City of Barrie

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

Meeting Agenda

Affordability Committee

Wednesday, April 26, 2023 | **6:00 PM** | **Council Chambers/Virtual Meeting**

Notice This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act*, *2001*.

1. PUBLIC MEETING(S)

PM Notice: Public Meetings are now being in-person at the City Hall, Council Chambers, as well as virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, April 26, 2023 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

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.

PM1 **APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 259 SALEM ROAD AND 910 ESSA ROAD (WARD 7) (FILE: D30-006-2023)**

The purpose of the Public Meeting is to review applications submitted by KLM Planning Partners Inc. on behalf of Watersand Construction Inc. for a Zoning By-law Amendment and Draft Plan of Subdivision for land known municipally as 259 Salem Road and 910 Essa Road and located within the Salem Secondary Planning Area.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to rezone the lands from 'Agricultural General' (AG) and 'Environmental Protection' (EP) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential' (R5), 'Environmental Protection' (EP), 'Open Space' (OS) and 'Mixed Use' (MU1) in the City of Barrie Zoning By-law 2009-141 to facilitate the development of a residential subdivision with 319 single detached residential units, 112 townhouse units for a total of 431 residential units, 6 open space blocks, and 2 mixed use blocks.

Draft Plan of Subdivision

A Draft Plan of Subdivision is proposed which would include 319 lots, 18 blocks for townhouse units as well as 2 mixed use blocks, 6 open space blocks, 1 park block, 2 natural heritage system blocks, and 1 block for stormwater.

Presentation by representatives of KLM Planning Partners Inc.

Presentation by M. Freethy, Senior Planner, Development Services Department.

Attachments: PM Notice- 259 Salem Rd 910 Essa Rd
PM Presentation 259 Salem Rd 910 Essa Rd
PM Memo 259 Salem Rd 910 Essa Rd
ADDTIONS - PM Correspondence 259 Salem Rd 910 Essa Rd

PM2 APPLICATION FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION -500 SALEM ROAD (WARD 7) (FILE: D30-008-2023)

The purpose of the Public Meeting is to review applications submitted by Innovative Planning Solutions Inc., on behalf of LSR Salem Inc., for a Zoning By-law Amendment and Draft Plan of Subdivision for the property known municipally as 500 Salem Road, Barrie.

The subject property is located on the north side of Salem Road, approximately 50 metres east of County Road 27 within the Salem Secondary Plan Area. The subject property is generally rectangular in shape and approximately 3.32 hectares with 340 metres of frontage along Salem Road.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the eastern portion of the subject property from 'Agriculture General' (AG) to 'Neighbourhood Residential' (R5) to permit the future development of the lands through a Draft Plan of Subdivision.

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision Application is to subdivide the eastern portion of the subject property for the development of 34 street townhouse units and a municipal road.

Background - Related Applications (Consent and Minor Variance)

The subject property was recently subject to Consent (severance) and Minor Variance Applications (Files: A23/22 and B25/22) to create a new residential lot on the western portion of the property. The purpose of the consent/severance was to maintain the existing single detached residential dwelling located on the western portion of the property, while facilitating the development of the eastern portion of the property through Zoning By-law Amendment and Draft Plan of Subdivision Applications.

The Consent and Minor Variance Applications were conditionally approved, subject to the property owner conveying a road widening along Salem Road to the City, together with environmental protection and open space blocks located in the central portion of the property. The consent/severance approval was also conditional upon the property owner amending the zoning of the eastern portion of the subject property to bring it into compliance with the City's Comprehensive Zoning By-law 2009-141, as amended.

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

Presentation by A. Gameiro, Senior Planner, Development Services Department.

Attachments: PM Notice - 500 Salem Rd
PM Presentation 500 Salem Road
PM Memo 500 Salem Rd
ADDITIONS PM Correspondence 500 Salem Road

PM3 **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 95 COOK STREET AND 103 AND 107 NAPIER STREET (WARD 1) (FILE: D30-007-2023)**

The purpose of the Public Meeting is to review applications submitted by Innovative Planning Solutions Inc. on behalf of 255605 Ontario Inc. for an Official Plan Amendment and Zoning By-law Amendment for lands known municipally as 95 Cook Street, 103, and 107 Napier Street, Barrie.

The site is irregular in shape and is approximately 1.13 hectares with 61 metres of frontage along the west side of Cook Street and 34 metres of frontage along the south side of Napier Street. The site is generally located between Codrington Street and Napier Street, west of Weldon Street. The subject applications, if approved, will facilitate land use changes to permit the development of 35 block/cluster townhouse units ranging from 2 to 3 storeys in height, while maintaining 2 existing single detached residential lots along Napier Street and an institutional block along Cook Street for the existing church building located on the property.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' - Land Use in the Official Plan to change the designation of a portion of the subject lands from 'Institutional' to 'Residential' to facilitate future development, as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'Institutional - Special Provision No. 149' (I)(SP-149) and 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), 'Residential Single Detached Dwelling Second Density with Special Provisions' (R2)(SP-XXX), and 'Institutional with Special Provisions' (I)(SP-XXX) to permit the future development, as

proposed.

The special provisions for the proposed townhouse uses include but are not limited to, alternate standards for building setbacks, gross floor area, density, and tandem parking. The special provisions for the existing single detached residential lots include alternate standards for rear and side yard setbacks. Finally, the special provisions for the proposed institutional block include but are not limited to, alternate standards for lot frontage, setbacks, and landscape buffer strips.

Site-Special Provisions - RM2(SP-XXX) Zone Proposed Townhouse Units

Zoning Provision	Required	Proposed
Front Yard Setback (min.)	7 metres	3 metres
Rear Yard Setback (min.)	7 metres	2 metres
Gross Floor Area (Max percentage of Lot Area	60%	91%
Density - Units per Hectare (max.)	40	41
Tandem Parking	Not Permitted	Permitted

Site-Specific Provisions - R2(SP-XXX) Zone - Existing Single Detached Residential Lots

Zoning Provision	Required	Proposed
Rear Yard Setback (min) - **103 Napier Street**	7 metres	4.1 metres
Side Yard Setback (min) - **107 Napier Street**	1.2 metres	0.6 metres (east) 3.2 metres (west)

Site-Specific Provisions - I (SP-XXX) Zone Proposed Institutional Block for Existing Church Building

Zoning Provision	Required	Proposed
Lot Frontage (min)	30 metres	28.5 metres

Side Yard Setback (min)	9 metres	2.5 metres (north) 6.7 metres (south)
Rear Yard Setback (min)	9 metres	5 metres
Landscape Strip (min)	3 metres (abutting residential)	0.8 metres (north) 1.8 metres (south)

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

Presentation by A. Gameiro, Senior Planner, Development Services Department.

See attached correspondence.

Attachments: PM Notice - 95 Cook St 103 and 107 Napier St
PM Presentation 95 Cook St 103 and 107 Napier St
PM Memo 95 Cook St 103 and 107 Napier St
PM Correspondence 95 Cook St 103 and 107 Napier St

2. OPEN DELEGATIONS

Nil.

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

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

Nil.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. 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.

