



City of Barrie

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

Final Planning Committee

Tuesday, September 13, 2022

7:00 PM

Council Chambers

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2022.

The meeting was called to order by Mayor J. Lehman at 7:01 p.m. The following were in attendance for the meeting:

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

Absent: 2 - Councillor, K. Aylwin
Councillor, N. Harris

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, B. Thompson
Committee Support Clerk, T. Maynard
Deputy City Clerk, M. Williams
Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Senior Planner, C. Kitsemety
Planner, T. Butler
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

22-P-038 APPLICATION FOR ZONING BY-LAW AMENDMENT - 219 BAYFIELD STREET (WARD 2)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hillcorp Investment & Development Inc., to rezone the lands known municipally as 219 Bayfield Street from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit a landscape buffer 2.5 metres wide, whereas a landscape buffer 3 metres wide is required;
 - b) The permitted land uses be limited to only the following:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office - Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery, Assisted Living Facility, Child Care, Museum, Social Service Facility, Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and Group Home.
3. That the written and oral submissions received relating to this 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 DEV024-22.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV024-22) (File: D30-013-2022)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/21/2022.

22-P-039**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT -
140 LOCKHART ROAD (WARD 8)**

1. That the Official Plan Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) for lands known municipally as 140 Lockhart Road, attached as Appendix "A" to Staff Report Staff Report DEV026-22 be approved as follows:
 - a) Amend Schedule "A" - Land Use of the Official Plan for the lands known municipally as 140 Lockhart Road to redesignate a portion of the lands identified as 'General Industrial' to 'Restricted Industrial', from 'Environmental Protection Area' to 'Restricted Industrial', from 'Environmental Protection Area' to 'General Industrial', and from 'General Industrial' to 'Environmental Protection Area', as illustrated by Schedule A to Amendment No. XX.
 - b) Amend Schedule "C" - Defined Policy Areas of the Official Plan for a portion of the lands known municipally 140 Lockhart Road to identify Defined Policy Area (XX) for 'Restricted Industrial' use, as illustrated by Schedule B to Amendment No. XX.
 - c) Add text to Section 4.8 - Defined Policy Area of the Official Plan as follows:

Section 4.8.XX - Defined Policy Area (XX)

Lands shown on Schedule C - Defined Policy Areas, located in Block 1 of the future Plan of Subdivision for the property known municipally as 140 Lockhart Road, shall permit a Salvage Operation and Outdoor Storage.
2. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of 2640085 Ontario Inc. (Ram Iron & Metals) to re-zone a portion of the lands known municipally as 140 Lockhart Road from 'General Industrial' (G1) zone to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'Restricted Industrial with Special Provisions' (RI)(SP-XXX), from 'Environmental Protection' (EP) to 'General Industrial' (GI) and from 'General Industrial' (GI) to 'Environmental Protection' (EP), attached as Appendix "B" to Staff Report DEV026-022 be approved.
3. That the following Special Provisions for the 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) zone be referenced in the site specific zoning by-law:
 - a) Definition be added to Section 3.0 - Definitions:

SALVAGE OPERATION means a building and lot used for the crushing, dealing, processing, receiving, recovering, recycling, reselling, reusing, salvaging, or storing of scrap or salvage material from commercial, consumer, and industrial products and the associated equipment and machinery for sorting and separating materials such as a shredder, torch pit, shearer and bailer.

- b) A minimum required parking standard of 1 parking space per 140 square metres of gross floor area, whereas 1 parking space per 70 square metres is required.
 - c) Any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 12.25 metres except for outdoor storage of machinery or equipment, whereas any outdoor storage use or outdoor storage associated with any other permitted use shall be restricted to a maximum height of 4 metres except for outdoor storage of machinery and equipment.
- 4. That the written and oral submissions received relating to these applications, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the applications as amended, including matters raised in those submissions and identified within Staff Report DEV026-22.
 - 5. That notwithstanding the formal requirements for Site Plan Control as identified in By-law 99-312, the block zoned as 'Restricted Industrial with Special Provisions' (RI)(SP-XXX) and the lots zoned as 'General Industrial' (GI) within the lands known municipally as 140 Lockhart Road shall be subject to Site Plan Control.
 - 6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV26-22) (File: D30 004-2021)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/21/2022.

22-P-040

COMMUNITY IMPROVEMENT PLAN (CIP) GRANT APPROVALS SUMMARY - FEBRUARY TO APRIL 2022

- 1. That Staff Report DEV028-22 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
- 2. That 50% of the funds from the current balance associated with allocations for the redevelopment grant program within the CIP Reserve be reallocated to the affordable housing and preservation of built heritage grant programs, to replenish the balance and continue funding affordable housing and heritage preservation projects in

2022. The funds shall be distributed accordingly amongst the affordable housing and preservation of built heritage grant programs:

- i. 66.5% to the affordable housing grant reserve; and,
- ii. 33.5% percent to the preservation of built heritage grant reserve.

(DEV028-22) (File: File: F11 - CIP)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 9/21/2022.

The Planning Committee met for the purpose of a Public Meeting at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were 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 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"

22-P-041

APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - 109 PARK PLACE BOULEVARD (WARD 8) (FILE: D30-015-2022)

Darren Vella of Innovative Planning Solutions and Almy Hamby of Petroff Partnership Architects advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and a Zoning By-law Amendment submitted by North American (Park Place) Development Corporation, for lands known municipally as 109 Park Place Boulevard.

Mr. Vella and Mr. Hamby discussed slides concerning the following topics:

- An overview of the subject lands;
- The land uses of the adjacent lands;
- An aerial context of the site location;
- The Official Plan designation for the subject lands;
- The current zoning of the subject lands;
- The proposed Official Plan and Zoning By-law Amendments;
- The proposal for the site location;
- Architectural renderings of the proposal for subject lands; and
- A summary of the application.

Celeste Kitsemetry, Senior Planner, Development Services Department provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemetry discussed the anticipated timelines for the staff report regarding the proposed location.

Ward 8 Councillor, J. Harris asked questions of clarification to Mr. Vella, Mr. Hamby and City staff and received responses.

VERBAL COMMENTS:

1. **Art Enderlein, 359 Codrington Street** advised that he was in support of the proposed development at 193 and 197 Blake Street but had concerns related to the height of the buildings. Mr. Enderlein requested that the height of the buildings be taken into consideration.

WRITTEN COMMENTS:

1. Correspondence from the Simcoe County District School Board dated August 25, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 9/21/2022.

22-P-042

APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 193 AND 197 BLAKE STREET (WARD 1) (FILE: D30-019 2022)

James Hunter from Innovative Planning Solutions advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Fennelwood Corp. for the lands located at 193 and 197 Blake Street.

Mr. Hunter discussed slides concerning the following topics:

- An overview of the subject lands;
- The existing site context and surrounding land uses;
- Renderings illustrating the development proposal; ·
- The current Official Plan designation and proposed amendments; ·
- An overview of the Official Plan for the site location;
- The proposed Zoning By-law Amendment;
- The studies completed in support of the application;
- A summary of the application; and
- An illustration of the proposed site plan.

Tyler Butler, Planner for the Development Services Department provided an update concerning the status of the application. He reviewed the public comments received during the neighbourhood meeting. He advised that the

primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Butler discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 1 Councillor C. Riepma asked questions of Mr. Hunter and City staff and received responses.

VERBAL COMMENTS:

No verbal comments were received.

WRITTEN CORRESPONDENCE:

1. Correspondence from Arnd and Ines Enderlein dated September 4, 2022.
2. Correspondence from Ryan Hicks dated September 7, 2022.
3. Correspondence from Lauren McQuat dated September 7, 2022.
4. Correspondence from Dorothy Ramsay dated September 6 and September 7, 2022.
5. Correspondence from Donna Dellio dated August 22, 2022.
6. Correspondence from Richard Bone dated September 13, 2022.
7. Correspondence from Kyle Eldridge dated September 9, 2022.
8. Correspondence from Leandra Almeida dated September 12, 2022.
9. Correspondence from William Monteith dated September 10, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 9/21/2022.

22-P-043

APPLICATION FOR ZONING BY-LAW AMENDMENT - 303 CUNDLES ROAD EAST (WARD 3) (FILE: D30-018 2022)

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review an application for Zoning By-law Amendment on behalf of Penady (North Barrie) Limited, for the lands located at 303 Cundles Road East.

Mr. Duhamel discussed slides concerning the following topics:

- An illustration of the context plan for subject lands;
- An illustration of the site location;
- An illustration of the area context and surrounding land uses;
- The background of the site location and previous development applications;
- The master site plan for the subject lands;
- The application's alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan; -
- The current and proposed Official Plan designations;
- The proposed Zoning By-law Amendment;
- An overview of the consultation process for the proposed development;
- The studies completed in support of the application;

- An illustration of the site plan for the subject lands; and
- Architectural renderings of the development proposal.

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

Ward 3 Councillor, A.M. Kungl asked questions of Mr. Duhamel and City Staff and received responses.

VERBAL COMMENTS:

1. **Steve Kinsella, 5 Pacific Avenue** advised that he is in support of the proposed development of 303 Cundles Road East. Mr. Kinsella discussed concerns related to the entrance of the site location, the increased amount of traffic, safety concerns as there have accidents and near miss accidents on the roadways in the vicinity of the proposed development since the last development, emergency vehicles and response time for accessing Royal Victoria Hospital and Highway 400. He also discussed concerns related to the location of transit stops versus the entrance to the complex and pedestrian safety as some individuals do not use regulated crosswalks. He recommended that more traffic lights should be installed to control traffic flow.

Mr. Kinsella also discussed his concerns related to the height of the buildings in the proposed development and questioned whether warning lights would be installed on the top of the buildings for air ambulances. He expressed his opinion that this cost should be paid by the developer and not the tax base.

2. **Barbara Marshall, 72 Lionsgate Boulevard** expressed concerns related to the amount of units in the proposed development being increased, the increased traffic from both the proposed development of 303 Cundles and upcoming developments within the area, the parking that will be required, the current traffic congestion, as well as the roof top terrace on only one of the three buildings. Mrs. Marshall requested that both staff and developers consider the needs of the residents within the Ward in order to make well-informed decisions concerning the proposed development. She commented that the surface parking had been reduced to 95 spaces, which will provide more greenspace in the complex. Mrs. Marshall requested Council to consider whether the proposed development is the best use of land or excessive as well as more green space. She expressed being heartened that both the traffic and parking aspects are being identified since the last public meeting, and would like to hear more

on the landscaping, open spaces, and the amenities of the roof top terrace.

3. **Stephen Parker, 295 Cundles Road** discussed concerns related to the height of the buildings in the proposed development and the impact on his views of Little Lake and bush in the distance being obstructed, the proximity of the proposed development to his unit, and shadowing of the buildings. Mr. Parker expressed in his opinion that the subject lands cannot accommodate the proposed numbers of units. He also discussed concerns related the amount of traffic. in the area of the proposed development, residents to the area and potential issues this may cause. He explained that he used Goggle Earth's measurement system to complete his own study of buildings in the City and questioned the justification of the location of the proposed development and his residence.

Mr. Parker expressed his opinion that the proposed development, or any future proposed multi-story developments at 303 Cundles Road, not be approved. He stated that he moved there because the subject property was posted as being zoned for retail and now may have to consider relocating.

4. **Abid Mir, 295 Cundles Road East** advised that he has submitted comments in writing and he echoes the comments made by the previous speakers. Mr. Mir urged the Planning Committee to seriously look into the *Planning Act of Ontario*, which requires any development to be orderly, safe, and healthy, whereas the proposed density of the development may not qualify to be an orderly, safe and healthy development. He felt that the proposed density is not, in his opinion, a healthy development and urged the Committee to look into all aspects covered by the previous speakers.

WRITTEN COMMENTS:

1. Correspondence from Stephen Parker dated August 23, 2022
2. Email summary of pre-post Neighbourhood Meeting dated June 9, 2021.
3. Correspondence from Brad Rudachyk.
4. Correspondence from Zelinka Priamo Ltd. dated September 1, 2022.
5. Correspondence from Melanie Franner dated August 31, 2022.
6. Petition signed by 54 residents
7. Correspondence from Arlene McLean dated September 9, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 9/21/2022.

ENQUIRIES

A member of Planning Committee addressed enquiries to City staff.

ADJOURNMENT

The meeting adjourned at 8:40 p.m.

CHAIRMAN