



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, September 13, 2022

7:00 PM

Council Chambers

Virtual

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for ELECTRONIC and/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

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 or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, September 13, 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 or calling 705-739-4220 Ext. 5500.

2. PUBLIC MEETING(S)

PM1

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - 109 PARK PLACE BOULEVARD (WARD 8) (FILE: D30-015-2022)

The purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by North American (Park Place) Development Corporation, for lands known municipally as 109 Park Place Boulevard.

Official Plan Amendment

The applicant proposes to amend the text of the Defined Policy Area 'R' designation in the Official Plan to permit residential uses at the location.

Zoning By-law Amendment

The applicant proposes to amend the zoning on the subject lands to add additional special provisions to the 'General Commercial' with Special Provisions (C4)(SP-304) zone to permit the development of two (2) mixed use buildings at heights ranging from 6 storeys to 16 storeys, with ground floor commercial and a total of 475 residential units.

Site Specific Standards/ Provisions(C4) (SP-304):

	Required/Permitted	Proposed
Permits Uses	Only listed Commercial and Institutional uses are permitted in the Retail Village	<u>Add Text:</u> Dwelling Unit(s) in conjunction with the permitted commercial and institutional uses
Parking Standards	N/A for Residential Uses	<u>Add standard:</u> 1 space per dwelling unit
Building Height	Within the Retail Village, a height limit of 16.0 metres shall apply for all buildings and structures used for retail store, restaurants, entertainment, and personal service uses but not for hotels, buildings used predominantly for office commercial purposes, or architectural features that may include a recreational component.	<u>Add text:</u> ... buildings used predominantly for residential uses, ...
Uses Not Permitted within the Retail Village	Notwithstanding the foregoing list of permitted uses, a tavern, an adult entertainment parlour, a freestanding amusement arcade, an automotive service station, an automotive sales and/or leasing	<u>Remove text:</u> ... a residential use...

establishment, an automotive repair establishment and a residential use shall not be permitted.

Uses Not Permitted Outside the Retail Village

For lands not comprising the Retail Village, a tavern an adult entertainment parlour and a residential use shall not be permitted.

Remove text:
... a residential use...

Specific Development Standards

The following standards shall apply:
 Lot Area - 450 m2
 Lot Frontage - 15m
 Front Yard - 6m
 Side Yard - 3m
 Side Yard Adjoining Residential Zone - 6m
 Side Yard Adjoining Street - 6m
 Rear Yard - 7m
 Rear Yard Adjoining Residential Zone - 10m
 Rear Yard Adjoining Street - 6m
 Lot coverage - 50%

Add text:
The following standards shall apply to non-residential development:

Presentation by a representative(s) of North American Park Place Corporation.

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

- Attachments:** [PM Notice 109 Park Place Blvd](#)
[PM Memo 109 Park Place Blvd](#)
[PM Correspondence 109 Park Place Blvd](#)
[ADDITIONS - PM Presentation 109 Park Place Blvd](#)

PM2

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 193 AND 197 BLAKE STREET (WARD 1) (FILE: D30-019 2022)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Fennelwood Corp for the lands located at 193 and 197 Blake Street.

Official Plan Amendment

The application proposes to amend the Official Plan designation on the subject lands from 'General Commercial' to 'Residential' to facilitate the development of five (5) residential townhouse units.

Zoning By-law Amendment

The application proposes to amend the zoning on the subject lands from 'General Commercial' (C4) to 'Residential Multiple Dwelling Second Density - Townhouse' with Special Provisions (RM2-TH)(SP-XXX). The requested special provisions are outlined in the table below.

	Proposed	Required Standard Zoning By-law 2009-141
Lot Area (Townhome)	183m2 (Lot B - D)	200m2
Side Yard Setback	1.2m - 1.5m	1.8m
Landscaped Open Space	32% of Lot Area	35% of Lot Area
Gross Floor Area	83.4%(Lot A) 118.8% (Lot B - D) 100% (Lot E)	Maximum 60% of Lot Area
Building Height	13.9m	10.0m
Minimum Driveway Length	5.5m	11.0m
Front Yard Parking Coverage	42% (Lot A) 64% (Lot B-D) 52% (Lot E)	
Front Yard Setback to a porch	0.0m to Daylighting Triangle)	1.5m (Exterior Side Yard Setback) 3.0m (Front Yard Setback)

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Tyler Butler, Senior Planner, Development Services Department.

See attached correspondence.

- Attachments:** [PM Notice 193 -197 Blake St](#)
[PM Presentation 193-197 Blake St](#)
[PM Memo 193 -197 Blake St](#)
[PM Correspondence 193-197 Blake St](#)
[ADDITIONS Correspondence 193 197 Blake St](#)

PM3

APPLICATION FOR ZONING BY-LAW AMENDMENT - 303 CUNDLES ROAD EAST (WARD 3) (FILE: D30-018 2022)

The purposed of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by submitted by The Jones Consulting Group on behalf of Penady (North Barrie) Limited, for the lands located at 303 Cundles Road East.

The application proposes to amend the zoning on subject lands to add additional special provisions to the 'General Commercial with Special Provisions' (C4) (SP-520)(SP-530) zone to:

Standards/Provisions for (C4) By-law 2009-141	Required/Permitted	Proposed
Minimum Rear Yard Setback	7 metres	3.5 metres
Site Specific Standards/ Provisions for (C4) SP-520)(SP-530)	Required/Permitted	Proposed
Maximum Residential Building Height	6 storeys	12 storeys
Maximum Residential Unit Count	200 residential units 120 currently built and occupied (The Junction)	505 residential units

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

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

See attached correspondence

- Attachments:** [PM Notice 303 Cundles Rd E](#)
[PM Presentation 303 Cundles Rd E](#)
[PM Memo 303 Cundles Rd E](#)
[PM Correspondence 303 Cundles Rd](#)
[ADDITIONS Correspondence 303 Cundles Rd E](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV024-22 APPLICATION FOR ZONING BY-LAW AMENDMENT - 219 BAYFIELD STREET (WARD 2)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hillcorp Investment & Development Inc., to rezone the lands known municipally as 219 Bayfield Street from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit a landscape buffer 2.5 metres wide, whereas a landscape buffer 3 metres wide is required;
 - b) The permitted land uses be limited to only the following:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office - Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery, Assisted Living Facility, Child Care, Museum, Social Service Facility, Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and Group Home.
3. 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, and as identified within Staff Report DEV024-22.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV024-22) (File: D30-013-2022)

Attachments: [DEV024-22](#)

DEV026-22 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 140 LOCKHART ROAD (WARD 8)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) for lands known municipally as 140 Lockhart Road, attached as Appendix "A" to Staff Report Staff Report DEV026-22 be approved as follows:
 - a) Amend Schedule "A" - Land Use of the Official Plan for the lands known municipally as 140 Lockhart Road to redesignate a portion of the lands identified as 'General Industrial' to 'Restricted Industrial', from 'Environmental Protection Area' to 'Restricted Industrial', from 'Environmental Protection Area' to 'General Industrial', and from 'General Industrial' to 'Environmental Protection Area', as illustrated by Schedule A to Amendment No. XX.
 - b) Amend Schedule "C" - Defined Policy Areas of the Official Plan for a portion of the lands known municipally 140 Lockhart Road to identify Defined Policy Area (XX) for 'Restricted Industrial' use, as illustrated by Schedule B to Amendment No. XX.
 - c) Add text to Section 4.8 - Defined Policy Area of the Official Plan as follows:

Section 4.8.XX - Defined Policy Area (XX)

Lands shown on Schedule C - Defined Policy Areas, located in Block 1 of the future Plan of Subdivision for the property known municipally as 140 Lockhart Road, shall permit a Salvage Operation and Outdoor Storage.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) to re-zone a portion of the lands known municipally as 140 Lockhart Road from 'General Industrial' (G1) zone to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'General Industrial' (GI) and from 'General Industrial' (GI) to 'Environmental Protection' (EP), attached as Appendix "B" to Staff Report DEV026-022 be approved.
3. That the following Special Provisions for the 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) zone be referenced in the site specific zoning by-law:
 - a) Definition be added to Section 3.0 - Definitions:

SALVAGE OPERATION means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling,

- reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.
- b) A minimum required parking standard of 1 parking space per 140 square metres of gross floor area, whereas 1 parking space per 70 square metres is required.
 - c) Any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 12.25 metres except for outdoor storage of machinery or equipment, whereas any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 4 metres except for outdoor storage of machinery and equipment.
4. That the written and oral submissions received relating to these applications, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the applications as amended, including matters raised in those submissions and identified within Staff Report DEV026-22.
 5. That notwithstanding the formal requirements for Site Plan Control as identified in By-law 99-312, the block zoned as 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) and the lots zoned as 'General Industrial' (GI) within the lands known municipally as 140 Lockhart Road shall be subject to Site Plan Control.
 6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV26-22) (File: D30 004-2021)

Attachments: [DEV026-220912](#)

DEV028-22

COMMUNITY IMPROVEMENT PLAN (CIP) GRANT APPROVALS SUMMARY - FEBRUARY TO APRIL 2022

1. That Staff Report DEV028-22 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That 50% of the funds from the current balance associated with allocations for the redevelopment grant program within the CIP Reserve be reallocated to the affordable housing and preservation of built heritage grant programs, to replenish the balance and continue funding affordable housing and heritage preservation projects in 2022. The funds shall be distributed accordingly amongst the affordable housing and preservation of built heritage grant programs:
 - i. 66.5% to the affordable housing grant reserve; and,

- ii. 33.5% percent to the preservation of built heritage grant reserve.

(DEV028-22) (File: File: F11 - CIP)

Attachments: [DEV028-22](#)

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.

