

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

**FROM: T. BUTLER, PLANNER, EXT. 5446**

**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**

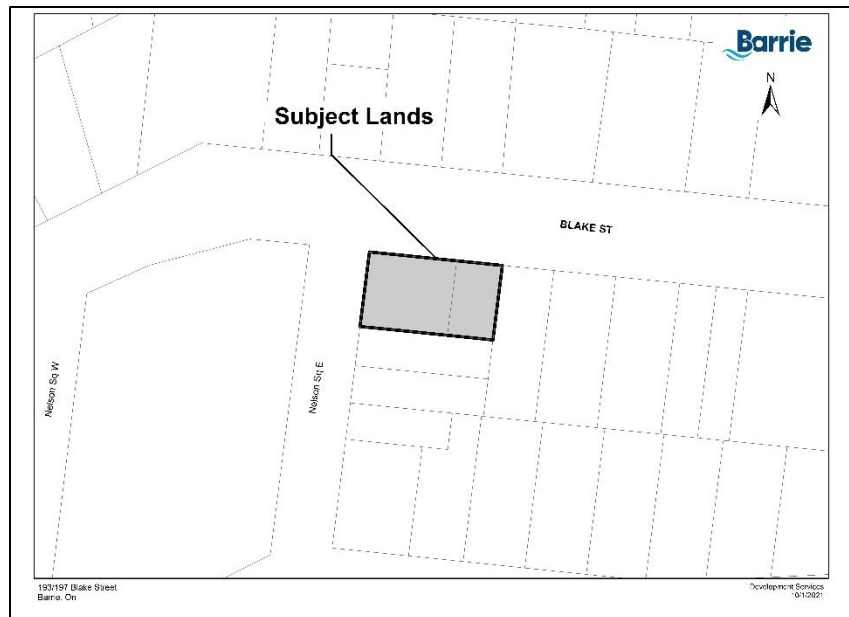
**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE OFFICIAL PLAN AND AMENDMENT TO THE ZONING BY-LAW – 193 AND 197 BLAKE STREET (WARD 1)**

**DATE: SEPTEMBER 13, 2022**

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding an application for an Amendment to the Official Plan and an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc., on behalf of the Fennelwood Corporation, to facilitate the future development of five (5) townhouse units on the properties known municipally as 193 and 197 Blake Street. The subject lands are located on the south side of Blake Street, east Nelson Square East, within the North Shore Planning Area.

The subject lands are rectangular in shape and comprise 0.10 hectares (0.25 acres) with approximately 40.9 metres of frontage along Blake Street and 25.4 metres of frontage on Nelson Square East. The subject lands at 193 Blake Street contain a mixed use building that was converted to a rooming house in 1960 and the building is currently vacant. The lot at 197 Blake Street is occupied by a single detached home that was constructed in 1954 and is also currently vacant. Further

information can be found at the City's Proposed Developments webpage under [Ward 1 - 193 and 197 Blake Street](#).



The applicant is proposing to develop the subject lands with five (5) residential townhouse units. The townhouse units are proposed at a height of four (4) storeys (13.9 metres). Parking has been proposed at a ratio greater than the required 1.5 spaces per dwelling unit within driveways that would have access onto Blake Street.



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The subject lands are designated 'General Commercial' (Official Plan - Land Use Designations Schedule 'A') and are currently zoned 'General Commercial' (C4) pursuant to Comprehensive Zoning By-law 2009-141. The applicant is proposing to amend the Official Plan designation from 'General Commercial' to 'Residential' to facilitate a zoning by-law amendment of the subject lands from 'General Commercial' (C4) to 'Residential Multiple Dwelling – Townhouse' with Special Provisions (RM2-TH)(SP-XXX). The requested special provisions are outlined in the table below:

|  | <b>Proposed</b>                                    | <b>Required Standard of Zoning<br/>By-law 2009-141</b>            |
|--|--|---|
| <b>Lot Area<br/>(Townhome)</b>           | 183m <sup>2</sup> (Lot B – D)                      | 200m <sup>2</sup>   |
| <b>Side Yard Setback</b>                 | 1.2m – 1.5m  | 1.8m  |
| <b>Landscaped Open Space</b>             | 32% of Lot Area                                    | 35% of Lot Area   |
| <b>Gross Floor Area</b>                  | 83.4%(Lot A)<br>118.8% (Lot B – D)<br>100% (Lot E) | Maximum 60% of Lot Area   |
| <b>Building Height</b>                   | 13.9m  | 10.0m   |
| <b>Minimum Driveway Length</b>           | 5.5m   | 11.0m   |
| <b>Front Yard Parking Coverage</b>       | 42% (Lot A)<br>64% (Lot B – D)<br>52% (Lot E)      | 50% (Max)   |
| <b>Front Yard Setback to a<br/>Porch</b> | 0.0m (to Daylighting Triangle)                     | 1.5m (Exterior Side Yard<br>Setback)<br>3.0m (Front Yard Setback) |

### Background

The subject application was submitted to the City on July 13, 2022 and was deemed complete on August 9, 2022. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.

### Neighbourhood Meeting

A neighbourhood meeting was held on October 28, 2021 in a virtual format and was attended by 33 residents, Ward 1 Councillor, Clare Riepma, the applicant's Planning consultant, and City Planning staff. The comments from residents concerning the proposed development are summarized as follows:

- Land use compatibility; residents expressed a desire to see a residential development constructed and not a mixed use development on the subject lands;
- Privacy concerns as they relate to the proposed increase in building height and the reduced side yard setbacks being requested;
- Traffic concerns related to appropriateness of individual driveway access from Blake Street (arterial roadway) to service the proposed townhouse units; and,

- Urban design comments related to the proposed built form and potential to for the design to incorporate heritage characteristics given its location amongst identified, listed, and designated heritage buildings.

#### 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 matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Compatibility and integration with the surrounding land uses as it relates specifically to the appropriateness of the site specific zoning provisions being requested;
- Driveway locations and access to the proposed development given that Blake Street is an arterial roadway;
- Urban Design of the proposed development and heritage characteristics of the area;
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure (i.e., water, sanitary, stormwater);
- An understanding of the functionality of the site as proposed, including, but not limited to, parking, landscaping, amenities, pedestrian connectivity and safety, and vehicular access/circulation; and,
- Compatibility and consistency of the proposed development with the anticipated development in the area.

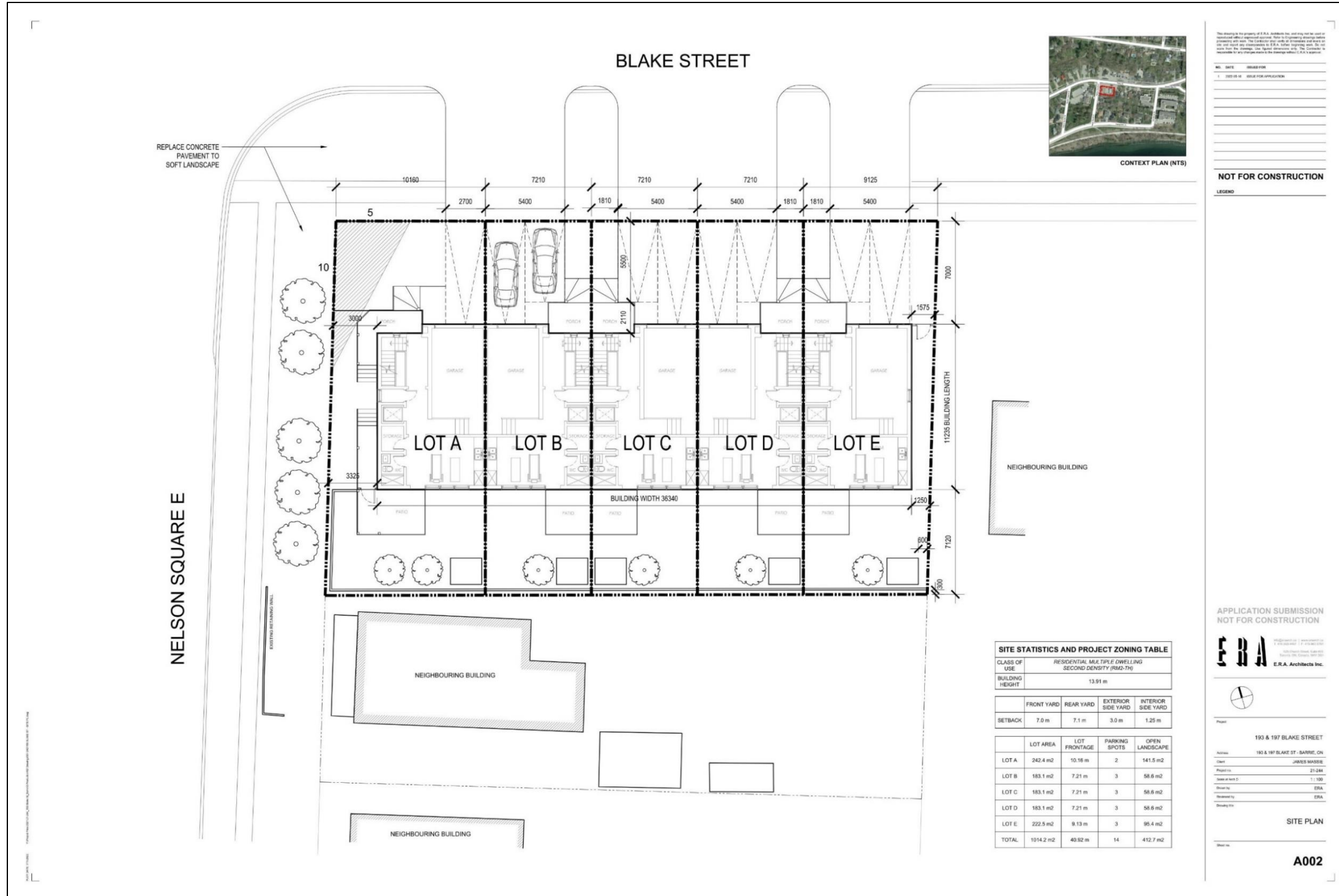
#### Next Steps

Staff will continue to work with the applicant to address the feedback received through the public consultation process, as well as those comments raised through the analysis of the application by staff and external agencies. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in early 2023. Should Council approve the proposed Official Plan Amendment and Zoning By-law Amendment, the applicant would then be required to submit a Site Plan Control application for review prior to any development of the lands.

For more information, please contact the Planning file manager, Tyler Butler, at 705-739-4220 ext. 5446 or via email at [tyler.butler@barrie.ca](mailto:tyler.butler@barrie.ca).

Attachments: Appendix "A" – Conceptual Site Plan  
Appendix "B" – Conceptual Building Rendering

APPENDIX "A"  
Conceptual Site Plan





**APPENDIX "B"**

**Conceptual Building Rendering**

