



PLANNING AND BUILDING SERVICES MEMORANDUM

FILES: D12-445/D14-1675

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: B. CHABOT, PLANNER

NOTED: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT, 910 VETERAN'S DRIVE (2431805 ONTARIO INC. AND 2528286 ONTARIO INC.) (WARD 7)

DATE: SEPTEMBER 9, 2019

OVERVIEW:

The purpose of this Memorandum is to advise members of Council of a public meeting for applications for a Draft Plan of Subdivision and Zoning By-law Amendment submitted by 2431805 Ontario Inc. and 2528286 Ontario Inc. and represented by Dykstra Planning and Development Group, for lands known municipally as 910 Veteran's Drive, Barrie.

The subject lands, shown in Appendix 'A' - Site Location Map, are located within Phase 1 of the Salem Secondary Plan, are 0.736 ha (1.8 acres) in area, and have 91.4 metres (300 feet) of frontage on Veteran's Drive. The subject lands are located on the west side of Veteran's Drive and are adjacent to a large draft plan of subdivision to the north and west (H&H Capital Group Ltd.), two residential properties to the south, and agricultural lands designated for employment uses to the east. The subject property currently contains one single detached residential dwelling and accessory structures (garages and sheds) which would be removed.

The subject lands are designated Residential Area in the Salem Secondary Plan and is zoned Rural Residential (RR) pursuant to Zoning By-law 054-04 (Innisfil), as amended. The applicant is proposing to amend the zoning of the subject property to Neighbourhood Multiple Residential with Special Provisions (RM3)(SP-XXX) to permit the development of 9 street townhouses and 44 back-to-back townhouses, as identified in Appendix 'B' – Concept Plan. The applicant is seeking the following site-specific zoning provisions to facilitate the proposed development:

- A reduced minimum lot frontage of 4.5 metres for back-to-back townhouses (whereas a minimum of 5.5 metres is required);
- An increased maximum number of contiguous townhouse units of 10 (whereas a maximum number of 8 would be permitted); and,
- An increased maximum height of 4 storeys (whereas a maximum building height of 3 storeys is permitted).

BACKGROUND:

The subject application was submitted to the City on May 15, 2019 and was deemed complete on May 24, 2019. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.



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In lieu of a Neighbourhood Meeting, invitations to meet were sent to land owners that are not part of the development community and are within the 240 metre circulation area normally used for a Neighbourhood Meeting. In this instance, the owners of two (2) properties were invited to discuss the proposal with City staff. No residents have contacted City staff to date.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The application is currently undergoing a detailed review by City staff and partner agencies. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

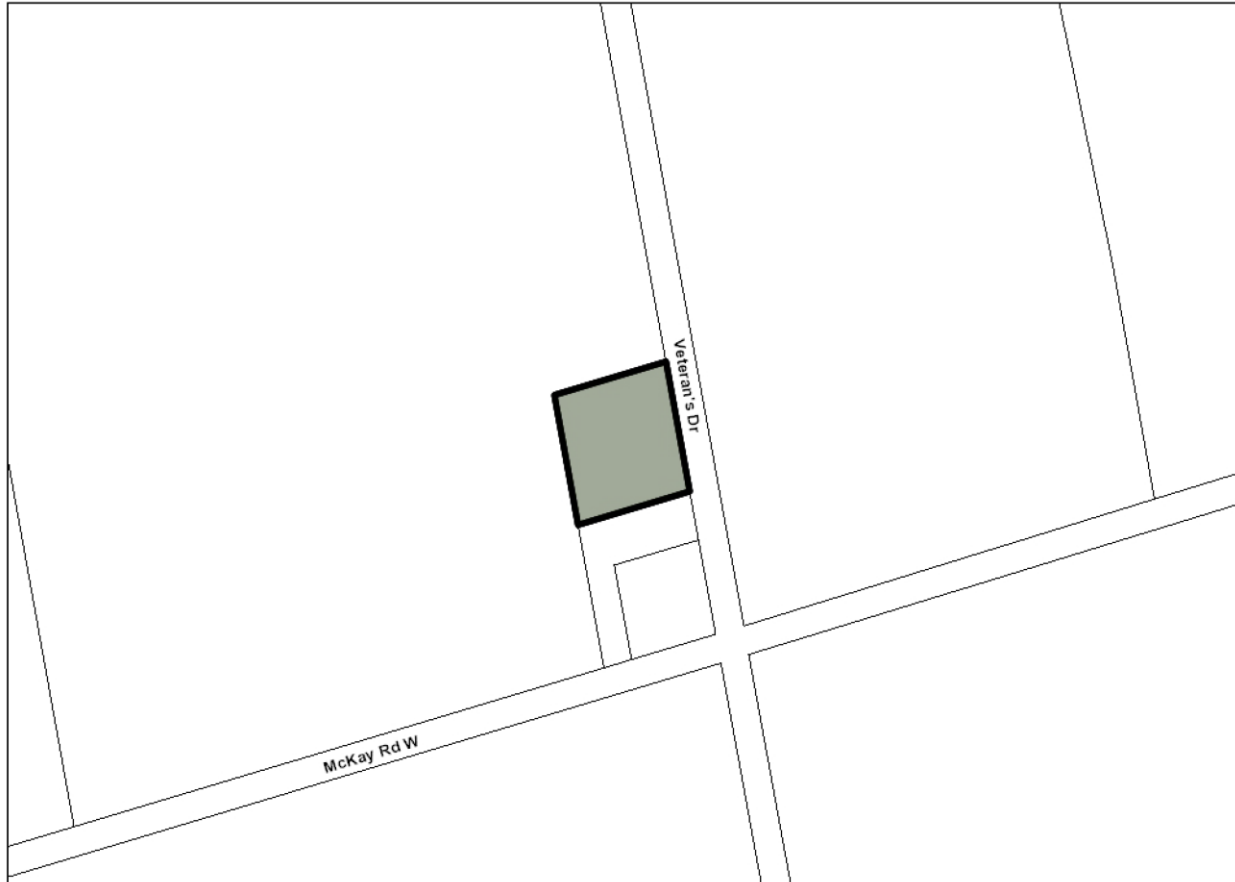
- The appropriateness of the site-specific zoning provisions being requested for the property;
- Site servicing, grading, and drainage as it relates to the Master Studies prepared for the Salem Secondary Plan area;
- Compatibility and consistency with the proposed development to the north and west; and,
- An understanding of the functionality of the site as proposed, including drainage and vehicular circulation.

NEXT STEPS:

All comments received during the technical review process, as well as comments provided at the Public Meeting will be included and addressed in the Planning staff report. Planning staff are targeting Winter of 2020 for a staff report to be brought forward to General Committee.

For more information, please contact the Planning File Manager, Bailey Chabot at 705-739-4220 extension 4434 or bailey.chabot@barrie.ca.

APPENDIX 'A'
SITE LOCATION MAP



File #: D12-445/D14-1675

Address: 910 Veteran's Drive

■ SUBJECT PROPERTY



APPENDIX 'B'
CONCEPT PLAN

