



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, June 15, 2021

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, June 15, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

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.

PM 2.1

PUBLIC MEETING FOR PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING BY-LAW 2009-141 FOR AFFORDABLE HOUSING

The purpose of the Public Meeting is to review an application to consider a City-wide, municipally initiated amendment to Zoning By-law 2009-141 to facilitate more affordable housing options, and to update and refine the intent and contents of Comprehensive Zoning By-law 2009-141.

The intent of the proposed amendment is to address barriers to housing affordability, clarify definitions, update development standards for second suites and detached accessory dwelling, and improve implementation of the By-law to support affordable housing initiatives.

The proposed amendment to the text of the By-law is summarized below. No key map is provided given that the provisions of the By-law apply to the whole City. Note that these changes may also trigger associated revisions to standard requirements in other sections of the By-law.

1. Delete minimum dwelling unit floor area requirements throughout the By-law, to permit smaller units as of right.
2. Make the following changes to Section 3.0 Definitions:
 - a) Revise the definitions for “Basement,” “First Storey,” and “Storey” to provide consistency with the Ontario Building Code.
 - b) Revise the definitions for “Detached Accessory Dwelling Unit,” “Duplex Dwelling,” and “Second Suite” to clarify and distinguish between these built forms.
 - c) Revise the definition of “multiple dwelling” to state it is a residential building containing four (4) or more units.
 - d) Add a definition for “Tandem Parking Space.”
3. Revise Section 4.4 Non-Conforming Uses by making the following changes to Section 4.4.3 Change In Use:
 - a) Add provisions to exempt any existing lot or building from meeting the current zoning standards, save and except for parking required in Section 4.6, when incorporating additional dwelling units within the main building, when the proposed use is permitted in the zone in which it is located, including the conversion of non-residential buildings to a residential use or mixed use. New construction or additions to an existing building will be required to comply with the applicable development standards.
 - b) Delete Section 4.4.2.3, which currently permits a reduction to the number of dwelling units on a lot, or in a building or structure, even when the proposed change in residential use does not comply with the zone in which it is located.
4. Make the following changes to Table 5.2:
 - a) Move “Second Suite” under the list of permitted Accessory Uses, subject to the standards in Section 5.2.9.
 - b) Add “Detached Accessory Dwelling Unit” as a distinct permitted Accessory Use, in the R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH zones, subject to the standards in Section 5.2.9.
5. Revise Section 5.2.9 Second Suites to:
 - a) Change the heading from “Second Suites” to “Second Suites and Detached Accessory Dwelling Units” and re-organize the subsections as follows:

- i. 5.2.9.1 “Standards for Second Suites”
 - ii. 5.2.9.2 “Standards for Detached Accessory Dwelling Units”
 - iii. 5.2.9.3 “Parking Standards”
- b) Under the new Subsection 5.2.9.1, list standards for second suites, including but not limited to:
- i. Clarify that a maximum of one (1) second suite per lot is a permitted accessory use within a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit.
 - ii. Establish a maximum gross floor area requirement.
 - iii. Continue to exempt existing non-conforming lots and buildings from current residential zoning standards when incorporating second suites, by relocating existing provision 5.2.9.3 a) to this subsection instead.
- c) Under the new Subsection 5.2.9.2, create new standards for detached accessory dwelling units, including but not limited to:
- i. Clarify that a maximum of one (1) detached accessory dwelling unit per lot is a permitted accessory use to a single detached dwelling, duplex dwelling, semi-detached dwelling unit, or street townhouse dwelling unit.
 - ii. Establish different minimum lot area requirements for single-storey and two-storey detached accessory dwelling units.
 - iii. Establish different minimum development standards for single-storey and two-storey detached accessory dwelling units, including maximum building height and minimum yard setbacks requirements.
 - iv. Establish a maximum gross floor area requirement.
 - v. Establish that the first storey of a two-storey detached accessory dwelling unit shall be used as a private garage, and that a basement is not permitted in any detached accessory dwelling unit.
 - vi. Establish a minimum driveway length for detached garages that are attached to a detached accessory dwelling unit.

- d) Relocate the existing parking standards in Section 5.2.9.2 (Parking) to the renamed Section 5.2.9.3 (Parking Standards) and delete existing provision 5.2.9.3 b) respecting existing second suites in the Georgian College Neighbourhood, as there are no longer restrictions on this use in that area.
6. Amend Section 8.0 Institutional to permit residential uses in conjunction with permitted Institutional uses on properties zoned Institutional (I), subject to appropriate development standards.
7. Revise Table 14.5.2 to change “Two Unit Dwelling” to “Semi-Detached, Duplex Dwelling” and add “Detached Accessory Dwelling Unit” as a distinct permitted Accessory Use in the R5 and RM3 zones, subject to the new standards in Section 5.2.9.

Presentation by Michelle Banfield, Director of Development Services.

- Attachments:** [PM Notice City-wide Update Affordable Housing](#)
[Presentation City-wide Update Affordable Housing](#)
[PM Memo City-wide Update Affordable Housing](#)
[Correspondence - Proposed Change to ZB - Affordable Housing](#)
[Correspondence - Proposed Change to ZB - Affordable Housing - 2nd package](#)
[Correspondence - Proposed Change to ZB - Affordable Housing - 3rd package](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

DEV015-21 ZONING BY-LAW AMENDMENT APPLICATION - 821 BIG BAY POINT ROAD (WARD 10)

1. That the Zoning By-law Amendment application submitted by Baldwin Planning and Development Consultants, on behalf of Robert Gilroy, to rezone lands municipally known as 821 Big Bay Point Road, from ‘Residential Single Detached Dwelling Third Density’ (R3), ‘Residential Multiple Dwelling Second Density Townhouse’ (RM2-TH) and ‘Agriculture’ (A), to ‘Residential Multiple Dwelling Second Density with Special Provisions’ (RM2)(SP-XXX) in the City of Barrie Zoning By-law 2009-141, be approved.
2. That the following special provisions be referenced in the implementing zoning by-law for the subject lands:

- a) Permit a minimum front yard setback from Big Bay Point Road to 3.0 metres, whereas 7.0 metres is required;
 - b) Permit a rear yard setback to the townhouse units to 6.49 metres, whereas 7.0 metres is required;
 - c) Permit a reduced depth of open space for secondary means of access to 6.49 metres, whereas 7.0 metres is required; and
 - d) Permit a minimum front yard setback to a porch of 1.5 metres, whereas 3.0 metres is required.
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 DEV015-21.
 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. (DEV015-21) (File: D30-001-2021)

Attachments: [DEV015-210615](#)

DEV016-21

SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR PHASE 1 OF 51 - 75 BRADFORD STREET AND 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS INC.) (WARD 2)

1. That the Site Plan Control Application submitted by SmartCentres, on behalf of Barrie Lakeshore Developments Inc. (2714708 Ontario Inc. and Greenwin Barrie Inc.) for Phase 1 of the development on lands known municipally as 51-75 Bradford Street and 20 Checkley Street, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV016-21.
2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project including, but not limited to, a Final Plan package for Phase 1. (DEV016-21) (File: D11-020-2020)

Attachments: [DEV016-210615](#)

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. 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.

