



Meeting Agenda
Planning Committee

Tuesday, November 29, 2022

7:30 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 and in-person participation. Members of the public may observe the proceedings by attending in-person at the City Hall 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 or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, November 29, 2022 at 7:30 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 ZONING BY-LAW AMENDMENT - 70 AND 76 EDGEHILL DRIVE (WARD 4) (FILE: D30-023-2022)

The purpose of the Public Meeting is to review the applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of AuroEdge Ltd. for lands known municipally as 70 and 76 Edgehill Drive, Barrie.

Official Plan Amendment

The application proposes to amend Defined Policy Area ‘HH’ of the Official Plan to increase the permitted height from 12 storeys to 16 storeys to facilitate the development of a residential apartment building with three hundred and ninety-six (396) units.

Zoning By-law Amendment

The application proposed to amend the zoning on the subject lands from ‘Residential Single Detached Dwelling Second Density’ (R2), ‘Residential Apartment Dwelling Second Density with Special Provisions - Hold’ (RA2-2) (SP-508)(H-128) and ‘Environmental Protection Area’ (EP) to ‘Residential Apartment Dwelling Second Density with Special Provisions’ (RA2-2)(SP-XXX) and ‘Environmental Protection Area’ (EP). The requested site-specific zoning provisions are outlined in the table below.

Zoning Standard	RA2-2 Zone	Proposed
Height (Max.)	45 metres	51 metres
Gross Floor Area (Max.)	200%	345%
Required Parking	1.5 spaces per unit	1.09 spaces per unit

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Michelle Banfield, Director of Development Services.

See attached correspondence.

- Attachments:** [PM1 Notice 70 and 76 Edgehill Drive](#)
[ADDITIONS PM1 Presentation 70 and 76 Edgehill Drive](#)
[PM1 Memorandum 70 and 76 Edgehill Drive](#)
[PM1 Correspondence 70 76 Edgehill Drive](#)
[ADDITIONS PM1 Correspondence 70 76 Edgehill Drive](#)

PM2

APPLICATION FOR A TEMPORARY USE BY-LAW - 164 INNISFIL STREET (WARD 2) (FILE: D30-024-2022)-

The purpose of the Public Meeting is to review an application for a Temporary Use Zoning By-law submitted by MHBC Planning Inc. on behalf of 1911940 Ontario Inc. (c/o Jamie Salter). The property is municipally known as 164 Innisfil Street, Barrie.

The proposed Temporary Use Zoning By-law application seeks to permit a retail store on the subject lands for three (3) years until December 12, 2025.

The property is designated 'General Industrial' in the City of Barrie Official Plan and is zoned 'General Industrial' (GI) in Zoning By-law 2009-141. A standalone retail use is not permitted at this location. Two previous Temporary Use By-laws have been granted for the retail use in June 2019 (By-law 2019-042) and March 2021 (By-law 2021-024).

Presentation by representative(s) of MHBC Planning Inc.

Presentation by Logan Juffermans, Planner, Development Services Department.

See attached correspondence.

- Attachments:** [PM2 Notice 164 Innisfil Street](#)
[ADDITIONS - PM2 Presentation 164 Innisfil Street -Revised](#)
[PM2 Memorandum 164 Innisfil Street](#)
[PM2 Correspondence 164 Innisfil Street](#)

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

PRES 3.1 PRESENTATION CONCERNING THE NEW COMPREHENSIVE ZONING BY-LAW

- Attachments:** [Presentation - New Comprehensive Zoning By-law 221129](#)

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

DEV022-22 ZONING BY-LAW AMENDMENT APPLICATION - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (HIP BARRIE CENTRAL INC.) (WARD 2)

1. That the Zoning By-law Amendment Application submitted by MHBC Planning Inc., on behalf of HIP Barrie Central Inc., to rezone lands known municipally as 34, 36, 38, 40, 44 and 50 Bradford Street from 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-589)(H-147) to 'Central Area Commercial-2 with Special Provisions' (C1-2)(SP-XXX) and 'Central Area Commercial-2 with Special Provisions, Hold' (C1-2)(SP-XXX)(H-XXX), and as identified in Appendix "A" to Staff Report DEV022-22, be approved.
2. That the following site-specific standards be referenced in the implementing zoning by-law for subject lands:
 - a) Permit a parking standard of 0.80 parking spaces per residential unit, whereas 1.0 parking space per unit is the standard in the C1-2 zone;

- b) A minimum building height of 4.5 metres and a maximum building height of 22 metres (5-6 storeys) within 5 metres of the Bradford Street lot line; beyond 5 metres of the lot frontage and lot flankage, a maximum building height of 75 metres (25 storeys) in addition to Phase 1 tower heights at 86 metres (26 storeys) and 101 metres (30 storeys) is permitted, whereas a maximum of 10 metres (3-4 storeys) within 5 metres of the front lot line and the lot flankage is permitted and a maximum of 45 metres (12-15 storeys) beyond 5 metres of the front lot line and the lot flankage is the C1-2 standard;
 - c) No landscape buffer requirement, whereas 3 metres of continuous landscape is required for an apartment building in the C1-2 zone;
 - d) Require a minimum of 338 square metres of ground floor commercial uses, representing approximately 30% more of the building street frontage, is required, whereas 50% of the lot area is the C1-2 standard; and
 - e) General provisions to facilitate implementation of the zoning by-law including that the subject lands shall be considered as one lot for the purposes of zoning regardless of future land division or condominium, and parking spaces may be provided on separate lots within the same subject zoning parcel.
3. That the Hold (H-XXX) be removed from the Phase 2 lands when the following has been submitted to the satisfaction of the Director of Development Services:
- a) A Master Site Plan demonstrating the integration of the Phase 2 lands with the proposed and/or approved Phase 1 concept and proposed and/or approved development on adjacent lands owned by the City of Barrie, including, but not limited to:
 - i. Vehicular access, traffic circulation, and alignment of private and/or municipal road connections to successfully facilitate development of the entire site; and
 - ii. A site design that provides multi-modal, pedestrian and accessible access to public streets/sidewalks, transit stops and open spaces.
 - b) A Traffic Impact Study and Parking Strategy to support the Master Site Plan requirements noted in 3. a) above, demonstrates that the proposed reduction in parking standard for Phase 1 met the needs of residents, and provides justification for the City to accept the proposed reduction in parking standards for the development of Phase 2.

- c) A detailed Urban Design submission, consistent with the City's Urban Design policies and guidelines, including, but not limited to:
 - i. Design attributes that demonstrate justification for any increase in height of buildings from 45 metres (12-15 storeys);
 - ii. Buildings of various built forms and height with good placement, orientation, massing, and design to enhance transition to adjacent lower scale neighbourhood areas;
 - iii. Buildings located and oriented to frame and activate public/private streets and open spaces;
 - iv. Mitigation of wind and shadow impacts on adjacent streets and open spaces; and
 - v. Conditional approval of a Site Plan Control application.
- 4. 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 DEV022-22.
- 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. (DEV022-22) (File: D30-006-2022)

Attachments: [DEV022-221129](#)

DEV033-22

SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST (WARD 2)

- 1. That the Site Plan Control Application submitted by MHBC Planning, on behalf of Grove Street Developments Inc. for development on lands known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV033-22.
- 2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project. (DEV033-22) (File: D11-021-2021)

Attachments: [DEV033-221129](#)

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.

