



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, December 7, 2021

7:00 PM

Virtual Meeting

Meeting Notice

This meeting will be held ELECTRONICALLY AND IN PERSON in accordance with the *Municipal Act, 2001* which provides for Electronic or In Person Participation.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

PM Notice:

If you wish to provide oral comments 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 **Tuesday, December 14, 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 Public Meeting with electronic participation. To participate in the 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 or calling (705) 739-4220 Ext. 5500.

2. PUBLIC MEETING(S)

PM1

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MAPLEVIEW DRIVE SOUTH (INNISFIL) LTD - 953 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-015-2021)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of Maplevue Drive South (Innisfil) Ltd., for lands known municipally at 953 Maplevue Drive East and located within the Hewitt's Secondary Plan Area.

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning the lands from Agricultural (AG) in the Township of Innisfil Zoning By-law 054-04 to Neighbourhood Residential (R5), Neighbourhood Residential with Special Provisions (R5)(SP-XXX), Neighbourhood Multiple Residential (RM3), Open Space (OS), and Environmental Protection (EP). The Neighbourhood Residential with Special Provisions (R5)(SP-XXX) zone would permit a dedicated drainage and access block.

The proposed Draft Plan of Subdivision seeks to allow for the creation of 466 residential units of varying single detached dwelling lot sizes and street townhouses, as well as three medium density blocks, environmental protection blocks, stormwater management blocks, and municipal roads.

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

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM1 Notice - 953 Mapleview Dr East](#)
[PM1 Presentation - 953 Mapleview Drive East](#)
[PM1 Memo - 953 Mapleview Drive East](#)
[PM1 Correspondence 953 Mapleview Dr East](#)
[ADDITIONS PM1 Correspondence 953 Mapleview Drive East](#)

PM2

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 108, 116 AND 122 HARVIE ROAD (WARD 6) (FILE: D30-018-2021)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of ASA Developments for lands known municipally at 108, 116 and 122 Harvie Road.

The application proposes to rezone the lands from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling First Density with Special Provisions (RM2) (SP-XXX), Residential Apartment First Density with Special Provisions (RA1-2) (SP-XXX) and Residential Single Detached Fourth Density with Special Provisions (R4) (SP-XXX). The applications will facilitate a residential subdivision with 127 residential units consisting of single detached dwellings and two blocks that will permit townhouses and an apartment building. The lands are approximately 2.48 hectares (6.1 acres) and are located on the north side of Harvie Road, east of Veteran's Drive.

Presentation by representative(s) of The Jones Consulting Group.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM2 Notice - 108 116 and 122 Harvie Road](#)
[PM2 Presentation - 108, 116 and 122 Harview Rd](#)
[PM2 Memo - 108, 116, 122 Harvie Road](#)
[PM2 Correspondence - 108 116 and 122 Harvie Road](#)
[ADDITIONS PM2 Correspondence 108, 116 and 122 Harvie Road](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

DEV023-21 ZONING BY-LAW AMENDMENT APPLICATION - 112 AND 136 BAYFIELD STREET, 14 SOPHIA STREET WEST, 113 AND 115 MAPLE AVENUE (ROCKAP HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Rockap Holdings Inc. to rezone lands known municipally as 112 and 136 Bayfield Street, 14 Sophia Street West, and 113 and 115 Maple Avenue from 'Transition Centre Commercial - 1' (C2-1) to 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and 'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY), be approved.
2. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and be referenced in the implementing zoning by-law:
 - a) Permit a minimum front yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - b) Permit a minimum exterior (east) side yard setback of 1.5 metres, whereas a minimum setback of 3 metres is required;
 - c) Permit a minimum rear yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - d) Permit canopies/balconies/stairs to project a distance of not more than 1.5 metres into a required yard along the south (Sophia Street) and east (Bayfield Street) frontages;
 - e) Permit a landscaped buffer area with a minimum width of 2 metres

along the rear lot line, whereas a minimum of 3 metres is required;

- f) Permit a landscaped buffer of 0m along the exterior (east) side lot line, whereas a minimum of 3 metres is required;
- g) Permit a maximum lot coverage of 70 percent, whereas a maximum lot coverage of 35 percent is permitted;
- h) The maximum gross floor area provisions in section 5.3.1 shall not apply, whereas a maximum gross floor area of 200 percent of the lot area is permitted;
- i) A minimum of 0.8 parking spaces per residential unit shall be provided, whereas a minimum of 1 parking space per unit is required;
- j) A blended parking rate of a minimum of 1 parking space per 254 square metres of gross floor area shall be permitted for multiple commercial uses, whereas a minimum of 1 parking space per 24 square metres of gross floor area of commercial space is required for multiple commercial uses located on the same site;
- k) Notwithstanding the maximum building height permissions identified in Section 5.3.2 (b), maximum building heights shall be provided in accordance with the following:
 - i. A maximum building height of 12 metres within 10 metres of the lot line adjacent to Maple Avenue;
 - ii. A maximum building height of 25 metres within 40 metres of the lot line adjacent to Maple Avenue;
 - iii. A maximum building height of 44 metres (12 storeys) is permitted beyond 40 metres of Maple Avenue; and
 - iv. A maximum building height of 44 metres (12 storeys) shall be permitted within 24 metres of Bayfield Street.
- l) That the secondary means of egress provisions in section 5.3.3.2(d) shall not apply, whereas a secondary means of egress consisting of landscaped open space with a depth of 7 metres is required for a secondary means of egress in a multi-residential building;
- m) A minimum consolidated outdoor rooftop amenity area of 185 square metres shall be provided on the 4th storey;
- n) Notwithstanding the permitted uses identified in section 5.2.1, live/work units shall be permitted on the ground floor of an apartment building;

- o) Notwithstanding the Definitions in Section 3.0, a live/work unit shall be defined as a residential unit that shall utilize a minimum of 25 percent of the total gross floor area of the street level floor area of the unit for office, commercial and/or accessory retail uses;
 - p) That permitted uses in live/work units shall be in accordance with the uses defined in section 5.2.10 Home Occupations. Accessory retail uses shall be permitted in association with the Home Occupation uses identified in section 5.2.10;
 - q) Notwithstanding the permitted uses identified in Sections 5.2.1 and 5.2.6, commercial uses permitted in the 'Transition Centre Commercial' (C2) Zone, as identified in Table 6.2 of the Zoning By-law, shall be permitted on the ground floor of an apartment building;
 - r) Notwithstanding Section 5.2.6, commercial uses within an apartment building shall occupy a minimum of 25 percent of the gross floor area of the ground floor;
3. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY) and be referenced in the implementing zoning by-law:
- a) Permit a maximum building height of 12 metres, whereas a maximum building height of 30 metres is permitted;
 - b) Notwithstanding the uses identified in Table 5.2 and Section 5.2.6, lands zoned RA2-1 (SP-YYY) shall be restricted to an apartment dwelling; and
 - c) Notwithstanding the above, all other standards of the RA2-1(SP-XXX) zone shall apply.
4. That for the purposes of the by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the by-law shall not apply.
5. 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 those submissions and identified within Staff Report DEV023-21.
6. That the owner/applicant is required to provide community benefits as 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.

7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-21) (File: D14-1702)

Attachments: [DEV023-211207](#)

DEV025-21

ZONING BY-LAW AMENDMENT APPLICATION - 217 DUNLOP STREET (PBM REALTY HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by Mitchinson Planning and Development Consultants on behalf of 2012292 Ontario Limited (PBM Realty Holdings Inc.) to rezone the lands known municipally as 217 Dunlop Street from 'Transition Centre Commercial' (C2-1) Zone and 'Central Area Commercial' (C1-1) Zone to 'Transition Centre Commercial - Special Provisions No. XXX' (C2-1) (SP-XXX), be approved.
2. That the following Special Provisions for the Transition Centre Commercial with Special Provisions No. XXX (C2-1)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit a side yard adjoining a Residential zone, along the east lot line, of 6.0 metres, whereas a setback of 15.63 metres is required based on the requirement of 6.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
 - b) Permit a side yard adjoining a Commercial Zone, along the west lot line, of 6.0 metres whereas a setback of 12.625 metres is required based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metre;
 - c) Permit a minimum coverage for a commercial use of 0% whereas a minimum of 50% is required;
 - d) Permit a maximum Gross Floor Area of 595% whereas up to 400% is permitted;
 - e) Permit a maximum building height of 49.5 metre, whereas a maximum building height of 10 metre within 5 metre of the front lot line and the lot flankage, and a maximum building height of 30 metre beyond 5 metre of the front lot line are permitted;
 - f) Permit a continuous landscape buffer width along side and rear lot lines of 0 metre, whereas a minimum of 3.0 metres is required;
 - g) Permit a continuous landscape buffer width adjacent to a residential zone that is variable, and 0 metres in some instances, whereas a minimum of 3.0 metres is required; and
 - h) Permit residential tandem parking spaces, whereas tandem parking is not permitted.

3. 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, and as identified within Staff Report DEV025-21.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV025-21) (File: D30-002-2021)

Attachments: [DEV025-211207](#)

DEV026-21

ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 407-419 Maplevue Inc. and Encore Group, to rezone lands known municipally as 407, 409, 413, 417 and 419 Maplevue Drive East from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density' - Special Provisions No. XXX' (RM2)(SP-XXX), be approved.
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) Permit a minimum front yard setback of 4.0 metres to the building façade and 2.3 metres to external stairs, whereas a minimum front yard setback of 7.0 metres is required;
 - b) Permit a minimum landscaped open space percent of lot area of 30%, whereas a minimum percent of 35% is required;
 - c) Permit a maximum lot coverage percent of lot area of 50%, whereas a maximum of 35% is permitted;
 - d) Permit a maximum gross floor area percent of lot area of 120%, whereas a maximum of 60% is permitted;
 - e) Permit a maximum building height for the back-to-back and stacked townhomes of 12.5 metres, whereas main building height maximums are 10.0 metres;
 - f) Permit a maximum density of 72 units per hectare, whereas a maximum of 40 to 53 units per hectare are permitted; and
 - g) Permit that required amenity areas can be provided as unconsolidated, whereas consolidated amenity areas are required.

3. 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 those submissions and identified within Staff Report DEV026-21.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV026-21) (File: D30-003-2020)

Attachments: [DEV026-211207](#)

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 to ensure availability.

