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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: J. SIDHU, PLANNER, EXT 5135**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**B. ARANIYASUNDARAN, P. ENG., PMP  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW - 189,  
191, 195 AND 197 DUCKWORTH STREET (WARD 1)**

**DATE: FEBRUARY 8, 2022**

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The purpose of this memorandum is to advise members Planning Committee of a Public Meeting for a Zoning By-law Amendment application submitted by Innovative Planning Solutions Inc., on behalf of Cygnus Developments, for lands known municipally as 189, 191, 195, & 197 Duckworth Street and legally described as Part of Lots 4, 5, 6 and 7, Plan 1104 in the City of Barrie.

The application proposes to amend the zoning of the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Mixed-Use Corridor with Special Provisions' (MU2) (SP-XXX).

The application, if approved, would facilitate the development of a of two (2) back-to-back townhouse blocks, with fourteen (14) units in each block, for a total of twenty-eight (28) residential townhouse units together with underground and surface parking (see Appendix "A" – Site Plan and Appendix "B" – Building Elevations).

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 1 – 189, 191, 195 and 197 Duckworth Street](#).

### Background

The subject lands are rectangular in shape and are comprised of four (4) existing lots located at the north-east corner of Mountbatten Road and Duckworth Street, south of Napier Street. The parcels are collectively 0.3 hectares (0.76 acres) in area, with frontage of 50.4 metres (165.35 feet) along Duckworth Street and flankage of 60.80 metres (199.48 feet) along Mountbatten Road.

The subject lands are currently occupied with four (4) single detached residential dwellings, with one (1)



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dwelling unit on each property fronting onto Duckworth Street. The lands are surrounded by single detached residential uses to the north, south, east and west. The subject lands are located within proximity to a range of residential, commercial, open space, and institutional uses.

The subject lands are designated 'Residential' as identified on Schedule 'A' – Land Use in the City of Barrie Official Plan and are located along the Duckworth Street Primary Intensification Corridor in accordance with Schedule 'I' – Intensification Areas in the Official Plan.

According to Section 4.9 – Mixed Use Policies in the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the policies contained in Section 4.2 – Residential and 4.3 – Commercial which would permit medium and high-density residential developments with commercial and/or institutional uses at the ground level. Further it is a goal of Mixed Use policies, to create complete communities that support the mix of uses and activities, multiple modes of transportation, and a variety of housing forms to satisfy a range of incomes and tenures.

The application was submitted to the City and deemed complete on November 3, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A Neighbourhood Meeting was held on November 20, 2019, with approximately 60 residents and Ward 1 Councillor Clare Riepma, Planning staff and the applicant's consulting team in attendance.

Residents provided comments regarding matters such as:

- Concerns with the compatibility of the proposed development within the existing neighbourhood (student housing proposed at the time) as it relates to noise and increased traffic;
- The enforcement and implementation of renting to only students;
- Concerns with a decrease in property values;
- Desire to see affordable housing units incorporated into the proposed development;
- Concerns with the height of the proposed development;
- Concerns with the proposed site access off of Mountbatten Road;
- Walkability and lack of green space provided on the site;
- The need for buffering and transitions to abutting land uses;
- General infrastructure upgrades to Duckworth Street;
- Design, materials, craftsmanship of the development to ensure the character of the areas is maintained; and
- General construction impacts on the site, surrounding area and timelines.

#### Zoning – Site Specific Provisions

The site specific provisions proposed for the subject property would permit a reduction in the minimum required exterior side yard setback, rear yard setback, ground level floor height and buffer areas from adjacent residential uses; permit an increase in the maximum required side yard setback; and permit the front yard setback to provide a combination of soft landscaping and sidewalks; and permit tandem parking.



# DEVELOPMENT SERVICES MEMORANDUM

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The proposed site specific zoning provisions are listed in Table 1 below.

**Table 1: Proposed Site-Specific Zoning Provisions – 189, 191, 195, & 197 Duckworth Street**

Zoning Standards/Provisions	Proposed	Required by Zoning By-law 2009-141
Maximum Interior Side Yard Setback	15.7 metres	3.0 metres
Minimum Exterior Side Yard Setback	0.5 metres (daylight triangle)	3.0 metres
Minimum Rear Yard Setback	5.2 metres	7.0 metres
Minimum Ground Level Floor Height	3.0 metres	4.5 metres
Front Yard Setbacks Areas	Combination of soft landscaping and sidewalks	Fully paved and seamlessly connected with abutting sidewalk
Minimum Landscaped Buffer Areas	1.4 metres (East Side)	3.0 metres
Parking Spaces	Tandem parking requested	Not permitted

#### Planning and Land Use Matters Under Review:

The subject application is currently under review by Planning staff and the City's Technical Review Team and external agencies including the Lake Simcoe Regional Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Conformity with the City's Intensification Policies;
- The proposed height and density of the development (maximums and/or minimums will need to be evaluated and regulated);
- The site-specific zoning provisions being requested;
- Opportunities for the provision of affordable housing units;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure (including traffic capacity in the neighbourhood);
- Consideration of urban design components including building massing and development setbacks, height, amenity areas, vehicle and pedestrian movement; and
- The impact of the proposed built form on the adjacent single detached residential properties in the neighbourhood.

#### Next Steps

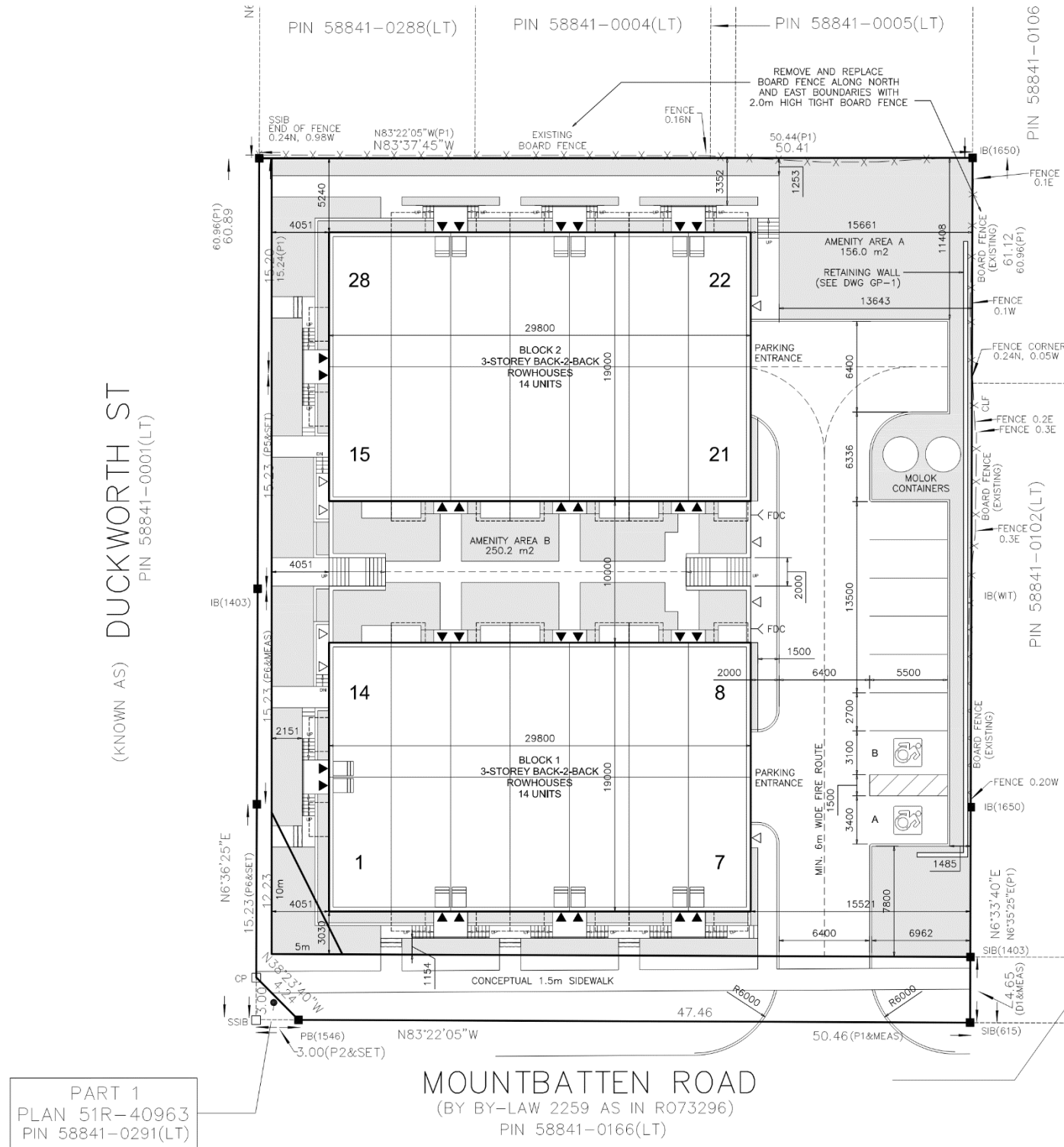
Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment is anticipated to be brought forward in second quarter of 2022. If approved, a subsequent application for Site Plan Control would be required.

If you have any questions, please contact the planning file manager, Jaspreet Sidhu at 705-739-4220 ext. 5153 or via email at [jaspreet.sidhu@barrie.ca](mailto:jaspreet.sidhu@barrie.ca).

Attached:      Appendix "A" – Conceptual Site Plan  
                    Appendix "B" – Building Elevations  
                    Appendix "C" – Conceptual Building Renderings

APPENDIX "A"

Conceptual Site Plan





APPENDIX "B"

Building Elevations





Appendix "C"

Conceptual Building Renderings

