
TO: GENERAL COMMITTEE

SUBJECT: OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW FOR RESIDENTIAL USE – 109 PARK PLACE BOULEVARD

WARD: 8

PREPARED BY AND KEY CONTACT: C. KITSEMETRY, RPP, SENIOR PLANNER EXTENSION #4430

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Official Plan Amendment application to permit residential uses as part of a mixed use commercial/institutional and residential development on lands designated as 'General Commercial' within 'Defined Policy Area (R)' be approved by adding text to Section 4.8.9.1 (a) of 'Defined Policy Area (R)' of the Official Plan as illustrated in Appendix "A" to Staff Report DEV002-23.
2. That the Zoning By-law Amendment application to add a Special Provision (SP-XXX) to the 'General Commercial with Special Provisions' (C4)(SP-304) zone be approved as illustrated in Appendix "B" to Staff Report DEV002-23, as follows:
 - a. Residential uses are permitted as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way with the following special provisions:
 - i. A maximum height of 67 metres (16 storeys);
 - ii. A maximum of 475 residential dwelling units; and,
 - iii. A minimum of 1 parking space per residential dwelling unit.
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 as amended, including matters raised in those submissions and identified within Staff Report DEV002-23.
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.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this Staff Report is to recommend approval of an Official Plan Amendment and Amendment to the Zoning By-law submitted by North American (Park Place) Development Corporation to permit residential uses as part of a mixed use development on lands located in Park

Place, generally located east of Park Place Boulevard, north and south of South Village Way, known municipally as 109 Park Place Boulevard. This report provides an analysis of the applications based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.

6. With the conclusion of the technical review and public consultation process, which included a public meeting on September 13, 2022, staff have determined that the proposal has regard for matters of provincial interest as outlined in the *Planning Act*, is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019) as amended, and to the general provisions of the City of Barrie Official Plan (2010). As such, these applications are being recommended for approval.

Background

7. The original Park Place concept was approved in principle at the Ontario Municipal Board (OMB) by Decision/Order 3067 dated October 31, 2006. Official Plan Amendment No. 86 and site specific Zoning By-law 2010-130 were subsequently drafted for the entirety of the North American Development Group land holdings, and the decision was implemented by the OMB on June 28, 2010 by By-law 2010-130.
8. More specifically the 'General Commercial with Special Provisions' (C4)(SP-304) zone applies to the lands under consideration by this application. The site design for Park Place is included in the master site plan (D11-1405) approved for the lands. Residential is not a permitted land use under the site specific provisions (SP-304) of By-law 2010-130, however mixed use development is permitted in the 'General Commercial' (C4) zone under Comprehensive Zoning By-law 2009-141.

Development Proposal

9. The application, if approved, would permit residential uses as part of mixed use commercial/institutional and residential development in 'Defined Policy Area (R)' in the Official Plan, and rezone the subject lands from 'General Commercial with Specific Provisions' (C4)(SP-304) to 'General Commercial with Special Provisions' (C4)(SP-304)(SP-XXX) to add site specific provisions that would permit two (2) mixed use buildings ranging in height from 6 storeys to 16 storeys with 475 residential units and ground floor commercial uses. The Proposed Conceptual Site Plan is attached to Staff Report DEV002-23 as Appendix "C".

Site and Location

10. The lands are legally known as Parts 7, 8 and 20 Plan 51R-41367, Part of Lot 8, Concession 12, formerly Town of Innisfil, City of Barrie, commonly known as Park Place and more specifically municipally addressed as 109 Park Place Boulevard.
11. The subject site is approximately 2.43 hectares in size has frontage onto three private roads, approximately 200 metres along Park Place Boulevard, approximately 110 metres along South Village Way, and approximately 200 metres along Live Eight Way.

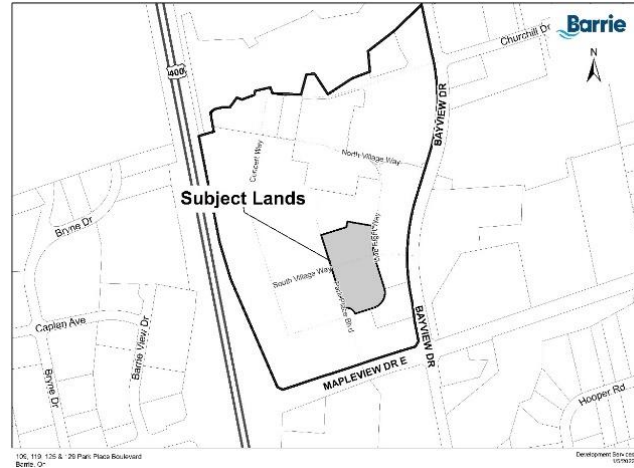
12. The immediate surrounding land uses include:

North - Commercial uses, Institutional uses (Aspira Retirement Home), Open Space

East - Commercial uses, Live Eight Way, Bayview Drive, Sadlon Arena, City of Barrie Dogs Off Leash Recreation Area, Light Industrial uses (Office, IBM)

South - Commercial uses, Mapleview Drive East, Big Box Commercial (RONA, Costco)

West - Commercial uses, Highway 400



Existing Policy

13. The Official Plan designates the subject property as 'General Commercial' and 'Defined Policy Area (R)' and zoned as 'General Commercial with Special Provisions' (C4)(SP-304). The site specific policy and zoning standards define permitted land use and built form standards that apply to the entirety of the lands, including the subject parcel commonly known as Park Place. Residential uses are not currently permitted.

Background Studies

14. In support of the applications, the following reports were submitted:
- a) Planning Justification Report (Innovative Planning Solutions dated April 2022)
 - b) Urban Design Report (Innovative Planning Solutions dated April 2022)
 - c) Conceptual Architectural Drawings (Petroff Architects dated April 15, 2022)
 - d) Traffic Impact Study (Paradigm Transportation Solutions Limited dated July 2022)
 - e) Parking Study (Burnside dated July 27, 2022)
 - f) Functional Servicing & Stormwater Management Report (Sabourin Kimble & Associates dated March 31, 2022)
 - g) Noise Feasibility Study (HGC dated February. 18, 2022)
 - h) Landscape Plans (Studio TLA dated April 15, 2022)
 - i) Arborist Report (Kuntz Forestry dated March 31, 2022)
 - j) Tree Inventory and Preservation Plan (Kuntz Forestry dated March 31, 2022)
 - k) Site Servicing Plan (Sabourin Kimble & Associates dated April 15, 2022)
 - l) Site Grading Plan (Sabourin Kimble & Associates dated April 15, 2022)
 - m) Electrical and Photometric Site Plan (Hammerschlag & Joffe dated April 18, 2022)
 - n) Phase 1 Environmental Site Assessment (Pinchin dated December. 23, 2021)
 - o) Phase 2 Environmental Site Assessment (Pinchin dated February. 28, 2022)
 - p) Preliminary Geotechnical Report (Pinchin dated February. 10, 2022)
 - q) Hydrogeological Report (Palmer dated March 16, 2022)
 - r) Water System Analysis (HydraTek dated April 15, 2022)
 - s) Sun and Shadow Studies (Petroff Architects dated April 15, 2022)
 - t) Pedestrian Level Wind Study (Gradient dated April 21, 2022)

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15. Copies of the submission materials are available online on the City's website under Development Projects in [Ward 8 – 109 Park Place Boulevard](#).

Public Consultation

16. A Neighbourhood Meeting was held virtually on February 5, 2022, with approximately twenty-three (23) attendees, including Ward 8 Councillor Jim Harris, Planning staff, the owner/applicant, and members of the consulting team. Questions and comments were raised regarding the integration of residential uses into this area, potential increase in traffic on Mapleview Drive East, the type of units, and timeline for construction.
17. A Statutory Public Meeting was held on September 13, 2022, to present the subject application to Planning Committee and the public. No public submissions were received at the public meeting. One member of the public commented on the proposed building height. Staff have taken comments from the public at the neighbourhood and public meetings into consideration during the review of the subject applications.

Department and Agency Comments

18. The subject application was circulated to staff in various departments and to external agencies for review and comment.
19. The **Ministry of Transportation (MTO)** have advised that staff concur with the Park Place Residential Development Traffic Impact Study (TIS) dated July 2022, and agree that highway improvements are not required to accommodate the 475 unit residential development currently proposed. Should additional residential developments be proposed for Park Place, further study will be required. MTO Building & Land Use permits are required for all proposed buildings.
20. Staff at the **Lake Simcoe Region Conservation Authority (LSRCA)** have provided comment of no objection to the proposed Official Plan and Zoning By-law Amendment applications, and that staff are satisfied from a watershed management perspective that this application is consistent with the natural hazard policies of the PPS, and in conformity with those applicable policies of Provincial and local plans.
21. **Development Services (Approvals)** identified that the proposed development is located within the Park Place Development (File: D11-1405) and therefore, must generally conform to this overall approved design with respect to lot grading, water distribution, storm, and sanitary drainage. Any deviation will require approval from Approvals Engineering. The submitted studies, including Functional Servicing and Stormwater Management Report, Geotechnical and Hydrogeological have been accepted in support of this proposal. As the future development of the land will be subject to Site Plan Control, staff will confirm site servicing and drainage through the provisions of a detailed engineering submission.
22. **Infrastructure Services Department (Water Operations Branch)** staff will confirm site servicing through the provisions of a detailed engineering submission with the future Site Plan Control application.
23. **Development Services (Parks Planning)** staff advised that cash-in-lieu of land contribution will be required to satisfy parkland dedication requirements for the subject development. The overall requirements must comply with the previously approved site plan (File: D11-1405) and any changes on planting requirements will need approval from Parks Planning. The general approach shown in the concept plan seems to support some open spaces for both retail and general public benefit. If approved, further review will be completed as part of the subsequent Site Plan Control application.

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24. **Development Services (Transportation Planning)** staff have confirmed that the proposed parking ratio, being one (1) parking space per residential unit, is acceptable for the proposed development and are supportive of the proposed Official Plan Amendment and Zoning By-law Amendment to permit residential uses as part of the Park Place development. The TIS has demonstrated the proposed 475 residential units would have minimal impacts to the surrounding roadway network and would not require the implementation of additional roadway improvements. Should additional residential developments be proposed for Park Place further study will be required.
 25. The City's **Business Performance and Environmental Sustainability Department (Environmental Sustainability)** provided comments indicating the proposed commercial development will not be eligible for municipal curbside collection services. If municipal collection is proposed for the residential units, at the time of Site Plan Control, an overlay plan should demonstrate that the developer has addressed all design requirements, provide a clear overview of how the design provides for effective waste storage, collection, loading services and addresses the City's goals and objectives for waste management in multi-residential properties.
 26. **Business Performance and Environmental Sustainability (Environmental Compliance)** staff noted that at the time of construction, appropriate erosion and sediment controls must be implemented in accordance with the City's Site Alteration By-law, a Discharge Agreement under the Sewer Use By-law and a Fill Management Plan will be required. Permanent dewatering to the storm and sanitary sewer shall not be permitted in accordance with the City's Drinking Water Protection Policy.
 27. **Business Performance and Environmental Sustainability (Risk Management Official)** did not identify concerns in regard to the subject applications. If approved, further review will be completed as part of the subsequent Site Plan Control application.
 28. The City's **Transit Operations** are supportive of mixed-use densities near the Park Place bus hub. Staff have requested a southbound bus layby/loading zone at the intersection of Live Eight Way with South Village Way and enhancements to the pedestrian access to the existing Park Place transit hub, including traffic calming/pedestrian safety features and raised intersections. If approved, further review will be completed as part of the subsequent Site Plan Control application.
 29. The City's **Fire and Emergency Services Department** advised that they have no comments on the proposed rezoning. If approved, further review will be completed as part of the subsequent Site Plan Control application.
 30. The City's **Finance Department** provided applicable development charges/fees associated with the future development of this site.
 31. **Development Services (Addressing)** staff advised that street numbers will be assigned to each building as part of the Site Plan Control process.

POLICY ANALYSIS

Policy Planning Framework

32. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

33. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation; sewage and water services and waste management systems; the adequate provision of a full range of housing and employment opportunities; the resolution of planning conflicts involving public and private interests; the orderly development of safe and healthy communities and the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>
34. The proposed development is consistent with this legislation given that it is located within the settlement area of Barrie; will utilize planned and available infrastructure (sewage, water, and waste management systems) and public service facilities such as transit; introduces residential to provide a mix of land use; will create employment opportunities; provides a compact form of development that minimizes impacts to climate change; and is well designed with a pedestrian-oriented built form.

Provincial Policy Statement (2020) (PPS)

35. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. Section 3(35) of the *Planning Act* states that where a municipality is exercising its authority affecting a planning matter, such decisions “shall be consistent with” all policy statements issued under the Act and shall conform with the provincial plans that are in effect on that date or shall not conflict with them. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>.
36. Section 1.1.3 identifies settlement areas as the focus of growth and development with land use patterns based on densities and a mix of uses that efficiently use land and resources and that are appropriate for and efficiently use infrastructure and public service facilities, support active transportation and public transit, and reduce climate change impacts. New development should occur adjacent to and within existing built-up areas, have a compact form, mix of uses and densities that allow for the efficient use of land, planned infrastructure and public service facilities (i.e. transit) to accommodate projected needs.
37. Staff have reviewed the relevant policies of the PPS in the context of the proposed mixed use residential and commercial/institutional development and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020). The subject lands are located within an area identified for a mix of land uses, and the addition of residential use provides a more efficient use land, infrastructure, and public service facilities.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan)

38. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), as amended, is the Ontario government’s initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where

and how the region will grow. The Growth Plan can be found in its entirety at the following link: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

39. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the Growth Plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.
40. The proposed amendments will permit the introduction of residential use as part of mixed use, high density development in the existing built boundary at an estimated density of approximately 115 units per hectare. The development is proposed to utilize existing municipal servicing infrastructure, public facilities and has a municipal transit hub. High density development at this location will contribute to the City's intensification targets required by the Growth Plan and enhance our goal to create a complete community. This proposal will also provide employment opportunities with the planned development of commercial uses as part of the project.
41. Staff are of the opinion that the proposed development conforms to the Growth Plan as it has been designed to efficiently use the land and the available and planned infrastructure, including the City's transit service. The proposal will provide a mix of lands uses and will support the achievement of a complete community through the integration of residential uses into the existing commercial development in direct proximity to a municipal transit hub.
42. Staff have reviewed the relevant policies in detail and are of the opinion that the development conforms with all of the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

43. The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed. The subject application has been reviewed in detail by the Lake Simcoe Region Conservation Authority (LSRCA) for conformity with the LSPP. The LSRCA is satisfied from a watershed management perspective that this application is consistent with the natural hazard policies of the PPS, and in conformity with those applicable policies of Provincial and local plans.

City of Barrie Official Plan (OP)

44. The Official Plan provides guidance for consideration of land use changes, the provision of public works, actions of local boards and private enterprise and municipal initiatives. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded. The OP can be found in its entirety at the following link: <https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan-amendments>
45. The subject lands are designated as 'General Commercial' on Schedule "A" – Land Use in the City's Official Plan, and 'Defined Policy Area R' on Schedule "C" – Defined Policy Areas which provides site specific criteria for the development of the subject lands, including permitted uses such as commercial, institutional, and business park. The subject application has been submitted because residential uses are not currently permitted in 'Defined Policy Area R'.

46. Several policies in the Official Plan generally support the proposed development including directing growth to maximize the use of existing services and infrastructure and encouraging the continued expansion and diversification of the City's economic base.
47. Section 2.3 provides assumptions upon which the City's Official Plan are based, identifying that mixed land uses and increased density represent an opportunity to develop complete communities and that increased self-sufficiency will be achieved in employment as more people both live and work in the City. The proposed development is consistent with this policy by proposing a mixed use residential and commercial/institutional development concept with an appropriate built form that utilizes existing infrastructure and services and supports the use of public transit.

Growth Management

48. Growth management policies in Section 3.1.1 a), b) and e) set several goals relevant to the application including: accommodating projected needs for residential, employment and other lands to achieve a complete community with appropriate mix of uses including jobs and local services, encouraging the continued expansion and diversification of the economic base to strengthen the City's role as an employment centre and achieve an appropriate balance between employment and residential uses and directing growth to take advantage of available infrastructure.
49. The proposed development will introduce residential population to an existing development with direct access to a mix of retail and local services, employment opportunities, and a municipal transit hub,

General Commercial

50. Section 4.3.2.5 provides policies to guide development on lands designated 'General Commercial'. The intent of these policies is to provide a range of retail and service commercial uses that are easily accessible to the travelling public and connected to points within and beyond the City through a variety of transportation modes, including public transit and active transportation. In addition to retail and service commercial uses, residential uses are permitted through the 'General Commercial' designation in conjunction with at-grade commercial or office uses.

Defined Policy Area R

51. The site specific policies for 'Defined Policy Area R' are outlined in Section 4.8.9, which includes permissions for a wide range of commercial and business park uses. Residential uses are not permitted.
52. Staff are of the opinion that a mixed-use residential and commercial/institutional development at the subject location meets the objectives of the City's Official Plan. An integral component of the site specific development standards for the Park Place site, including the restriction for residential land use, related to the improvements needed to the transportation network, including the widening of Mapleview Drive, Bayview Drive and the Harvie Road overpass. These road works have been completed.

City of Barrie Comprehensive Zoning By-law 2009-141 – Site Specific Zoning Provisions

53. As noted above, the application proposes to rezone the lands from 'General Commercial with Site Specific Provisions' (C4)(SP-304) to the 'General Commercial with Site Specific Provisions' (C4)(SP-304)(SP-XXX) zone.

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54. Zoning By-law No. 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/planning-building-infrastructure/development-planning/zoning-land-use>.
55. The required zone provisions and the proposed site specific zone provisions as it relates to the proposed development. Special Provision (SP-XXX) would define the following standards for the introduction of residential development at Park Place:
- a. Residential uses are permitted as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way with the following special provisions:
 - i. A maximum height of 67 metres (16 storeys);
 - ii. A maximum of 475 residential dwelling units; and,
 - iii. A minimum of 1 parking space per residential dwelling unit.
56. The applicant proposes a variety of buildings heights ranging from 6 storeys, 6 & 12 storeys, and 16 storeys to facilitate the mixed use development concept attached to Staff Report DEV002-23 as Appendix "C" and "D". The current site specific zoning does not permit residential uses, and therefore no standards for mixed use development are included in the current zoning for the subject lands.
57. Building height is regulated to mitigate shadowing impacts, privacy, and massing. There are no sensitive land uses in proximity to the proposed development that would be impacted by the requested maximum height of 67 metres. Planning staff are of the opinion that the proposed height to a maximum of 67 metres (16 storeys) is appropriate for the efficient development of the subject lands and meets the intent of the Zoning By-law.
58. A site specific provision to cap the development at 475 residential units is required, as an increase in the unit count would not be supported by staff or the Ministry of Transportation (MTO) without an updated Traffic Impact Study. As noted previously in this report, a key challenge for the development of Park Place was transportation infrastructure, more specifically the capacity on both the local road system and the Highway 400 interchange. The necessary works have been completed to satisfy the provisions of site specific By-law 2010-130 as it relates to existing and proposed development as well as the addition of the 475 residential units proposed.
59. The provisions of residential parking at a rate of 1 parking space per unit is supported by staff, as future residents will have direct pedestrian access to commercial uses and the Park Place Transit Hub. At the time of Site Plan Control, alternative methods of transportation will also be encouraged such as bicycling and car/ride share.

Site Plan Control

60. The subject property is subject to Site Plan Control per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control will address the development and design of this block regarding vehicular and pedestrian circulation, building orientation/placement/massing, parking, landscape density, and lighting. In addition, a master site plan process was completed for the Park Place lands, which includes provision of service infrastructure that the applicant has advised will accommodate the proposed development. The Site Plan process will ensure the development complies with the master plan (D11-1405), all municipal standards and provides an appropriate interface for the introduction of residential use in the existing commercial development.
61. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

62. There are no environmental and/or climate change impact matters related to the recommendation.

Summary

63. Staff have reviewed the comments received and considered the proposed Official Plan Amendment and Zoning By-law Amendment, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed introduction of residential units as part of a mixed use development is considered appropriate, consistent with the Provincial Policy Statement (2020) and in conformity to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, and the policies of the City's Official Plan.
64. At this time, there are no further matters that impact the processing of the subject applications and as such, are being recommended for approval.

ALTERNATIVES

65. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could continue to restrict residential use in 'Defined Policy Area (R)' and the 'General Commercial with Special Provisions'(C4)(SP-304) zone.

This alternative is not recommended as a mix of residential, commercial and institutional uses is supported by Provincial policy and the City's Official Plan. In addition, the Traffic Impact Study has demonstrated that the introduction of 475 residential units is not significant from a traffic generation perspective, which has been the key challenge with development at this location.

Alternative #2 General Committee could alter the proposed recommendation by revising the proposed site specific standards for height, unit count and/or parking associated with the residential units.

Although this alternative is available, the recommendation of staff and our agency partners has been generally based on the concept submitted in support of these applications and would result in a full redesign of the block. A detailed review by staff of an alternative concept would be necessary to ensure additional site specific standards are not required. An increase in the unit count would not be supported by staff or the Ministry of Transportation without an updated Traffic Impact Study to the satisfaction of the Ministry and Transportation Planning.

FINANCIAL

66. It is not possible to estimate the assessed value of the subject property following development, however, the assessed value of the future development is anticipated to be far greater than the current assessed value of the property and will therefore increase the amount of property tax that is collected on the subject site as of the time of writing this staff report.
67. Development charge rates have been frozen with interest for a maximum of two years from the date of Zoning By-law Amendment being August 9, 2022 at the below rates:

- a. The frozen rate for the applicable development charges depends on the number of bedrooms in each apartment or stacked townhouse unit.
 - i. Apartments 2+ bedrooms are charged \$42,886 per unit
 - ii. Apartments Bachelor and 1 Bedroom are charged \$30,111 per unit
 - b. The frozen rate for a non-retail use is \$246.15 per square metre and \$394.83 per square metre for retail uses.
 - i. If the non-residential portion is charged at the non-retail rate, any future retail use will be subject to a top-up of the Development Charges to the retail rate.
 - ii. Non-residential development may qualify for a 40% discount of City development charges if it meets a targeted use outlined under section 11(e) in Development Charges By-law 2019-055.
68. Education Levies will be calculated and collected at the time of issuance of the building permit. The current fee for non-residential use is \$0.58 per sq. ft., and \$3,983 per residential unit.
69. Cash in Lieu of Parkland on this property was previously satisfied for this property based on commercial use at 2%. A cash in lieu of parkland contribution will be required for the residential dwelling units. The amount is currently \$5,726 per residential unit. This proposed development will be predominately residential; therefore, the commercial portion of the development will be calculated at 5%, a top-up of 3% of appraised land value from the previously satisfied 2% will be required. The top-up of 3% for the non-residential use will be applied proportionately to the non-residential development based on the total gross floor area of the proposed development. The Residential Cash in Lieu of Parkland fees are subject to an annual inflationary adjustment on January 1st of each year.
70. A Finance Administration fee will be collected at the time of issuance of the building permit at a fee of \$82.50 per dwelling unit and \$165.00 per non-residential building.
71. The City will not incur additional operating costs associated with most municipal services to the area, with the exception of fire protection and policing. These costs would be considered normal growth-related expenses that are being actively planned for with the increased population anticipated for the City.

LINKAGE TO 2022-2026 STRATEGIC PLAN

72. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- Affordable Place to Live
 - Thriving Communities
73. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing infrastructure and more efficiently use the subject lands by introducing a mix of land uses and a high density residential built form that is compatible and integrates with the surrounding area.

Attachments: Appendix "A" – Draft Official Plan Amendment, Part B
Appendix "B" – Draft Zoning By-law Amendment
Appendix "C" – Proposed Conceptual Site Plan
Appendix "D" – Proposed Elevations

APPENDIX "A"

Draft Official Plan Amendment Part B

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie is amended by adding text to Section 4.8.9.1 (a) of 'Defined Policy Area (R)' of the Official Plan as follows:

Residential uses as part of a mixed use commercial/institutional and residential development shall be permitted on that portion of the lands generally located east of Park Place Boulevard, north and south of South Village Way.

IMPLEMENTATION

An implementing Zoning By-law to add Special Provision (SP-XXX) to the subject lands zoned as 'General Commercial with Special Provisions' (C4)(SP-304) will be presented concurrently with Official Plan Amendment No. XX to add the following permission to the Park Place lands:

- a. Residential uses are permitted as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way with the following special provisions:
 - i. A maximum height of 67 metres (16 storeys);
 - ii. A maximum of 475 residential dwelling units; and,
 - iii. A minimum of 1 parking space per residential dwelling unit.

In addition, Site Plan Control will be required to ensure the proposal will integrate into the existing development and provide a neighbourhood for future residents.

INTERPRETATION

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this amendment.

APPENDIX "B"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as Parts 7, 8 and 20 Plan 51R-41367, Part of Lot 8, Concession 12, formerly R Town of Innisfil, City of Barrie commonly known as Park Place, shown on Schedule "A" to this By-law from the 'General Commercial with Special Provisions' (C4)(SP-304) to 'General Commercial with Special Provisions' (C4)(SP-304)(SP-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the notwithstanding the provisions set out in site specific By-law 2010-130 as amended, for the 'General Commercial with Special Provisions' (C4)(SP-304) zone, Special Provision (SP-XXX) be added as follows:
 - a. Residential uses are permitted as part of a mixed use commercial/institutional and residential development, generally located east of Park Place Boulevard, north and south of South Village Way with the following special provisions:
 - i. A maximum height of 67 metres (16 storeys);
 - ii. A maximum of 475 residential dwelling units; and,
 - iii. A minimum of 1 parking space per residential dwelling unit.
2. **THAT** the remaining provisions of Comprehensive Zoning By-law 2009-141, as amended from time to time, applicable to the above described lands shown in Schedule "A" to this By-law shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of ____, 2023.

READ a third time and finally passed this ____ day of ____, 2023.

THE CORPORATION OF THE CITY OF BARRIE

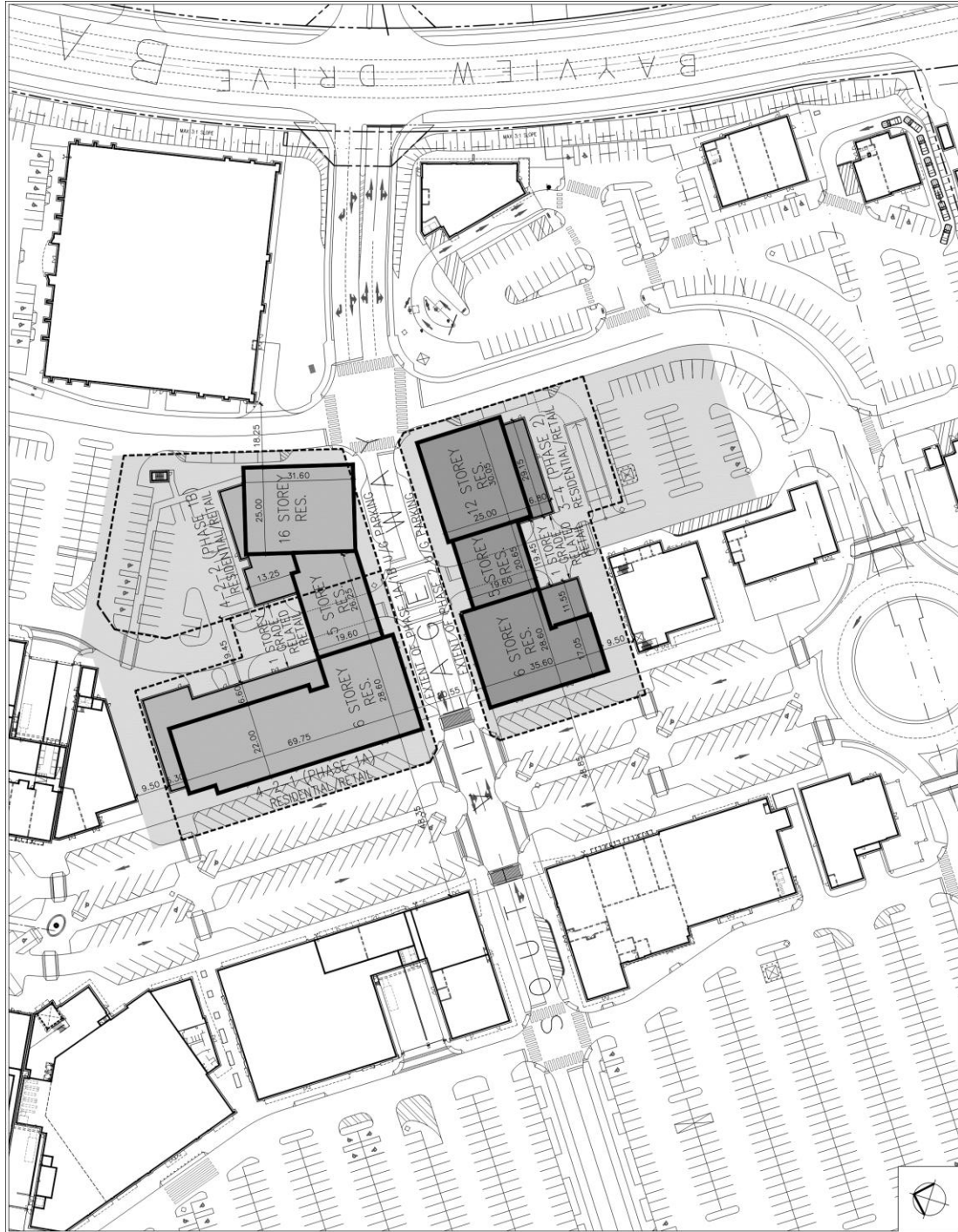
MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2023-XXX



APPENDIX "C"
Proposed Conceptual Site Plan



APPENDIX "D"
Proposed Elevations

