



City of Barrie

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

Minutes - Final Planning Committee

Tuesday, March 23, 2021

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on April 12, 2021.**

The meeting was called to order by Mayor Lehman at 7:05 p.m. The following were in attendance for the meeting:

Present: 9 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, G. Harvey
Councillor, J. Harris
Councillor, M. McCann

Absent: 2 - Councillor, N. Harris
Councillor, S. Morales

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 Finance/Treasurer, C. Millar
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
Manager of Growth and Development, T. Thompson.

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

SECTION "A"

21-P-006

PROPOSED AMENDMENTS TO THE COMMUNITY IMPROVEMENT PLAN (CIP)

1. That the following proposed amendments to the Community Improvement Plan (CIP) and identified in Appendix "A" to Staff Report DEV009-21 be approved:
 - a) Section 6.3 - Reducing the number of application in-take periods from three to two cycles per year (February 1 to April 30 and July 1 to October 31); and
 - b) Section 12.1.8(c) - Adjusting the timing of payment for development charge and application fee grants offered through the Redevelopment Grant Program. In this regard, development charge and application fee grants would be paid at the time of a building permit application.
2. 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 as amended, including matters raised in the submissions and identified within Staff Report DEV009-21.
3. That pursuant to Sections 17(22) and 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV009-21) (File: D18-CIP-2021)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 4/12/2021.

The Planning Committee met for the purpose of a Public Meeting at 7:06 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that was the subject of the 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 at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

21-P-007

APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY BALDWIN PLANNING DEVELOPMENT CONSULTANTS ON BEHALF OF ROBERT GILROY - 821 BIG BAY POINT ROAD (WARD 10) (FILE: D30-001-2021)

Angela Baldwin of Baldwin Planning Development Consultants advised that the purpose of Public Meeting is to review an application for a Zoning By-law Amendment submitted on behalf of Robert Gilroy, for lands known municipally as 821 Big Bay Point Road.

Ms. Baldwin discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- Aerial photographs of the subject site;
- The land use designation and zoning of the subject lands;
- The proposed site and conceptual designs for the development;
- The proposed Zoning By-law Amendment and Special Provisions subject to the application;
- The studies completed in support of the application; and
- A summary of the application.

Tiffany Thompson, Manager of Growth and Development provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Thompson discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

No verbal comments received.

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated February 26, 2021.
2. Correspondence from Sharon Posius dated March 16, 2021.
3. Correspondence from the Simcoe County District School Board dated March 16, 2021.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 4/12/2021.

The Planning Committee met and reports as follows:

SECTION "C"**21-P-008****AFFORDABLE HOUSING FROM 2018 - 2020**

Michelle Banfield, Director of Development Services provided a presentation reporting on affordable housing from 2018 - 2020.

Ms. Banfield discussed slides concerning the following topics:

- The highlights of new affordable housing units, second suites across the City and the new Community Improvement Plan (CIP);
- The Provincial and Barrie's CIP definition of affordable rentals and purchases and the numbers within the City of Barrie;
- An overview on the affordability of second suites across the City; and
- The next steps for affordable housing.

Members of Planning Committee asked a number of questions to City staff and received responses.

This matter was recommended (Section "C") to City Council for consideration of receipt at its meeting to be held on 4/12/2021.

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

SECTION "D"

21-P-009

APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - 301099 ONTARIO INC. (PREVIN COURT HOMES) - 180 AND 190 FERNDAL DRIVE NORTH, 59 AND 61 SPROULE DRIVE AND PART OF BLOCK 183, PLAN 51M-751 (WARD 5)

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions, on behalf of 301099 Ontario Limited (Previn Court Homes), for lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, be approved as follows:
 - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential to Open Space;
 - b) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Open Space to General Commercial;
 - c) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential and Environmental Protection to Open Space;
 - d) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Low Density Residential and Medium Density Residential to High Density Residential;
 - e) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Medium Density Residential to Park;
 - f) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Park and Park (SWM) to General Commercial; and
 - g) Amend Edgehill Drive Secondary Plan Schedule "B" - Concept Plan to redesignate a portion of the subject lands from Environmental Protection to Park (SWM).

2. That notwithstanding the provisions of the Edgehill Drive Secondary Plan for the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, the text of the Official Plan be amended as follows:
 - a) Section 1.2.1 is amended by replacing the population figure in the first sentence of approximately 4,330 with “approximately 4,535”;
 - b) Section 2.1.2 is deleted and replaced with the following: “The residential density for the Edgehill Drive Planning Area will be approximately 53 persons per gross residential hectare, yielding a residential community of approximately 4,535 persons”;
 - c) Section 2.2.1 shall be amended by deleting it and replacing it with the following: “New developments in the area of the Amendment No. 16 will take the form of draft plan of subdivisions for low, medium and high density residential uses”;
 - d) Section 2.2.2 is deleted and replaced with the following: “Approximately 1,672 dwelling units are built or planned to be built within the secondary plan area. The approximate housing mix shall be 70% low density residential and 10% medium density residential and 20% high density residential”; and
 - e) Section 2.2 is amended by adding the following: “Section 2.2.12 High density residential areas shall include apartment dwellings. The density in these areas shall not exceed ninety-two (92) units per net residential hectare.”
3. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 301099 Ontario Limited (Previn Court Homes), to rezone the lands known municipally as 180 and 190 Ferndale Drive North, 59 and 61 Sproule Drive and Part of Block 183, Plan 51M-751, from Residential Single Detached Dwelling Second Density (R2), Residential Single Detached Dwelling Second Density, Hold (R2) (H130), Residential Single Detached Dwelling Fourth Density (R4), Residential Single Detached Dwelling Fourth Density, Hold (R4)(H-131), Multiple Residential Dwelling Second Density - Special Provision (RM2)(SP-513), Multiple Residential Dwelling Second Density - Townhouse (Wide Shallow) - Special Provision [RM2-TH(WS)(SP-512)], Open Space (OS), Open Space Stormwater Management OS(SWM), Environmental Protection (EP) and Convenience Commercial - Special Provision (C5)(SP-514) to Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), General Commercial - Special (C4)(SP-YYY), Open Space and Open Space Stormwater Management (OS) (SWM) be approved.

4. That By-law 2015-047 be repealed and the subject application for an amendment to the Zoning By-law 2009-141 be approved.
5. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - a) Permit a maximum density of 92 units per hectare over the lands zoned Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), whereas a maximum density is not specified;
 - b) Require a minimum density of 53 units per hectare over the lands zoned Residential Apartment Dwelling First Density-2 - Special Provision, (RA1-2)(SP-XXX), whereas a minimum density is not specified;
 - c) Permit a maximum building height of 18.0 metres associated with Building 'A' and Building 'B' in the Residential Apartment Dwelling First Density-2 - Special Provision (RA1-2)(SP-XXX), whereas 15.0 metres would be permitted; and
 - d) That notwithstanding the provisions set out in Table 6.2, the following uses shall be prohibited in the General Commercial - Special Provision (C4)(SP-YYY) zone:
 - i) Adult Entertainment Parlour
 - ii) Automotive Leasing Establishment
 - iii) Automotive Repair Establishment
 - iv) Automotive Sales Establishment
 - v) Automotive Service Station
 - vi) Building Supply Centre
 - vii) Nightclub
 - viii) Nursery or garden Supply Centre
6. 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 as amended, including matters raised in the submissions and identified within Staff Report DEV010-21.
7. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.

8. That pursuant to Sections 17(22) and 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV010-21) (File: D09-OPA71 and D14-1663)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 4/12/2021.

SECTION "E"

21-P-010

AFFORDABLE HOUSING MONITORING REPORT 2018, 2019 AND 2020

1. That staff in the Development Services Department be directed to complete the following:
 - a) Review of the City's current Affordable Housing Strategy, prepare a report card, and report back to General Committee with any recommended interim updates to the Strategy;
 - b) Participate in and provide technical support (mapping, feasibility, expertise, etc.) to the Affordable Housing Task Force to aggressively expand the supply of affordable housing with the particular emphasis on addressing the hardest to house;
 - c) Develop a policy and mechanism for collecting cash contributions in lieu of affordable housing units in development applications and report back to General Committee; and
 - d) Begin the public engagement process and schedule a statutory public meeting in accordance with the *Planning Act* to initiate the process for considering the following amendments to the City's Comprehensive Zoning By-law 2009-141, as amended:
 - i. Review standards for second suites and detached accessory dwelling units;
 - ii. Review standards for minimum dwelling unit floor area requirements in all zones, as well as opportunities for permitting tiny homes; and
 - iii. Consider amendments to Section 4.4 Non-Conforming Uses to include provisions allowing the conversion of existing non-conforming buildings to affordable housing.

2. That all applicable City of Barrie fees, including the Planning and Building Services application fees and associated legal and administrative fees for qualifying affordable housing projects be waived, as of January 1, 2021. (DEV011-21)

This matter was recommended (Section "E") to City Council for consideration of adoption at its meeting to be held on 4/12/2021.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:21 p.m.

CHAIRMAN