



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, May 17, 2022

7:00 PM

Council Chambers/Virtual 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>.

Public Notice

If you wish to provide oral comments during the Public Meetings, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, May 17, 2022 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission during the Public Meeting by electronic participation. Members of public 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.

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

PM 1

APPLICATION FOR ZONING BY-LAW AMENDMENT - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (WARD 2) (FILE: D30-006-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by MHBC Planning Limited on behalf of Barrie Central Developments Inc. for the lands located at 34, 36, 38, 40, 44 and 50 Bradford Street legally known as Part Lot 24, Concession 5, former Township of Vespra, City of Barrie, Lots 21 to 23 and Part Lots 20 and 24 W Unregulated Plan Robert Ross.

The application is intended to amend the current zoning from 'Central Area Commercial with Special Provisions' (C1-2)(SP-589)(H-147) to 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX) to facilitate the development of a two (2) tower residential apartment building with shared 5

storey podium (110 units), Tower 1 at 30 storeys (284 units), and Tower 2 at 26 storeys (236 units) for a total of 630 residential units. The special provisions requested include an increase in height, reduction in parking to 0.78 parking spaces per unit, and no requirement for ground floor commercial uses, which was previously granted with the site specific zoning of the lands.

Presentation by representatives of MHBC Planning Limited.

Presentation by Celeste Kitsemetry, Senior Planner.

See attached correspondence.

- Attachments:** [PM Notice 34-50 Bradford St](#)
[PM Presentation 34 -50 Bradford St](#)
[PM Memorandum 34-50 Bradford St.](#)
[PM Correspondence 34-50 Bradford St.](#)

PM 2

APPLICATION FOR ZONING BY-LAW AMENDMENT - 129 COLLIER STREET (WARD 2) (FILE: D30-005-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Pinemount Developments Ltd. for the lands located at 129 Collier Street legally known as Lots 27, 28 & 29 n/s Dunlop Street Plan 2 and Lots 37, 38 and 39 s/s Collier Street Plan 2; Barrie.

The application is intended to amend the current zoning from 'Transition Centre Commercial' to 'Transition Centre Commercial with Special Provisions' (C2-1) (SP-XXX) to facilitate the development of two (2) 12-storey purpose-built rental buildings (including 3-storey and 4-storey podiums), comprised of 293 residential units, interior and rooftop amenity space, and 249 parking spaces. The special provisions requested include increased maximum building height and reductions to required side yard setbacks, parking requirements (including total required parking spaces, size of parking spaces, and minimum width for drive aisles). The special provisions also include removing requirements for ground floor commercial uses.

The following site-specific zoning provisions for 129 Collier Street are required to facilitate the overall design proposed for the development:

Zoning Standard	Required C2-1 Zone	Proposed C2-1(SP-XXX)
6.3.1 Side Yard Setback	6m	1.2m
6.3.2 Maximum Building Height	30m	43.5m
6.3.2 Minimum Coverage for Commercial Uses	50%	0%
4.6.1 Parking	1 space per dwelling Unit = 293 Spaces	0.85 spaces per dwelling unit = 249

4.6.2.5 Size of Parking Space	2.7m x 5.5m	2.6m x 5.5m
4.6.2.5 Minimum Aisle Width for a Drive Aisle at 90 Degrees	6.4m	6.0m

Presentation by representatives of Pinemount Developments Ltd.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice 129 Collier St.](#)
[PM Presentation 129 Collier Street](#)
[PM Memorandum 129 Collier St](#)
[PM Correspondence 129 Collier St](#)
[ADDITIONS - PM Correspondence 129 Collier Street](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

DEV011-22

Note: Addition of paragraphs 3(f), 4(f), 73 and revised paragraphs 80, 81 and Appendix "A"

ZONING BY-LAW AMENDMENT - 108, 116 AND 122 HARVIE ROAD (WARD 6)

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of ASA Development Inc., to rezone lands municipally known as 108, 116 and 122 Harvie Road, from 'Residential Single Detached Dwelling First Density' (R1) to Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2)(SP-XXX) (H-XXX), Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2)(SP-YYY)(H-XXX), and Residential Single Detached Dwelling Fourth Density with Special Provisions, Hold (R4) (SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density (RM2)(SP-XXX)(H-XXX) zone associated with Block '13' of the subject lands:

- a) To permit an exterior side yard setback of 2.0 metres to the daylighting triangle for the apartment dwelling, whereas 3.0 metres is required;
 - b) To permit a front yard setback of 5.0 metres to Beacon Road, whereas 7.0 metres is required for the apartment dwelling;
 - c) To eliminate the 60% maximum gross floor area as a percentage of lot area;
 - d) To permit an exterior side yard setback of 1.8 metres to Street A, whereas 3.0 metres is required;
 - e) To permit a minimum rear yard setback and secondary means of egress of 5.0 metres, whereas 7.0 metres is required;
 - f) To permit an amenity area in an unconsolidated form, whereas an amenity area is required in a consolidated form;
 - g) To permit tandem parking and a minimum driveway length of 5.5 metres for a townhouse unit, whereas tandem parking is not permitted and a minimum 6.0 metre driveway length is required.
 - h) To permit a maximum lot coverage of 60%, whereas a maximum lot coverage of 35% is permitted;
 - i) To permit a maximum density of 75 units per hectare, whereas a maximum density of 53 units per hectare would be permitted; and
 - j) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density (RM2)(SP-YYY) (H-XXX) zone associated with Block '14' of the subject lands:
- a) To permit a front yard setback of 1.8 metres, whereas 7.0 metres is required;
 - b) To permit a secondary means of access of 5.0 metres, whereas 7.0 metres is required;
 - c) To permit tandem parking and a minimum driveway length of 5.5 metres for a townhouse unit, whereas tandem parking is not permitted and a minimum 6.0 metre driveway length is required;
 - d) To permit a maximum lot coverage of 60%, whereas a maximum

- lot coverage of 35% is permitted;
- e) To eliminate the 60% maximum gross floor area as a percentage of lot area;
 - f) To permit a maximum density of 50 units per hectare, whereas a maximum density of 40 units per hectare would be permitted; and
 - g) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
4. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Single Detached Dwelling Fourth Density (R4)(SP-XXX) (H-XXX) lots associated with the subject lands:
- a) To permit a minimum lot area of 195 square metres, whereas 335 square metres is required;
 - b) To permit a minimum lot frontage of 9.0 metres, whereas 10.0 metres is required;
 - c) To permit an exterior side yard setback of 2.6 metres, whereas 3.0 metres is required;
 - d) To permit a rear yard setback of 5.0 metres, whereas 7.0 metres is required;
 - e) To permit a front yard setback to an attached garage of 5.5 metres for Lots 1 through Lot 6, whereas 7.0 metres is required;
 - f) To permit a front yard setback to dwelling unit of 3.0 metres, whereas a minimum setback of 4.5 metres is required; and
 - g) That a maximum lot coverage of 60% is permitted, whereas a maximum lot coverage of 35% is required.
5. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 108, 116 and 122 Harvie Road shall be brought forward for approval once the owner provides the following to the satisfaction of the Lake Simcoe Region Conservation Authority and the City of Barrie:
- a) A revised scoped Environmental Impact Study, which adequately addresses any natural heritage features on site including significant wildlife habitat and habitat of endangered species.
6. For the purposes of this by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this by-law shall not

apply.

7. That the written and oral submissions received relating to this 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 DEV011-22.
8. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV011-22) (File: D30-018-2021).

Attachments: [ADDITIONS DEV011-220517](#)

DEV014-22

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS - 290, 294, 298 AND 302 GEORGIAN DRIVE (TMD ATRIA CORPORATION) (WARD 1)

1. That the Official Plan Amendment application submitted by MHBC Planning, Urban Design and Landscape Architecture, on behalf of TMD Atria Corporation, for lands known municipally as 290, 294, 298 and 302 Georgian Drive, attached as Appendix "A" to Staff Report DEV014-22 be approved as follows:
 - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential to Environmental Protection Area;
 - b) Amend Schedule "C" - Defined Policy Areas to identify the residential portion as Defined Policy Area XX;
 - c) That the text of the Official Plan be amended by adding Section 4.8.XX to allow for a 19-storey residential apartment building with a maximum density of 500 units per hectare on lands known municipally as 290, 294, 298 and 302 Georgian Drive.
2. That the Zoning By-law Amendment Application submitted by MHBC Planning, Urban Design and Landscape Architecture, on behalf of TMD Atria Corporation, to rezone the lands known municipally as 290, 294, 298 and 302 Georgian Drive from 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. 499' (RA2-2)(SP-499) Zone to 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. XXX' (RA2-2)(SP-XXX) and 'Environmental Protection' (EP) Zone, attached as Appendix "B" to Staff Report DEV014-22 be approved.
3. That the following Special Provisions for the 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. XXX' (RA2-2) (SP-XXX) Zone be referenced in the site specific zoning by-law:
 - a) Permit a west interior side yard setback of 1 metre to an underground parking structure, whereas sections 4.6.5.1 and 5.3.1 of Zoning By-law 2009-141 require a minimum setback of 5.0

metres;

- b) Permit a west interior side yard setback of 4.5 metres, whereas section 5.3.1 of Zoning By-law 2009-141 requires a minimum setback of 5.0 metres;
- c) Permit a front yard setback of 5.0 metres to balconies, whereas sections 5.3.1 and 5.3.3.1(e) of Zoning By-law 2009-141 require a minimum setback of 5.5 metres;
- d) Permit a front yard setback of 0.0 metres to stairs, whereas section 5.3.5.1 of Zoning By-law 2009-141 requires a minimum setback of 3.0 metres;
- e) Permit a front yard setback of 0.63 metres to an underground parking structure, whereas section 4.6.5.2 of Zoning by-law 2009-141 requires a minimum setback of a setback of 1.8 metres;
- f) Permit a maximum lot coverage of 60%, whereas section 5.3.1 of Zoning By-law 2009-141 permits a maximum lot coverage of 35%;
- g) That a landscape buffer along the eastern interior side lot line not be required, whereas section 5.3.7.2 of Zoning By-law 2009-141 requires a landscape buffer with a minimum width of 3.0 metres along the side and rear lot lines;
- h) Permit a landscape buffer with a minimum width of 1 metre along the west interior side lot line, whereas section 5.3.7.2 of Zoning By-law 2009-141 requires a landscape buffer with a minimum width of 3.0 metres along the side and rear lot lines;
- i) Permit a maximum Gross Floor Area (GFA) of 460%, whereas section 5.3.1 of Zoning By-law 2009-141 permits a maximum GFA of 200%;
- j) Permit a maximum building height of 65 metres (19 storeys), whereas Section 5.3.1 of Zoning By-law 2009-141 permits a maximum building height of 45 metres;
- k) Permit 1.2 parking spaces per unit for a residential building containing more than 3 dwelling units, whereas section 4.6.1 of Zoning by-law 2009-141 requires a minimum of 1.5 parking spaces per unit;
- l) Permit 12 shared parking spaces which shall be used only for commercial uses and residential visitors, whereas section 4.6.1 of Zoning By-law 2009-141 does not permit shared parking between residential and commercial uses;
- m) That the uses permitted in the 'General Commercial' (C4) Zone, as identified in Table 6.2, shall be permitted within a residential

apartment building on the subject property, whereas section 5.2.6 of Zoning By-law 2009-141 only permits a convenience store, personal service store and/or a dry-cleaning distribution outlet within 25% of the ground floor of a residential apartment building; and

- n) A maximum density of 500 units per hectare shall be permitted.
4. That the written and oral submissions received relating to this 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 DEV014-22.
 5. 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.
 6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV015-22) (File: D09-OPA-074 and D14-1673)

Attachments: [DEV014-220517](#)

DEV015-22 2021 AFFORDABLE HOUSING MONITORING REPORT AND AFFORDABLE HOUSING STRATEGY UPDATE

That Council accept, in principle, the Affordable Housing Monitoring Report and Affordable Housing Strategy Report Card, attached as Appendix "A" and Appendix "B" to Staff Report DEV015-22 respectively. (DEV015-22)

Attachments: [DEV015-220517](#)

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

[Appendix B - Affordable Housing Strategy Report Card](#)

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.

