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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: S. WHITE, RPP, SENIOR PLANNER, EXT. 4517  
M. KOWALCHUK (SNOW), PLANNER – ZONING, EXT. 4378**

**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 – 219 AND  
223 BAYFIELD STREET (WARD 2)**

**DATE: JUNE 14, 2022**

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The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovation Planning Solutions on behalf of Hillcorp Investment & Development Inc. for lands known municipally as 219 and 223 Bayfield Street and legally described as Part Lot 4, Plan 13 in the City of Barrie.

The proposed amendment seeks to rezone the subject lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial with Special Provisions' (C2)(SP-57) to 'Transition Centre Commercial with Special Provisions' (C2)(SP-XXX) to convert the existing residential dwelling to a real estate office and provide associated parking and vehicular access from Grove Street East. A conceptual site plan showing the existing building and proposed location of the parking area and driveway is provided in Appendix "A" and a photo of the site is provided in Appendix "B".

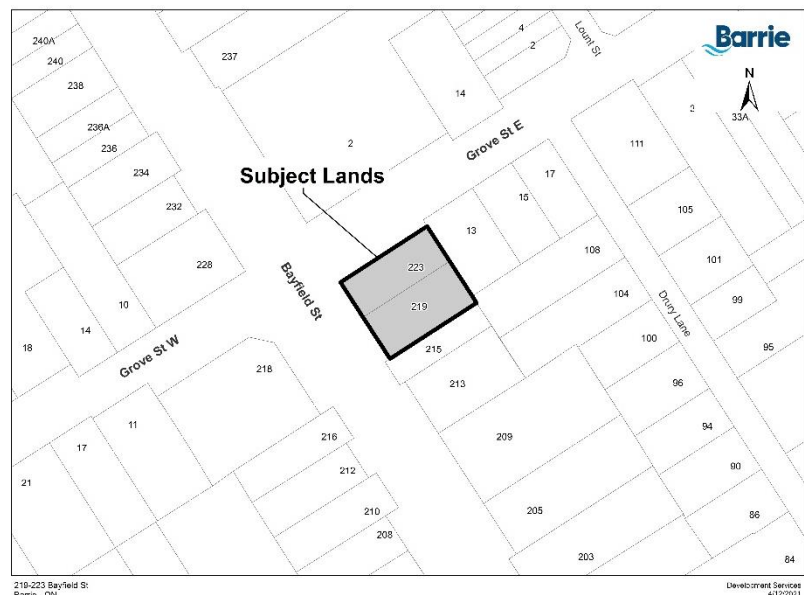
The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 2 – 219 & 223 Bayfield Street](#).

### Background

The subject lands are located on the east corner of Bayfield Street and Grove Street East.

The property is approximately 946.4 square metres (0.23 acres) in area, with frontage of approximately 28.8 metres (94.5 feet) on Bayfield Street and 22.34 metres (73.3 feet) along Grove Street East.

The subject lands are comprised of 219 Bayfield Street, which currently contains a single detached dwelling, and 223 Bayfield Street, which is vacant. The applicant has confirmed that the parcels have merged into one lot.



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The subject lands are located directly on a transit line and surrounded by a mix of residential and commercial uses.

The immediate surrounding land uses are as follows:

North: Grove Street East and residential uses, including single detached dwellings and multi-residential dwellings.

South: Commercial uses and multi-residential dwellings along Bayfield Street.

East: Residential uses, including single detached dwellings and multi-residential dwellings, along Grove Street East and Drury Lane.

West: Bayfield Street, and commercial and residential uses, including single detached dwellings, multi-residential dwellings, and a planned high density development at 10-24 Grove Street East, being the former YMCA site (File D11-021-2021).

The subject lands are designated 'City Centre' on Schedule "A" – Land Use in the Official Plan and located within Planning Area 'City Centre' on Schedule "B" – Planning Areas.

The property is currently zoned 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial with Special Provisions' (C2)(SP-57).

The application was submitted to the City and subsequently deemed complete on May 6, 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.

#### Neighbourhood Meeting

A virtual neighbourhood meeting was held on May 4, 2021. Nine (9) members of the public attended the neighbourhood meeting, along with the Ward 2 Councillor Keenan Aylwin, planning staff, and the applicant's planning consultant.

Questions posed were related to clarifying the planned use for the lands and possible traffic impacts. The applicant has provided a summary of these questions and responses in their Planning Justification Report, which is available to download from the City's Proposed Developments webpage.

#### Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial with Special Provisions' (C2)(SP-57) to 'Transition Centre Commercial with Special Provisions' (C2)(SP-XXX) to permit the conversion of the existing building from a residential use to a commercial real estate office, including a new parking area and entrance off Grove Street East, and to provide consistent zoning across the property.

The proposed site specific zoning standard seeks to permit a reduced minimum landscaped buffer adjacent to a residential zone of 2.8 metres, whereas Section 4.8.2.1 of Zoning By-law 2009-141 requires 3.0 metres.

The applicant has provided a conceptual site plan showing the proposed configuration of a new parking area and driveway entrance off Grove Street East. A copy of the proposed zoning schedule has been included in Appendix "C".

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Planning and Land Use Matters Under Review:

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and City's Official Plan;
- Compatibility and integration with the surrounding uses;
- Review of the appropriateness of the reduced landscaped buffer area;
- Confirmation of the development limits of the site related to the Tree Inventory, Analysis and Preservation Plan;
- Impacts on traffic including the proposed driveway configuration and access to Grove Street East; and,
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure.

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 by staff and agency partners.

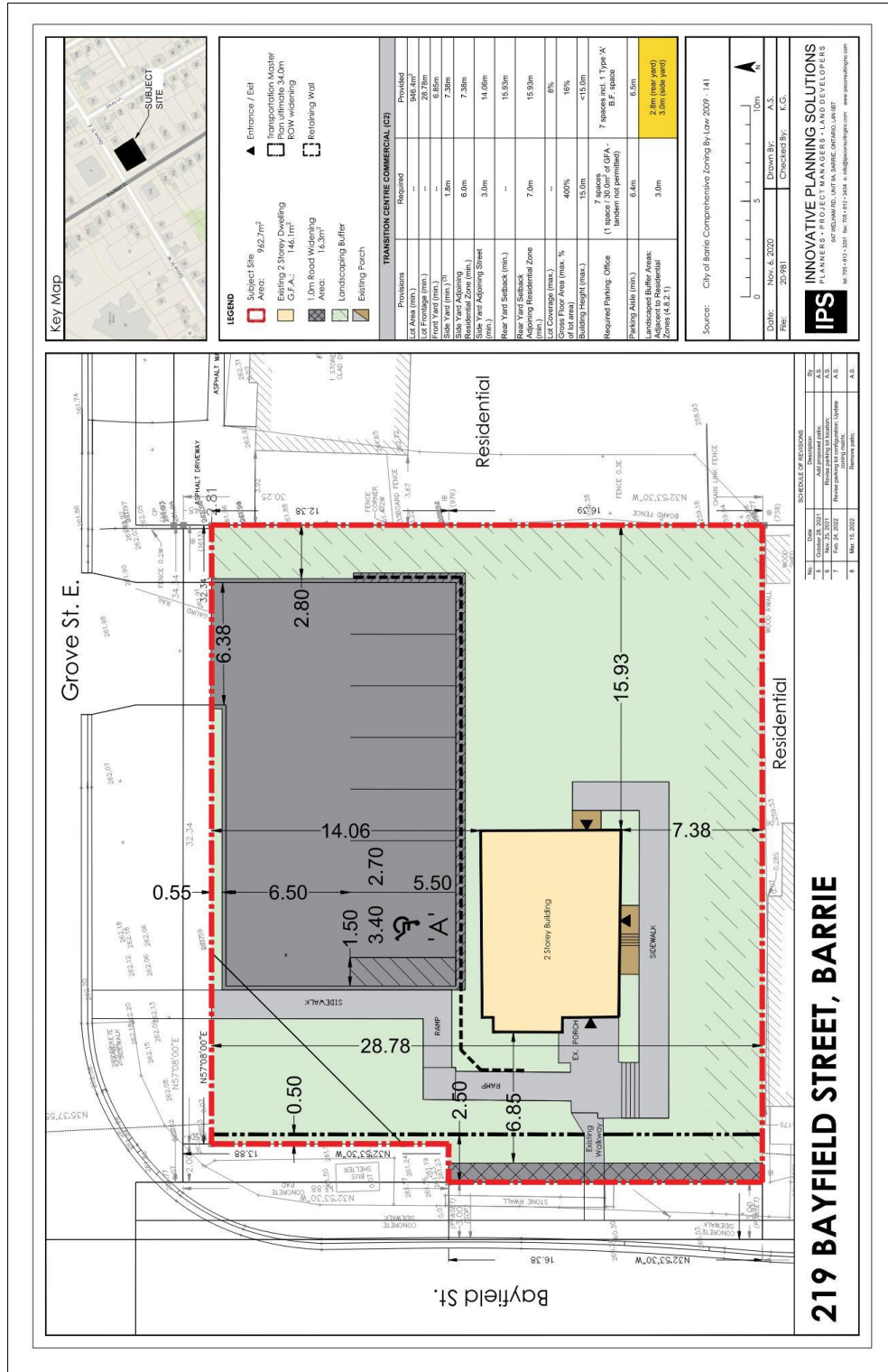
All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the third or fourth quarter of 2022 for consideration of the proposed zoning by-law amendment. Should Council approve the proposed zoning by-law amendment, a subsequent application for Site Plan control will be required.

If you have any questions, please contact the planning file managers, Shelby White at 705-739-4220 ext. 4517 or via email at [shelby.white@barrie.ca](mailto:shelby.white@barrie.ca) or Madeline Kowalchuk (Snow) at 705-739-4220 ext. 4378 or via email at [madeline.snow@barrie.ca](mailto:madeline.snow@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Photo of the Existing Site and Building  
                  Appendix "C" – Proposed Zoning Schedule

## APPENDIX "A"

### Conceptual Site Plan



**APPENDIX "B"**

**Photo of the Existing Site and Building**



APPENDIX "C"

Proposed Zoning Schedule

