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

**FROM: ANDREW GAMEIRO, B.E.S., RPP, SENIOR PLANNER, EXT. 5038**

**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 – 19 DUNDONALD STREET (JOHN & PAT HARGREAVES)**

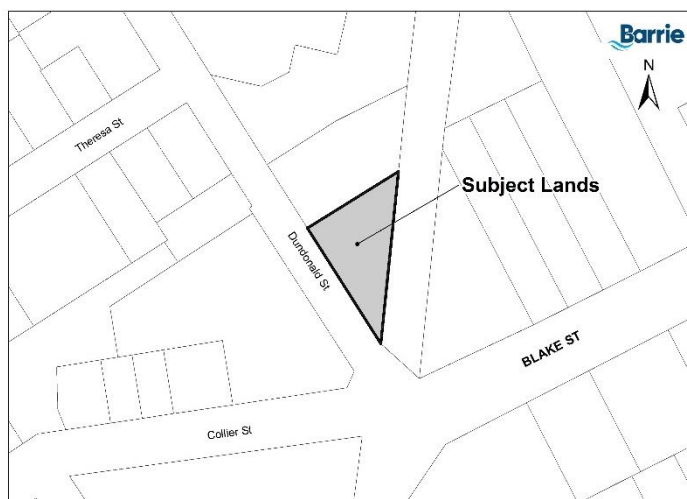
**DATE: JUNE 7, 2022**

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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 John and Pat Hargeaves for lands known municipally as 19 Dundonald Street, Barrie. The subject property is legally described as Part Lot 24, Concession 4 in the former Township of Vespra and Parts 1 to 4 on Plan 51R-39870.

The subject property is located on the east side of Dundonald Street, north of Collier and Blake Streets, and south of Theresa Street. The subject property is triangular in shape and comprises 0.39 hectares (0.96 acres) of land with 100 metres of frontage along Dundonald Street.

An existing single detached residential dwelling unit is located on the northern half of the subject property. The southern half of the property is vacant with considerable vegetation and the property contains a significant grade change of approximately 18 metres from north to south. The subject lands are surrounded by the following land uses:



**North:** St. Mary's Catholic Church and the St. Mary's Seniors' Residence (4-storey building).

**East:** The Duckworth Street unopened right-of-way (20 metre width), existing single-detached residential dwelling units, and St. Vincent Square.

**South:** The Duckworth Street unopened right-of-way, low-density residential properties and various apartment buildings ranging from four (4) to eight (8) storeys, and Kempenfelt Park.

**West:** Existing four (4) storey and twelve (12) storey multi-residential buildings, along with a mix of land uses further west which include single-detached dwellings and multi-residential buildings along Theresa Street and Collier Street. The Urban Growth Centre (UGC) is also located approximately 300 metres to the west of the subject property, bordered by Berczy Street.

The applicant proposes to rezone the subject property from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Apartment Dwelling First Density – 3 – Special Provision No. XXX' (RA1-3)(SP-XXX) with site-specific provisions. A portion of the subject property may need to be re-zoned to an 'Environmental Protection' (EP) Zone, pending the outcome of the review of the Environmental Impact Study (EIS) submitted in support of the application to establish the limits of development on the property. Should a portion of the subject property be re-zoned to EP, the developable area of the site would be reduced, thereby necessitating an application for an Official Plan Amendment to permit a density in excess of 150 units per hectare outside of the UGC, as prescribed by Policy 4.2.2.3(c).

If approved, the application would facilitate the development of a nine (9) storey multi-residential condominium building containing 58 units and two (2) levels of underground parking (See Appendix "A" – Conceptual Site Plan and Appendix "B" – Proposed 3-D Building Renderings). The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 2 – 19 Dundonald Street](#).

The subject property is designated 'Residential' on Schedule A – Land Use in the City of Barrie Official Plan. According to Policy 4.2.2.1(a), where lands are designated Residential on Schedule A – Land Use, the predominant use shall be for all forms and tenure of housing. The proposed development at a density of 148 units per hectare is considered a high-density development, in accordance with Policy 4.2.2.2(e). As noted in Policy 4.2.2.3(b), high density residential development shall be encouraged to locate in the Intensification Nodes and Corridors identified on Schedule I – Intensification Areas, and generally directed towards areas that are:

- Adjacent to arterial and collector roads;
- In close proximity to public transit, and facilities such as schools, parks, accessible commercial development; and,
- Where planned services and facilities such as roads, sewers and watermains, or other municipal services are adequate.

The subject property is not located within a designated intensification area, as identified on Schedule I of the Official Plan. As such, the proposed development is subject to the intensification criteria in Policy 4.2.2.6(d) for lands located outside of a designated intensification area. Policy 4.2.2.6(d) states that development applications that propose residential intensification outside of the Intensification Areas will be considered on their merits provided the proponent demonstrates the following to the satisfaction of the City:

- That the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighbourhood;
- That infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems;
- That public transit is available and accessible;
- That the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused;
- That sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment; and,
- That consideration is given to the preservation of heritage resources.

The subject property is also identified within a Level 3 Natural Heritage Resource, as identified on Schedule H – Natural Heritage Features of the Official Plan. Level 3 resources represent significant and supporting components of the City's Natural Heritage Resource network. In this case, the designation corresponds to the existing woodland feature and a portion of the Algonquin Ridge that exists on the subject property and surrounding area. There is

opportunity for development if the proposal ensures the protection and buffering of the significant feature and/or retains the supporting function of the feature. An Environmental Impact Study (EIS) has been submitted in support of the subject application to evaluate environmental features on the property and establish appropriate buffers to delineate the limits of development on-site. The EIS is currently under review by the Lake Simcoe Conservation Authority (LSRCA) and the City's Forestry Operations Branch.

Finally, while the subject property is located on a local road (Dundonald Street), it is located approximately 40 metres north of the intersection of Blake and Collier Streets, which are identified as arterial and major collector roads on Schedule D – Roads Plan of the Official Plan.

Background:

The application was submitted to the City and deemed complete on March 24, 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 January 26, 2021. Approximately 150 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:

- Residents expressed concerns with the proposed building height and density, citing it would result in an overdevelopment of the site. In this regard, residents expressed a desire to see a lower-density built-form on the subject property or no development at all. Residents noted that a development of this nature would be better suited to the City's Urban Growth Centre (UGC).
- Residents noted that the proposed built-form is incompatible with the surrounding area, particularly lands to the north, east and west of the site, which are predominantly low-density residential neighborhoods with large lots, historical dwellings and mature trees.
- Concerns that the development would result in an increase in traffic, resulting in negative impacts on traffic operations and pedestrian safety along Dundonald Street. Residents also expressed concerns regarding the grade along Dundonald Street which results in traffic safety concerns during the winter months.
- 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.
- Residents expressed concerns with the removal of vegetation on-site and the potential impacts it may have on local wildlife, due to a loss in habitat. Concerns regarding potential impacts to the stability of the slope on-site were also raised by residents.
- Residents wanted assurances that the proposed development would not result in unreasonable shadowing over lower density residential neighbourhoods, City streets and public parks in the surrounding area.
- A loss of privacy on lots in surrounding low density residential neighbourhoods in the area, due to the height of the proposed building.

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- Residents requested that environmentally sensitive areas, such as the existing woodlands in the neighbourhood, are protected from development activities. In this regard, residents wanted assurances that proper development limits would be established through the re-zoning process.
  - 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 Planning Committee.

Zoning By-law Amendment – Site-specific Provisions:

The applicant is requesting a site-specific provision to permit a gross floor area (GFA) of 115 percent of the lot area, whereas Zoning By-law 2009-141, as amended, permits a maximum GFA of 100 percent. Planning staff anticipate that additional site-specific provisions may be identified and/or required for the proposed development, as City staff review the application, and the applicant makes revisions to the proposal in response to the technical comments that are received.

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:

- The appropriateness of the proposed development, as it relates to providing a high-density development on lands located outside of the UGC;
- Compatibility with surrounding land uses, as it relates to neighbourhood character and built-form, shadowing, providing stepping provisions, increased building setbacks, landscape buffers and fencing;
- Ensuring that environmentally significant lands (existing woodlands) are protected from the proposed development. In this regard, the development limits of the site will need to be established in consultation with the LSRCA and, if applicable, any environmentally significant lands that are identified would be zoned 'Environmental Protection' (EP) and conveyed to the City through a subsequent site plan control process;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Dundonald Street;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of private and shared vegetation on-site, as well as providing compensation planting for tree removals;
- The impacts that the development may have on traffic operations, pedestrian safety and on-street 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



## DEVELOPMENT SERVICES MEMORANDUM

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2021  
Pending #:

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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](mailto:andrew.gameiro@barrie.ca).

Attachments:   Appendix "A" - Conceptual Site Plan  
                      Appendix "B" – Proposed 3-D Building Renderings



APPENDIX “A”  
Conceptual Site Plan



APPENDIX “B”

Proposed 3-D Building Renderings – Northwest View



APPENDIX “B”

Proposed 3-D Building Renderings – Southwest View



3D VIEW 2

7	REISSUED FOR REZONING #1	OCT 6, 2021
6	REISSUED FOR REZONING #2	SEP 21, 2021
5	REISSUED FOR REZONING	NOV 17, 2020
4	REISSUED FOR COORDINATION	OCT 16, 2019
3	FINAL RE-ZONING SUBMISSION	NOV 15, 2019
2	PRELIMINARY DESIGN	OCT 23, 2019
1	PRELIMINARY DESIGN	SEPT 9, 2019
ISSUES/REVISIONS		
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED DIMENSIONS PREVAIL. ONLY TO BE USED FOR CONSTRUCTION.		
<div><div>MCLARCHITECTS</div><div>MCKNIGHT CHARRON LIMITED</div></div> <div>44 ALLIANCE BLVD. UNIT 110 BARRE, ONTARIO L4M 0K1 905.735.0738 F. 905.735.0411</div> <div>7 735.722.0738 F. 735.735.0411</div>		
DRAWING TITLE: 3D VIEW		
PROJECT NAME: DUNDONALD ST. PROJECT  19 DUNDONALD ST. BARRE, ONTARIO		
DATE: OCTOBER 04, 2019	PROJECT #	SHEET #
DRAWN BY: JBL	-	A8.2
SCALE:		



APPENDIX “B”

Proposed 3-D Building Renderings – North and South Views



3D VIEW 3



3D VIEW 4

7	REISSUED FOR REZONING #3	DEC 8, 2021
6	REISSUED FOR REZONING #2	SEP 21, 2021
4	REISSUED FOR REZONING	NOV 17, 2020
3	ISSUED FOR COORDINATION	OCT 16, 2020
2	FINAL RE-ZONING SUBMISSION	NOV 15, 2019
1	PRELIMINARY DESIGN #2	OCT 23, 2019

ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND REVERSED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

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DRAWING TITLE:  
**3D VIEW**

PROJECT NAME:  
**DUNDONALD ST. PROJECT**

19 DUNDONALD ST.  
BARRIE, ONTARIO

DATE: OCTOBER 04, 2019	PROJECT #	SHEET #
DRAWN BY: JBL	-	A8.3
SCALE:		