



City of Barrie

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

Meeting Agenda Planning Committee

Monday, June 1, 2020

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 1990* 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

PM Notice:

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 Ext. 5500 during regular office hours prior to **Monday June 1, 2020 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.

The link to speak at the June 1, 2020 Planning Committee Public meeting is:

https://barrie-ca.zoom.us/webinar/register/WN_itd1l-1lQ8CRLK6DHJjW7g

2. PUBLIC MEETING(S)

PM 2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MARIO LAMBERT HOLDINGS LTD. - 79 GOWAN STREET (WARD 8) (FILE: D14-1691)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Mario Lampert Holdings Ltd. for lands known municipally as 79 Gowan Street, Barrie.

The applicant is proposing to amend the zoning of the subject lands from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density - Special' (RM2)(SPXXX) with the following site-specific provisions to permit the development of a four (4) storey walk-up apartment with seven (7) residential units:

<u>Zoning Standard</u>	<u>Required</u>	<u>Proposed</u>
Gross Floor Area (maximum)	60%	105%
Density (maximum)	53 units per hectare	76 units per hectare
Front Yard Parking Coverage (maximum)	50%	60%
Landscape Buffer Strip around a Parking Area (minimum)	3 metres	1.8 metres (west side)

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Andrew Gameiro, Planner, Development Services.

- Attachments:** [200601 Notice - 79 Gowan Street](#)
[200601 Presentation - 79 Gowan Street](#)
[200601 Memo - 79 Gowan Street](#)

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

Nil.

4. DEFERRED BUSINESS

4.1 REFERRED BY MOTION 20-G-072:

MEMORANDUM FROM M. BANFIELD DATED MAY 25, 2020 REGARDING THE EMPLOYMENT LAND CONVERSION EVALUATION

That the Memorandum from M. Banfield, Director of Development Services dated May 25, 2020 regarding the Employment Land Conversion Evaluation be referred to the June 1, 2020 Planning Committee meeting for consideration.

- Attachments:** [200525 Employment Land Conversion Evaluation](#)

5. STAFF REPORT(S)**DEV005-20 APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (2596843 ONTARIO INC.) - 224 ARDAGH ROAD AND PART OF 250 ARDAGH ROAD (WARD 6)**

1. That the Official Plan Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to redesignate the lands known municipally as part of 250 Ardagh Road on Schedule A - Land Use from Institutional to General Commercial, and attached as Appendix "A" to Staff Report DEV005-20, be approved.
2. That the Official Plan Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to add a Defined Policy Area on Schedule C - Defined Policy Areas to permit standalone residential use and high density residential on lands designated General Commercial, known municipally as 224 Ardagh Road and part of 250 Ardagh Road, and attached as Appendix "A" to Staff Report DEV005-20, be approved.
3. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of 2586843 Ontario Inc. to rezone the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road from General Commercial with Special Provisions and a Hold (C4)(SP-341)(H-79) and Major Institutional (I-M) to General Commercial with Special Provisions (C4)(SP-XXX), and attached as Appendix "B" to Staff Report DEV005-20, be approved.
4. That the following Special Provisions for the General Commercial (C4) (SP-XXX) Zone be referenced in the site specific zoning by-law for the lands known municipally as 224 Ardagh Road and part of 250 Ardagh Road and attached as Appendix "B" to Staff Report DEV005-20:
 - a) The lands shall be considered one lot for the purposes of zoning;
 - b) The following minimum parking standards are required:
 - i) 1.25 parking spaces per dwelling unit, whereas 1.5 spaces is the standard; and
 - ii) 1 space per 30 square metres of commercial use, whereas 1 space per 24 square metres of commercial use is the standard for multiple uses.
 - c) The following additional uses are permitted as part of a mixed-use development:
 - i) Block/Cluster/Street/Stacked Townhouse units; and
 - ii) Home Occupations in accordance with Section 5.2.10 of By-law 2009-141.

- d) The following setbacks and height standards shall be applied:
 - i) A minimum front yard setback of 2 metres shall be provided (Ferndale Drive South);
 - ii) A minimum exterior side yard setback of 2 metres shall be provided (Ardagh Road);
 - iii) A minimum interior side yard setback of 10 metres shall be provided (north property line);
 - iv) A minimum rear yard setback of 7.5 metres shall be provided (west property line);
 - v) A maximum building height of 28 metres is permitted for the mixed use building located at the south-east corner of the property; and
 - vi) A maximum building height of 12.5 metres shall be permitted for a townhouse unit.
 - e) A minimum 6%, or 290 square metres, of the total gross floor area of the mixed-use building shall be used for commercial uses, whereas 20% is required;
 - f) A minimum consolidated amenity space of 9 square metres per unit or 730 square metres, shall be provided, whereas 12 square metres per unit (972 square metres) is required;
 - g) Accessory structures shall be permitted in association with each townhouse unit and the mixed-use block whereas permissions are not provided for the C4 Zone;
 - h) Box/bay windows and any other encroachments for accessory architectural details outlined in section 5.3.3.1 (b) and (g), may project a distance of not more than 0.5 metres into a required yard, whereas the C4 Zone does not provide standards for these types of design features; and
 - i) Notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the C4 (SP-XXX) Zone.
5. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.

6. That the written and oral submission 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, and as further detailed in Staff Report DEV005-20.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV005-20) (File: D09-OPA077, D14-1662)

Attachments: [DEV005-200601](#)

DEV011-20

APPLICATION FOR ZONING BY-LAW AMENDMENT -1701390 ONTARIO LTD. AND 1701391 ONTARIO LTD. - 180 AND 198 ARDAGH ROAD (WARD 6)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hedbern Development Corporation to rezone the lands known municipally as 180 Ardagh Road and 198 Ardagh Road from 'Residential Single Detached Second Density' (R2) to 'Residential Multiple First Density' (RM1), be approved.
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and the final decision related to the approval of the application, and as identified within Staff Report DEV011-20.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the By-law. (DEV011-20) (D14-1685)

Attachments: [DEV011-200601](#)

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.

