



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Minutes - Final Planning Committee

Tuesday, December 15, 2020

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on January 11, 2021.

The meeting was called to order by Mayor Lehman at 7:03 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Deputy City Clerk, C. Swan
Director of Economic and Creative Development, S. Schlichter
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

SECTION "A"

20-P-047 COMMUNITY IMPROVEMENT PLAN SUMMARY REPORT - 2020

That staff in the Development Services Department schedule a statutory public meeting in accordance with the *Planning Act*, in the first quarter of 2021 to initiate the process for the following amendments to the City's Community Improvement Plan (CIP):

- a) Adjusting the timing of payment for redevelopment grants so that development charge grants are paid at the time of the issuance of a building permit application; and
- b) Reducing the number of application in-take periods from three to two cycles per year. (DEV041-20) (File: D18-CIP-2020)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

The Planning Committee met for the purpose of a Public Meeting at 7:05 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of a Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the application were advised to contact the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

20-P-048 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMITTED BY SVN ARCHITECTS + PLANNERS ON BEHALF OF BLAKE LARSEN - 320 AND 364 MAPLEVIEW DRIVE WEST AND 664, 674 AND 692 ESSA ROAD (FILE: D30-002-2020) (WARD 7)

Drew Sinclair of SvN Architects + Planners advised that the purpose of the Public Meeting is to review an application for an Official Plan Amendment and Zoning By-law Amendment for lands known municipally as 320 and 364 Mapleview Drive West and 664, 674 and 692 Essa Road.

Mr. Sinclair discussed slides concerning the following topics:

- The site and surrounding context;
- The key tasks and engagement process for the development;
- A summary of the engagement dates with City staff, the Nottawasaga Valley Conservation Authority and the community;
- The communities comments and feedback associated to the proposed development;
- The reduction of 500 units to address traffic concerns from residents and the Transportation Impact Study in support of the application;
- The proposed vision and vision statement;
- The Development Concept Plan;
- An axonometric projection illustrating the development plan; and
- The Phasing Strategy Plan.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meetings. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. **Kapil Uppal, 43 Redfern Avenue** advised that there are two developments in Ward 7 that are causing consternation in the community being tonight's application and 407 and 449 Mapleview Drive West. He commented that these developments are game changers for the community. Mr. Uppal discussed his concerns with the height, density, traffic, and the addition of approximately 2000 families is almost half of the population existing in the Holly neighbourhood. He acknowledged his agreement with Mr. Sinclair's comments that there is an opportunity to build a very iconic development to meet the communities needs on this property, but that he felt the proposed development is not it. Mr. Uppal provided his opinion that the intensification area urban design guidelines established in 2012 are outdated and no longer meet the needs of the City and that this project does not meet the principles of intensification. He suggested Council take this opportunity to learn from the existing developments along Essa Road, and learn from those mistakes, and represent the people and not support plans that do not meet the needs of the community. Mr. Uppal provided his personal experiences with the current traffic volumes along Essa Road and Mapleview Drive. In conclusion, Mr. Uppal questioned why a project of this magnitude is being considered with this property not being an intensification zone or node.

2. **Andrew Zvanitajs, 37 Redfern Avenue** commented on the property being a unique opportunity and prime for development. He advised that he echoes Mr. Uppal comments made earlier in the meeting. Mr. Zvanitajs provided an example of developments in the Jane and Highway 7 area that he felt is a result of building up and out, too far, too fast. He commented on the proposal introducing 2500 units that will bring at least 5000 people to the City resulting in a massive increase of cars to City roads and to an area where traffic volumes are already an issue. Mr. Zvanitajs suggested a road widening with dedicated turning lanes to assist with the additional traffic on Essa Road, north of Maplevue Drive as the roadway will be difficult for people trying to turn into this project or phase, as it becomes developed with no turning lane. He acknowledged the design of the development is a beautiful concept, however he believes it is too high. Mr. Zvanitajs advised of his concern with the development of such a high-rise in the City associated to fire and emergency service. He noted they would need additional skills and multiple fire apparatus to provide sufficient emergency services in times of emergencies. In conclusion, Mr. Zvanitajs asked Council to use caution on the density of the development.

3. **Pastor Jay Davis, Maplevue Community Church** discussed his 23 years of living and being a Pastor in the Maplevue Drive area, and of their first church being one of the first buildings on Maplevue Drive. He commented on challenges and trials in the early days of when the Maplevue Drive area was first being developed and that the comments from tonight's meeting echos the comments heard in the early years. Pastor Davis advised that he is in favour of the development, that it is a great opportunity for the Church, the City, and the community. He acknowledged that something must be built on this parcel of land, and that a plan like this project is suitable. Pastor Davis noted that traffic is already a problem, but it is part of the daily grind. In conclusion, he asked why not do something bold, brave, and visionary and be known for something spectacular in the South end of Barrie.

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated November 20, 2020.

2. Correspondence from InnPower Corporation dated November 23, 2020.

3. Correspondence from D.G. Pratt Construction Limited (933901 Ontario Inc.) dated December 15, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 1/11/2021.

The Planning Committee met and recommends adoption of the following recommendation(s):

SECTION "C"

20-P-049

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2)

1. That the Official Plan Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to refine the limits of the 'City Centre' and 'Environmental Protection' designations on Schedule 'A' - Land Use and delete 'Defined Policy Area - T' from Schedule 'C' - Defined Policy Areas along with the related text in section 4.8.11 for the subject lands, known municipally as 51 - 75 Bradford Street and 20 Checkley Street, attached as Appendix "A" to Staff Report DEV034-20, be approved.
2. That the Zoning By-law Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to rezone the lands known municipally as 51 - 75 Bradford Street and 20 Checkley Street from 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-436)(H-114), (C2-2)(SP-437)(H-114), (C2-2)(SP-438)(H-114) and 'Environmental Protection' (EP) to 'Central Area Commercial with Special Provisions, Hold' (C1-2)(SP-XXX)(H-ZZZ), (C1-2)(SP-YYY)(H-ZZZ) and 'Environmental Protection' (EP) attached as Appendix "B" to Staff Report DEV034-20 be approved as amended by Planning Committee on December 15, 2020.
3. That the following Special Provisions for the 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) A maximum of 2 loading spaces are required to service this building, which includes the hotel, whereas a calculation of Gross Floor Area (GFA) is used to determine the number of spaces for the site;
 - b) Maximum Total GFA of 750% across the entire project site, whereas the permitted standard is 600%;
 - c) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;

- d) Maximum building height of 26 metres within 10 metres of the front lot line (Lakeshore Drive), and the maximum building height thereafter shall be 88 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum building height thereafter shall be 45 metres;
 - e) Maximum building height of 26 metres within 10 metres of the north side lot line (2 and 6 Toronto Street), and the maximum building height thereafter shall be 88 metres, whereas no standard is required; and
 - f) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141.
4. That the Hold (H-ZZZ) be removed from the 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX) Zone when the following is completed to the satisfaction of the City:
- a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - b) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - c) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
5. That the following Special Provisions for the 'Central Area Commercial with Special Provisions' (C1-2)(SP-YYY)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
- a) Maximum Total GFA of 750% across the entire project site, whereas the permitted standard is 600%;
 - b) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - c) Maximum building height of 30 metres within 5 metres of the front lot line (Bradford Street) and the maximum building height thereafter shall be 132 metres whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum height thereafter is 45 metres;

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- d) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141; and
 - e) Notwithstanding H-ZZZ, a parking lot is permitted to provide surface parking as an interim use in accordance with Site Plan Control guidelines, requirements to the satisfaction of the Director of Development Services and additional transitional uses include, but are not limited to, passive recreation.
6. That the Hold (H-ZZZ) be removed from 'Central Area Commercial with Special Provisions' (C1-2)(SP-YYY) Zone when the following is completed to the satisfaction of the City:
- a) Submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie if a reduction to the parking ratio is being considered for those lands zoned as 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX) and (C1-2)(SP-YYY);
 - b) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - c) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - d) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. That the required Site Plan application, following its submission and review by City staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.
8. That the Site Plan review shall include but not be limited to:
- a) Appropriate setbacks to the environmental protection area; and
 - b) Building design and step backs in accordance with the concept plan illustrated and attached to the proposed zoning by-law.
9. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV034-20 and subsequent Memorandums from staff dated December 7, 2020 and December 15, 2020.

10. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV034-20) (D09-OPA078, D14-1692)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 1/11/2021.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

ADJOURNMENT

The meeting adjourned at 8:48 p.m.

CHAIRMAN