



## DEVELOPMENT SERVICES MEMORANDUM

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007-2023  
Pending #:

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**TO:** MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

**FROM:** A. GAMEIRO, B.E.S., RPP, SENIOR PLANNER, EXT. 5038

**WARD:** 1

**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 OFFICIAL PLAN AMENDMENT AND  
AMENDMENT TO THE ZONING BY-LAW – 95 COOK STREET AND 103  
& 107 NAPIER STREET

**DATE:** APRIL 26, 2023

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The purpose of this Memorandum is to advise members of the Affordability Committee of a Public Meeting for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of 255605 Ontario Inc. for lands legally described as Part of Lots 5 and 6 on the south side of Napier Street and Part of Lot 6 on the north side of Codrington Street, and Lots 1 and 2 on Registered Plan 1029, known municipally as 95 Cook Street and 103 & 107 Napier Street, City of Barrie.

The application, if approved, will facilitate the development of the subject lands with thirty-five (35) block/cluster townhouse units ranging from two to three storeys in height, together with a private outdoor amenity area and surface parking (see Appendix "A" – Conceptual Site Plan and Appendix "B" – Building Elevations).

The applicant is also proposing to maintain two existing single detached residential dwelling units along Napier Street and to create an institutional block along Cook Street to accommodate the existing church building located on the subject lands. Subsequent applications for Draft Plan of Subdivision or Consent (Severance) would be required to create new lots and blocks to accommodate the existing single detached dwelling units and the church building.

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 1 – 95 Cook Street and 103 & 107 Napier Street](#).

### **Background**

The subject lands are irregular in shape and comprise approximately 1.13 hectares with 61 metres of frontage along the west side of Cook Street and 34 metres of frontage along the south side of Napier Street.

The subject lands are generally located between Codrington Street and Napier Street, west of Weldon Street. The subject lands currently contain two single detached dwellings, two accessory structures, and an existing church building (St. Giles Church) with an associated parking area.

The subject lands are surrounded by low density residential land uses, consisting primarily of one and two storey single detached residential dwelling units.

The subject application was submitted to the City and deemed complete on March 7, 2023. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 meters 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.



### **Neighbourhood Meeting**

A neighbourhood meeting was held on April 20, 2022 with approximately seventy-five (75) members of the public, along with Ward 1 Councillor Clare Riepma, the applicants and their representatives, and Planning staff.

The following matters were raised by members of the public at the meeting:

- Concerns regarding potential impacts to traffic operations and pedestrian safety, as well as increased on-street parking;
- Concerns regarding the proposed density, height and built form;
- Potential impacts to the streetscape and the character of the surrounding neighbourhood;
- Concerns regarding a loss of privacy on neighbouring properties;
- Requests to include affordable units in the proposed development.; and,
- Assurances that appropriate landscape buffers will be provided, and that shared boundary vegetation will be protected.

### **Official Plan Amendment**

The Official Plan Amendment proposes an amendment to Schedule 'A' – Land Use of the Official Plan to redesignate a portion of the subject lands from 'Institutional' to 'Residential' to facilitate the proposed residential units.

### **Zoning By-law Amendment – Site Specific Provisions**

The Zoning By-law Amendment proposes to amend the current zoning of subject lands from 'Institutional – Special Provision No. 149' (I)(SP-149) and 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX), 'Residential Single Detached Dwelling Second Density with Special Provisions' (R2)(SP-XXX), and 'Institutional with Special Provisions' (I)(SP-XXX) to permit the proposed development. The special provisions proposed for the respective zones are summarized in Tables 1 to 3 below.

**Table 1: Special Zoning Provisions - RM2(SP-XXX) Zone**

<b>Special Provisions – RM2(SP-XXX) Zone Proposed Townhouse Units</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Front Yard Setback (min.)	7 metres	3 metres
Rear Yard Setback (min.)	7 metres	2 metres
Gross Floor Area (Max. percentage of Lot Area)	60%	91%
Density – Units per Hectare (Max.)	40	41
Tandem Parking	Not Permitted	Permitted

**Table 2: Special Zoning Provisions - R2(SP-XXX) Zone**

<b>Site-Specific Provisions – R2(SP-XXX) Zone Existing Single Detached Residential Lots</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Rear Yard Setback (min.) <b>103 Napier Street</b>	7 metres	4.1 metres
Side Yard Setback (min.) <b>107 Napier Street</b>	1.2 metres	0.6 metres (east) 3.2 metres (west)

**Table 3: Special Zoning Provisions – I (SP-XXX) Zone**

<b>Site-Specific Provisions – I (SP-XXX) Zone Proposed Institutional Block for Existing Church Building</b>		
<b>Zoning Provision</b>	<b>Required</b>	<b>Proposed</b>
Lot Frontage (min.)	30 metres	28.5 metres
Side Yard Setback (min.)	9 metres	2.5 metres (north) 6.7 metres (south)
Rear Yard Setback (min.)	9 metres	5 metres
Landscape Strip (min.)	3 m (abutting residential)	0.8 metres (north) 1.8 metres (south)

### **Planning and Land Use Matters Under Review**

The subject application is currently undergoing a detailed technical review by City staff and applicable external agencies. The primary planning and land-use related items being considered include:

- Justification for the requested changes to the Official Plan and the appropriateness of the amendments to the Zoning By-law to accommodate the proposed development;
- Integration of the proposed development concept into the existing neighbourhood, and conformity with the envisioned development and character of the area;
- Ensuring that an appropriate transition and buffers are provided to neighbouring properties;
- Ensuring that shared boundary and private vegetation is protected from proposed development activities, in accordance with City standards;
- Impacts that the development may have on traffic operations and pedestrian safety;
- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure;

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- Ensuring that the proposed density is appropriate for the site and will not jeopardize the functionality of the development proposal, as it relates to providing sufficient parking and loading areas, indoor and outdoor amenities, landscaping, snow storage areas, waste collection/storage facilities, and pedestrian walkways.

### **Next Steps**

Staff will continue to work with both the applicant and members of the public to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the subject applications by staff and agency partners.

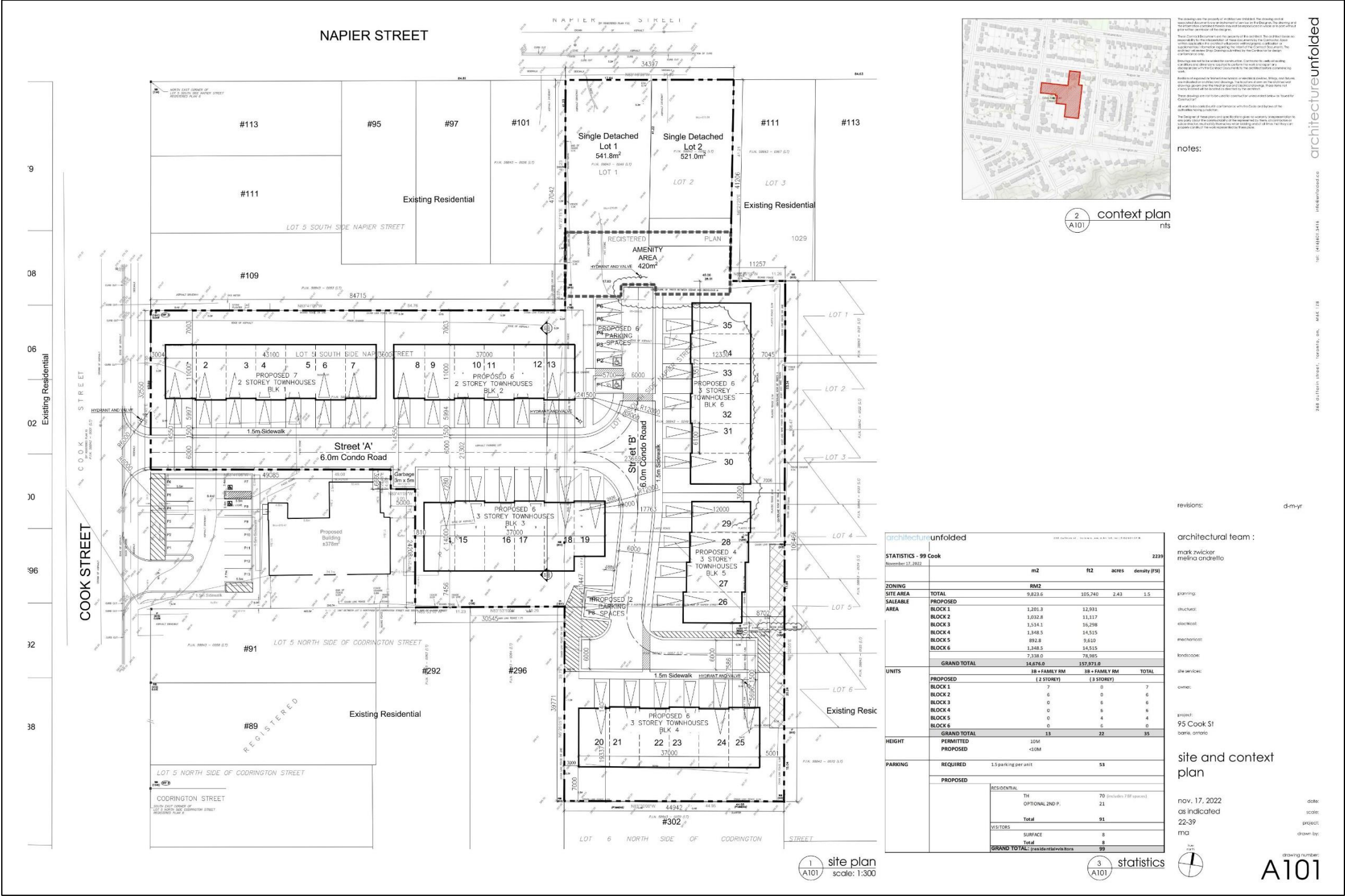
All technical comments received, as well comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting the third or fourth quarter of 2023 to bring a staff report forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendment applications. If approved, subsequent applications for Site Plan Control and Draft Plan of Subdivision or Consent (Severance) would be required.

If you have any questions, please contact the planning file manager, Andrew Gameiro, RPP, Senior Planner at 705-739-4220 extension 5038 or via email at [andrew.gameiro@barrie.ca](mailto:andrew.gameiro@barrie.ca).

Attachments: Appendix "A" – Conceptual Site Plan  
Appendix "B" – Building Elevations

## Appendix “A”

### Conceptual Site Plan





## Appendix “B”

## Conceptual Building Elevations – Two-storey Townhouse Units



Conceptual Building Elevations – Three-storey Townhouse Units

