

---

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

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430**

**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, AMENDMENT TO  
THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – 15 HARVIE ROAD  
(WARD 7)**

**DATE: JUNE 14, 2022**

---

The purpose of this Memorandum is to advise members of Planning Committee of a Public Meeting regarding applications submitted by SmartCentres on behalf of Barrie-Bryne Developments Inc. for lands located at 15 Harvie Road legally known as Part of Lots 5, 6 & 7 Plan 67 and Part of Lot 7 Concession 12, Geographic Township of Innisfil, City of Barrie.

The subject applications will facilitate land use changes to permit the development of almost 12 hectares of commercial and light industrial uses along Highway 400 to the east of the Bryne Drive extension, and the potential for 248 residential units in the form of semi-detached, townhouses and mid-rise apartments to the west of the Bryne Drive extension.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 7 – 15 Harvie Road](#).

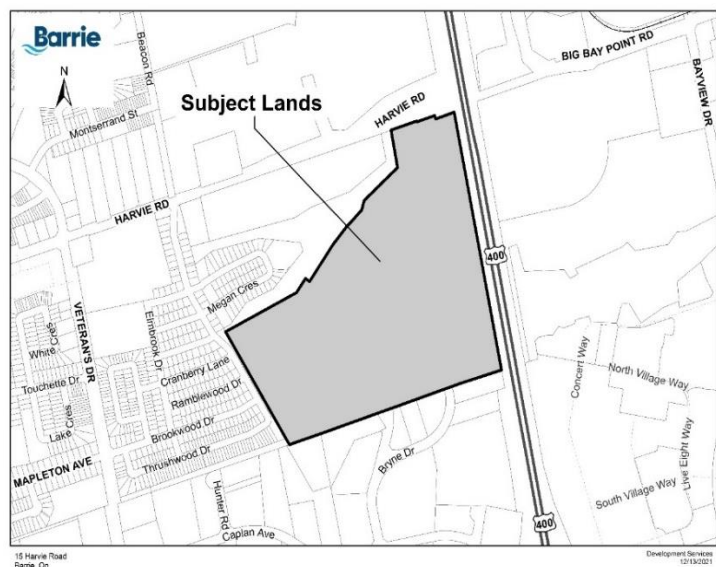
### Background

The total site area is approximately 33.26 hectares bordering on Bryne Drive, Thrushwood Drive, Harvie Road and Highway 400.

The parcel is proposed to be separated into two parts by the extension of Bryne Drive to Harvie Road, in coordination with the City of Barrie.

The immediate surrounding land uses include:

- North** Harvie Road, vacant lands zoned as Light Industrial (LI) and Highway Industrial (HI)
- East** Highway 400
- South** Bryne Drive, commercial and light industrial uses
- West** Single detached residential dwellings



The applications were submitted to the City and subsequently deemed complete on May 5, 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 virtually on January 12, 2022, with approximately forty seven (47) attendees, including Ward 7 Councillor Gary Harvey, Planning staff and representatives for the owner/applicant. Residents raised the following questions and comments for consideration:

- Discussion related to the proposed density and how it fits with the surrounding neighbourhood
- Opportunities to increase open space and recreation uses such as hiking trails and soccer fields
- Ability of local schools to accommodate the proposed density
- Concern with increased traffic on the safety of children and pedestrians
- Consideration for historical artifacts on the subject lands and whether the plan includes any homage to the Indigenous history
- Timing for Bryne Drive extension and general construction of the project

Official Plan Amendment

The request to change the land use designation from the 'General Industrial' designation in the Official Plan is considered an Employment Land Conversion, which was required to be examined and confirmed through the Municipal Comprehensive Review of land use in the City. Staff provided a Memorandum to General Committee dated May 25, 2020, accepted by Council as direction memo 20-G-087, outlining the opportunity for Employment Land Conversion on certain identified parcels throughout the City; one of which is the subject lands.

Subsequently, the applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of the subject lands from 'General Industrial' and 'General Commercial' to 'General Commercial', 'Residential', 'Open Space' and 'Environmental Protection' to facilitate the future development as proposed. The proposed Official Plan Amendment is attached to this memorandum as Appendix "A".

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) and 'Light Industrial' (LI) to 'General Commercial with Special Provisions' (C4)(SP-XXX), 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX)', 'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX), 'Open Space' (OS), and 'Environmental Protection Area' (EP) to permit the future development.

The special provisions related to residential uses include, but are not limited to:

<b>Proposed Zone</b>	<b>Special Provision</b>
'General Commercial with Special Provisions' (C4)(SP-XXX)	The following shall also be permitted: <ul style="list-style-type: none"> <li>i) Dry Cleaning Establishment</li> <li>ii) Manufacturing, and Processing in wholly enclosed buildings</li> <li>iii) Outdoor Storage</li> <li>iv) Printing and Publishing</li> <li>v) Rental Store Excluding Video and Electronic Rentals</li> <li>vi) Research/Development Facility</li> <li>vii) Self-Storage</li> </ul>



**DEVELOPMENT SERVICES  
MEMORANDUM**

Page: 3  
File: D30-010-2022  
Pending #:

	<ul style="list-style-type: none"> <li>viii) Truck Terminal</li> <li>ix) Warehousing in wholly enclosed buildings excluding self-storage</li> <li>x) Wholesale Establishment</li> </ul>
<p>'Residential Apartment Dwelling First Density with Special Provisions' (RA1-3)(SP-XXX)</p>	<p>Apartment buildings, with specific standards:</p> <ul style="list-style-type: none"> <li>i) Lot Frontage (min.): 24.0m</li> <li>ii) Front Yard Setback (min.): 3.0m</li> <li>iii) Interior Side Yard (min.): 5.0m</li> <li>iv) Exterior Side Yard (min.): 2.0m</li> <li>v) Rear Yard Setback (min.): 5.0m</li> <li>vi) Gross Floor Area (max % of lot area): 250%</li> <li>vii) Lot Coverage (max. % of lot area): 50%</li> <li>viii) Landscaped Open Space (min % of lot area): 25%</li> <li>ix) Minimum General Amenity Area per Unit: 10m2</li> </ul>
<p>'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX)</p>	<p>Add back-to-back townhouses, with specific standards:</p> <ul style="list-style-type: none"> <li>i) Lot Area (min.): N/A</li> <li>ii) Lot Frontage (min.): 5.5m</li> <li>iii) Front Yard Setback (min.): 3.0m</li> <li>iv) Interior Side Yard (min.) 0.0m</li> <li>v) Exterior Side Yard (min.) 2.0m</li> <li>vi) Rear Yard Setback (min.) 0.0m</li> <li>vii) End Unit Interior Setback (min.) 1.2m</li> <li>viii) Gross Floor Area (max % of lot area): 250%</li> <li>ix) Lot Coverage (max. % of lot area): N/A</li> <li>x) Landscaped Open Space (min % of lot area): N/A</li> </ul> <hr/> <p>Street townhouses, with specific standards:</p> <ul style="list-style-type: none"> <li>i) Lot Area (min.): 160</li> <li>ii) Front Yard Setback (min.): 3.0m</li> <li>iii) Interior Side Yard (min.) 0.0m</li> <li>iv) Exterior Side Yard (min.) 2.0m</li> <li>v) Rear Yard Setback (min.) 5.0m</li> <li>vi) End Unit Interior Setback (min.) 1.2m</li> <li>vii) Gross Floor Area (max % of lot area): 250%</li> <li>viii) Lot Coverage (max. % of lot area): 70%</li> <li>ix) Landscaped Open Space (min % of lot area): 20%</li> </ul> <hr/> <p>Add semi-detached dwellings, with specific standards:</p> <ul style="list-style-type: none"> <li>i) Lot Area (min.): 190</li> <li>ii) Lot Frontage (min.): 7.2m</li> <li>iii) Front Yard Setback (min.): 3.0m</li> <li>iv) Interior Side Yard – one side (min.): 0.0m</li> <li>v) Interior Side Yard – other side (min.): 0.9m</li> <li>vi) Exterior Side Yard (min.): 2.0m</li> <li>vii) Rear Yard Setback (min.): 5.0m</li> <li>viii) Gross Floor Area (max % of lot area): 250%</li> <li>ix) Lot Coverage (max. % of lot area): N/A</li> <li>x) Landscaped Open Space (min % of lot area): 25%</li> </ul>

The proposed Zoning By-law Amendment is attached to this memorandum as Appendix "B"

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision with the associated land uses is attached to this memorandum as Appendix "C". As noted previously, the extension of Bryne Drive was established in coordination with the City. The location and traffic loading expectations were determined through the completion of a detailed Environmental Assessment process. The roadway essentially splits the property into two parcels, which has been further subdivided by the proposed Draft Plan of Subdivision as follows:

Land Use	Lot and Block	Size
Low Density Residential - Semi Detached & Townhouses (248 Units)	1 to 57	4.957 ha
Mid Rise Residential	58 to 59	3.351 ha
Employment	60 to 67	11.992 ha
Park and Open Space	68 to 71	4.612 ha
Stormwater Management	72 to 73	1.742 ha
Road Widening	74	2.074 ha
Hydro Corridor	75 to 77	0.944 ha

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:

- Change in land use to facilitate the proposed development;
- Integration with the existing residential land uses and proposed developments along Bryne Drive;
- Proposed phasing of the project and interim uses for vacant lands; and,
- Justification for requested special provisions.

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 an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

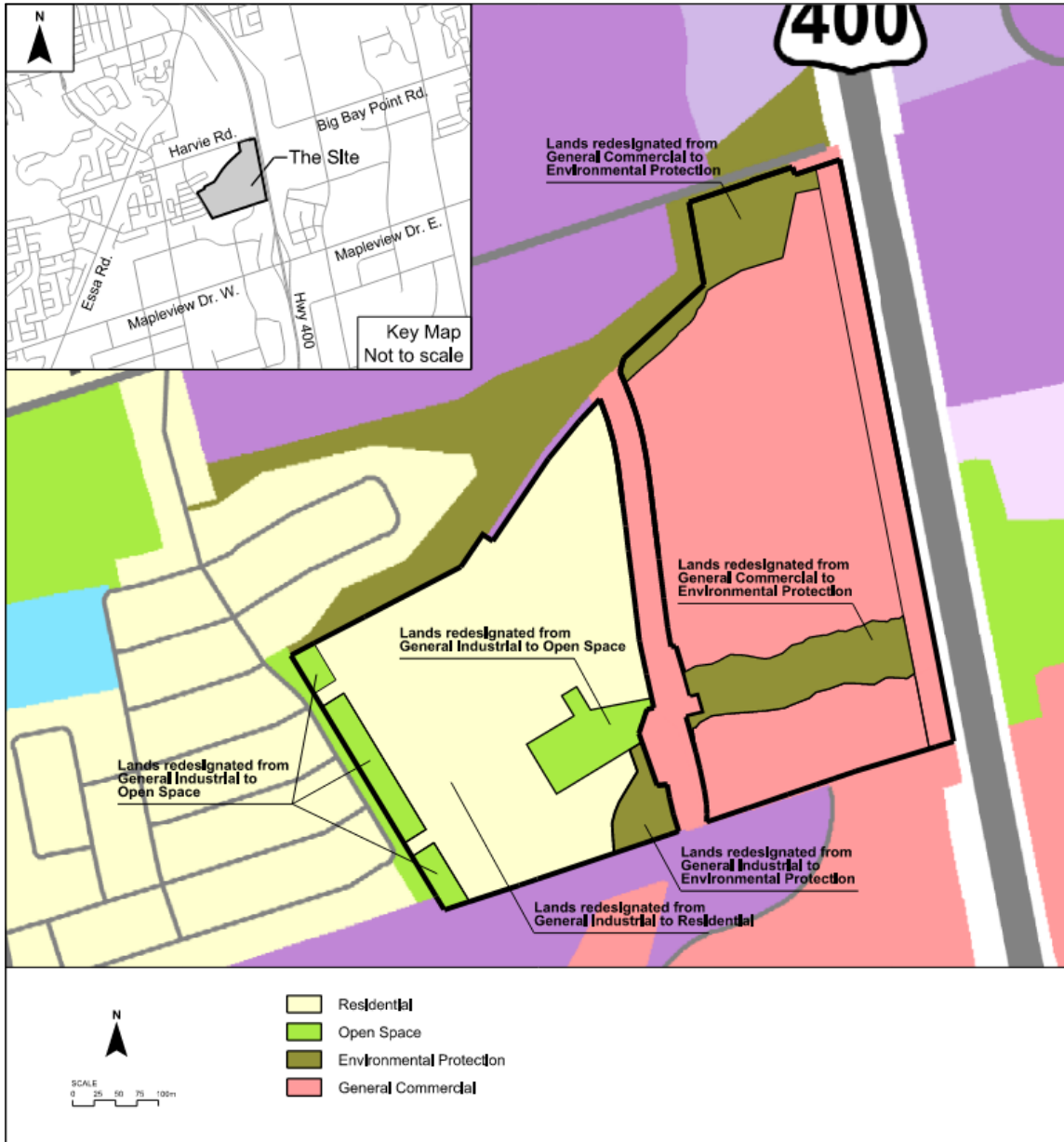
All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of these applications. A staff report to Planning Committee is anticipated to be brought forward in late 2022 or early 2023 for consideration of the proposed Official Plan Amendment and Zoning By-law Amendment. Should Council approve the proposed the Official Plan Amendment and Zoning By-law Amendment, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. Subsequent site plan applications may be required to develop apartment, multiple residential and commercial blocks within the subdivision.

If you have any questions, please contact the planning file manager, Celeste Kitsetmetry at 705-739-4220 ext. 4430 or via email at [celeste.kitsetmetry@barrie.ca](mailto:celeste.kitsetmetry@barrie.ca).

Attached:       Appendix "A" – Proposed Official Plan Amendment  
                  Appendix "B" – Proposed Zoning By-law Amendment  
                  Appendix "C" – Proposed Draft Plan & Land Use Map

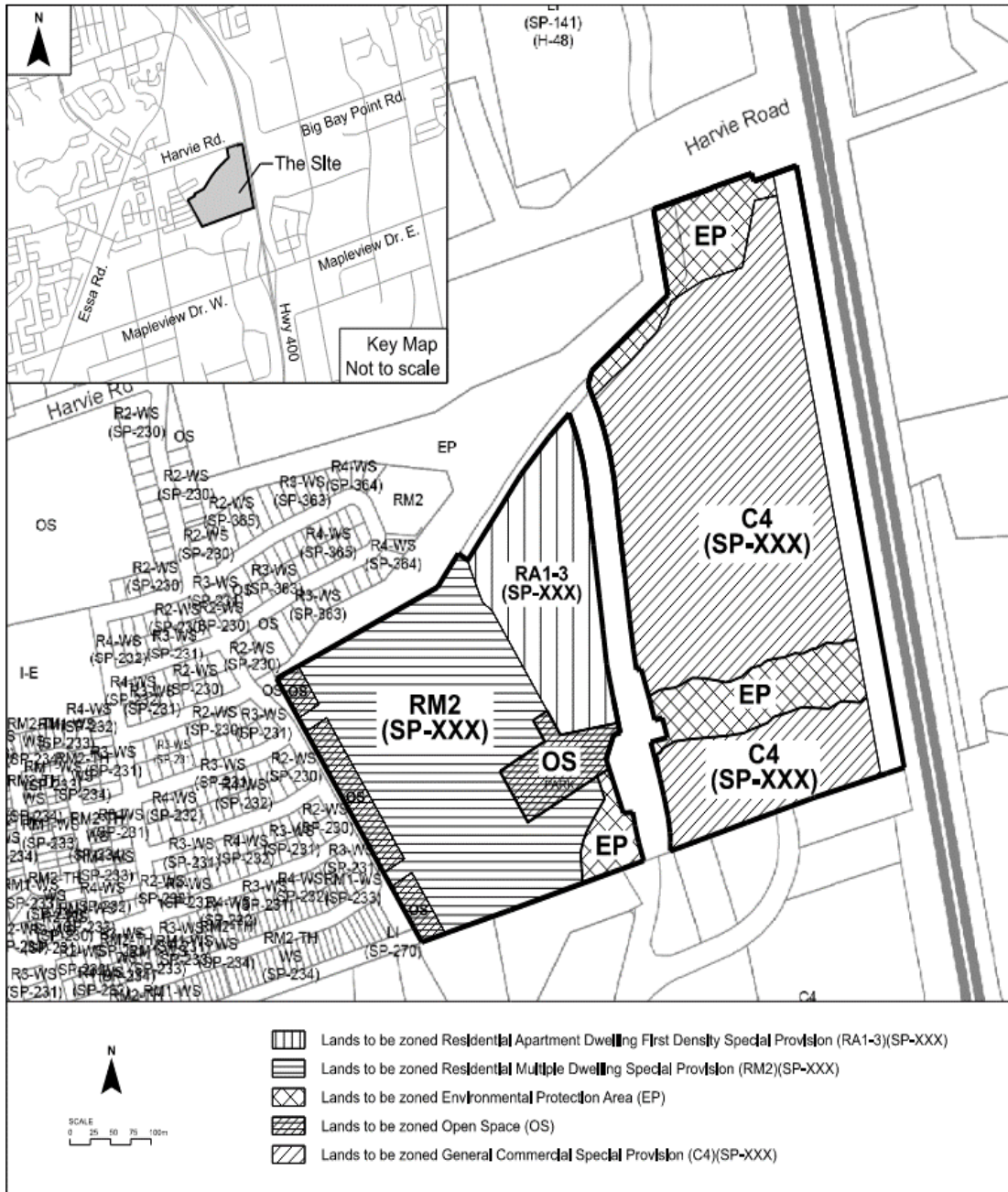
APPENDIX "A"

Proposed Official Plan Amendment



APPENDIX "B"

Proposed Zoning By-Law Amendment



APPENDIX "C"

Proposed Draft Plan & Land Use Map

