



# City of Barrie

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

## Meeting Agenda Planning Committee

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Tuesday, October 20, 2020

7:00 PM

Virtual Meeting

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### 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**
2. **PUBLIC MEETING(S)**

### Public Notice

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, October 20, 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](mailto:cityclerks@barrie.ca) or calling (705) 739-4220 Ext. 5500.

To register for the Planning Committee meeting:

[https://barrie-ca.zoom.us/webinar/register/WN\\_rEmgJwFMRleJYelqx\\_s15A](https://barrie-ca.zoom.us/webinar/register/WN_rEmgJwFMRleJYelqx_s15A)

**PM1****APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF CORAL SOPHIA LANE HOUSING INC., - 113 AND 117 BAYFIELD STREET AND 6, 8 AND 12 SOPHIA STREET EAST (WARD 2) (FILE: D14-1701)**

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by the Jones Consulting Group Ltd. on behalf of Coral Sophia Housing Inc. for lands known municipally as 113 and 117 Bayfield Street and 6, 8 and 12 Sophia Street East.

The proposed Zoning By-law Amendment Application seeks to rezone the subject lands from 'Transitional Centre Commercial' (C2-1) to 'Residential Apartment Dwelling Second Density - Special' (RA2-1) (SP-XXX) with site-specific provisions, to permit the development of an 8 storey apartment building with 108 residential units and associated parking.

The subject lands are generally located on the northeast corner of Bayfield Street and Sophia Street East.

Presentation by a representative(s) of the Jones Consulting Group Ltd.

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

See attached correspondence.

**Attachments:** [PM Notice 113, 117 Bayfield St 6,8,12 Sophia St E.](#)  
[PM Presentation 113, 117 Bayfield, 6,8 12 Sophia St E.](#)  
[PM Memo 113, 117 Bayfield 6,8,12 Sophia St E revised](#)  
[PM Correspondence 113, 117 Bayfield St 6, 8, 12 Sophia St E](#)  
[ADDITIONS - Correspondence 113 117 Bayfield St 6, 8, 12 Sophia St E](#)

**PM2****APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW SUBMITTED BY KLM PLANNING PARTNERS ON BEHALF OF ROCKAP HOLDINGS INC. - 136 BAYFIELD AND 112 BAYFIELD STREET, 14 SOPHIA STREET WEST AND 113 AND 115 MAPLE AVENUE (WARD 2) (FILE: D14-1702)**

The purpose of the Public Meeting is to review an application for an Amendment to the Zoning By-law submitted by KLM Planning Partners Inc. on behalf of Rockap Holdings Inc. for lands known municipally as 136 and 112 Bayfield Street, 14 Sophia Street West and 113 and 115 Maple Avenue.

The subject lands are generally located on the northwest corner of Bayfield Street and Sophia Street West.

The proposed Zoning By-law Amendment seeks to rezone the subject lands from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling First Density' (RA1-1)(SP-XXX) and 'Residential Multiple Dwelling Second Density - Townhouse' RM2-TH (SP-XXX) with site-specific provisions. The proposed Zoning By-law Amendment would facilitate the development of a 34 storey mixed-use condominium building with 1,014 square metres of ground floor commercial space, associated parking and 8 townhouse units fronting onto

Maple Avenue, for a total of 480 units.

Presentation by a representative of KLM Planning Partners Inc.

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

See attached correspondence.

**Attachments:** [PM Notice 136, 112 Bayfield St, 14 Sophia St W, 113, 115 Maple Ave](#)  
[PM Presentation 136, 112 Bayfield St, 14 Sophia St W, 113, 115 Maple Ave](#)  
[PM Memo 136, 112 Bayfield St, 14 Sophia St W, 113, 115 Maple Ave](#)  
[PM Correspondence 136, 112 Bayfield St 14 Sophia St W 113,115 Maple Ave](#)  
[PM ADDITIONS - Correspondence 136, 112 Bayfield St](#)

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

Nil.

### 4. DEFERRED BUSINESS

Nil.

### 5. STAFF REPORT(S)

#### DEV030-20

#### APPLICATION FOR ZONING BY-LAW AMENDMENT - 158, 162, 166, AND 170 ARDAGH ROAD AND PART OF LOT 5, CONCESSION 14, CITY OF BARRIE (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 158, 162, 166 and 170 Ardagh Road and Part of Lot 5, Concession 14 in the City of Barrie from 'Residential Single Detached First Density - Hold' (R1)(H-95) and 'Residential Multiple Third Density' (R3) to 'Residential Multiple Second Density' (RM2), 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX), and 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-YYY) attached as Appendix "A" to Staff Report DEV030-20, be approved.
2. That the following Special Provisions for the 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX) Zone be referenced in the site specific zoning by-law:
  - a) An increased gross floor area to 75%, whereas 60% is the maximum permitted; and
  - b) A reduced lot area to 160 square metres, whereas 200 square metres is the required standard for street townhouses.

3. That the following Special Provisions for the 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-YYY) Zone be referenced in the site specific zoning by-law:
  - a) A reduced parking ratio of 1.3 spaces per unit, whereas 1.5 spaces is the minimum required (1 space per unit and 0.3 spaces for visitor parking);
  - b) An increased density of 45 unit per hectare, whereas 40 units per hectare is the maximum density permitted for block/cluster townhouse development;
  - c) A reduced front yard to 3 metres, whereas 7 metres is the minimum required;
  - d) A reduced rear yard to 6 metres, whereas 7 metres is the minimum required;
  - e) An increased gross floor area to 81%, whereas 60% is the maximum permitted; and
  - f) A reduced setback for secondary means of access to 6 metres, whereas 7 metres is the minimum required.
4. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV030-20.
5. That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and the City of Barrie Official Plan, Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV030-20) (File: D14-1684 and D12-448)

**Attachments:** [DEV030-201020](#)

## 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](mailto:cityclerks@barrie.ca) to ensure availability.**

