



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, April 12, 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>.

1. CONSENT AGENDA

2. PUBLIC MEETING(S)

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, April 12, 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 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.

PM1

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 969, 979 AND 989 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-001-2022)

The purpose of the Public Meeting is to review applications submitted by MHBC Planning Ltd. on behalf of Sandy Creek Estates Inc. for a Zoning By-law Amendment and Draft Plan of Subdivision for lands legally described as Part Lot 19, Concession 11, Parts 1 and 2 51R-35948, Part 1 51R-11231, formerly Town of Innisfil and known municipally as 969, 979 and 989 Mapleview Drive East. The site is approximately 20 hectares in size and located on the south side of Mapleview Drive East, east and west of the extension of Terry Fox Drive. The property is located in the Hewitt's Secondary Plan Area.

The proposed Draft Plan of Subdivision seeks to create 11 blocks. Blocks 1 and 2 for mixed-use development, Blocks 3 and 4 for residential development, Block

5 for road widening, Block 6 for a stormwater management facility, Blocks 7 and 8 for the natural heritage system, Block 9 for a temporary cul-de-sac, Block 10 for the future road allowance, and Block 11 for future development. Only Blocks 1 to 10 are proposed for rezoning as part of this application process.

The proposed Zoning By-law Amendment seeks to implement the proposed Draft Plan of Subdivision by rezoning Blocks 1 through 10 from Agricultural General (AG), Rural Residential (RR) and Environmental Protection (EP) zones in the Town of Innisfil Zoning By-law 054-04 to Neighbourhood Mixed Use with Special Provisions (NMU)(SP-XXX), Residential Neighbourhood (R5) and Environmental Protection (EP) in Comprehensive Zoning By-law 2009-141. The Special Provisions proposed for the (NMU) zone include modified setback provisions, vehicular access restrictions to Mapleview Drive, reduced street level floor height to 2.3 metres and permissions for the stormwater management pond use.

Attachments: [PM - Notice 969 979 989 Mapleview Dr. East](#)
[PM - Presentation 969 979 989 Mapleview Dr. East](#)
[PM - Memo 969 979 989 Mapleview Dr. East](#)

PM2

APPLICATION FOR ZONING BY-LAW AMENDMENT - 947 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-002-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by the Goodreid Planning Group on behalf of Mapleview Friday Corporation for lands legally described as Part of Lot 19, Concession 11, formerly Township of Innisfil, known municipally as 947 Mapleview Drive East, Barrie. The subject property is located in the Hewitt's Secondary Plan Area.

The application proposes to rezone the subject lands from 'Rural Residential' (RR) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential Multiple Zone - Special' (RM3)(SP-XXX) with site-specific provisions in City of Barrie Zoning By-law 2009-141. The site-specific zoning provisions include:

1. Recognizing the Mapleview Drive East frontage as the front lot line;
2. A front yard setback of 0 metres, whereas a minimum setback of 3 metres is required;
3. A landscaped buffer strip with a minimum width of 2.6 metres along the side and rear lot lines, whereas a minimum width of 3 metres is required; and,
4. A maximum parking lot coverage of 45% of the lot area, whereas a maximum coverage of 40% is permitted.

The purpose of the proposed Zoning By-law Amendment Application is to permit the construction of a six (6) storey mixed-use building containing 96 residential units and approximately 300 square metres of ground floor commercial space, together with 158 surface parking spaces.

Attachments: [PM - Notice 947 Mapleview Drive East](#)
[PM - Presentation 947 Mapleview Drive East](#)
[PM - Memo 947 Mapleview Drive East](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV003-22**

Note: Revised Appendix "C" to Staff Report DEV003-22

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 521 HURONIA ROAD (WARD 9)

1. That the Official Plan Amendment application submitted by MHBC Planning Limited on behalf of Huronia Barrie Inc. to redesignate the lands known municipally as 521 Huronia Road from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection' on Schedule "A" - Land Use, be approved as per Appendix "A" attached to Staff Report DEV003-22.
2. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Huronia Barrie Inc. to rezone the lands known municipally as 521 Huronia Road from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions', Hold (RM2)(SP-XXX)(H-XXX) and 'Environmental Protection' (EP), be approved as per Appendix "B" attached to Staff Report DEV003-22.
3. That the Zoning By-law Amendment include special provisions to be permitted in the Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) zone as follows:
 - a) the minimum residential parking standard shall be 1.2 spaces per dwelling unit whereas 1.5 spaces is the standard;
 - b) back-to-back townhouse units are permitted, to a maximum of 50% of the total unit count;
 - c) the maximum density shall be 47 units per hectare, whereas the standard for stacked/cluster townhouse development is a maximum density of 40 units per hectare;
 - d) a minimum consolidated outdoor amenity area shall be provided at a rate of 5 square metres per unit, and 12 square metres per unit in an unconsolidated form, whereas 12 square metres in a consolidated form is the standard;

- e) the maximum building height shall be 12.5 metres, whereas a maximum of 10 metres is the standard; and,
 - f) the minimum landscape area shall be 32%, whereas 35% is the standard.
4. That a by-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2)(SP-XXX) (H-XXX), when the alignment, design and access permissions are confirmed for municipal servicing infrastructure (water, wastewater, and stormwater) and the road connection to Loon Avenue across the adjacent property municipally known as 338 Mapleview Drive East to the satisfaction of the Director of Development Services.
5. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, 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.
6. 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 DEV003-22.
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. (DEV003-22) (Files: D09-OPA082, D14-1700)

Attachments: [DEV003-22](#)

DEV007-22

ZONING BY-LAW AMENDMENT APPLICATION - 189 SUMMERSET DRIVE (WYNSTAR BEAR CREEK GP INC.) (WARD 6)

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Wynstar Bear Creek GP Inc., to rezone lands known municipally as 189 Summerset Drive from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), be approved as attached to this Staff Report as Appendix "A" .
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
- a) Permit a parking standard of 1.27 parking spaces per unit, whereas 1.5 spaces are required;
 - b) Permitted uses shall include:
 - i. 6-storey apartment building whereas a walk-up apartment building to a maximum of 4-storeys is permitted; and

- ii. back-to-back townhouse units to a maximum of 50% or 156 units, whichever is greater; and
 - c) Permit a minimum rear yard setback of 2.8 metres, whereas a minimum of 7 metres is required; and
 - d) Permit a maximum gross floor area of 116%, whereas a maximum of 60% of the maximum lot area is permitted; and
 - e) Permit a maximum building height of:
 - i. 21 metres for the 6-storey apartment building, whereas the maximum height for a 4-storey walk-up apartment building is 20 metres; and
 - ii. 13 metres for the back-to-back and block/stacked townhouse built form, whereas the maximum height is 10 metres;
 - f) Permit a maximum density of 70 units per hectare, whereas a maximum of 40 to 53 units per hectare are permitted; and
 - g) Permit 12 square metres per unit of consolidated amenity area in two (2) separate locations, whereas 12 square metres of consolidated amenity area in one location is required; and
 - h) Remove the requirement for a 3 metre continuous landscape buffer along the side and rear property lines of a property containing an apartment dwelling.
3. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, 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.
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, including matters raised in those submissions and identified within Staff Report DEV007-22.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV007-22) (File: D30-003-2021)

Attachments: [DEV007-22](#)

DEV008-22 DELEGATION OF APPROVAL AUTHORITY FOR THE REMOVAL OF A HOLDING SYMBOL UNDER SECTION 39.2 OF THE *PLANNING ACT*

That the by-law to delegate approval authority to remove a holding symbol to the Director of Development Services or their designate and that any member of Council, the applicant, or staff may request that an application with a holding symbol be “bumped up” to Council for approval for unresolved matters and/or conditions, be approved as per Appendix “A” attached to Staff Report DEV008-22. (DEV008-22)

Attachments: [DEV008-22](#)

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.

