

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**PREPARED BY: C. McLAREN, RPP, SENIOR PLANNER**

**FROM: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)**

**NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT APPLICATION 481 YONGE STREET (481 YONGE DEVELOPMENTS INC.) (WARD 8)**

**DATE: SEPTEMBER 9, 2019**

The purpose of this Memorandum is advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of 481 Yonge Developments Inc., for the lands known municipally as 481 Yonge Street.

The subject lands consists of approximately 0.6 hectares (1.4 acres) of land, located on the east side of Yonge Street, south of MacMillan Crescent, within the Painswick North Planning Area.



The subject lands are designated Residential in the City's Official Plan and are currently zoned Residential Multiple Dwelling Second Density (RM2) in accordance with Zoning By-law 2009-141. The owner has applied to amend the current zoning of the property to Mixed Use Corridor with Special Provisions (MU2)(SP) to permit the development of a 4-storey residential apartment building with a total of 67 units (see Appendix 'A' –



## PLANNING AND BUILDING SERVICES MEMORANDUM

FILE: D14-1680

Conceptual Site Plan). The overall density proposed for the development is 122 units per hectare. The Special Provisions relate to the following:

	Required (Proposed MU2 Zone)	Provided
Front Yard Setback	To be paved	Partially paved
Maximum Interior Side Yard Setback	3m	4.5m
Minimum Street Level Floor Height	4.5m	3m

### Neighbourhood Meeting

A neighbourhood meeting was held on April 24, 2019. Approximately 21 members of the public were in attendance in addition to Ward 8 Councillor Jim Harris and Planning staff. Primary comments from the public included:

- Concerns with the proposed increase in height and density for the site;
- Loss of privacy given the existing grade of the property relative to adjacent residential properties to the east fronting onto Dixon Court;
- Potential shadow and lighting impacts on adjacent residential properties;
- Increased traffic generated by the proposed development and its impact on surrounding roadways;
- Concerns with the proposed access location off of MacMillan Crescent;
- Insufficient parking for the proposed development and concerns with the proposed underground parking structure as it relates to soil stability and access location;
- Proposed tenure – rental versus condominium; and,
- Concerns with the location of the proposed stormwater management pond on-site.

### Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The height and density of the proposed development;
- The site specific zoning provisions being requested;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure; and,
- The impact of the form of development on adjacent single detached residential properties in the neighbourhood.

### Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as any comments raised through the analysis of these applications by technical staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report providing a recommendation to General Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in November of 2019.

For more information, please contact Carlissa McLaren, Senior Planner, at 705-739-4220 ext. 4719 or [Carlissa.mclaren@barrie.ca](mailto:Carlissa.mclaren@barrie.ca)

APPENDIX 'A'  
Conceptual Site Plan – 67 units

