



# City of Barrie

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

## Meeting Agenda Planning Committee

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Tuesday, March 23, 2021

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, 2001* 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>](http://youtube.com/citybarrie).

### 1. CONSENT AGENDA

**PM 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, March 23, 2021 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.

**2. PUBLIC MEETING(S)****PM 2.1**

**APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY BALDWIN PLANNING DEVELOPMENT CONSULTANTS ON BEHALF OF ROBERT GILROY - 821 BIG BAY POINT ROAD (WARD 10) (FILE: D30-001-2021)**

The purpose of the Public Meeting to review an application for a Zoning By-law Amendment submitted by Baldwin Planning and Development Consultants, on behalf of Robert Gilroy., for lands known municipally as 821 Big Bay Point Road.

The application proposes to rezone the lands from Residential Single Detached Dwelling Third Density (R3) and Residential Multiple Dwelling Second Density - Townhouse (RM2-TH) to Residential Multiple Dwelling Second Density - Special Provision (RM2) (SP-XXX). The special provisions include a reduced front yard setback, reduced rear yard setback and a reduced setback to secondary means of access. The effect of the application will be to create a residential condominium development with 30 townhouse units on a private roadway. The lands are approximately 0.75 hectares in area and are located on the south side of Big Bay Point Road, west of Prince William Way.

Presentation by representative(s) of Baldwin Planning and Development Consultants.

Presentation by Tiffany Thompson, Manager of Growth and Development.

See attached correspondence.

**Attachments:** [PM Notice - 821 Big Bay Point Rd](#)  
[PM Presentation - 821 Big Bay Point Rd](#)  
[PM Memo - 821 Big Bay Point Rd](#)  
[PM Correspondence - 821 Big Bay Point Rd](#)

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION****PRES 3.1**

**PRESENTATION BY M. BANFIELD, DIRECTOR OF DEVELOPMENT SERVICES REGARDING AFFORDABLE HOUSING FROM 2018 - 2020**

**Attachments:** [2020 Affordable Housing Presentation 2018-2020](#)

**4. DEFERRED BUSINESS**

Nil.

**5. STAFF REPORT(S)****DEV009-21 PROPOSED AMENDMENTS TO THE COMMUNITY IMPROVEMENT PLAN (CIP)**

1. That the following proposed amendments to the Community Improvement Plan (CIP) and identified in Appendix "A" to Staff Report DEV009-21 be approved:
  - a) Section 6.3 - Reducing the number of application in-take periods from three to two cycles per year (February 1 to April 30 and July 1 to October 31); and
  - b) Section 12.1.8(c) - Adjusting the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program. In this regard, development charge and application fee grants would be paid at the time of a building permit application.
2. 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 as amended, including matters raised in the submissions and identified within Staff Report DEV009-21.
3. That pursuant to Sections 17(22) and 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV009-21) (File: D18-CIP-2021)

**Attachments:** [DEV009-210323](#)

**DEV010-21 APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 301099 ONTARIO INC. (PREVIN COURT HOMES) - 180 AND 190 FERNDAL DRIVE NORTH, 59 AND 61 SPROULE DRIVE AND PART OF BLOCK 183, PLAN 51M-751 (WARD 5)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of 301099 Ontario Limited (Previn Court Homes), for lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, be approved as follows:
  - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential to Open Space;
  - b) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Open Space to General Commercial;
  - c) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential and Environmental Protection to Open Space;

- d) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Low Density Residential and Medium Density Residential to High Density Residential;
  - e) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Medium Density Residential to Park;
  - f) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Park and Park (SWM) to General Commercial; and
  - g) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Environmental Protection to Park (SWM).
2. That notwithstanding the provisions of the Edgehill Drive Secondary Plan for the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, the text of the Official Plan be amended as follows:
- a) Section 1.2.1 is amended by replacing the population figure in the first sentence of approximately 4,330 with "approximately 4,535";
  - b) Section 2.1.2 is deleted and replaced with the following: "The residential density for the Edgehill Drive Planning Area will be approximately 53 persons per gross residential hectare, yielding a residential community of approximately 4,535 persons";
  - c) Section 2.2.1 shall be amended by deleting it and replacing it with the following: "New developments in the area of the Amendment No. 16 will take the form of draft plan of subdivisions for low, medium and high density residential uses";
  - d) Section 2.2.2 is deleted and replaced with the following: "Approximately 1,672 dwelling units are built or planned to be built within the secondary plan area. The approximate housing mix shall be 70% low density residential and 10% medium density residential and 20% high density residential"; and
  - e) Section 2.2 is amended by adding the following: "Section 2.2.12 High density residential areas shall include apartment dwellings. The density in these areas shall not exceed ninety-two (92) units per net residential hectare."
3. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 301099 Ontario Limited (Previn Court Homes), to rezone the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-

751, from Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density, Hold (R2) (H130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density, Hold (R4)(H-131), Multiple Residential Dwelling Second Density - Special Provision (RM2)(SP-513), Multiple Residential Dwelling Second Density - Townhouse (Wide Shallow) - Special Provision [RM2-TH(WS)(SP-512)], Open Space (OS), Open Space Stormwater Management OS(SWM), Environmental Protection (EP) and Convenience Commercial - Special Provision (C5) (SP-514) to Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), General Commercial - Special (C4) (SP-YYY), Open Space and Open Space Stormwater Management (OS) (SWM) be approved.

4. That By-law 2015-047 be repealed and the subject application for an amendment to the Zoning By-law 2009-141 be approved.
5. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
  - a) Permit a maximum density of 92 units per hectare over the lands zoned Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), whereas a maximum density is not specified;
  - b) Require a minimum density of 53 units per hectare over the lands zoned Residential Apartment Dwelling First Density-2 - Special Provision, (RA1-2)(SP-XXX), whereas a minimum density is not specified;
  - c) Permit a maximum building height of 18.0 metres associated with Building 'A' and Building 'B' in the Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), whereas 15.0 metres would be permitted; and
  - d) That notwithstanding the provisions set out in Table 6.2, the following uses shall be prohibited in the General Commercial - Special Provision (C4)(SP-YYY) zone:
    - i) Adult Entertainment Parlour
    - ii) Automotive Leasing Establishment
    - iii) Automotive Repair Establishment
    - iv) Automotive Sales Establishment
    - v) Automotive Service Station
    - vi) Building Supply Centre

vii) Nightclub

viii) Nursery or garden Supply Centre

6. 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 as amended, including matters raised in the submissions and identified within Staff Report DEV010-21.
7. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
8. That pursuant to Sections 17(22) and 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV010-21) (File: D09-OPA71 and D14-1663)

Attachments: [DEV010-210323](#)

#### **DEV011-21**

#### **AFFORDABLE HOUSING MONITORING REPORT 2018, 2019 AND 2020**

1. That staff in the Development Services Department be directed to complete the following:
  - a) Review of the City's current Affordable Housing Strategy, prepare a report card, and report back to General Committee with any recommended interim updates to the Strategy;
  - b) Participate in and provide technical support (mapping, feasibility, expertise, etc.) to the Affordable Housing Task Force to aggressively expand the supply of affordable housing with the particular emphasis on addressing the hardest to house;
  - c) Develop a policy and mechanism for collecting cash contributions in lieu of affordable housing units in development applications and report back to General Committee; and
  - d) Begin the public engagement process and schedule a statutory public meeting in accordance with the *Planning Act* to initiate the process for considering the following amendments to the City's Comprehensive Zoning By-law 2009-141, as amended:
    - i. Review standards for second suites and detached accessory dwelling units;
    - ii. Review standards for minimum dwelling unit floor area requirements in all zones, as well as opportunities for permitting tiny homes; and

- iii. Consider amendments to Section 4.4 Non-Conforming Uses to include provisions allowing the conversion of existing non-conforming buildings to affordable housing.
2. That all applicable City of Barrie fees, including the Planning and Building Services application fees and associated legal and administrative fees for qualifying affordable housing projects be waived, as of January 1, 2021. (DEV011-21)

Attachments: [DEV011-210323](#)

[Appendix "A" - Affordable Housing Monitoring Report](#)

## 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.**

