



# City of Barrie

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

## Meeting Agenda Planning Committee

---

Tuesday, June 14, 2022

7:00 PM

Council Chambers

---

### 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 attending in person in the Council Chambers, or by accessing the live webcast at:

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

### 1. CONSENT AGENDA

#### Public Notice

The Public Meetings are now being held in person or by electronic participation. If you wish to provide oral comments electronically, 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, June 14, 2022 at 7:00 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](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500.

**2. PUBLIC MEETING(S)**

**PM 1 APPLICATION FOR ZONING BY-LAW AMENDMENT - 219 AND 223 BAYFIELD STREET (WARD 2) (FILE: D30-013-2022)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Hillcorp Investment and Development Inc., for lands known municipally as 219 and 223 Bayfield Street, Barrie.

The parcels are collectively approximately 946.4 square metres in area, with frontage of approximately 28.8 metres along Bayfield Street and 22.34 metres along Grove Street East. The site is comprised of one (1) vacant lot (223 Bayfield Street) and one (1) lot that currently has a single detached dwelling on it (219 Bayfield Street). The subject lands are designated City Centre on Schedule "A" of the City's Official Plan.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial with Special Provisions' (C2)(SP-57) to 'Transition Centre Commercial with Special Provisions' (C2)(SP-XXX) to convert the existing residential dwelling to a real estate office and provide associated parking and vehicular access off of Grove Street East.

The proposed site - specific zoning standards include:

<b>Standard Provisions</b>	<b>Required</b>	<b>Proposed</b>
Minimum Landscaped Buffer Adjacent to a Residential Zone (Section 4.8.2.1)	3 metres	Reduced to 2.8 metres

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Shelby White, Senior Planner, Development Services Department.

See attached correspondence.

- Attachments:** [PM1 - Notice 219 and 223 Bayfield Street](#)  
[PM1 - Presentation 219 and 223 Bayfield Street](#)  
[PM1 - Memorandum 219 and 223 Bayfield Street](#)  
[PM1 Correspondence 219 and 223 Bayfield Street](#)

**PM 2**

**APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting on behalf of The Black Creek Group for 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 and 60 Clapperton Street, Barrie.

The applicant is proposing to rezone the subject lands from 'Residential Apartment Dwelling 2 - First Density' (RA2-1) and 'Transition Centre Commercial - 1 - Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial - 2 - Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions.

The intent and purpose of the Zoning By-law Amendment is to permit the development of a 21-storey mixed-use building containing 253 units, 256 square metres of ground floor commercial space and underground parking.

Zoning By-law Amendment - Site Specific Revisions

<b>Standard) (C2-2 Zone</b>	<b>Required</b>	<b>Proposed</b>
Side Yard Setback (minimum)	14 metres Where the height of the main building in a C2 Zone is in excess of 11 metres, the minimum side yards shall be increased by 0.5 metres for every 2 metres of additional height over 11 metres	3.0 metres (north) 5.5 metres (south)
Building Height (maximum)	10 metres within 5 metres of the front lot line and the lot flankage	17.7 metres within 5 metres of the front lot line and the lot flankage
	45 metres beyond 5 metres of the front lot line and the lot flankage	66.7 metres beyond 5 metres of the front lot line and the lot flankage
Coverage for Ground Floor Commercial Uses (minimum % of lot area)	50%	8.9%

Gross Floor Area (maximum % of lot area)	400%	602%
Commercial Parking (minimum)	1 space per 24 square metres of gross  commercial uses	0 spaces  floor area for multiple
Residential Parking (minimum)	1 space per unit in the Urban Growth Centre (UGC)	0.82 spaces per unit Total - 207 spaces
Underground Parking Structure Setbacks (minimum)	1.8 metres to a street line	0.7 metres

Presentation by representative(s) of Weston Consulting.

Presentation by Andrew Gameiro, Senior Planner, Development Services Department.

See attached correspondence.

**Attachments:** [PM2 Notice 17 Sophia St E 3,5,7 and 11 McDonald St and 58 and 60 Clapperton](#)  
[PM2 Presentation 17 Sophia St, 3,5,11 McDonald St 58 60 Clapperton st](#)  
[PM2 Memorandum 17 Sophia St, 3 5 7 11 McDonald St 58 60 Clapperton St](#)  
[PM2 Correspondence 17 Sophia St, 3 5 7 11 McDonald St, 58 60 Clapperton St](#)

**PM 3**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 15 HARVIE ROAD (WARD 7) (FILE: D30-010-2022)**

The purpose of the Public Meeting is to review applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SmartCentres on behalf of Barrie-Bryne Developments Ltd. for lands known municipally as 15 Harvie Road, Barrie.

The site is approximately 33.18 hectares in size and located on the west side of Highway 400, south of Harvie Road and east of Thrushwood Drive. The parcel has been separated into two parts by the extension of Bryne Drive to Harvie Road, in coordination with the City of Barrie. The subject applications will facilitate land use changes to permit the development of almost 12 hectares of commercial and light industrial uses along Highway 400 to the east of the Bryne Drive extension, and the potential for 248 residential units in the form of semi-detached, townhouses and mid-rise apartments to the west of the Bryne Drive extension.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' - Land Use in the Official Plan to change the designation of the subject lands from 'General Industrial' and 'General Commercial' to 'General Commercial', 'Residential', 'Open Space' and 'Environmental Protection' to facilitate the future development as proposed.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) and 'Light Industrial' (LI) to 'General Commercial with Special Provisions' (C4)(SP-XXX), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX)', 'Residential Apartment Dwelling First Density with Special Provisions' (RA 1-3)(SP-XXX), 'Open Space' (OS), and 'Environmental Protection Area' (EP) to permit the future development. The special provisions related to residential uses include, but are not limited to, alternate standards for setbacks, gross floor area, lot coverage, and the permissions for adding back-to-back townhouse units as a built form. The special provisions for the commercial zone include adding additional uses such as manufacturing, self storage and warehousing.

Draft Plan of Subdivision

A Draft Plan of Subdivision application has been submitted to further divide the lands as follows:

<b>Land Use</b>	<b>Lot and Block</b>	<b>Size</b>
Low Density Residential - Semi Detached and Townhouses (248 Units)	1 to 57	4.957 hectares
Mid Rise Residential	58 to 59	3.351 hectares
Employment	60 to 67	11.992 hectares
Park and Open Space	68 to 71	4.612 hectares
Stormwater Management	72 to 73	1.742 hectares
Road Widening	74	2.074 hectares
Hydro Corridor	75 to 77	0.944 hectares

Presentation by representative(s) of SmartCentres.

Presentation by Celeste Kitsetmetry, Senior Planner, Development Services Department.

See attached correspondence.

- Attachments:** [PM3 Notice 15 Harvie Road](#)  
[PM3 Presentation 15 Harvie Road](#)  
[PM3 Memorandum 15 Harvie Road](#)  
[PM3 Correspondence 15 Harvie Road](#)

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

Nil.

**4. DEFERRED BUSINESS**

Nil.

**5. STAFF REPORT(S)**

Nil.

**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.**

