
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILES:** D14-1614
D11-UDG

FROM: S. FORFAR
MANAGER OF GROWTH PLANNING

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ANNEXED LANDS: PROPOSED ZONING & SITE PLAN CONTROL BY-LAW
AMENDMENTS AND URBAN DESIGN GUIDELINES
FOLLOW-UP RESPONSES TO GENERAL COMMITTEE QUESTIONS

DATE: MAY 29, 2017

The following information is being provided to members of General Committee in response to questions from Staff Reports PLN007-17 and PLN008-17 and the accompanying presentation, provided to General Committee on Monday May 15, 2017.

1. Private Residential Driveway Access onto Arterial Roads

Question: Will the Arterial Roads in the annexed lands be designed to prevent new residential driveway use in order to reduce this conflict over time?

Response: The Secondary Plan policy for access onto arterial roads requires a high degree of access control. This means that any new proposals for driveways will be reviewed in detail to ensure that they will not impact expected traffic onto these types of roads in the annexed lands. To accommodate residential uses, access onto these roads will generally be designed from Collector and Local Streets only, and not new private driveways.

2. Approach to Traffic Management / Calming

Question: How will development in the annexed lands ensure that traffic management needs will be integrated into the process so that the community does not end up paying for traffic management infrastructure in neighbourhoods in the future?

Response: Through the draft plan process, there is a condition that requires the developer to submit, through the detailed design phase, a Traffic Management Plan. This plan identifies, among other items, where additional traffic management / calming infrastructure needs to be installed to prevent the retrofitting of streets once subdivisions have been assumed.

3. Natural Environment & Community Sustainability

Question: How is the development of the annexed lands going to support the community's goals for environmental sustainability?

Response: Through the master planning process for the annexed lands, approximately 34% of the lands have been protected in their natural state and will be transferred into public ownership through the subdivision process.

With large parts of the annexed lands protected as the Natural Heritage System (NHS), it is important to ensure the developable lands are built-up in the most efficient and sustainable manner possible. As such, the framework for the build-out of these neighbourhoods is prefaced on higher densities and a greater mix of different unit types than anywhere else in Barrie. The built form is also proposed along a grid-network of streets to support greater efficiencies in service delivery and neighbourhood connectivity for future residents. In short, there are several key items that speak to how the annexed lands master plan supports the natural environment and community sustainability goals, including:

- **Natural Heritage System (NHS):** Approximately 34% of area in the annexed lands has been identified as the Natural Heritage System and will be protected for the long-term as these lands will all be transferred into public ownership through the development process.
- **Low Impact Development Standards (LIDs):** City staff are currently finalizing new municipal guidelines that will permit more naturalized means of accommodating stormwater in the future.
- **Higher Density Development:** These annexed land neighbourhoods have higher density ranges than inside the built boundary to ensure development in these areas will be built in an efficient and sustainable manner, while supporting city growth targets.
- **Progressive Community Standards:** The community standards for development that are found in the zoning by-law permit tighter property line setbacks, more choice in housing style within the same zone, the integration of laneways to support new built forms such as back-to-back and stacked townhouses, and the integration of urban design standards to ensure the build-out of desirable and functional neighbourhoods.

4. New Public Street Type: Municipal Laneways

Question: How are we going to service this new type of Public Street if we don't have any today?

Response: There are several different types of townhouse products that have been proposed through the annexed land Secondary Plan process and the Built Form Working Group that have been successfully built and serviced using public laneways in communities across the GTA in recent years, including Markham, Brampton and Clarington. The variation in product types provide more affordable options for homeownership that also yield higher densities and thus greater utilization of municipal infrastructure for the host municipalities.

Rear laneways also offer the opportunity to elevate the community standard for neighbourhood design by utilizing them for vehicular access and storage, as well as garbage pick-up. In terms of the overall lane kilometers of public laneways that are proposed at this time, there is approximately 3.0 km total in various locations across the secondary plan areas.

City staff are actively reviewing laneway standards from other municipalities to ensure that this new public street type can be accommodated in a fiscally responsible manner, as this will permit broader offerings in built-form in the annexed land neighbourhoods.

5. Snow Cities & Laneways: Garbage Collection & Snow Removal

Question: How will city services such as garbage collection and snow removal be handled on narrower streets including laneways? Are there examples from other communities?

Response: Barrie city staff continue to review existing information from other communities to determine the best way forward to service new neighbourhoods in the annexed lands. In terms of other communities being able to manage snow removal and garbage collection along narrower public streets and laneways, there is information available from other snow cities including Edmonton:

Edmonton:

[Winter Design Guidelines](#)

[Complete Streets Guidelines](#)

6. Snow Cities & Laneways: Examples of Similar Built-Form

Question: Where else have these higher density neighbourhoods been accommodated in snow cities such as Barrie? Are there any specific examples?

Response: Barrie is not the first city to utilize this type of neighbourhood design and integrate new types of built forms to increase density and gain efficiencies in servicing. Close to home, Stouffville, Markham, Brampton, Oakville and other GTA municipalities continue to permit public laneways to support a range of housing products. They also continue to permit development standards that bring homes closer to the street by pushing setback standards tighter to property lines. Other communities include Ottawa, Orangeville, Peterborough, Saskatoon, Edmonton and Calgary also accommodate this type of built-form:

Saskatoon, SK

Mixed-Use

[The Blok Project](#)

[Parcel Y Project](#)

Saskatoon, SK

Mixed-Use

[The Banks Project](#)

[The Banks Project - Global News](#)

[The Banks Project - Globe & Mail](#)

Ottawa, ON

Mixed-Use

[The Zibi Project](#)

Edmonton, AB

Mixed-Use

[The Blatchford Project](#)

Calgary, AB

Mixed-Use

[The East Village Project](#)

[The East Village Article](#)

7. Migrating this built form into the Built Boundary

Question: Will these new zone standards be able to be utilized inside other areas in Barrie?

Response: Where the proposed zones align with the land use designation in the Official Plan, the zone can be proposed for use. As the Official Plan update moves forward this year, changes in the land use policy will drive changes to the zoning by-law standards, as it is the zoning by-law that creates the community standards for development on private property.

8. Inclusive Neighbourhood Standards

Question: How has the ‘Crisis Care Facility’ use been accommodated in the annexed lands zone standards and where is this supportive community use permitted?

Response: The ‘Crisis Care Facility’ definition was amended and re-named ‘Social Service Facility’ through a housekeeping amendment (Appendix A). This definition accommodates the original crisis care facility uses while providing enough flexibility to meet changing needs for these and related social services in the future. The definition is as follows:

Social Services Facility shall mean a facility, which provides social support services which may include counseling services, recreational facilities, educational and training facilities, place of assembly, temporary lodging and serve meals, and offer day-care services. (By-law 2016-057)

To ensure the provision of other neighbourhood-based housing needs for residents requiring permanent support, Group Homes are also accommodated for in the proposed zoning framework:

Permitted Uses:	Neighbourhood Residential Zone (R5)	Neighbourhood Multiple Residential Zone (RM3)	Neighbourhood Mixed Use Zone (NMU)
Social Service Facility		X	X
Group Home	X	X	

9. Homeowner Information about Neighbourhood Built-Form

Question: Are there opportunities to provide more information to home purchasers in the annexed lands area about the mixed-use nature of these subdivisions that could reduce the type of public concern that is being seen in the established neighbourhoods in the built-boundary?

Response: Currently the City has a standard draft plan condition requiring the builder / developer to provide all new homeowners with a Community Information Package. The clause reads as follows:

“The Owner/Developer shall prepare and distribute an Information Package, approved by the City, to the prospective purchasers and tenants that generally addresses the various land use components of the development, including but not limited to the location of major utilities, roads, transit and active transportation routes, lot sizes and types.”

Growth management staff are updating the standard draft plan conditions and will take this opportunity to ensure the language is bolstered to include more descriptive information regarding future mixed use and medium and higher density blocks.



Bill No. 056

BY-LAW NUMBER 2016-057

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;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 16-G-094;

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

THAT Section 3.0 Definitions of the Comprehensive Zoning By-law 2009-141 be amended by deleting the definition of "Crisis Care Facility" between the definition for "Conference Centre" and "Custom Workshop" and inserting a new definition of "Social Services Facility" between the definition between "Single Housekeeping Unit" and "Solar Collector" as follows:

"Social Services Facility

shall mean a facility, which provides social support services which may include counseling services, recreational facilities, educational and training facilities, place of assembly, temporary lodging and serve meals, and offer day-care services."

- THAT** Section 4.0 General Provisions and General Standards of the Comprehensive Zoning By-law 2009-141, Table 4.6 be amended by deleting the use "Crisis Care Facility" and the corresponding parking standard and by adding the use "Social Services Facility" between "Shopping Centre" and "Theatre" and adding the corresponding parking standard of: "1 space per 30m² of gross floor area minimum two spaces. No parking is required in the Urban Growth Centre." Such amendment to be shown in Table 4.6 as follows:

Uses	Parking Standards
Social Services Facility	1 space per 30m ² of gross floor area min. 2 spaces. No parking is required in the Urban Growth Centre.

- THAT** Table 5.2 Permitted Uses in Residential Zones of the Comprehensive Zoning By-law 2009-141 be amended by deleting the use and row "Crisis Care Facility" under the Institutional Uses list and by adding a new use "Social Services Facility" after "Senior Citizen Housing" and marking an "X" indicating the use is permitted in columns under the RM2, RA1 and RA2 zones.

Shown as follows:

Uses	Zones										
	Single Detached					Multiple				Apartment	
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2
Institutional Uses⁽¹³⁾											
Social Services Facility								X		X	X

3. **THAT** Section 5.2.11 Institutional Uses in Residential Zones of the Comprehensive Zoning By-law 2009-141 be amended by adding 5.2.11 d) as follows:

"d) Any *Social Services Facility* in a residential zone shall provide temporary lodging, and shall be located a minimum of 300m from any other *social service facility* in a residential zone."

4. **THAT** Table 6.2 Permitted Uses in Commercial Zones of the Comprehensive Zoning By-law 2009-141 be amended by deleting the use and row "*Crisis Care Facility*" under the Institutional Uses list and by adding a new use "*Social Services Facility*" between "Senior Citizens Home" and "Training and Rehabilitation Centre" and marking an "X" indicating the use is permitted in columns under the C1, C2, C3 and C4 zones.

Shown as follows:

Uses	Zones				
	Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Institutional Uses					
<i>Social Services Facility</i>	X	X	X	X	

5. **THAT** Section 6.2.4 Crisis Care Facility of the Comprehensive Zoning By-law 2009-141 be deleted and subsequent sections be renumbered accordingly.

Shown as follows:

6.2.4 Highway 400 Commercial "

6. **THAT** Table 8.2 Permitted Uses in Institutional Zones of the Comprehensive Zoning By-law 2009-141 be amended by deleting the use and row "*Crisis Care Facility*" and by adding a new use "*Social Services Facility*" between "Senior Citizen Home" and Training and Rehabilitation Centre" and marking an "X" indicating the use is permitted in columns under the I-M and I zones.

Shown as follows:

Uses	Zones		
	Major Institution (I-M)	Institutional (I)	Educational Institution (I-E)
<i>Social Services Facility</i>	X	X	

7. **THAT** Section 8.3.2 Additional Standards for Group Homes and Crisis Care Facilities of the Comprehensive Zoning By-law 2009-141 be amended by:

- i. deleting the words "and Crisis Care Facilities" after the words "Group Homes" in the header of 8.3.2;
- ii. deleting the words "and crisis care facilities" after the word homes, and deleting the words "and each crisis care facility and they shall be separated 300m from each other".

Shown as follows:

"8.3.2 Additional Standards for Group Homes

Group homes must be located in fully detached buildings. A minimum distance of 300m shall separate each group home.

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


READ a first and second time this 13th day of June, 2016.

READ a third time and finally passed this 13th day of June, 2016.

THE CORPORATION OF THE CITY OF BARRIE



MAYOR - J. R. LEHMAN



CITY CLERK - DAWN A. MCALPINE