



City of Barrie

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

Meeting Agenda Affordability Committee

Wednesday, June 14, 2023

6:00 PM

Council Chambers/Virtual Meeting

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001*.

1. PUBLIC MEETING(S)

Public Meetings are now being in-person at the City Hall, Council Chambers, as well as virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, June 14, 2023 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 901 ESSA ROAD (WARD 7) (FILE: D30-046-2022)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by The Biglieri Group Ltd. on behalf of Brown Bear Development Inc. for the lands known municipally as 901 Essa Road.

The subject lands are described as: Part South Half of Lot 2, Concession 11, (geographic Town of Innisfil) and Block 281 on Plan 51M-1160, in the City of Barrie. The property is approximately 1.15 hectares (2.84 acres) in area and is currently occupied by a single detached dwelling and accessory structures.

Official Plan Amendment

The proposed Official Plan Amendment seeks to amend the designation by creating a Special Policy Area with permission for additional density of 480 units per hectare, whereas the Official Plan permits 300 units per hectare. The current Medium Density and Intensification Corridor designation is otherwise maintained through ground floor commercial and residential uses on the subject lands.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to amend the current zoning on the eastern part of the property from 'Rural Residential' in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use' with Special Provisions (NMU)(SP-XXX) in the City of Barrie Zoning By-law 2009-141 to be consistent with the NMU zone on the western portion of the property.

The Amendment will seek to add the following site-specific provisions:

- Permit an increased building height to 15 storeys where 12 storeys are permitted;
- Decreased minimum parking of 0.85 spaces per dwelling where 1.0 spaces is required;
- Decreased minimum required barrier free parking spaces of 10 spaces, where 14 are required;
- Decreased minimum outdoor amenity space of 8m² per unit, where 12m² per unit is required; and
- Decreased minimum required façade step back of 1.5 metres above the third storey where 3.0 metres is required.

Presentation by a representative(s) of The Biglieri Group Ltd.

Presentation by Logan Juffermans, Planner, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 901 Essa Road](#)
[PM Presentation 901 Essa Road](#)
[PM Memo 901 Essa Road](#)
[PM Correspondence 901 Essa Road](#)
[ADDITIONS - Correspondence 901 Essa Road](#)

1.2

APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 101 TO 119 BAY LANE (WARD 8) (FILE: D30-010-2023)

The purpose of the Public Meeting is to review an application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd. on behalf of Bay Lane Estates Co. Ltd. for lands known municipally as 101 to 119 Bay Lane, Barrie.

The subject lands are described as: Part Lot 12, Concession 14, (geographic Town of Innisfil), in the City of Barrie. The parcel is 2.55 hectares (6.3 acres) in area and currently occupied by nine (9) single detached residential dwellings which serve as recreational and seasonal uses.

Zoning By-law Amendment (D30-010-2023)

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Residential Hold' (RH) to 'Residential Single Detached Dwelling First

Density' (R1)(SP-XXX) with special provisions to permit a reduced lot frontage of 17 metres, where 22 metres is required, uses accessory to the individual parcels be permitted on the condominium (Block 11) and the private roadway/driveway be permitted to continue as uncurbed gravel surface treatment, where curbed and hard surface treatment is required.

Draft Plan of Subdivision (D30-010-2023)

The Draft Plan of Subdivision application would create ten (10) residential lots encompassing nine (9) existing single detached dwellings and one vacant lot for a future single detached dwelling along with one (1) block for a common amenity area (Block 11). A related application for a Condominium Exemption has been submitted (File: D30-011-2023). The plan of condominium is proposed to provide common access to the existing private driveway, recreational uses and accessory buildings and structures. Each of the 10 lots will be able to be individually conveyed while being 'Parcels of Tied Land' to the condominium block.

Presentation by a representative of The Jones Consulting Group Ltd.

Presentation by Logan Juffermans, Planner, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 101-119 Bay Lane](#)
[PM Presentation 101-119 Bay Lane](#)
[PM Memo 101-119 Bay Lane](#)
[PM Correspondence 101-119 Bay Lane](#)

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED APRIL 25, 2023

Attachments: [HB Report 230425](#)

Recommendation(s):

TAX RELIEF FOR DESIGNATED HERITAGE PROPERTIES

That staff in the Development Services Department in consultation with the Finance Department investigate the feasibility and timelines of a tax relief program for designated heritage properties and report back to the Heritage Barrie Committee

7. REPORTS OF OFFICERS OF THE CORPORATION

- 7.1 Memorandum from A. Bradford, Planner dated June 14, 2023, regarding Heritage Conservation Districts.

Attachments: [Memo - Heritage Conservation Districts](#)

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

