
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 7

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 AND DRAFT PLAN OF
SUBDIVISION – 844 VETERAN’S DRIVE (WARD 7)**

DATE: MARCH 2, 2023

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions., on behalf of 2528286 and 2431805 Ontario Inc. The subject lands are known municipally as 844 Veteran’s Drive and are legally described as Part of Lot 5, Concession 10, Geographic Township of Innisfil, now City of Barrie. The subject lands are located within the Salem Secondary Planning Area.

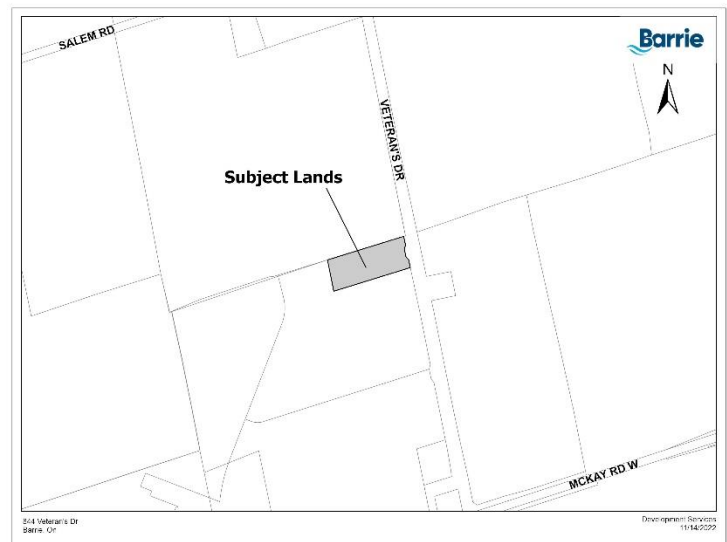
The Zoning By-law Amendment application proposes to amend the zoning on the subject lands from Agricultural General (AG) to Neighbourhood Residential with Special Provisions (R5)(SP-XXX). The application is being reviewed concurrently with an application for a Draft Plan of Subdivision which would facilitate the creation of Eighty (80) street townhouse units within ten (10) blocks containing eight (8) townhouses per block on one (1) new municipal road.

The complete submission package is available for viewing on the City’s [Proposed Developments](#) webpage under [Ward 7 – 844 Veteran’s Drive](#)

Background

The subject lands are rectangular in shape and are located on the west side of Veteran’s Drive, north of McKay Road West.

The lands comprise a parcel of land within the former geographic Township of Innisfil that is currently occupied by a derelict single detached dwelling, for which a demolition permit has been issued for its removal. The lands are located immediately north of the Mattamy (Salem) subdivision lands (File: D12-437).



The site is 1.53 hectares in size with approximately 78.9 metres of frontage along Veteran's Drive.

The subject lands are designated 'Residential', on Schedule 'A' – Land Use Plan in the City of Barrie Official Plan.

The subject application was submitted to the City and deemed complete on November 8, 2022. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has been circulated to all applicable City departments and external agencies for review and comment.

The proposed draft plan of subdivision is attached to this memorandum as Appendix "A" for information purposes.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project due to the number of limited properties within the 240 metre circulation radius. The majority of surrounding property owners are party to the Salem Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from Agricultural General (AG) to Neighbourhood Residential (R5)(SP-XXX), to permit the proposed residential townhouse units. In order to accommodate the development as proposed, the following site-specific provision has been requested:

1. To permit a maximum height of four (4) storeys, whereas a maximum height of three (3) storeys is permitted. The additional height would permit the proposed units to contain roof-top patios.

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;
- Conformity with the Salem Secondary Plan;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Salem Secondary Plan;
- The efficient use of land and resources that optimize the use of existing and planned services and infrastructure;
- Appropriateness of the proposed draft plan of subdivision design to ensure connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation; and
- Justification and appropriateness of the requested site-specific provision.



**DEVELOPMENT SERVICES
MEMORANDUM**

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Pending #:

Next Steps

Staff will continue to work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of these applications.

A staff report to the Affordability Committee is anticipated to be brought forward in the second quarter of 2023 for consideration of the proposed Zoning By-law Amendment application. Should Council approve the proposed Zoning By-law amendment, Planning staff would be in a position to issue draft plan approval for the concurrent draft plan of subdivision application. Subsequent applications for site plan control for the recreation and elementary school blocks would also be required to facilitate the development.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca

Attached: Appendix "A" – Proposed Draft Plan of Subdivision

APPENDIX "A"
Proposed Draft Plan of Subdivision

