

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: T. BUTLER, PLANNER, EXT. 5446

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

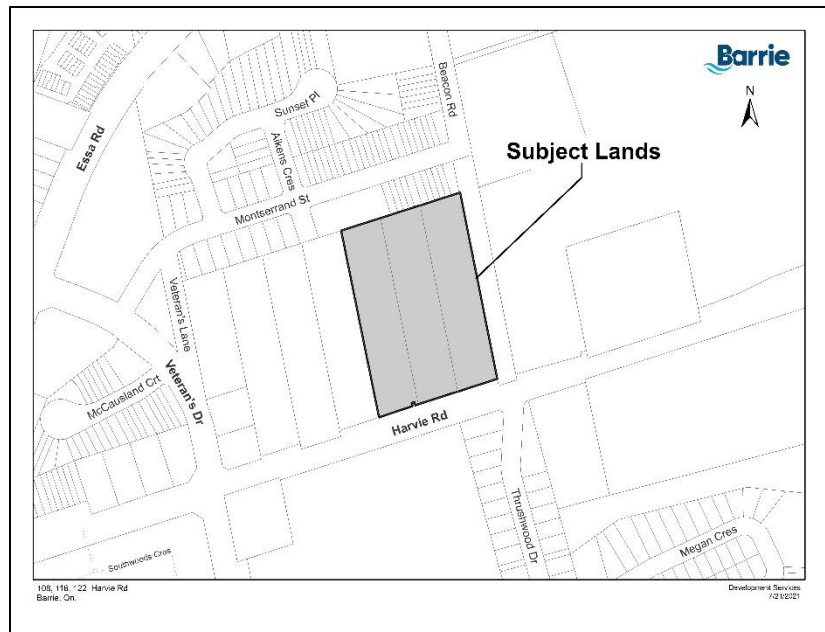
RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION 108, 116, 122 HARVIE ROAD – WARD 6

DATE: DECEMBER 7, 2021

The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by The Jones Consulting Group Ltd., on behalf of ASA Development Inc., to facilitate the future development of the properties known municipally as 108, 116, and 122 Harvie Road. The subject lands are located on the north side of Harvie Road at the intersection of Harvie Road and Thrushwood Drive, east of Veteran's Drive.

The subject lands are rectangular in shape and comprise 2.48 hectares (6.1 acres) with approximately 115 metres of frontage on Harvie Road and 195 metres of frontage on the unopened extension of Beacon Road. The subject lands are currently occupied by three single detached dwellings and forested areas and are surrounded by existing residential, commercial, and industrial uses. The submission materials associated with the subject applications are available for viewing on the City's [Proposed Developments](#) webpage under [Ward 6](#).

The applicant is proposing to develop the subject lands with a total of 127 units, inclusive of twelve (12) single detached units, 64 townhouse units, and 51 units within a four (4) storey apartment. The applicant is proposing the extension of Beacon Road, from Montserrand Street to Harvie Road, and the provision of a new east-west road located mid-block of the subject lands that will provide additional access to the anticipated redevelopment of the lands to the west. Surface amenity areas are provided for the townhomes and apartment units while additional private amenity areas in the form of balconies are proposed for the apartment units. Parking for the development is being proposed at a ratio greater than what is required by the Zoning By-law (191 spaces required, 272 spaces provided). The overall density of the proposed development is 52 units per hectare.





**DEVELOPMENT SERVICE
MEMORANDUM**

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The subject lands are designated 'Residential' as identified on Schedule 'A' – Land use within the City of Barrie's Official Plan and are currently zoned 'Residential Single Detached Dwelling First Density' (R1) pursuant to Comprehensive Zoning By-law 2009-141. The applicant is proposing to amend the zoning of the subject lands to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX), 'Residential Apartment First Density - 2' with Special Provisions (RA1-2)(SP-XXX) , and Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP-XXX), as identified in Appendix 'A' – Draft Zoning Schedule. The requested Special Provisions are identified below.

1. Residential Multiple Dwelling First Density with Special Provisions (RM2)(SP-XXX):

	Proposed	Required Standard Zoning By-law 2009-141
Density (Block A)	75 units per hectare	53 units per hectare
Density (Block B)	50 Units per hectare	53 units per hectare
Lot Frontage (Townhome)	5.5m	6.0m
Lot Area (Townhome)	118m ²	200m ²
Exterior Side Yard Setback	1.8m	3.0m
Rear Yard Setback	5.0m	7.0m
Secondary Means of Access – Setback Requirement	5.0m	7.0m
Front Yard Setback	3.0m	7.0m
Minimum Driveway Length	5.5m	6.0m
Maximum Lot Coverage	No Maximum	35% Maximum Lot Coverage

2. Residential Apartment First Density with Special Provisions (RA1-2)(SP-XXX)

	Proposed	Required Standard Zoning By-law 2009-141
Exterior Side Yard Setback	2.0m	7.0m
Front Yard Setback	5.0m	7.0m
Maximum Gross Floor Area as a Percentage of Lot Coverage	No Maximum Gross Floor Area as a Percentage of Lot Coverage	Maximum GFA 60% of Lot Area

3. Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP-XXX)

	Proposed	Required Standard Zoning By-law 2009-141
Minimum Lot Area	195m ²	335m ²
Lot Frontage	9.0m	10.0m
Exterior Side Yard Setback	2.6m	3.0m
Rear Yard Setback	5.0m	7.0m
Front Yard Setback to Dwelling Unit	3.0m	4.5m
Front Yard Setback to Attached Garage	5.5m	7.0m
Maximum Lot Coverage	No Maximum Lot Coverage	45%

Neighbourhood Meeting

A neighbourhood meeting was held on August 12, 2021 in a virtual format and was attended by 24 residents, Ward 7 Councillor Gary Harvey, the applicants planning consultant, and City Planning staff. The comments from residents concerning the proposed development are summarized as follows:

- Traffic concerns regarding an increase in traffic on Harvie Road, Beacon Road and Thurshwood Drive.
- Traffic concerns related to the circumvention of Veteran’s Drive and Essa Road intersection via Monterrand Street and opportunities for traffic calming in the area on lower order streets.
- Potential impacts from drainage onto existing residential lands located immediately north of the subject property.
- The impact of construction activity and timing on adjacent land uses and construction traffic on existing local streets.
- Concerns related to insufficient amenity areas being provided within the proposed development and the potential impacts to already existing parks and amenity spaces in the area.
- Residents inquired about shadowing and privacy impacts related to the existing homes on Monterrand Street and on Thrushwood Drive.
- Concerns were expressed regarding the provision of adequate parking within the development so as to avoid on street parking.

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review by Planning staff and the City’s Technical Review Team. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for Planning Committee’s consideration. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the proposed density and height, impacts on and compatibility with the surrounding uses, and integration of the proposed development into the existing neighbourhood;
- Justification and appropriateness of the requested site-specific provisions;
- Analysis of intensification targets;
- Site servicing, drainage and grading associated with the proposed development;
- Walkability and connectivity throughout the proposed development and to existing and future developments;
- Traffic impacts/calming as a result of the proposed increase in density in the area and pedestrian safety; and
- Impacts on traffic circulation and parking including the interface with Beacon Road, and impacts on the Harvie Road and Thurshwood Drive/Beacon Road intersection.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that will be brought forward for Planning Committee's consideration of the application.

Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

Planning staff are targeting the first quarter of 2022 for a staff report to be brought forward to Planning Committee for the Zoning By-law Amendment application.. Should Council approve the subject Zoning By-law Amendment application, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to recommend approval of the associated Draft Plan of Subdivision following final approval of the implementing Zoning By-law amendment.

For more information please contact Tyler Butler, Planner at tyler.butler@barrie.ca or 705-739-4220 ext. 5446.

Attach.: Appendix "A" - Draft Zoning By-law Schedule
 Appendix "B" - Draft Plan of Subdivision
 Appendix "C" - Conceptual Site Plan

APPENDIX "A"

Draft Zoning By-law Schedule



