
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 A ZONING BY-LAW AMENDMENT
303 CUNDLES ROAD EAST (WARD 3)**

DATE: SEPTEMBER 13, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications submitted by Jones Consulting Group on behalf of Penady (North Barrie) Limited for lands located at 303 Cundles Road East legally known as Part Lot 21, Concession 3, Geographic Township of Vespra, City of Barrie.

The application is to revise the site specific zoning provisions under the 'General Commercial with Special Provisions' (C4)(SP-520(SP-530) zone to facilitate the development of 3 residential buildings at 8, 10 and 11 storeys in height, for a total of 505 residential units on the subject lands. The Conceptual Site Plan is attached to this memorandum as Appendix "A".

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 3 – 303 Cundles Road East](#).

Background

The subject site is approximately 1.93 hectares in size, vacant, and located with frontage on Cundles Road East and Highway 400.

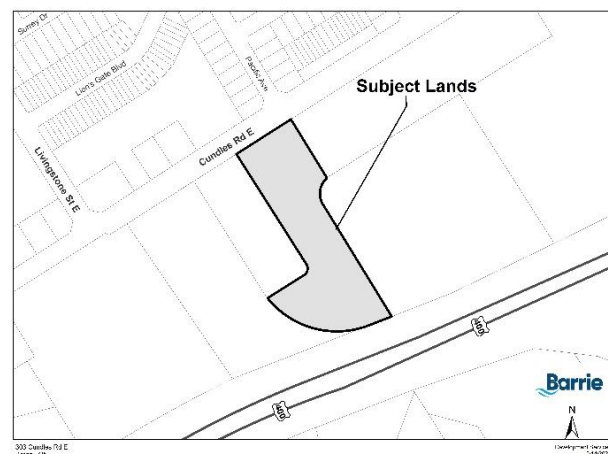
The immediate surrounding land uses include:

North Cundles Road East, Place of Worship (Barrie Free Methodist Church), Single Detached Residential, Townhouses

East Mix of Commercial uses

South Highway 400

West 2 - 6 storey Residential Apartment buildings (The Junction), School (Frere-Andre Catholic Elementary)



The application was submitted to the City and subsequently deemed complete on August 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 application has also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was held virtually on June 7, 2021, with approximately forty-six (46) attendees, including Ward 3 Councillor Kungl, Planning staff, the owner/applicant, and members of the consulting team. Questions and comments were raised regarding:

- The current amount of traffic on Cundles Road East, new traffic, and increased queuing times;
- Building height, density and tower location, and loss of view for existing residential units;
- Potential lack of parking, amenity space and landscaped open space; and,
- Potential impacts on broadband, water, and wastewater due to the proposed development.

In addition to the verbal discussion, staff have received email correspondence which was shared with the owner/applicant and provided as a circulation item to members of Planning Committee. The general content of those comments is also represented in the summary list above.

Zoning By-law Amendment

The applicant proposes to amend the zoning on subject lands to add additional special provisions to the 'General Commercial with Special Provisions' (C4)(SP-520)(SP-530) zone as follows:

Standards/Provisions for (C4) By-law 2009-141		
	Required/Permitted	Proposed
Minimum Rear Yard Setback	7 metres	3.5 metres
Site Specific Standards/Provisions for (C4)(SP-520)(SP-530)		
	Required/Permitted	Proposed
Maximum Residential Building Height	6 storeys	12 storeys
Maximum Residential Unit Count	200 residential units	625 residential units
	120 currently built and occupied (The Junction)	505 new residential units + 120 built

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:

- The integration of the proposed residential use, built form and site design into the surrounding area;
- Justification for the site specific provisions requested to facilitate an increase in residential units;
- Traffic impacts, active transportation site circulation; and,
- Pedestrian accessibility and amenity space.

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 application for an Amendment to the Zoning By-law by staff and agency partners.



**DEVELOPMENT SERVICES
MEMORANDUM**

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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 early 2023 for consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed the Zoning By-law Amendment, site plan application will also be required to facilitate the development.

If you have any questions, please contact the planning file manager, Celeste Kitsemetry at 705-739-4220 ext. 4430 or via email at celeste.kitsemetry@barrie.ca.

Attached: Appendix "A" – Proposed Conceptual Site Plan

APPENDIX "A"

Proposed Conceptual Site Plan

