



DEVELOPMENT SERVICES MEMORANDUM

Page: 1
File:
Pending #:

TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

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

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT SERVICES SUMMARY REPORT 2021

DATE: FEBRUARY 28, 2022

PURPOSE

The purpose of this Memorandum is to provide members of Council with an overview of the development application activity and policy initiatives of the Development Services Department during 2021.

OVERVIEW

Development Services has continued to experience a significant volume of development applications in 2021. Staff have also managed to deliver strategic initiatives, such as the Community Improvement Program (CIP), Patios Everywhere Program, waterfront community engagement, affordable housing amendments, and the new draft Official Plan and Urban Design Guidelines. Staff have also provided support to Committees of Council, including the Affordable Housing Task Force, Active Transportation and Sustainability Committee, Heritage Barrie Committee, and the Committee of Adjustment.

Core services continue to be a priority in supporting economic recovery activities throughout the City.

As the pandemic has progressed, the Development Services Department has continued to adapt processes and adjust to remote work while being accessible to the public, the community, and development industry.

DEVELOPMENT SERVICES APPLICATION ACTIVITY

Development activity was strong throughout 2021. The review and approval of development applications involves input from various branches of the department, including development and policy planning, approvals, parks planning and transportation planning, as well as input from other internal departments and external agencies. Development Services field staff continued to deliver inspection services in association with developer led projects while ensuring project timelines were met for construction industry partners, while maintaining all evolving safety protocols related to Covid-19.

The following charts demonstrate application activity broken down by quarter for 2021 and do not include smaller applications, such as deeming by-laws, part lot control by-laws, telecommunications towers, and heritage registry by-laws that were also processed by staff this year.

A detailed list of registered applications is attached as Appendix "A" to this memo. While applications received and approved show development activity, this does not necessarily correlate with the construction activity within the City.



DEVELOPMENT SERVICES MEMORANDUM

Page: 2
File:
Pending #:

Table 1. Applications Received in 2021 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2020	2019	2018
Conformity/Pre-Consultation	40	32	21	19	112	62	55	55
Official Plan Amendments	2	0	0	1	3	7	3	4
Zoning By-law Amendments	5	4	7	9	25	18	24	21
Site Plan Approval	8	10	6	5	29	28	23	11
Draft Plan of Subdivision	1	0	5	3	9	4	8	6
Site Plan Exemption*	10	30	17	14	71	62	19	0
Consent**	12	18	3	2	35	34	25	21
Minor Variance**	24	16	13	8	61	40	27	54
Redline Revisions	0	0	0	2	2	5	-	-
Draft Plan Extensions	5	3	4	2	14	7	-	-
Site Plan Extensions	0	0	0	0	0	6	-	-
Site Alteration	2	0	4	3	9	-	-	-
Total	109	113	80	68	370	273	183	172

*Increase from the patios everywhere program

**Based on when the hearing occurred not when the file was received and excluding requested deferrals.

Table 2. Applications Approved in 2021 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2020	2019	2018
Official Plan Amendment	1	1	0	0	2	3	6	14
Zoning By-law Amendment	4	2	1	1	8	25	9	11
Site Plan	1	3	2	3	9	17	11	9
Draft Plan of Subdivision	0	2	0	0	2	3	4	4
Consents/Variations	30	29	17	13	89	68	48	73
Total	36	37	20	17	110	104	78	111

Table 3. Applications Registered in 2021 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	Total Units	2020	2019	2018
Site Plan	3	6	3	5	17	1137 Residential	14	10	20
Draft Plan of Subdivision	1	1	1	2	5	575 Residential	2	3	1
Pre-Servicing	1	2	1	3	7	-	-	-	-
Total	5	9	4	10	29	1712 Residential	16	13	21

Table 4. Zoning Enforcement Cases 2021

Enforcement Type	Q1	Q2	Q3	Q4	Total	2020
Total Received	199	256	234	232	921	884
Under Investigation	34	95	72	118	319	171
Resolved (same period)	105	108	101	67	381	466
Resolved (from previous periods)	59	44	53	43	199	-
No Violation (same period)	60	53	61	47	221	246
No Violation (from previous periods)	13	10	26	10	59	-

PUBLIC AND NEIGHBOURHOOD MEETINGS

Starting in May 2020, meeting participation moved to virtual platforms for public input and provision of technical comments.

Zoom continues to be used to host Committee of Adjustment, neighborhood meetings, Planning Committee, and public information sessions. Microsoft Teams is used for technical and pre-consultation meetings with applicants, consultants, internal staff, and external agencies. Recordings of neighbourhood meetings can be accessed through the Proposed Development's webpage on the City's website and Planning Committee recordings can be accessed via the City's YouTube channel, which allows the public to view material and projects if they are unable to attend a meeting.

Table 5 provides an overview of the number of public meetings in 2021, and the total attendance/views. As registration is required to participate, statistics and accurate contact information can now be easily collected.

While participation levels cannot be compared to pre-pandemic levels, the public has been able to attend and provide input at each public meeting. Positive feedback has been received from the public, applicants, and consultants on virtual public meetings held to date, including accessibility and convenience for participants and efficiencies of time and resources.

Table 5. Number of Virtual Public Engagements and Participation in 2021

Meeting	Number of Engagements	Attendees/Views**
Committee of Adjustment	10	235
Neighbourhood Meetings	17	575
Public Meetings	20	N/A
Planning Committee	14	N/A
Public Information Sessions (Parks Planning)	5	177
Open House / Town Hall (Official Plan)	2	160

**YouTube live streaming statistics included - Viewers of council/committee on Rogers TV not included

NEW DRAFT OFFICIAL PLAN AND URBAN DESIGN GUIDELINES

On Thursday, May 6, 2021, Development Services staff released draft two of the Official Plan to the public. Draft two incorporated the changes and suggestions provided on draft one of the Official Plan during the 90-day consultation period in late 2020. Following the release of draft two, of which there have been more than 900 downloads, staff then held a virtual open house on Wednesday, May 19, 2021 (a presentation was held at 4 p.m. and then a second one at 6 p.m.), to which 100 people attended. The open house was

followed by a statutory public meeting held on June 2, 2021, which began with a presentation to Council and was followed by public deputations.

Following the statutory public meeting, more than 500 comments submitted on draft two of the Official Plan were captured and responded to in a comment matrix. The comment matrix responses were then correspondingly addressed in a working version of the Official Plan. Both the comment matrix and the working version of the Official Plan were released on September 24, 2021.

A Town Hall Meeting was then held on October 19, 2021, providing members of the public an additional opportunity to address Council on outstanding comments related to the Official Plan. 85 people registered to attend the Town Hall Meeting and 16 people registered to speak. Some additional changes were made based on comments received on the working version of the Official Plan, and a final version of the Official Plan was released to the public in December.

Draft two of the Urban Design Guidelines was released in September 2021, following a request from stakeholders; the document was updated to be in greater alignment with the Official Plan and to focus on providing direction for private development over public realm projects. Work on the Urban Design Guidelines continues to ensure they will properly function as an enacting document for the vision of the Official Plan and aligns with stakeholder feedback; this work will be completed in 2022.

COMMUNITY IMPROVEMENT PROGRAM

The City's Community Improvement Program (CIP) provides funding opportunities for affordable housing, redevelopment, and preservation of built heritage. The CIP is intended to act as a catalyst for new mixed-use and affordable housing development projects in the City's Urban Growth Centre (UGC) and strategic growth areas along with the preservation of historic neighbourhoods.

Managed by Development Services, the program received a total of nineteen (19) grant applications, eight (8) of which were approved by the Grant Review Committee.

The approved applications included:

- One Redevelopment Grant;
- Four Affordable Housing Grants; and,
- Three Preservation of Built Heritage Grants.

A total of \$714,278.52 in uncommitted funds was available in the CIP Reserve for 2021, as established by Council. The CIP Grant Review Committee granted a total of \$352,965.00 in funding during the first intake period and a total of \$205,657.48 in funding in the second intake period with a remaining balance of \$155,656.04.

The CIP was also amended in 2021 to introduce efficiencies to the application process and improve the administration of the program. The amendments included a reduction in the number of application in-take periods from three to two cycles per year (February 1 to April 30 and July 1 to October 31) and an adjustment to the timing of payments for the development charge and application fee grants offered through the Redevelopment Grant Program.

Given the volume of grant applications, it appears that the new CIP has been successful. The CIP funding approved to date will support development projects of all sizes, ranging from minor improvements to heritage properties to high density mixed-use and affordable housing developments throughout the City.



DEVELOPMENT SERVICES MEMORANDUM

Page: 5
File:
Pending #:

PATIOS EVERYWHERE PROGRAM

On May 25, 2020, Council endorsed a program to allow temporary patios at existing restaurants to open across the City on private lands. This was done to increase the number of patrons permitted during Covid-19 restrictions that prohibited or limited indoor dining. The program was continued in 2021.

Over the course of the program, twenty-four (24) applications were received with staff issuing letters of approval for nine (9) temporary at-grade patios and eight (8) refreshment vehicles. The number of approvals was primarily due to restaurants being able to open their indoor dining spaces in the summer and, therefore, ultimately deciding to not proceed with a temporary patio space. The Patios Everywhere Program continues to be well received by restaurant operators as an alternative when capacities are limited and in the warmer summer months.

CONCLUSION

The staff in the Development Services Department work very hard to maintain the delivery of its core services while adapting to an evolving virtual and remote working environment during the pandemic. The work continues to play an important role in the recovery of the economy in our community.

For any questions, please contact Tiffany Thompson, Manager of Growth and Development at tiffany.thompson@barrie.ca or Extension 5485, Carlissa McLaren, Manager of Planning (Acting) at carlissa.mclaren@barrie.ca or Extension 4719, or Anna Sajecki, Supervisor of Growth Management at anna.sajecki@barrie.ca.

Attachments:

Appendix "A" – Development Application Registrations 2021



DEVELOPMENT SERVICES MEMORANDUM

Page: 6
File:
Pending #:

APPENDIX "A" Development Application Registrations 2021

	File Number	Address/ Development Name	Description	Date Registered	New Residential Units	Location
Site Plan Registrations						
Q1	D11-1714	426 Veteran's Drive	Two pair of stacked townhouses for a total of 4 units (condo)	03/12/2021	4	Greenfield Area
Q1	D11-1715	541 Essa Road	Habitat for Humanity Huronia 5 unit residential block townhouse development	01/14/2021	5	Built Boundary
Q1	D11-005-2020	31 Ross Street	1-storey (113 sq. m.) paramedic station	01/27/2021	0	Urban Growth Centre
Q2	D11-011-2018	443 Bayview Drive (former 65 Churchill Drive)	3-storey office building (2,090 sq. m.)	04/16/2021	0	Greenfield Area
Q2	D11-022-2019	131 Ellis Drive	1-storey industrial building (4,999.71 sq. m.)	04/26/2021	0	Built Boundary
Q2	D11-011-2019	10 & 20 Little Lake Drive	Institutional development consisting of a 4-storey retirement home containing 141 units and a 7-storey seniors condominium containing 137 units	06/22/2021	137	Built Boundary
Q2	D11-014-2020	441 Huronia Road	1-storey, 902.90 sq. m. medical building	06/10/2021	0	Built Boundary
Q2	D11-029-2020	149 Caplan Avenue (now 1 Reid Drive)	Multi-tenanted industrial building (6,948.8 sq. m.)	06/22/2021	0	Greenfield Area
Q2	D11-024-2020	400 Huronia Road	1 storey building with tower (1,657.61 sq. m.)	06/26/2021	0	Built Boundary
Q3	D11-022-2020	829 Essa Road	8 Street Townhouses	07/21/2021	8	Built Boundary
Q3	D11-023-2019	700 Maplevue Drive East	Block 6 (118 townhouses) Block 8 (102 walkup apartment units)	08/09/2021	220	Greenfield
Q4	D11-015-2020	55 Dunlop Street West	A mixed-use, high-rise development with 495 units and 696.40 sq. m. ground floor commercial	10/18/2021	495	Urban Growth Centre
Q4	D11-006-2020	37 Johnson Street	11-storey apartment building with 215 residential units	11/8/2021	215	Built Boundary
Q4	D11-015-2018	521/525 Essa Road	Residential development with 36 back-to-back townhouse units and 12 traditional townhouse units	11/9/2021	48	Built Boundary
Q4	D11-008-2020	440 Veteran's Drive 104 White Crescent	3-storey townhouse block with 8 units fronting onto Veteran's Drive	11/8/2021	8	Greenfield Area



DEVELOPMENT SERVICES MEMORANDUM

Page: 7
File:
Pending #:

Subdivisions – Registrations						
Q1	D12-393	700 Maplevue Drive East	Total of 849 residential units consisting of 196 back-to-back townhouses, 64 block townhouses, 52 Condo townhouses, 106 street townhouses, 423 walk-up apartment units, 8 apartment units and 750 sq. m. retail. (Units will be counted at time of Site Plan)	02/01/2021	0	Greenfield
Q2	D12-430	970 Maplevue Drive East (Phase 1)	Phase 1 with a total of 280 residential units consisting of 229 single detached units and 51 townhouse units and a stormwater management block	05/21/2021	280	Hewitt's
Q3	D12-431	515 Maplevue Drive East (Phase 1)	Phase 1 with a total of 108 lots consisting of 91 single detached units and 34 semi detached units	08/24/2015	125	Hewitt's
Q4	D12-432	573 and 577 Maplevue Drive East (Phase 1)	Phase 1 with a total of consisting of 77 single-detached units, 68 semi-detached units and 32 townhouses units	17/12/2021	177	Hewitt's
Q4	D12-442	521/525 Essa Road	Residential Block. Units counted in Site Plan D11-015-2018	9/11/2021	0	Built Boundary