Bill No. 061

BY-LAW NUMBER 2019-

A By-law of The Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. 75)

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

AND WHEREAS, Motion 19-G-179 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 75 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.

2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time the 24th day of June, 2019.

READ a third time and finally passed this 24th day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

_____

MAYOR – J.R. LEHMAN

_____

CITY CLERK – WENDY COOKE

AMENDMENT NO. 75

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN

FOR THE

CITY OF BARRIE

Amendment No. 75

Amendment No. 75 to the City of Barrie Official Plan was prepared by the Barrie General Committee and was recommended to the Council of the City of Barrie under the provisions of the Planning Act, on the 24th day of June, 2019.

_____ _____

Mayor – J.R. Lehman **City Clerk – Wendy Cooke**

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2019-XXX in accordance with the provisions of the Planning Act, on the 24th day of June, 2019.

_____ _____

Mayor – J.R. Lehman **City Clerk – Wendy Cooke**

Bill No. 061

BY-LAW NUMBER 2019-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 75).

WHEREAS, Section 21 of The Planning Act, R.S.O., 1990 Chapter P.13 authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 19-G-179, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. Amendment No. 75 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.

READ a first and second time this 24th day of June, 2019.

READ a third time and finally passed this 24th day of June, 2019.

THE CORPORATION OF THE CITY OF BARRIE

_____
Mayor – J.R. Lehman

_____
Clerk – Wendy Cooke

This Amendment No. 75 to the Official Plan for the City of Barrie which has been recommended by the Barrie General Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the Planning Act as Amendment No. 75 to the City of Barrie Official Plan.

_____ _____

Date **City Clerk – Wendy Cooke**

OFFICIAL PLAN AMENDMENT NO. 75

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AMENDMENT NO. 75

TO THE CITY OF BARRIE

OFFICIAL PLAN

INTRODUCTION

PART A - THE PREAMBLE does not constitute part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and map constitutes Amendment No. 75 to the City of Barrie Official Plan.

Also attached is **PART C - THE APPENDIX,** which does not constitute part of this amendment. This appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The Official Plan Amendment applies to two separate properties. The amendment intends to redesignate all of 45 Penetanguishene Street from 'General Commercial' to 'Residential', all of 51 Penetanguishene Street shall remain designated as 'Residential', and a new section is added to the Defined Policy Area for all of 45 & 51 Penetanguishene Street that permits the development of a 50-unit residential apartment building up to a density of 186 units per hectare. This amendment will be accompanied by an implementing Zoning By-law Amendment, with an application for Site Plan Approval to be submitted in the future.

LOCATION

The lands affected by this Amendment are known as 45 & 51 Penetanguishene Street, and are legally identified as Part of Lot 3, North Side of St. James Street and Part of Lot 3, South Side of Penetang Street on Registered Plan 108, in the City of Barrie, municipally known as 45 & 51 Penetang Street. The total lands consist of an area of 0.27 hectares with a frontage of approximately 53.9 metres.

BASIS

A portion of the site is designated as 'General Commercial' and a portion is designated 'Residential' in the Official Plan. In order to allow the proposed development of a 5-storey residential building with 50 units on the site, an Official Plan Amendment is required to redesignate the portion designated as 'General Commercial' to 'Residential' and add a 'Defined Policy Area' for the total subject lands to permit a maximum density to 186 units per hectare. Lands outside of designated Intensification Areas and the Urban Growth Centre can be considered for intensification, based on the evaluation of Locational Criteria and Intensification Policies found within the Official Plan. The lands are within the Codrington Planning Area (Schedule B of the Official Plan). No Secondary Plan exists for this Planning Area, thus the locational criteria determine the suitability for high density housing. Locational Criteria policies and Intensification Policies (Section 4.2.2.3 and 4.2.2.6 of the Official Plan) were reviewed and considered in conjunction with this development.

The redevelopment satisfies the general location criteria and other policies as outlined below:

i. The scale, character, and built form of development is logical in this location as the immediate area includes three-and-four storey residential buildings, with zoning for medium density residential uses.

ii. Supporting infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems. The lands are located on the south side of Penetang Street, a minor collector road, near the intersection of Penetang Street and Berczy Street, and are in close proximity to four arterial roads (Codrington Street, Bayfield Street, St. Vincent Street, and Duckworth Street), that act as transportation corridors with access to Highway 400 through two interchanges. Schools nearby include Codrington Public School, Oakley Park School, & Barrie North Collegiate. Shopping, Governmental (Institutional uses), and the downtown core are within walking distance. Neighbourhood parks are nearby (Berczy Street Park and Archie Goodall Park), as is the Barrie Waterfront (Kempenfelt, Bayview, and Heritage Parks) within a kilometre south of the property.

iii. Penetang Street and Codrington Street to the south are serviced by Barrie Transit's Route 3, with four stops in close vicinity. The Barrie Transit Terminal is within 1.3 kilometres.

iv. This relatively small development does not detract from development objectives of the adjacent Urban Growth Centre and Primary Intensification Corridor.

v. Urban design is a key consideration, with appropriate surface and below surface parking, and surface landscaped areas. Safety of the environment is maintained through adequate buffering to abutting residents to the east by an existing 4.5 metre path, and to the south by preservation of existing mature border trees and to the west through appropriate open spacing between built forms.

In addition to location criteria, general objectives for intensification in the Official Plan support infill and redevelopment of clean and brownfield sites. The goals for Brownfields in the Official Plan (Section 3.8) are to encourage urban revitalization by developing vacant and underutilized properties. This former commercial property has remained vacant and boarded up for several years. As a change to a more sensitive land use (as described in the Environmental Protection Act and amended from time to time) is proposed, Phase I and II Environmental Site Assessment were conducted.

A Record of Site Condition and Certificate of Property Use in accordance with the Environmental Protection Act shall be prepared and filed for public access with the Environmental Site Registry by a Qualified Person.

The Official Plan Amendment to a Residential designation with a Special Policy allows for a 50-unit, 5-storey apartment building, which meets the goals, objectives and policies of the Official Plan, and permits a maximum density of 186 units per hectare. The Amendment facilitates the redevelopment of the subject lands in an efficient and compact manner and which helps to revitalize the area and is consistent to the neighbourhood character. The objectives of evaluating intensification projects outside of intensification areas and the urban growth centre were created exactly for this purpose. This project will be a valuable asset to the community and assists the City in becoming a more complete community while being consistent with applicable Provincial and Municipal Planning Policies.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie, as amended, is hereby further amended as follows:

1. Add a section to the Defined Policy Area which states:

   "Lands redesignated from "General Commercial" to "Residential" and lands that remain designated "Residential" on Schedule C, located on the south side of Penetang Street and legally described as Part of Lot 3, North Side of St. James Street and Part of Lot 3, South Side of Penetang Street on Registered Plan 108., in the City of Barrie, known as 45 & 51 Penetang Street, shall allow for a residential density of 186 units per hectare."

2. Schedule A – Land Use Plan is hereby amended by redesignating the lands legally described as Part of Lot 3, North Side of St. James Street and Part of Lot 3, South Side of Penetang Street on Registered Plan 108, in the City of Barrie, by redesignating a portion of the lands from "General Commercial" to "Residential", and maintaining the "Residential" designation of a portion of the subject lands, as shown on Schedule "A" attached hereto and forming Part of this Amendment.

3. Schedule C - Defined Policy Areas is hereby amended by designating the lands legally as described as Part of Lot 3, North Side of St. James Street and Part of Lot 3, South Side of Penetang Street on Registered Plan 108, in the City of Barrie, known as 45 & 51 Penetang Street, that are designated as "Residential" and to be redesignated as "Residential" to "Defined Policy Area", as shown on Schedule "A" attached hereto and forming Part of this Amendment.

IMPLEMENTATION

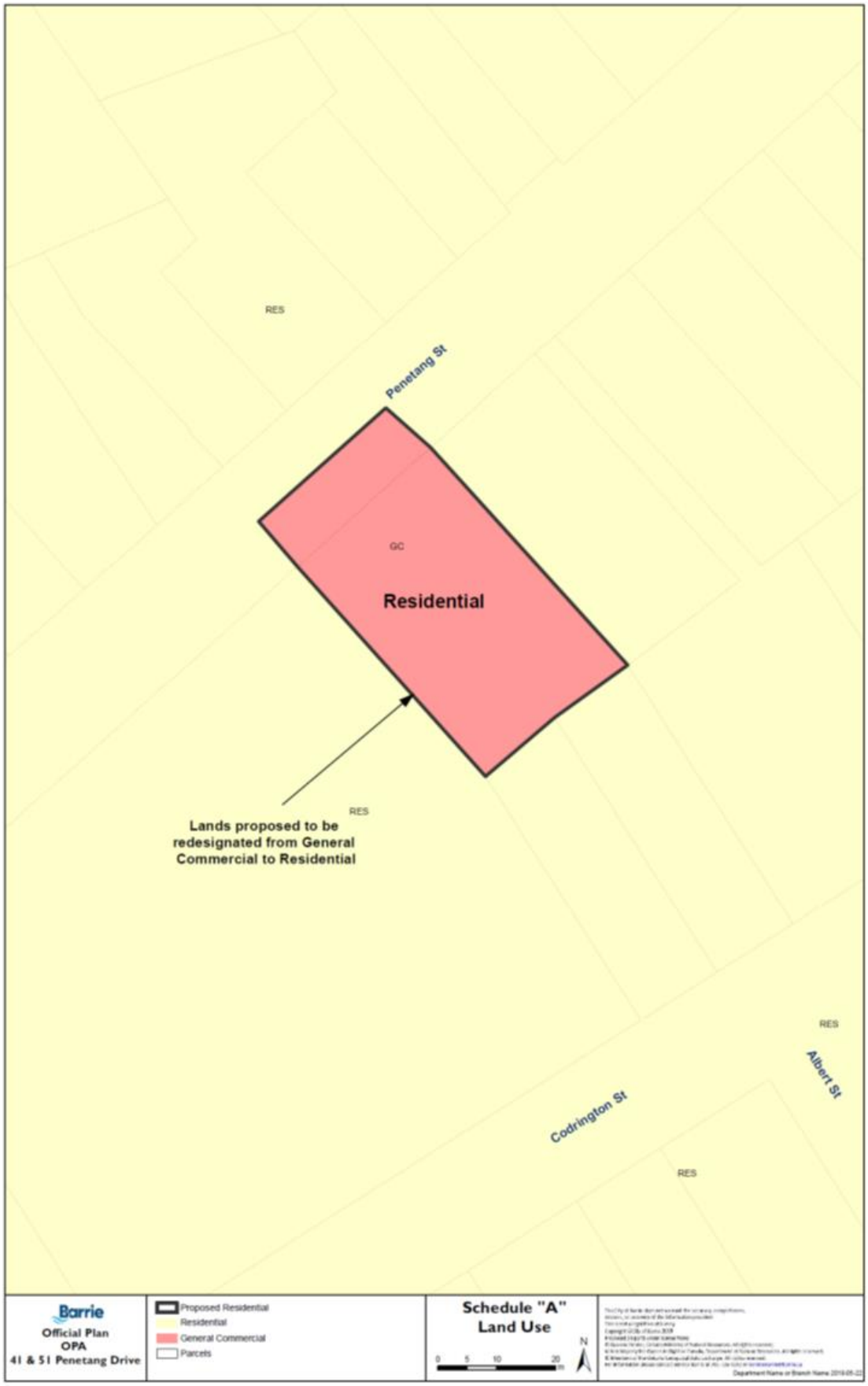
An implementing Zoning By-law to re-zone the subject lands from "Residential Multiple Dwelling Second Density (RM2)" and "General Commercial (C4)" to "Residential Apartment First Density-2 with Special Provisions (RA1-2) (SP-568)" will be presented concurrently with Official Plan Amendment No. 75.

The specific provisions of the 'Residential Apartment First Density-2 – Special Provision No. 568' (RA1-2) (SP-568) zone will permit the development of a five-storey mixed-use building with 50 residential apartment units.

INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this amendment.

Schedule 1 to Official Plan Amendment No. 75



SCHEDULE 2 TO OFFICIAL PLAN AMENDMENT NO. 75

PART C - THE APPENDIX

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COUNCIL RESOLUTION..... **ERROR! BOOKMARK NOT DEFINED.**

City of Barrie

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

Direction Memos

April 29, 2019

19-G-101 **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF PIVAG – 45 AND 51 PENETANG STREET (WARD 2) (FILE: D14-1660)**

Mr. Darren Vella of Innovative Planning Solutions advised that the purpose of the public meeting was to discuss applications for an Official Plan amendment and a Zoning By-law amendment for lands known municipally as 45 and 51 Penetang Street.

Mr. Vella discussed slides concerning the following topics:

- A photograph of the subject properties including the location, size and current use;
- An aerial map illustrating the subject site and surrounding land uses;
- A map illustrating the property locations and the surrounding neighbourhood amenities;
- The current Official Plan land use designation and zoning of the subject lands and surrounding areas;
- A map illustrating the Urban Growth Direction located near the subject lands;
- The details associated to the proposed development and site plan;
- Photos of the existing built form in the area;
- Conceptual renderings of the proposed development;
- The proposed built form and urban design associated with the proposed development;
- The proposed Official Plan amendment and Zoning By-law amendment for the subject lands;
- A chart illustrating the required provisions and the requested special provisions to Zoning By-law 2009-141;
- The accompanying studies provided in support of the application; and
- A summary of the application.

Mr. Edward Terry, Planner, Planning and Building Services provided an update on the status of the application. Mr. Terry reviewed the public comments received at the February 21, 2019 Neighbourhood Meeting and the primary planning and land use items being considered. Mr. Terry discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. **Mr. Robb Meier, 110 Napier Street** advised that the building should be taller.

2. **Mr. Kevin Heacock, 88 Codrington Street** expressed his concern with the height of the proposed building and that the proposed building should be compared to an eight-storey building that is located on Peel Street due to the land elevation. Mr. Heacock questioned whether a three-storey building was considered for the site and if the developer has looked into acquiring additional property so that the development would comply with the existing zoning provisions.

   Mr. Vella responded to Mr. Heacock's questions.

3. **YiRong Wang, 59 Penetang Street** expressed his concerns with the proposed parking provisions and the potential impact of additional parking on Penetang Street.

   Mr. Vella responded to Mr. Wang's question.

City of Barrie
70 Collier Street (Box 400)
Barrie, ON L4M 4T5

City of Barrie
Direction Memos

April 29, 2019

19-G-101 **Continued…**

4. **Ms. Jen Morin, 123 Mulcaster Street** expressed her concerns about the parking on Penetang Street. She advised that she believes adding a mix of commercial and residential properties to the area could provide opportunities for small businesses. Ms. Morin noted her concern that the shadow study was only completed during one season of the year.

5. **Mr. Doug Williams, 54 Penetang Street** questioned why there are only one and two bedroom units and not any three bedroom units included in the proposed development.

   Mr. Vella responded to Mr. Williams's question.

6. **Ms. Kate Schramm, 88 Codrington Street** asked what features will be in place to protect the privacy of the existing properties on the south of the development.

   Mr. Vella responded to Ms. Schramm's question.

Members of General Committee asked several questions of the applicant's representative and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from Yi Rong Wang.

2. Correspondence from Kathryn Schramm and Kevin Heacock dated April 9, 2019.

Directions Memo:
Director of Planning and Building Services – action

Staff Report

STAFF REPORT PLN024-19
June 10, 2019

Page: 1
File: D14-1660, D09-OPA75
Pending #:

TO:	**GENERAL COMMITTEE**
SUBJECT:	**APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (PIVAG) – 45 AND 51 PENETANG STREET**
WARD:	**2**
PREPARED BY AND KEY CONTACT:	**E. TERRY, RPP** **PLANNER, EXT. #5135**
SUBMITTED BY:	**A. MILLER, RPP** **DIRECTOR OF PLANNING AND BUILDING SERVICES**
GENERAL MANAGER APPROVAL:	**A. MILLER, RPP** **ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**
CHIEF ADMINISTRATIVE OFFICER APPROVAL:	**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG, for lands known municipally as 45 and 51 Penetang Street be approved as follows:

   a) Amend Official Plan Schedule "A" – Land Use to redesignate 45 Penetang Street from General Commercial to Residential;

   b) Amend Schedule "C" – Defined Policy Area to identify 45 and 51 Penetang Street as Defined Policy Area *XX*;

   c) That notwithstanding the provisions of Section 4.2.2.3 (c) of the Official Plan, the text of the Official Plan be amended by adding Section 4.8.*XX* to permit a maximum density of 186 units per hectare on the subject lands.

2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG to rezone from Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) to Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2) (SP-XX) be approved (D14-1660).

3. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:

   a) Permit a minimum front yard setback of 4 metres, whereas 7metres is required;

   b) Permit a minimum interior side yard setback to the west property line of 3.5 metres, whereas 5 metres is required;

   c) Permit a maximum gross floor area of 144%, whereas a maximum of 100% would be permitted;

d) Permit a minimum landscaped open space of 25%, whereas 35% is required;

e) Permit a minimum landscaped buffer of 0.9 metres, whereas 3 metres is required;

f) Permit a minimum parking ratio of 1 parking space per dwelling unit, whereas 1.5 spaces per unit is required ;

g) Permit a maximum building height of 19 metres, whereas 15 metres would be permitted; and

h) Require a minimum consolidated rooftop amenity area of at least 30% of the building footprint.

4. That the owner/applicant is required to provide community benefits in accordance with Section 6.8 Height and Density Bonusing of the Official Plan, to be determined in accordance with City process to the satisfaction of the Director of Planning and Building Services.

5. That the development ultimately built substantially resembles the rendering submitted by the applicant on May 8, 2019 attached as Appendix "A" to Staff Report PLN024-19.

6. That the written and oral submissions received relating to the 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 the matters raised in the submissions and identified within Staff Report PLN024-19.

7. That pursuant to Section 34(17) of the *Planning Act,* no further public notification is required prior to the passing of the by-law. (PLN024-19) (D14-1660, D09-OPA75)

PURPOSE & BACKGROUND

Report Overview

6. The purpose of this Staff Report is to recommend approval of the subject applications, to permit the redesignation of the lands at 45 Penetang Street from General Commercial to Residential, to establish a Defined Policy Area within the Official Plan for both 45 and 51 Penetang Street to permit a maximum density of 186 units per hectare, and to rezone the lands from Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) to Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2) (SP-XXX). The effect of the applications would be to permit the development of a 6-storey residential apartment building with 50 units on the subject lands.

7. Staff have identified that a consolidated rooftop amenity area is appropriate for this development to meet the needs of future residents. Staff are recommending that the rooftop amenity be a minimum of 30% in area of the total building footprint as reflected in the recommended motion.

8. Through detailed review of the applications as submitted, consideration of public input, and consultation with staff, the original concept for this property has been modified by the applicant, including the requested special provisions applicable to the rezoning. The revised concept plan (Appendix "B" Revised Concept Plan) illustrates a 6 storey mid-rise building, however it should be clearly noted that the final confirmation of site design, and the details of the rooftop amenity area have not been formally established.

9. Should Council approve the subject applications, the proposed development would be subject to Site Plan Control to further address detailed design matters, related but not limited to servicing, privacy, lighting, landscaping and the location of the waste enclosure on site.

10. Staff have completed a detailed analysis of the supporting documentation provided by the applicant and conclude that an apartment building on this site meets the City's locational criteria for intensification outside of a designated intensification area. A mid-rise building on this site is consistent with existing development in the area, is accessible by transit, and is in close proximity to schools and close to the Urban Growth Centre. When assessed against all relevant Provincial and municipal policy, staff are of the opinion the proposal represents an appropriate form of development for the subject lands.

Location

11. The subject properties are municipally known as 45 and 51 Penetang Street and are located northeast of the Urban Growth Centre within the Codrington Planning Area. An abandoned commercial building currently exists on site and the balance of the property is vacant. The property has a total area of 2,720.4m^2 with 53.9m of frontage on Penetang Street.

Surrounding Land Uses

12. Existing land uses surrounding subject property consist of the following:

North: Medium density residential development; zoned Residential Multiple Dwelling Second Density (RM2)

South: Medium density residential development; zoned Residential Multiple Dwelling Second Density (RM2)

East: Pedestrian access connecting Penetang Street to Codrington Street and single detached residential development zoned; Residential Multiple Dwelling Second Density (RM2)

West: Medium density residential development; zoned Residential Multiple Dwelling Second Density (RM2)

Existing Policy

13. The properties are designated Residential and General Commercial in the City's Official Plan, and are zoned Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) in accordance with the City's Comprehensive Zoning By-law 2009-141. The lands are located within the Codrington Planning Area.

Supporting Information

14. In support of the applications, the following studies and supplementary information was submitted. For additional information on all materials, please refer to Appendix "C" – Technical Study Descriptions.

- Planning Justification Report with a Shadow Study (Innovative Planning Solutions, November 2018)
- Urban Design Brief (Innovative Planning Solutions, November 2018)
- Functional Servicing Report (Pearson Engineering, November 2018)
- Phase 1 Environmental Site Assessment (Skelton Brumwell & Associates Inc.)
- Phase 2 Environmental Site Assessment (PEACE Environmental Inc.)
- Preliminary Geotechnical Investigation (Peto MacCallum Ltd., September 2017)

Public Consultation

15. A Neighbourhood Meeting was held on February 21, 2019. Approximately 10 members of the public were in attendance in addition to, the owners representatives and consulting team, Planning staff and the Ward 2 Councillor, Kennan Aylwin. The comments/concerns provided by residents at this meeting related to the following:

- Concerns with height of the building as a result of site grading;
- Traffic concerns associated with additional vehicles on Penetang Street generated by the proposed development;
- Rental rates of the proposed units;
- Privacy and screening for existing residential properties to the south;
- Impact of drainage on adjacent residential properties to the south and west; and
- Potential lighting impacts on adjacent residential properties.

APPENDIX "F"

Proposed Zoning By-Law Amendment

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, 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 in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 45 & 51 Penetang Street from General Commercial (C4) Zone and Residential Multiple Dwelling 2nd Density (RM2) Zone to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2 (SP-__)) Zone.

AND WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone a parcel of land known municipally as 45 & 51 Penetang Street;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE the Council of the Corporation of the City of Barrie enacts the following:

1. THAT the Zoning By-Law Map, is hereby further amended by rezoning those lands municipally known as 45 & 51 Penetang Street in the City of Barrie, from General Commercial (C4) and Residential Multiple Dwelling 2nd Density (RM2) to Residential Apartment Dwelling First Density-2 – Special Provision (RA1-2 (SP-__)) in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.

2. THAT Notwithstanding anything to the contrary found in this By-law, the following special provisions shall apply to the lands zoned (RA1-2-SP), being the subject property:

   - Minimum Parking Ratio of 1 space per unit (Table 4.6);
   - Minimum Front Yard Setback of 4.0 metres (Table 5.3);
   - Minimum Side Yard (Interior) of 3.5 metres (Table 5.3);
   - Maximum Gross Floor Area (GFA) to Lot Area of 144% (Table 5.3);
   - Maximum Height of 15.7 metres (Apartment Dwelling First Density-2) (Table 5.3.2);
   - Minimum Landscape Open Space of 3.5 metres in Depth from a Secondary Means of Access, 25% (682 m2) (Section 5.3.3.2);
   - Minimum Landscape Buffer Area of 0.9 metres from the surface parking area (Section 5.3.7).

3. THAT the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.

4. THAT the owner/applicant is required to provide community benefits in accordance with Section 37 of the *Planning* Act, to be distributed as follows:

    a. That a minimum of 10% of all community benefit bonusing money be deposited in the Community Improvement Facility Reserve;
    b. That a minimum of 70% of all community benefit bonusing money be deposited in an Affordable Housing Reserve; and
    c. That 20% of all community benefit bonusing money be allocated to a project directed to the priorities established for Ward 2 funds.

5. THAT this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Ch. P.13 as amended.

READ a **FIRST and SECOND** time and finally **PASSED** this _____day of _____2019.

THE CORPORATION OF THE CITY OF BARRIE

_____

Mayor

_____

Clerk

RM2
Penetang St
RM2
RA1-2
(SP-XXX)
RA1-2
(SP-XXX)
C4
Existing Zoning C4
(General Commercial)
Barrie
Proposed Zoning
By-law Amendments
41 & 51 Penetang Drive
Proposed New Zone
RA1-2 (SP-XXX)
Zoning By-Law 2009-141
Parcels
Zoning By-law
2009-141

City of Barrie
70 Collier Street (Box 400)
Barrie, ON L4M 4T5

City of Barrie
Direction Memos

June 17, 2019

19-G-179 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (PIVAG) - 45 AND 51 PENETANG STREET (WARD 2)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG, for lands known municipally as 45 and 51 Penetang Street be approved as follows:

   a) Amend Official Plan Schedule "A" – Land Use to redesignate 45 Penetang Street from General Commercial to Residential;

   b) Amend Schedule "C" – Defined Policy Area to identify 45 and 51 Penetang Street as Defined Policy Area *XX*;

   c) That notwithstanding the provisions of Section 4.2.2.3 (c) of the Official Plan, the text of the Official Plan be amended by adding Section 4.8.*XX* to permit a maximum density of 186 units per hectare on the subject lands.

2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of PIVAG to rezone from Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) to Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2) (SP-XX) be approved (D14-1660).

3. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:

   a) Permit a minimum front yard setback of 4 metres, whereas 7 metres is required;

   b) Permit a minimum interior side yard setback to the west property line of 3.5 metres, whereas 5 metres is required;

   c) Permit a maximum gross floor area of 144%, whereas a maximum of 100% would be permitted;

   d) Permit a minimum landscaped open space of 25%, whereas 35% is required;

   e) Permit a minimum landscaped buffer of 0.9 metres, whereas 3 metres is required;

   f) Permit a minimum parking ratio of 1 parking space per dwelling unit, whereas 1.5 spaces per unit is required;

   g) Permit a maximum building height of 19 metres, whereas 15 metres would be permitted; and

   h) Require a minimum consolidated rooftop amenity area of at least 30% of the building footprint.

4. That the owner/applicant is required to provide community benefits in accordance with Section 6.8 Height and Density Bonusing of the Official Plan, to be determined in accordance with City process to the satisfaction of the Director of Planning and Building Services.

City of Barrie
Direction Memos

70 Collier Street (Box 400)
Barrie, ON L4M 4T5

June 17, 2019

19-G-179 **Continued...**

5. That the development ultimately built substantially resembles the rendering submitted by the applicant on May 8, 2019 attached as Appendix "A" to Staff Report PLN024-19.

6. That the written and oral submissions received relating to the 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 the matters raised in the submissions and identified within Staff Report PLN024-19.

7. That pursuant to Section 34(17) of the *Planning Act,* no further public notification is required prior to the passing of the by-law. (PLN024-19) (D14-1660, D09-OPA75)

Directions Memo:
Director of Planning and Building Services – action
Director of Legal Services – note
Director of Legislative and Court Services – note