

**TO: DEPUTY MAYOR B. WARD AND MEMBERS OF PLANNING COMMITTEE**

**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: PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT  
TO THE ZONING BY-LAW – 320 BAYFIELD STREET (WARD 4)**

**DATE: JUNE 7, 2022**

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting for applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Corbett Land Strategies Inc. on behalf of 320 Bayfield Holding Inc. The site is legally described Part of Lot 21, Concession 5, and Lots 1 to 9 on Plan 285 (Geographic Township of Vespra), and municipally known as 320 Bayfield Street in the City of Barrie.

The proposed Official Plan Amendment seeks to add a new site specific policy to permit a self storage use within the existing 'Shopping Centre Commercial' designation.

The Zoning By-law Amendment seeks to amend the zoning from 'Shopping Centre Commercial' (C3) to 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX) to permit site specific self storage uses on the subject lands, within the existing mall structure.

The proposed amendments would facilitate the redevelopment of 4,226.6 square metres of commercial space into the proposed self storage use (see Appendix "A" – Conceptual Site Plan). The submission materials associated with the subject applications are available for viewing on the City's Proposed Developments webpage under [Ward 4 – 320 Bayfield Street](#).

### Background

The subject lands are currently occupied by a multi-tenanted shopping centre, known as the Bayfield Mall.

The lands are located on the west side of Bayfield Street, north of Coulter Street and the Highway 400 Corridor.

The subject lands are 12.2 hectares (30.3 acres) in area and have frontage of approximately 284 metres (931 feet) along Bayfield Street, 522 metres (1712 feet) along Coulter Street and 57 metres (187 feet) along Glenwood Drive.





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The land uses immediately surrounding the site include:

**North** Glenwood Drive with single storey commercial retail and restaurant uses, and single detached dwellings along Argyle Road

**East** Bayfield Street with single storey mixed commercial retail and restaurant uses

**South** Coulter Street with a hotel or motel use, environmental protection lands which form part of the Sunnidale Park/Natural Area and the MTO Highway 400 corridor

**West** Coulter Street, multi-storey apartment and residential uses and Sunnidale Park/Natural Area

The subject lands are located primarily within the commercial district of Bayfield Street with close proximity to the Highway 400 interchange. This property fronts onto the Bayfield Street Intensification Corridor and is identified as a Strategic Growth Area.

Access through the area is provided on Bayfield Street or from Provincial Highway 400. The subject lands are located directly on four (4) transit routes (1A, 4A, & 100A, B, C and D).

The applications were submitted to the City and deemed complete on April 8, 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 applications have also been circulated to all applicable City departments and external agencies for review and comment.

### Neighbourhood Meeting

A Neighbourhood Meeting was held on January 11, 2022, with ten (10) participants including Ward 4 Councillor Barry Ward, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Concerns with disturbance and noise in the neighbourhood as part of the proposed redevelopment and renovation;
- Impacts on the existing mall use/commercial businesses;
- Impacts to traffic in the surrounding neighbourhood; and
- Identification that the site is a prime location which should be used for higher and better commercial and residential uses.

### Official Plan Amendment

The proposed Official Plan Amendment seeks to add a new site specific policy and amend Schedule C – Defined Policy Areas to permit a self storage use on the subject lands. The 'Community Centre Commercial' designation on the subject land is proposed to remain.

### Zoning By-law Amendment

The Zoning By-law Amendment seeks to amend the zoning from 'Shopping Centre Commercial' (C3) to 'Shopping Centre Commercial with Special Provisions' (C3)(SP-XXX). The existing C3 zone permits a variety of commercial, institutional and residential uses under the C3 zone, whereas the new Special Provision (SP-XXX) would permit a self storage use, which is generally only permitted within light and general industrial zoned properties.



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### Planning and Land Use Matters Under Review

The subject applications are currently under review by Planning staff and the City's Technical Review Team. The primary planning and land use related items being considered at this time are:

- Compliance with Provincial Planning Policy and City's Official Plan;
- Appropriateness of permitting an industrial use within an existing commercial building/property;
- Ensuring that the use does not hinder potential redevelopment opportunities along the Bayfield Street Intensification Corridor;
- Impacts on traffic and parking including the interface with Coulter Street, existing residential uses and Bayfield Street; and
- Ensuring that the redevelopment complies with all City standards including building and fire code requirements.

### 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 the applications for amendments to the Official Plan and Zoning By-law by staff and agency partners.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings, will be considered during the review of these applications. A staff report to Planning Committee is anticipated to be brought forward in late 2022 for consideration. If approved, a subsequent application for Site Plan Control will be required.

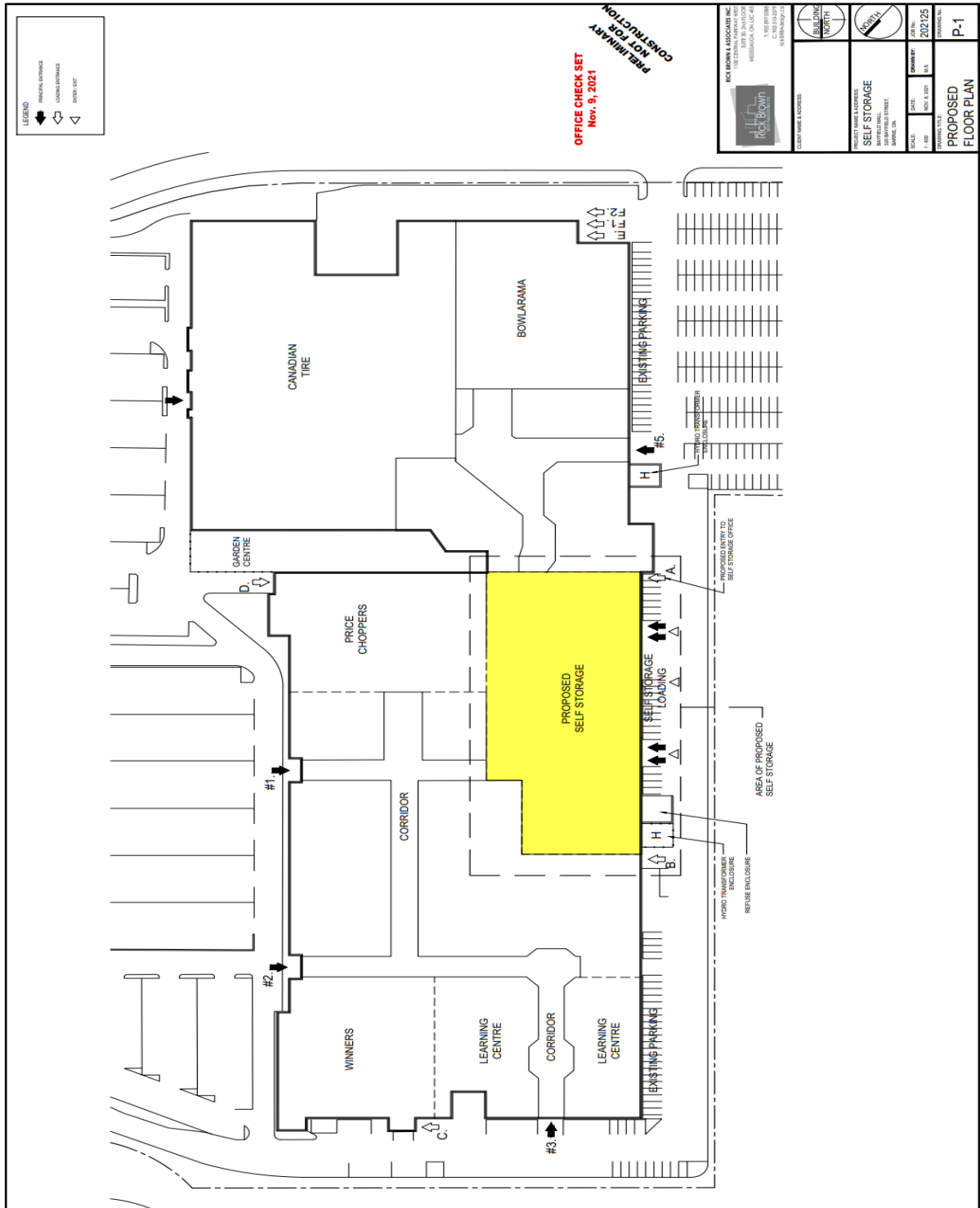
If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at [logan.juffermans@barrie.ca](mailto:logan.juffermans@barrie.ca).

### Attachments:

Appendix "A" – Conceptual Site Plan  
Appendix "B" – Conceptual Elevations

APPENDIX "A"

Conceptual Site Plan



### Conceptual Elevations

