
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: ANDREW GAMEIRO, B.E.S., RPP, SENIOR PLANNER

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

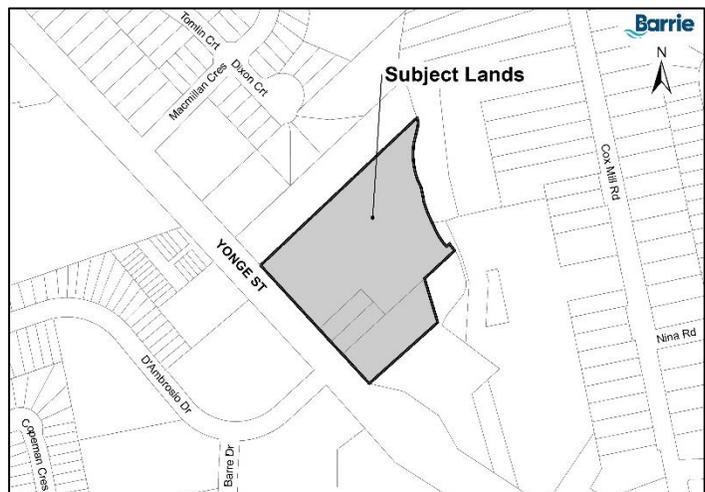
**RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 505,
511, 515 AND 533 YONGE STREET - 2570974 ONTARIO INC. (CORE
ADVISORY GROUP)**

DATE: MARCH 29, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting for a Zoning By-law Amendment Application submitted by Innovative Planning Solutions on behalf of 2570974 Ontario Inc. (Core Advisory Group) for lands known municipally as 505, 511, 515 and 533 Yonge Street, Barrie. The subject lands are legally described as Part Block C, Lots 12, 38, 39 and 40, Concession 13 on Plan 885; Parts 1 to 4 on Plan 51R-19631; and, Parts 1 and 2 on Plan 51R-31208.

The subject property is located on the east side of Yonge Street, north of Coxmill Road and south of Macmillan Crescent. The subject lands are irregular in shape and comprises 2.68 hectares of land with 167.6 metres of frontage along Yonge Street. Due to the presence of hazard lands and environmental protection areas, approximately 1.6 hectares of the subject lands are considered developable.

The subject lands are currently occupied by a two-storey medical building and three (3) detached dwellings. Additionally, the site is relatively flat along Yonge Street, but slopes downward to the east to Lovers Creek. The subject lands are surrounded by the following land uses:



- North: Two commercial buildings containing a veterinary clinic and a restaurant, a low-density residential subdivision, and a future 4-storey residential apartment building containing 67 units at the intersection of Yonge Street and Macmillan Crescent.
- East: A medium density block/cluster townhouse development and a low-density residential neighbourhood containing a mix of one and two-storey dwelling units.
- South: D'Ambrosio Park, the Lovers Creek ravine and associated wooded area, and a cluster of commercial uses at the intersection of Yonge Street and Big Bay Point Road.

West: A multi-residential development consisting of three-storey block/cluster townhouses and a four-storey apartment building.

The application proposes to amend the zoning of the subject lands from 'Residential Multiple Dwelling Second Density – Special Provision No. 98 and 468' (RM2-SP-98 & RM2-SP-468), 'Residential Single Detached Dwelling First Density' (R1), and 'Environmental Protection' (EP) to 'Residential Apartment Dwelling Second Density – 2 – Special Provision No. XXX' (RA2)(SP-XXX) and 'Environmental Protection' (EP).

If approved, the application would facilitate the development four (4) multi-residential buildings ranging in height from 8 to 12 storeys, along with 1,076 square metres of commercial space. Together, the 4 buildings will contain a total of 400 units. The proposal also includes a total of 469 parking spaces and 8,194 square metres of amenity space (see Appendix "A": Site Plan and Appendix "B": Building Elevations). The submission materials associated with the subject application are available for viewing on the City's Proposed Development webpage under [Ward 8 – 505, 511, 5151 & 533 Yonge Street](#).

The subject lands are designated 'Residential' and 'Environmental Protection' on Schedule A – Land Use in the City of Barrie Official Plan. The subject lands are also located within Defined Policy Area 'D' on Schedule C – Defined Policy Areas of the Official Plan. According to Policy 4.8.1(b) of the Official Plan, medium density housing is considered appropriate for residential lands located within Defined Policy Area 'D'. Additionally, the subject lands are located within a Level 2 Natural Heritage Resource, as identified on Schedule H of the Official Plan, which includes Lovers Creek and associated valley and woodlands.

The subject property is also located along the Yonge Street Primary Intensification Corridor in accordance with Schedule I – Intensification Areas of the Official Plan. According to the mixed use policies in Section 4.9 of the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the Land Use Policies contained in Section 4.2 – Residential and 4.3 – Commercial. Mixed Use Areas permit a variety of medium and high density residential, commercial and institutional uses within the same building, with active uses located at the ground level.

Given the location of the subject lands on the Yonge Street Primary Intensification Corridor, Planning staff note that a Mixed Use Corridor (MU2) zone with site specific provisions would be more appropriate for the site, in accordance with the mixed use policies of the City of Barrie Official Plan. The applicant proposed a different zone, the RA2 zone.

Background:

The application was submitted to the City and deemed complete on January 22, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment. Detailed review comments and an analysis of the application will be provided at a later date when a staff recommendation report is brought forward for Planning Committee's consideration.

A virtual neighbourhood meeting was held on September 28, 2021. Approximately thirty (30) residents attended the meeting, along with the Ward Councillor, Planning staff, the applicant and the applicant's consultants. The following matters were raised by residents at the meeting:

- Concerns that the development would result in an increase in traffic, resulting in negative impacts on traffic operations along Yonge Street and on local roads in surrounding neighbourhoods.
- Residents wanted assurances that the proposed development would include sufficient parking, in accordance with the provisions of the zoning by-law, to ensure that parking would not spill-over onto local roads within existing residential neighbourhoods.

- Concerns with the proposed building height and the potential impacts on surrounding land uses, such as increased shadowing.
- Residents requested that environmentally sensitive areas, such as Lovers Creek and associated wooded areas, are protected from development activities. In this regard, residents wanted assurances that proper development limits would be established through the re-zoning process.
- Questions were raised regarding the density being proposed for the site and whether it is appropriate for the area. Residents were concerned that the site may be overdeveloped, thereby hindering the overall functionality of the development.
- Residents expressed a desire to see the applicant provide both affordable and accessible units.
- Residents wanted assurances that the applicant would make best efforts to preserve as many trees on-site as possible.

The applicant's Planning Justification Report includes a detailed response to each of the comments received from members of the public at the Neighbourhood Meeting. Planning staff will provide an analysis of the responses when a staff recommendation report is brought forward to General Committee.

Zoning By-law Amendment – Site-specific Provisions:

The site-specific provisions proposed for the subject property would permit reduced front and side yard setbacks, an increase in the percentage of ground floor commercial space, as well as a reduction in parking and the front yard setback for an underground parking structure. The site-specific provisions are required to facilitate the overall design proposed for the development. The proposed site-specific zoning provisions for the site are listed in Table 1 below. Planning staff have also provided a comparison between the MU2 and RA2-2 zone provisions for Planning Committee's reference. As noted in Table 1, a transition to an MU2 Zone would require fewer site-specific provisions and expand the variety of uses that would be permitted on the subject lands.

Table 1: Site-specific Zoning Provisions – 505, 511, 515 & 533 Yonge Street, Barrie

Zoning Standard	Required – MU2 Zone	Required – RA2-2 Zone	Proposed
Building Height (max.)	25.5 m (8-storeys)	45 m (15-storeys)	40.8 m (12-storeys)
Front Yard Setback	1 m (min.) for 75% of the frontage & 5 m (max.) for 25% of the frontage	7 m	1.2 m
Side Yard Setback	3 m (max.)	5 m (min.)	3 m
Ground Floor Commercial Uses	50% of ground floor area (min.) No restriction on type of commercial uses	Max. 25% of the ground floor area for convenience store, personal service store and dry-cleaning distribution outlet	26% (all buildings) of ground floor commercial uses permitted through Section 5.4.1 – Mixed Use Zones
Setbacks for Underground Parking Structures (min.)	1.8 m from the street line, except where the minimum yard setback for the applicable zone is less than 1.8 m	1.8 m from the street line, except where the minimum yard setback for the applicable zone is less than 1.8 m	1.2 m

Planning and Land Use Matters Under Review:

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land-use related items being considered include:

-
- Compatibility with surrounding land uses, as it relates to shadowing, providing stepping provisions, increased building setbacks, landscape buffers and fencing;
 - Ensuring that environmentally significant lands are protected from the proposed development. In this regard, the development limits of the site will need to be established in consultation with LSRCA and any environmentally significant lands would be zoned 'Environmental Protection' (EP) and conveyed to the City through the site plan process;
 - Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Yonge Street;
 - The efficient use of land and resources that optimize the use of existing services and infrastructure;
 - Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
 - The preservation of private and shared vegetation;
 - The impacts that the development may have on traffic and parking in the area; and,
 - Ensuring that the proposed density is appropriate for the site and will not jeopardize the functionality of the development proposal, as it relates to providing sufficient parking, indoor and outdoor amenities, landscaping, snow storage areas, waste collection/storage facilities, and pedestrian walkways.

Next Steps:

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

All technical comments received, as well comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting late 2022 or early 2023 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment Application.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Attachments: Appendix "A" - Conceptual Site Plan
Appendix "B" – Proposed Building Elevations

Appendix "A"
Conceptual Site Plan

