



**PLANNING AND BUILDING SERVICES
MEMORANDUM**

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: ANDREW GAMEIRO, B.E.S., PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FOR 233,
237, 241 AND 245 DUNLOP STREET WEST (FILE: D09-069-18 AND D14-1647)
MDM DEVELOPMENTS**

DATE: DECEMBER 10, 2018

Summary:

The purpose of this Memorandum is to advise members of Council of a public meeting for applications for an Official Plan and Zoning By-law Amendment submitted by 'Innovative Planning Solutions Inc.' on behalf of MDM Developments for lands known municipally as 233, 237, 241 and 245 Dunlop Street West, Barrie. The subject lands are located on the south side of Dunlop Street West, east of Boys Street South and west of Frances Street South, and have an area of approximately 0.717 hectares (1.77 acres) – please see Appendix A: Site Location Map.

The applicant is proposing to amend the Official Plan to permit a density of 185.32 units per hectare on the subject lands. The applicant is also proposing to amend the zoning of the subject lands from 'Residential Multiple Dwelling Second Density Special Provision No. 189 – Hold No. 112' (RM2)(SP-189)(H-112) to 'Residential Apartment Dwelling First Density 3 – Special' (RA1-3)(SP) with site-specific provisions to permit the development of an 8-storey mixed-use building with 96 residential units and 166.36 square metres of ground floor commercial space.

At the time of submission, the applicant was seeking site-specific zoning provisions to permit a built form that is generally consistent with the Mixed Use Corridor (MU2) zone standards in By-law 2015-097 which was adopted by Council on October 6, 2015. By-law 2015-097 was appealed to the Ontario Municipal Board (OMB), however, the appeal has recently been resolved and the MU2 zone standards are now in full force and effect. As such, Planning staff are transitioning to processing the subject application as an MU2 development proposal and will include this information in the Staff Report that is brought forward for General Committee's consideration.

Background:

The applicant originally submitted an application for a Zoning By-law Amendment which was deemed complete on March 13th, 2018. The application was circulated to all applicable City departments and external agencies for review and comment.

A Neighbourhood Ward Meeting was held on April 17th, 2018 regarding the proposed development. A total of twenty-five (25) local residents attended the meeting. Residents raised concerns with matters such as: increased building height and density; parking supply; traffic congestion and safety concerns on Dunlop Street West; environmental impacts on Bunker's Creek and Milligan's Pond; shadowing; servicing capacity; and, the loss of privacy on adjacent residential lots.

On June 11, 2018, Planning staff brought a memorandum forward to General Committee to provide an update on the status of the subject application. At that time, Planning staff and the City's technical review team identified items that needed to be addressed, such as the proposed density, reduced parking, proposed building height, limits of

development due to the adjacent creek and pond, and potential traffic impacts. As such, the Statutory Public Meeting was postponed. The applicant wanted an opportunity to revise their concept plan and provide staff with additional information in support of the application before scheduling the Statutory Public Meeting.

The applicant has revised their site plan and provided Planning staff with an updated submission, which includes an application for an amendment to the Official Plan. The Official Plan Amendment was required as a result of the future dedication of environmental protection lands to the City which would occur through the Site Plan Control process. The land dedication will reduce the overall developable area of the site, thus increasing the density of the development.

The updated application was deemed to be complete by the City on October 16th, 2018 and has been circulated to all applicable City Departments and external agencies for their review. Planning staff are currently working collaboratively with the applicant, their consultants and our technical review team through the review process. All comments that are received will form part of Planning staff's recommendation on the subject application when a staff report is brought forward to General Committee.

Application Overview:

The subject lands are designated 'Residential' and 'Environmental Protection' in the City's Official Plan and are zoned 'Residential Multiple Dwelling Second Density Special Provision No. 189' (RM2)(SP-189) and 'Residential Multiple Dwelling Second Density Special Provision No. 189 – Hold No. 112' (RM2)(SP-189)(H-112) in Zoning By-law 2009-141, as amended. The subject lands are also located within a Primary Intensification Corridor as identified on Schedule 'I' of the Official Plan. Primary Intensification Corridors are intended to develop at a target density of fifty (50) units per hectare along the entire corridor. However, the subject property is located outside of the City's Urban Growth Centre (UGC) and is therefore restricted to a maximum density of 150 units per hectare, in accordance with the Official Plan.

The applicant is proposing to amend the Official Plan to permit a density of 185.32 units per hectare in an area located outside of the City's Urban Growth Centre. The applicant is also proposing to amend the zoning of the subject lands to 'Residential Apartment Dwelling First Density 3 – Special' (RA1-3)(SP) to permit the development of an 8-storey mixed-use building with 96 residential units and 166.36 m² of ground floor commercial space. A copy of the Site Plan, Elevation Plans and Architectural Perspectives have been included for reference in Appendix B of this memorandum.

The intent of the proposed Official Plan and Zoning By-law Amendment is to allow a built form that is consistent with the Mixed Use Corridor (MU2) zone standards in By-law 2015-097 which was adopted by Council on October 6, 2015. The Mixed-use Zone standards were intended to be applied to development proposals in the City's Intensification Nodes and Corridors. By-law 2015-097 was appealed to the Ontario Municipal Board (OMB), however, the appeal has recently been resolved and the MU2 zone standards are now in full force and effect. As a result, the number of site-specific zoning provisions being requested by the applicant has decreased from eleven (11) to five (5), as identified in the zoning matrix below. Site-specific zoning provisions are required for the proposed front yard setback, landscape buffer strips, building height and density.

Table 1: Zoning Matrix

Zoning Standard	'RA1-3' Zone (Required)	'MU2' Zone (Required)	Proposed MU2(SP)
Front Yard Setback (min.)	7 m	1 m for 75% of the frontage (min.) and 5 m 25% of the frontage (max.)	0.53 m
Landscape Buffer for Apartment Buildings (min.)	3 m (side & rear lot lines)	3 m (side & rear lot lines)	1.5 m (side yards adjacent to parking area)
Landscape Buffers for Parking Areas abutting a Residential Zone (min.)	3 m (along the side lot lines)	3 m (along the side lot lines)	1.3 m (along the side lot lines)
Building Height (max.)	30 m	16.5 m – storeys (min.) 25.5 m – 8 storeys (max)	25.85 m (8 storeys)
Density (max.)	150 units per hectare (Official Plan Policy)	150 units per hectare (Official Plan Policy)	185.32 units per hectare



Next Steps:

The primary planning and land-use related items being considered at this time are:

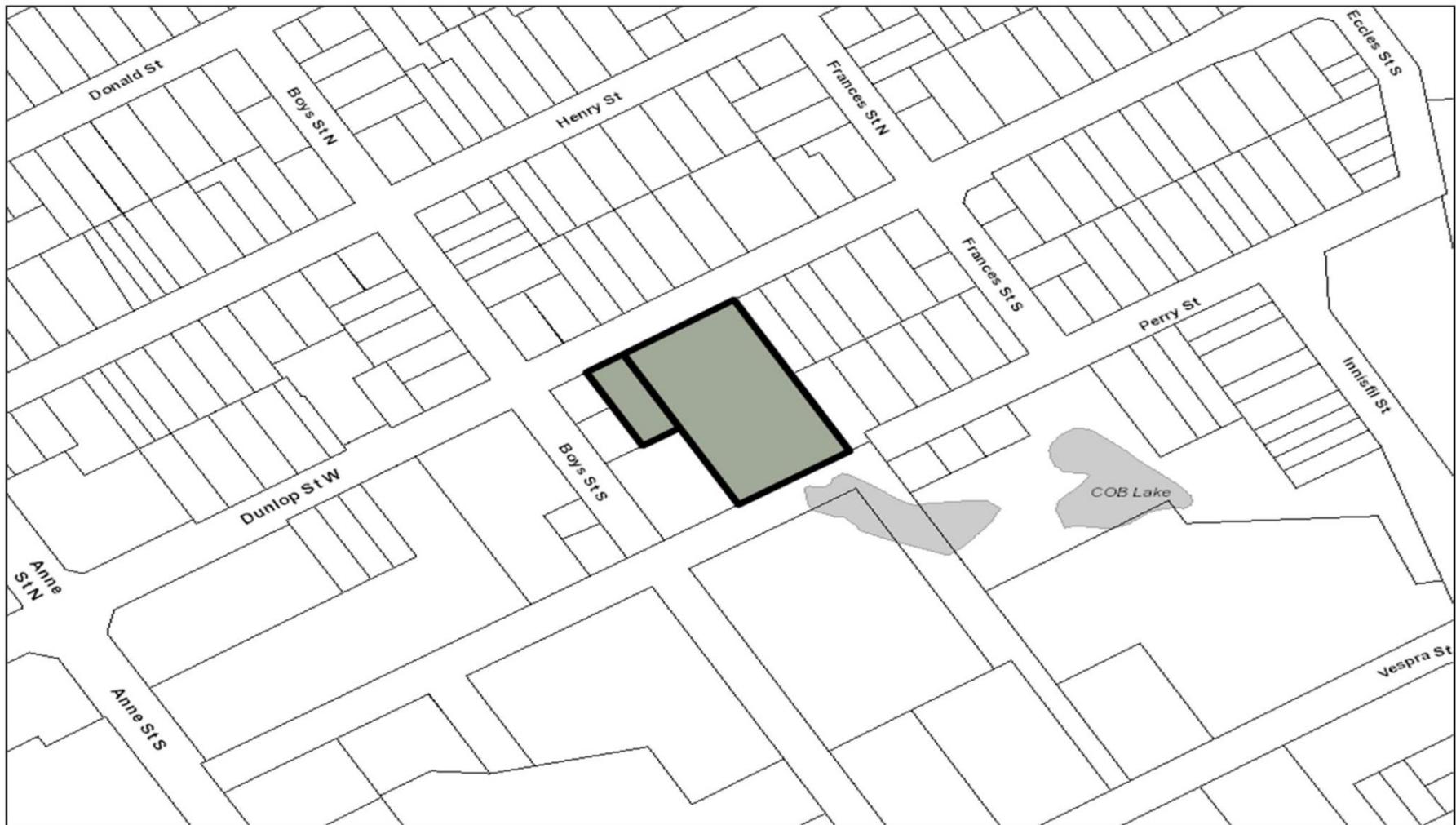
- The reduction in the front yard setback and landscape buffers;
- Increased building height and density;
- Built form and design;
- Compatibility with the surrounding neighbourhood;
- Establishing the limits of development and minimizing impacts on Bunker's Creek and Milligan's Pond;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of existing vegetation; and,
- The impacts that the development may have on traffic and parking in the area.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting early 2019 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendment applications.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.

Appendix 'A'

Site Location Map



File #: D14-1647

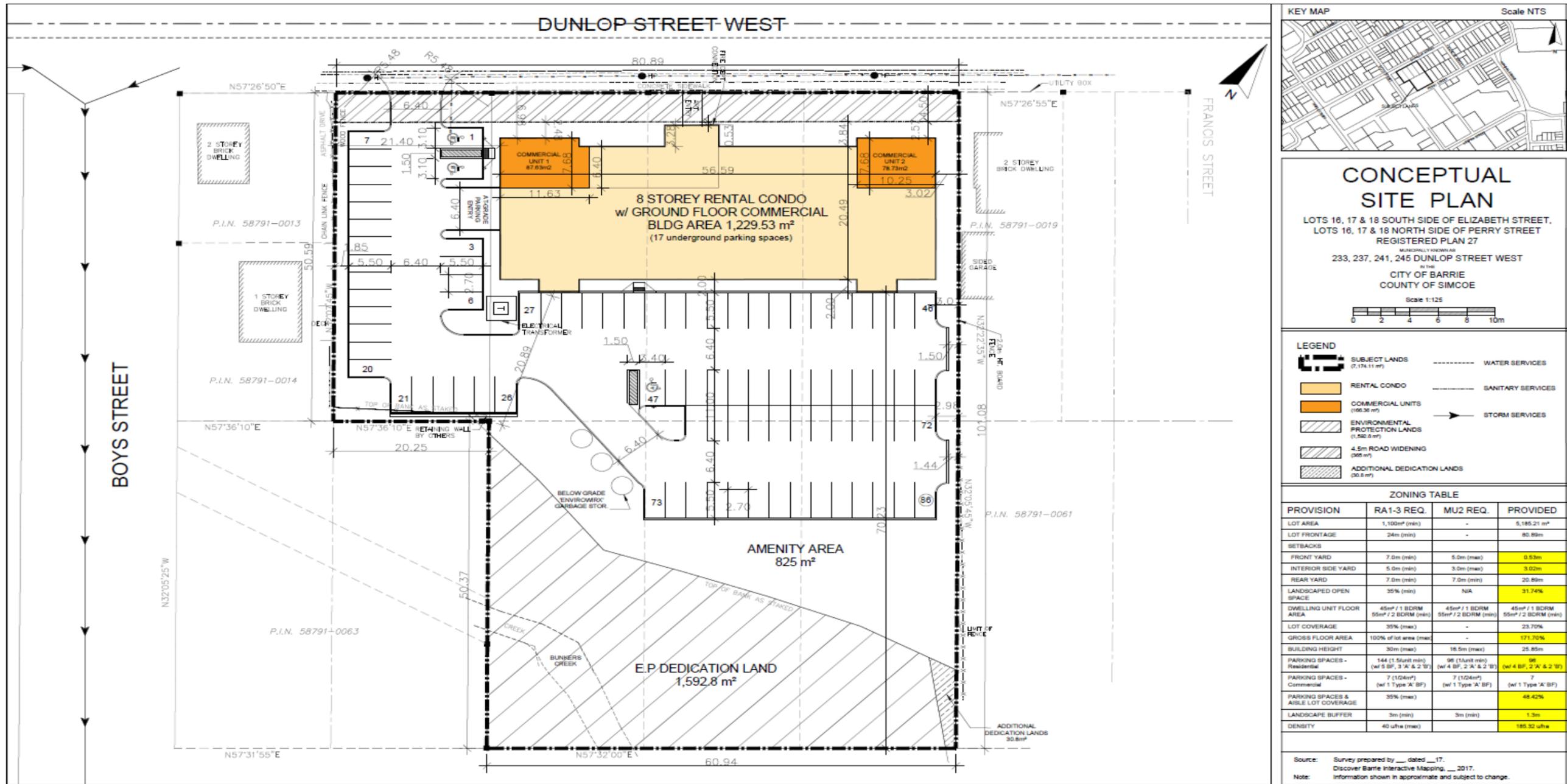
Address: 233, 237, 241 and 245 Dunlop Street
West

■ SUBJECT PROPERTY



Appendix 'B'
Site Plan, Elevation Plans and Architectural Perspective

Site Plan



Elevation Plans



Ian S. Malcolm ARCHITECTS

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Orientation

Client Information
MUSKIE & MURPHY, 180
HITCHCOCK ST.,
SCARBOROUGH, ONTARIO
SCM@mmad.com

Project
80 RENTAL APARTMENTS
233 DUNLOP STREET WEST,
SPRING, ON

Project Information
Project No.: 173941
Drawn by: MB
Checked by: JSM
Date: 06.11.2017
Scale: As Indicated

Drawing
ELEVATIONS

Drawing No.
A300

