
TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: L. JUFFERMANS, PLANNER, EXT. 4447

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: REMOVAL OF HOLD (H-139) FROM 410 YONGE STREET AND 343 LITTLE
AVENUE (MASON HOMES LTD.)**

DATE: MARCH 7, 2022

PURPOSE

The purpose of this Memorandum is to advise members of Council that staff are recommending a by-law to remove the Hold (H-139) from lands municipally known as 410 Yonge Street and 343 Little Avenue, currently zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-565)(H-139).

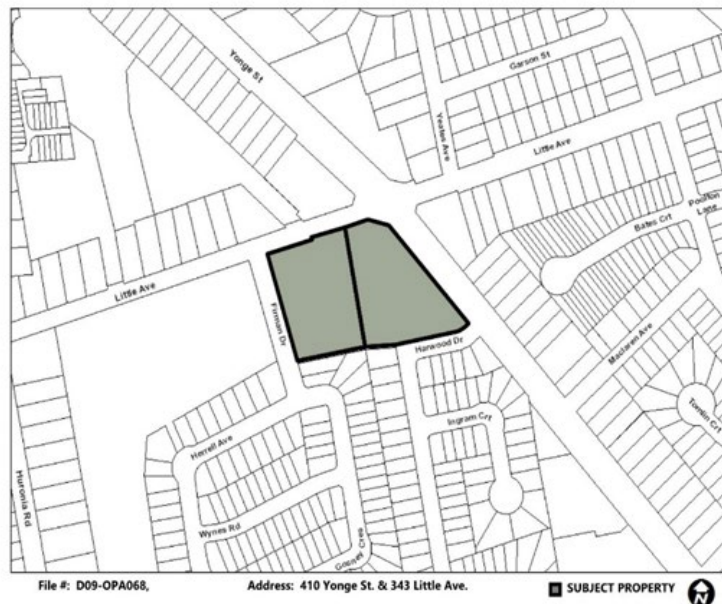
A minimum fourteen (14) day circulation of the draft by-law is required under the *Planning Act* prior to the by-law being brought forward for approval by Council. This circulation has been completed in accordance with the *Planning Act*. A draft of the by-law is included as Appendix "A" to this Memorandum. Renderings of the proposed development are included as Appendix "B" to Memorandum dated March 7, 2022.

OVERVIEW

The subject lands are located at the intersection of Yonge Street and Little Avenue and include two parcels of land which were formed through the registration of plans of subdivision 51M-313 and 51M-403 in the 1990s.

While originally planned for a commercial use, these properties were subject to planning applications in 2018, as part of files D09-OPA068 and D14-1655 for an Official Plan Amendment and Zoning By-law Amendment.

By way of approval of these applications, the land use was amended from commercial to residential in line with intensification policies of the Official Plan.





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The proposed development concept as approved through the Official Plan and Zoning Amendments included 109 townhomes, including back-to-back with an increased height of 17 metres permitted, a parking ratio of 1 space per unit, and 12 square metres of unconsolidated amenity space required per unit in addition to other site-specific standards. The current proposed concept as provided in Appendix "B" conforms with these site-specific standards.

SUBMITTED REPORTS STUDIES

The following submitted letters and reports provide additional information as to the current application and development of the subject properties:

- Parkland Request Letter; IPS Consulting Inc., June 22, 2021; and
- Lift Hold Request Letter; IPS Consulting Inc., December 17, 2021.

REVIEW

As noted within Staff Report PLN005-2019, the goals for residential land use, as outlined in Section 4.2.1 of the Official Plan, include the need to promote a sense of neighbourhood, foster complete communities through a mix of land uses, develop high quality public open spaces, and plan for increased density of development in intensification areas. As approved by Council in 2019 through By-law 2019-039, the intended complete community was achieved on the site through the integration of a public open space, in line with standards at that time.

By-law 2019-039 placed a Hold provision (H-139) upon the property stating:

16. The By-law to remove the Holding (H-139) provision be brought forward when the location, size and configuration of the public open space/park block has been confirmed to the satisfaction of City staff and further identified in the By-law to remove the (H-139) as Open Space (OS) on the Zoning Map Schedule to the satisfaction of the City of Barrie.

The requirements of Holding provision (H-139) have been satisfied by the following:

- The initial intent for parkland dedication was to ensure a mix of uses on the subject site, in line with Official Plan 'Complete Community' principles. The current concept proposes that all units fronting onto Yonge Street are live/work units, as permitted by the current zoning and which will activate the intensification corridor streetscape. Through the provision of live/work units, the site will better integrate with surrounding commercial uses and act as a transition to the residential neighbourhood.
- Parkland/Open Space, as previously considered on the subject property, would be challenged by the steep topographic conditions, with a potential park unable to provide appropriate programming space. Previous parkland dedications noted in the submitted Parkland Request Letter, as provided for the surrounding subdivisions including Willoughby and Huronia North Parks, have exceeded *Planning Act* requirements being 5% of developable area. Further, through a shift in the City's Parkland Development Principles, a catchment radius of 800 metres is now used as the standard in planning for park/open space areas. Based upon this principle the subject property and existing surrounding neighbourhood are appropriately serviced by existing park/open space areas to the City standard. The subject site will also include private amenity space as private decks, balconies, terraces, and a centralized amenity area which will be finalized through the future Site Plan application.



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CONCLUSION

Staff are generally satisfied that the removal of the Holding (H-139) provision is appropriate. Based on communication with the applicant and agent, an application for Site Plan Approval is anticipated in 2022.

Further details on the project, including new site plan concepts, can be found on the City's website under [Proposed Developments](#) in [Ward 8](#). For more information, please contact Logan Juffermans, Planner at ext. 4447 or logan.juffermans@barrie.ca.

Attachments:

Appendix "A" – Draft By-law to remove the "H"

Appendix "B" – Revised Project Site Plan Concept and Elevations

APPENDIX "A"

Draft Zoning By-law



Bill No. XXX

BY-LAW NUMBER 2022-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 410 Yonge Street and 343 Little Avenue, legally described as Block 57 on Plan 51M-403, and Block 301 on Plan 51M-313 in the City of Barrie, as shown on Schedule "A" to this By-law, from 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-565)(H-139) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-565).

AND WHEREAS a condition outlined in By-law 2019-039, with respect to the lands zoned as 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-565)(H-139) has been satisfied, or will be satisfied by a future Site Plan Application, with these conditions being:

16. The By-law to remove the Holding (H-139) provision be brought forward when the location, size and configuration of the public open space/park block has been confirmed to the satisfaction of City staff and further identified in the By-law to remove the (H-139) as Open Space (OS) on the Zoning Map Schedule to the satisfaction of the City of Barrie.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of 410 Yonge Street and 343 Little Avenue from 'Residential Multiple Dwelling Second Density with Special Provisions, Hold' (RM2)(SP-565)(H-139) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-565).
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 7th day of March, 2022.

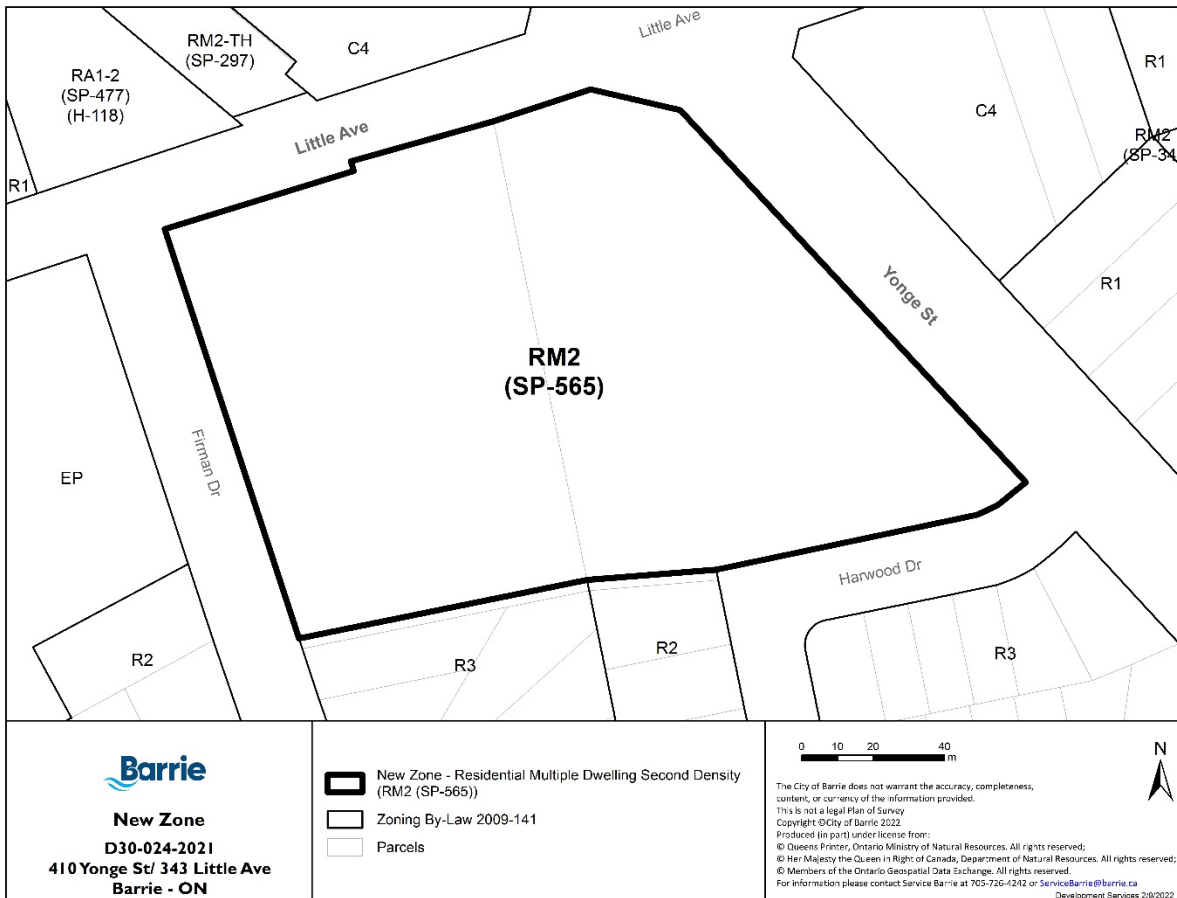
READ a third time and finally passed this this 7th day of March, 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2021-XXX



APPENDIX "B"

Revised Project Site Plan Concept and Elevations

