to attached By-law 2023-



**Barrie**  
**PROPOSED NEW ZONE**  
**D30-011-2022**  
**651-673 Mapleview Drive East**  
**Barrie - ON**

Subject lands proposed to be rezoned from 'Refer to Zoning By-law 054-04 Innisfil' to:

- General Commercial (C4 (SP-XXX))
- Zoning By-Law 2009-141
- Parcels

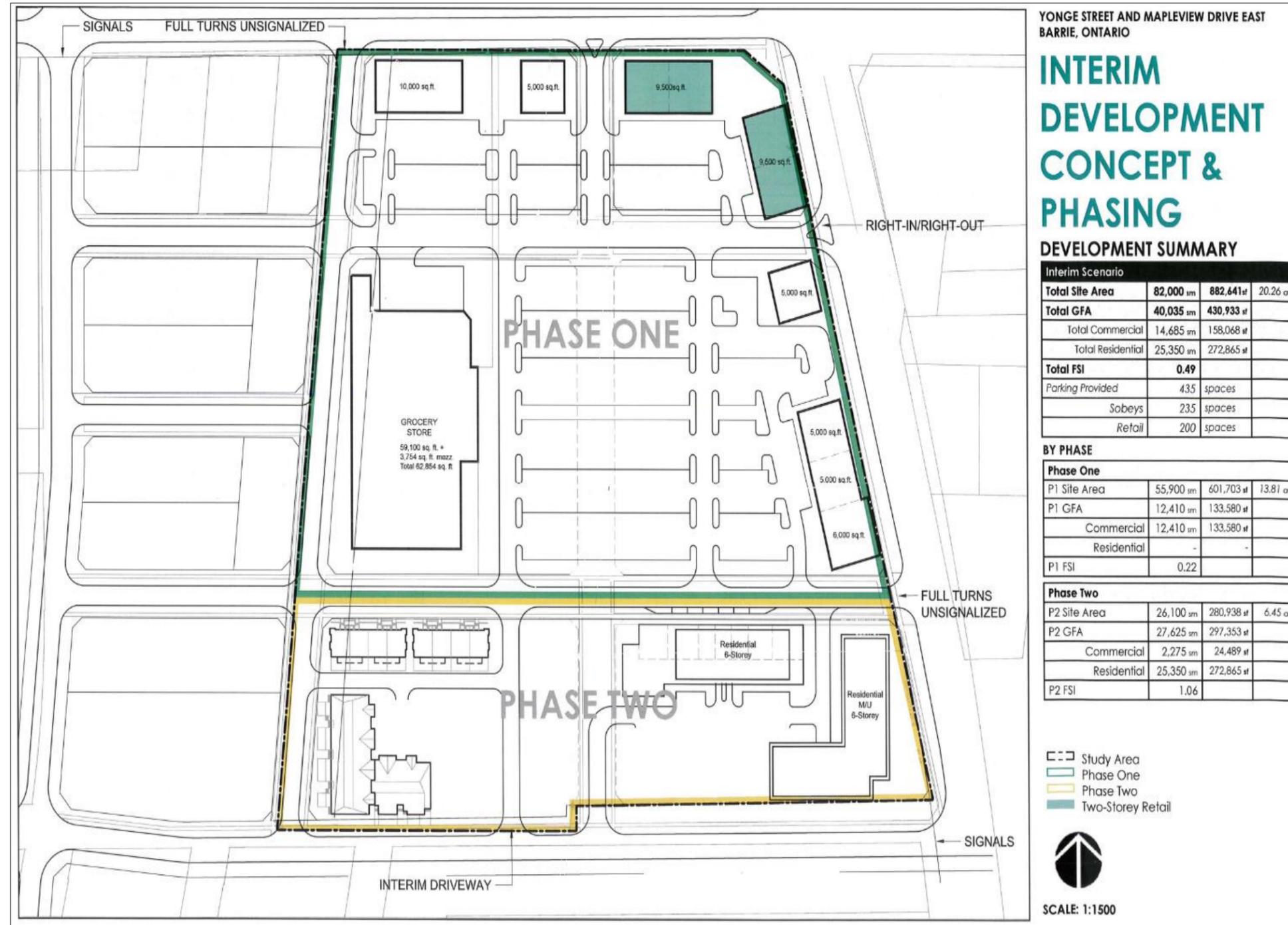
0 25 50 100 m

**DRAFT**

The City of Barrie does not warrant the accuracy, completeness, or currency of the information contained herein. This is not a legal document. Copyright © City of Barrie 2022. Prepared by: [unclear] [unclear] [unclear]. All rights reserved. If the Ministry of Planning and Economic Development or any other authority is not satisfied with the information provided, it may be subject to change without notice. This information is provided for informational purposes only. For more information, please contact the City of Barrie at 709-7092.

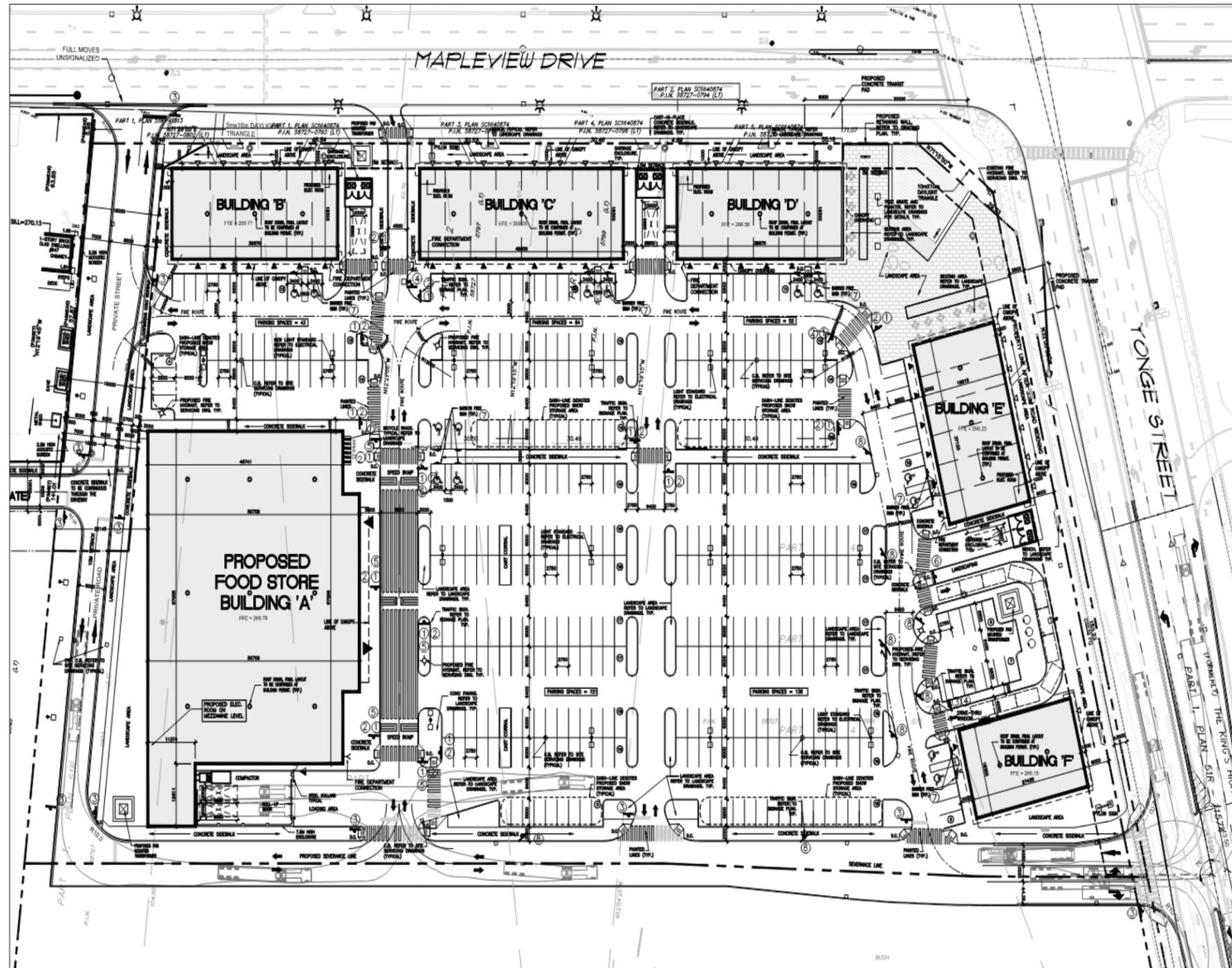
APPENDIX "B"

Settlement (2016) – Interim Development Concept



APPENDIX "C"

Phase 1 – Proposed Conceptual Site Plan



APPENDIX "D"

Phase 1 – Proposed Elevations

