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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 844 VETERAN’S DRIVE

**WARD:** 7

**PREPARED BY AND KEY CONTACT:** T. BUTLER, PLANNER, PLANNER, EXT. 5446

**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

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**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2528286 and 2431805 Ontario Inc., to rezone lands municipally known as 844 Veteran’s Drive from Agricultural General (AG) to Neighbourhood Residential with Special Provisions (R5)(SP-XXX) and Neighbourhood Residential with Special Provisions (R5)(SP-YYY), attached as Appendix “A” to Staff Report DEV024-23, be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Neighbourhood Residential – Special Provision No. ‘XXX’ (R5)(SP-XXX) zone associated with Block 1, Block 2, Block 3, Block 4, Block 5 of the subject lands:
  - a) To permit a maximum height of four (4) storeys, whereas a maximum height of three (3) storeys is permitted.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Neighbourhood Residential – Special Provision No. ‘YYY’ (R5)(SP-YYY) zone associated with Block 6, Block 7, Block 8, Block 9, and Block 10 of the subject lands:
  - a) To permit a maximum height of four (4) storeys, whereas a maximum height of three (3) storeys is permitted;
  - b) That any patio/terrace, *Amenity Area - Outdoor or Landscaped Open Space* area located on the fourth storey be oriented to front onto Street ‘A’; and,
  - c) That any patio/terrace, *Amenity Area - Outdoor or Landscaped Open Space* area located on the fourth storey shall not contain an *Articulated Non-Interior Opening* facing the rear lot line.
4. 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 DEV024-23.

5. 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

6. The purpose of this Staff Report is to recommend approval of the application for Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 2528286 and 2431805 Ontario Inc., for lands known municipally as 844 Veteran’s Drive (see Appendix “A” – Proposed Zoning By-law Amendment).
7. The effect of the application would be to permit the development of a residential subdivision consisting of eighty (80) residential townhouse units located on a municipal road (see Appendix “B” – Draft Plan of Subdivision). The subdivision consists of the following:
- a) Ten (10) Blocks containing eight (8) street townhouse units in each fronting Street ‘A’ (Blocks 1 – 10); and,
  - b) One (1) Municipal Street (Street ‘A’).

**Table 1. Draft Plan of Subdivision Statistics**

<b>DRAFT PLAN OF SUBDIVISION STATISTICS</b>		
<b>Residential Uses</b>	<b>No. of Residential Units</b>	<b>Area (ha)</b>
Street Townhouses	80	1.19
<b>Other Land Uses</b>		
Roads (Street A)	1	0.34
<b>Total</b>	<b>-</b>	<b>1.53</b>
<b>Density (UPH)</b>	<b>52.28</b>	<b>-</b>

8. The proposed Draft Plan of Subdivision is detailed in Appendix “B” to this report. Subject to Council approval of the proposed Zoning By-law Amendment application, the proposed development would proceed to Draft Plan of Subdivision approval through the delegated approval process (Council Motion 10-G-346) should the proposed Zoning By-law Amendment be approved.
9. With the conclusion of the technical review and public consultation process, which included a Public Meeting on March 2, 2023, 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), and the City of Barrie Official Plan (2010). As such, Planning staff are recommending approval of the subject application as the lands are appropriately suited for medium density residential development, as proposed.

Site and Location

10. 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 vacant single detached residential 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.

11. The existing land uses surrounding the subject property are as follows:
- North: A large area of land designated Natural Heritage System and will include future stormwater management infrastructure.
  - South: The Mattamy (Salem) Draft Approved Plan of Subdivision (File: D12-437, 731 Total Dwelling Units).
  - East: Veteran's Drive and an existing woodlot designated Natural Heritage System which continues toward Highway 400 situated between lands designated for employment uses.
  - West: The Mattamy (Salem) Draft Approved Plan of Subdivision and lands designated Natural Heritage System.

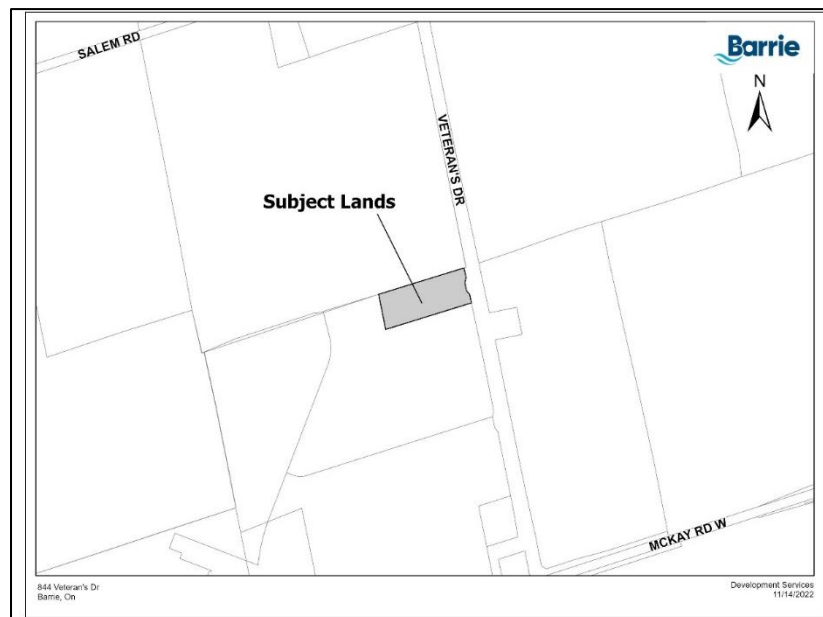


Figure 1. Location Map

#### Existing Policy

12. The submitted application was deemed complete on November 8, 2022, prior to the approval of the new City of Barrie Official Plan 2051 which was approved by the Ministry on April 11, 2023. As such, the proposed Zoning By-law Amendment application was submitted to implement the land use framework of the former Salem Secondary Plan (City of Barrie Official Plan, 2010). The submitted proposal is not required to be reviewed to ensure conformity with the new approved City of Barrie Official Plan 2051 in accordance with Official Plan Policy 2.5.7. Existing Applications. The submitted application has been reviewed under the policy framework in place at the time the Notice of Complete was issued.
13. The Official Plan includes the Salem Secondary Plan and designates the subject property as 'Residential Area' within Phase 1 (see Appendix "C" – Salem Secondary Plan Phasing). The subject parcel is currently zoned 'Agricultural General' (AG) pursuant to the Town of Innisfil Zoning By-law 054-04.
14. The predominant use of the 'Residential Area' designation shall be for a range of low and medium density residential uses which will be predominately ground related development in addition to related uses such as parks, schools, and places of worship. The proposed Zoning By-law

Amendment application is required to implement the land use framework of the Salem Secondary Plan.

15. Although not included in detail, staff have provided comment on the relevant policy implications of the new Official Plan 2051 in paragraphs 16 and 17 below. Planning staff are of the opinion that the proposed development is generally consistent with the policy objectives related to Designated Greenfield Areas as well as the goals and objectives of the Neighbourhood Area land use designation.
16. Designated Greenfield Areas are new urban areas of Barrie intended to be developed with a balanced approach to growth management and will follow a logical progression where new development can be considered contiguous in order to prioritize resource conservation and to ensure that a coordinated approach to growth is maintained.
17. Neighbourhood Areas are expected to accommodate a range of built form types and are generally considered to be areas where low impact intensification is expected to occur to provide a variety of parcel sizes and street patterns to achieve a variation of uses and housing options.

#### Background Studies

18. In support of the application, the following reports were submitted. Copies of the submission material is available online on the City's Proposed Developments webpage under [Ward 7 – 844 Veteran's Drive](#).
  - Planning Justification Report (Innovative Planning Solutions, dated October 16, 2022)
  - Functional Servicing and Stormwater Management Report (Pinestone Engineering Ltd., dated September 27, 2022)
  - Geotechnical & Hydrogeological Report (GEI Consulting., dated October 19, 2022)
  - Noise/Vibration Impact Analysis (HGC Engineering, dated September 20, 2022)
  - Tree Preservation Plan (Kuntz Forestry, dated September 16, 2022)
  - Stage 1-2 Archaeological Assessment (Amick Consultants Ltd, dated October 19, 2017)
  - Traffic Impact Study (JD Engineering, dated October 13, 2022)

#### PUBLIC CONSULTATION

##### Neighbourhood Meeting

19. 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.

##### Public Meeting

20. A statutory Public Meeting was held on March 2, 2023 to present the subject application to Affordability Committee and the public. No public comments were provided at the meeting, however correspondence on the subject application was received. The public comments received are identified in the paragraph below.

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Proposed Height and Associated Impacts to Privacy

21. Comment was received with respect to the proposed height of the townhouse dwellings, specifically as it relates to the proposed height and inclusion of rooftop terrace/patio areas. Concerns were raised with the potential overlook condition created with the adjacent residential properties that abut the lands to the south.

Staff have reviewed and support the proposed built form with the modification that any provided rooftop patio/terrace areas included with the townhomes located within Blocks 6 through 10 shall be oriented toward the street (Street 'A') and shall not be permitted to include an opening as part of a patio/terrace that would face the rear yard area. An example rendering of the proposed rooftop/terrace areas and their orientations are included as Appendix "D".

Department and Agency Comments

22. The subject application was circulated to staff in various departments and to external agencies for review and comment.
23. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating they have no concerns with the proposal. The LSRCA indicated the lands are not within the vicinity of any hazard lands.
24. Development Services – Approvals staff noted no concern with the proposed rezoning and indicated the proposed development can be adequately serviced with municipal water and sanitary services.
25. Development Services – Parks Planning staff noted no concern with the proposed rezoning and if approved, technical matters associated with the protection of boundary and private trees have been reviewed and no impacts are expected.
26. Environmental Sustainability (Business Performance and Environmental Sustainability) provided comments indicating the proposed townhouse units will be eligible for Municipal Curbside Collection Services, including recycling and organics programs.
27. The City's Fire Services Department indicated no concerns with the proposed rezoning.
28. The City's Finance Department provided applicable development charges/fees associated with the future development of this site.
29. The Infrastructure Department - Water Operations Branch have indicated no concerns with the proposed rezoning.
30. Transportation Planning staff are supportive of the application and provided comments regarding traffic movements and driveway access that support the proposed development.
31. Transit Staff noted that they are supportive of the proposed development and have no further comments on the proposal.
32. The Simcoe County District School Board and the Simcoe Muskoka Catholic District School Board provided comments indicating no objection to the proposed Zoning By-law Amendment and Draft Plan of Subdivision. Both school boards confirmed that their standard notification clauses would be required to be inserted into all purchase and sale agreements advising prospective purchasers that pupils generated by the proposed development may need to be transported to/accommodated in facilities outside of the neighbourhood, if required.

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## ANALYSIS

### Policy Planning Framework

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

### Ontario Planning Act, R.S.O. 1990

34. 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, including affordable housing; the resolution of planning conflicts involving public and private interests; 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>
35. The proposed development is consistent with this legislation in 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 and schools; provides a compact form of development that minimizes impacts to climate change; and will not impact the natural heritage features or their ecological function.

### Provincial Policy Statement (2020) (PPS)

36. 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. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
37. The PPS contains policies that provide direction for communities to manage and direct land uses to achieve efficient development and land use patterns. This is achieved by ensuring that sufficient land is available through intensification to accommodate an appropriate range and mix of residential and employment uses; avoiding land use patterns which may cause public health and safety concerns and promotes efficient and cost-effective development.
38. The PPS further states that 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. Intensification and redevelopment are also promoted to meet projected population growth for the next 20 years.
39. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement (2020). The proposed development has been designed to efficiently use land, infrastructure and public service facilities

within an area identified for this type of development and will contribute to achieving projected population growth.

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

40. 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>
41. 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.
42. To support the achievement of complete communities, Policy 2.2.6.3 provides that municipalities require residential developments to incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes. The proposed development conforms to this policy through the addition of townhouses, and the opportunity for second suites and home occupations which contribute to the mix of land uses that makes a complete community.
43. Section 2.2.7 of the Growth Plan requires that all new development taking place in designated greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services. The minimum density target applicable to the City's designated greenfield area is no less than 50 residents and jobs combined per hectare. The minimum density target is measured excluding natural heritage features and systems, floodplains, rights-of-way, employment areas and cemeteries.
44. Based on the foregoing, staff are of the opinion that the proposed development conforms to the Growth Plan as it would make efficient use of land and utilize available and planned infrastructure, including the City's transit service. The proposal provides a density of approximately 52 persons and jobs per developable hectare which exceeds the minimum requirements of the Growth Plan. The proposal provides alternative housing options to the majority of the single detached units currently approved within the Salem Secondary Plan area through the provision of townhouse dwelling units to support the achievement of a complete community.
45. Although not included in detail, 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).

Lake Simcoe Protection Plan (LSPP)

46. 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 has provided comments noting that they do not have any objections to the approval of the subject application. Planning staff are of the opinion that the subject application is consistent with the policies of the LSPP.

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City of Barrie Official Plan (2010)

47. The Official Plan (OP) provides guidance for consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. 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 Ontario Ministry of Municipal Affairs and Housing approved the City of Barrie's new Official Plan, with 73 modifications, on April 11, 2023 and may be found at the following link: <https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan-amendments>. The former Official Plan under which the subject application is being reviewed can be found in its entirety at the following link: <https://www.barrie.ca/sites/default/files/2022-07/Official%20Plan%20-%20January%202018.pdf>
48. In accordance with Policy 2.5.7 – Existing Applications of the City of Barrie Official Plan 2051, the subject application may continue towards final approval under the policy framework in place at the time the Notice of Complete was issued. The subject application was deemed complete on November 8, 2022 and is being reviewed under the policy framework established under City of Barrie Official Plan (2010).
49. There are a number of policies in the Official Plan (2010) that generally support the proposed development. Section 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing, and 4.2 Residential, relate to the provision of increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
50. Section 2.3 (g) of the Official Plan identifies that mixed land uses, and increased density represent an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy in that it proposes a medium density development with appropriate built form, utilizes existing and planned infrastructure and services, and would support the use of public transit.
51. Section 2.3 (g) further provides that increased density represents an opportunity to develop complete communities, as intended by the Growth Plan. The proposed development is consistent with this policy in that it proposes a medium-density development with appropriate built form, utilizes existing and planned infrastructure and services, and would support the use of public transit.
52. Policies 3.3.2.1(a), (b), and (g) encourage a varied selection of housing types with regard to size, density, and tenure, the support of programs and policies encouraging a wide range of housing opportunities including rental housing, and directs new residential development be at densities that are consistent with the Official Plan.
53. This proposal conforms to this policy as the applicant is proposing townhouse units. Housing types such as townhouse units are considered to be more attainable forms of housing. Further, dwelling units with frontage on a municipal right of way are permitted to include accessory additional dwelling units such as second and third suites, this will aid in the availability of more affordable forms of housing and may contribute to the City's rental housing stock.

Affordable Housing

54. Section 3.3.2.2 identifies a goal that a minimum target of 10% of all new housing units be affordable with respect to home ownership. The criteria for affordable housing is identified as the least expensive of:



- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or,
- Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

This policy represents a target of the Official Plan, not a requirement. However, as noted above, the developer has included a more attainable form of housing (townhouse units), within which, second-suite units would be permitted as a means of increasing affordable options in the area by creating additional dwelling units.

#### Salem Secondary Plan

55. The Salem Secondary Plan establishes a detailed planning framework for the future urban development of the Salem Secondary Plan Area. The Salem Secondary Plan Area is comprised of four residential districts and the McKay Road West and Essa Road mixed use corridor areas. The Salem Secondary Plan can be found in its entirety here: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>
56. Policy 8.2.4.5 identifies that lands designated Residential Area permit a range of low and medium density residential uses which will be predominantly ground related development. It also identifies that residential areas be organized so that residents are generally within a five (5) minute walk of park facilities. The proposal conforms to this policy as the development provides for eight (80) street townhouse units that are contiguous with an adjacent subdivision providing street and sidewalk access to a proposed park and school block.
57. Policies 8.6.4 and 8.6.5 require that all new urban development in the Salem Secondary Plan Area shall be connected to full municipal services and comply with the City's Master Plans, Municipal Class Environmental Assessments (Class EAs), Stormwater Management Master Plan and Subwatershed Impact Studies. Further, the provision of water and wastewater services relate to the phasing of development as set out in Section 8.7.3.2 of the Salem Secondary Plan. Development shall not proceed until the availability of water and wastewater services are confirmed and the City shall be satisfied that development can be undertaken in a financially responsible manner in conformity with the principle that growth pays for growth to the greatest extent possible. In this regard, Development Services – Approvals and Finance staff have indicated no concern with the proposed rezoning and have confirmed that matters related to infrastructure improvements/extensions would be adequately addressed at the time of detailed design through the submitted Draft Plan of Subdivision application should Council approve the subject Zoning By-law Amendment application.
58. Staff have reviewed the relevant policies in detail and are of the opinion that together with other planned development in the area, the proposal will contribute to a range of housing opportunities, variety of uses and the overall neighbourhood design of the Salem Secondary Plan. Further, the proposed development achieves the required density targets and design goals of the Salem Secondary Plan, including the development of compact built-form across an integrated grid-street pattern to support efficient service delivery, neighbourhood access, and overall connectivity and walkability. As such, staff are satisfied that the proposed development is consistent with the Salem Secondary Plan.

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### **Comprehensive Zoning By-law 2009-141**

59. As noted above, the application proposes to rezone the lands from Agricultural General (AG) to Neighbourhood Residential with Special Provisions (R5)(SP-XXX). The Special Provisions requested are discussed below.

#### **Maximum Building Height**

60. Building height is regulated to mitigate shadowing impacts, massing and privacy on adjacent uses while ensuring consistent streetscape within a neighbourhood. The current proposal identifies a maximum building height of four (4) storeys, while the Zoning By-law identifies a maximum building height of three (3) storeys. This increase in height is to accommodate a fourth storey rooftop patio amenity area exclusive to each unit.
61. Staff required that the applicant address the concerns raised through the public meeting process to ensure that an overlook condition was not created between Blocks 6 – 10 and the adjacent residential subdivision to the south.
62. The applicant has revised the design, and an additional Special Provision has been identified to ensure that any provided rooftop patio/terrace area would be restricted in its orientation to face north towards Street 'A' as referenced in the recommended motion. The concept design demonstrates that the proposed height would not adversely affect or create privacy concerns to adjacent properties, and as such, staff have no further concerns with the proposed increase in height.

#### **Site Plan Control & Urban Design**

63. Should General Committee accept the submitted recommendation report, staff note that the built form (street townhouses) proposed development are not subject to Site Plan Control and will not be subject to further review with respect to urban design/built form, therefore staff have limited ability to comment on the overall design and building aesthetics associated with the proposed development. That said, staff are generally satisfied with the proposed development as it relates to the built form and architectural design of the proposed development as reflected on Appendix "D". Should the Zoning By-law Amendment be approved by Council, any future changes to the design features of the townhomes will be at the sole discretion of the applicant.

#### **Summary**

64. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the development of eighty (80) street townhouse dwelling units is considered appropriate, is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), Lake Simcoe Protection Plan, the City's Official Plan (2010) and complies with the planning policy framework.
65. At this time, there are no further matters that impact the processing of the subject Zoning By-law amendment application and as such, it is being recommended for approval.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS**

66. There are no environmental and climate change impact matters related to the recommendation.

**ALTERNATIVES**

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

<p><b><u>Alternative #1</u></b></p>	<p>General Committee could approve the subject Zoning By-law Amendment without the requested Special Provisions (SP)</p> <p>This alternative is not recommended as the applicant has responded to the comments received through the technical review and public consultation process and staff are satisfied that the proposed special provisions are appropriate for the subject lands. Further, staff are of the opinion that the plan is generally consistent with City standards with respect to access, servicing, stormwater management, landscaping, setbacks, building orientation/placement/massing, parking, etc.</p>
<p><b><u>Alternative #2</u></b></p>	<p>General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Agricultural General' (AG) zoning over the subject property.</p> <p>This alternative is not recommended as this proposal forms part of the lands that were annexed on January 1, 2010, with the intent to allow the City of Barrie to expand in a compact and sustainable manner. The proposed development is consistent with all Provincial and municipal policies as noted throughout the analysis section of this report.</p>

**FINANCIAL**

- 68. It is estimated that the assessed value of the subject properties following development will be \$350,000.00 per townhome. The assessed value of the future development is anticipated to generate more revenue than the current assessed value of the property.
- 69. Building permit fees are estimated at \$2,500.00 per townhouse unit for a total estimated Building Permit fee revenue of \$200,000.00 based on current rates.
- 70. Current development charges for the proposed development are \$69,088.00 per townhouse unit. The development charge revenue for the proposed development is estimated to be in the order of \$5,527,040.00. Development charges are calculated and paid at the time of issuance of the building permit.
- 71. The education levy for residential uses is currently \$4,283.00 per unit, representing a total education levy of approximately \$342,640.00.
- 72. The cash in lieu of parkland contribution will be required and is currently \$3,693.00 per residential unit, representing a total cash in lieu of parkland contribution of \$295,440.00.
- 73. A Finance Administration fee will be collected at the time of issuance of the building permit at a rate of \$85.00 per dwelling unit.
- 74. The City will also incur additional operating costs associated with extending municipal services to the area including fire protection, policing, snow clearing, and boulevard landscaping maintenance. Taken together, these are all normal growth-related expenses that are being actively planned for through the City's Capital Planning process.

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**LINKAGE TO 2022–2026 STRATEGIC PLAN**

75. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live – Encourage a range of housing options to make housing attainable.

The proposed development contains street townhouse units which are generally more affordable than traditional single-detached dwelling units. The proposed zoning over the subject property would also permit the creation of second and third suites, which would contribute to the City’s rental housing stock.

- Infrastructure Investments – Support active transportation and pedestrian connections.

The proposed development would include at least one sidewalk on Street ‘A’ to provide a safe transportation network for pedestrians and the modified grid street system and shorter block lengths proposed within the Salem Secondary Plan Area would further support efficient active transportation.

- Thriving Communities - Expand and maximize access to parks and recreation opportunities.

The proposed development is located immediately north of the draft approved Mattamy (Salem) subdivision and would be serviced by approved and planned parks and school blocks on surrounding lands that would provide recreation opportunities for the future residents of the proposed development.

76. In accordance with Council’s goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure. The proposed development offers a more attainable form of housing, promotes and facilitates community connections, supports active transportation and public transit, and would support diverse and safe neighbourhoods.

Attachments: Appendix “A” – Proposed Zoning By-law Amendment  
Appendix “B” – Draft Plan of Subdivision  
Appendix “C” – Salem Secondary Plan - Phasing  
Appendix “D” – Concept Renderings of Rooftop Terrace Areas

APPENDIX "A"

Proposed 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 Town of Innisfil By-law 054-04, 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, formerly in the Town of Innisfil, now in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Town of Innisfil By-law 054-04 to rezone lands described as: Part of Lot 5, Concession 10, Formerly Town of Innisfil, now in the City of Barrie and known municipally as 844 Veteran's Drive, shown on Schedule "A" to this By-law from 'Agricultural General' (AG) to 'Neighbourhood Residential' (R5) with Special Provisions (RM3)(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 zoning map is amended to change the zoning of 844 Veteran's Drive, shown on Schedule "A" to this By-law from Agricultural General (AG) in Town of Innisfil By-law 054-04 to 'Neighbourhood Residential' (R5) with Special Provisions (SP-XXX) and Neighbourhood Residential' (R5) with Special Provisions (SP-YYY) in accordance with Schedule "A" attached to this By-law.
2. **THAT** notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted within the 'Neighbourhood Residential' (R5) with Special Provisions (SP-XXX) zone, in accordance with Schedule "A" attached to this By-law.
3. **THAT** notwithstanding Table 14.5.6 of By-law 2009-141, a maximum height of four (4) storeys shall be permitted within the 'Neighbourhood Residential' (R5) with Special Provisions (SP-YYY) zone, in accordance with Schedule "A" attached to this By-law.
4. **THAT** any patio/terrace, *Amenity Area – Outdoor* or *Landscape Open Space* area located on the fourth storey in the 'Neighbourhood Residential' (R5) with Special Provisions (SP-YYY) zone be oriented toward Street 'A' in accordance with Schedule "A" attached to this By-law.
5. **THAT** any patio/terrace, *Amenity Area – Outdoor* or *Landscape Open Space* area located on the fourth storey in the 'Neighbourhood Residential' (R5) with Special Provisions (SP-YYY) zone shall not contain any *Articulated Non-Interior Opening* facing the rear lot line in accordance with Schedule "A" attached to this.
6. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands as shown in Schedule "A" to this by-law shall apply to the said lands except as varied by this By-law.
7. **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.

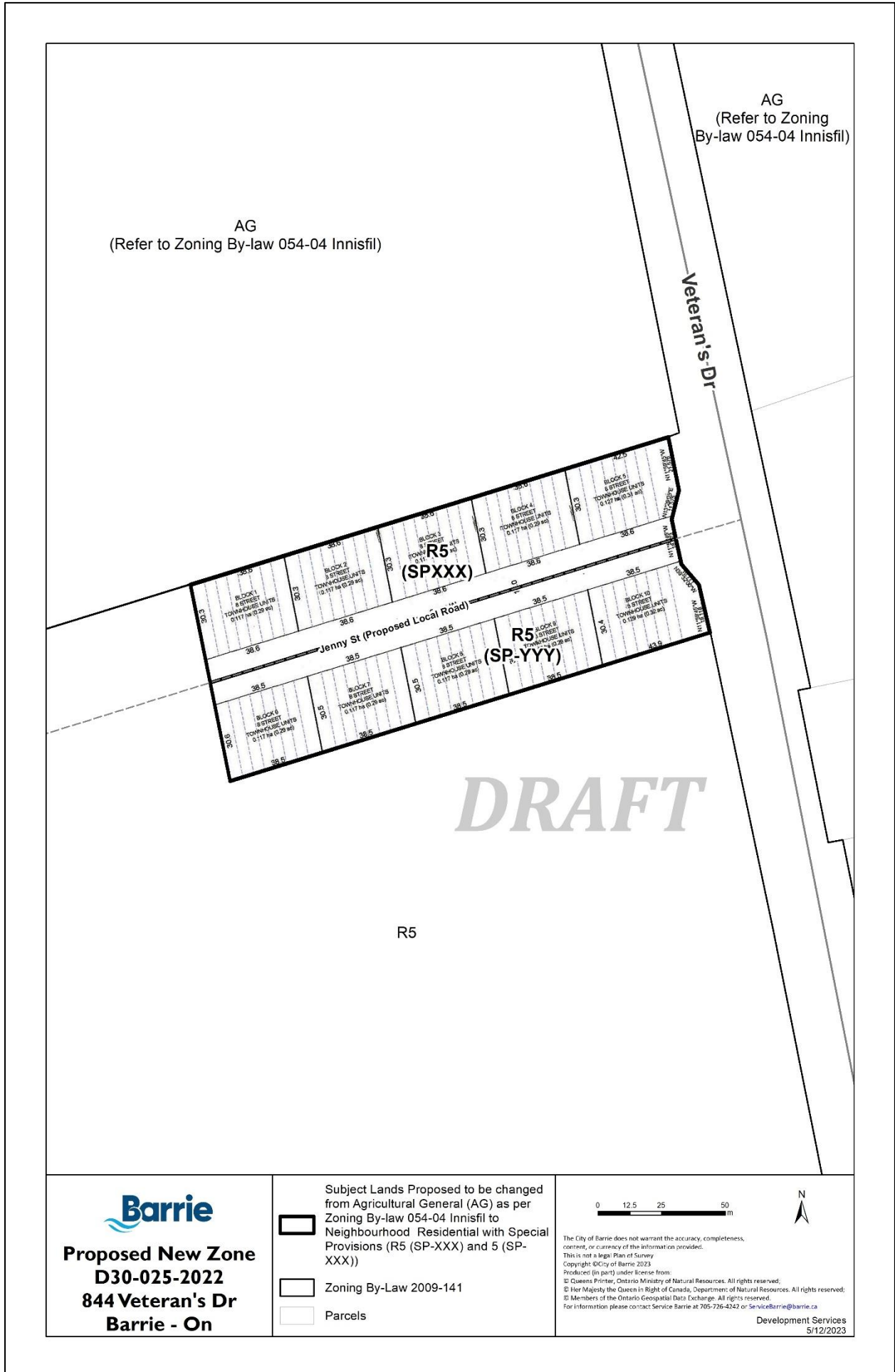


THE CORPORATION OF THE CITY OF BARRIE

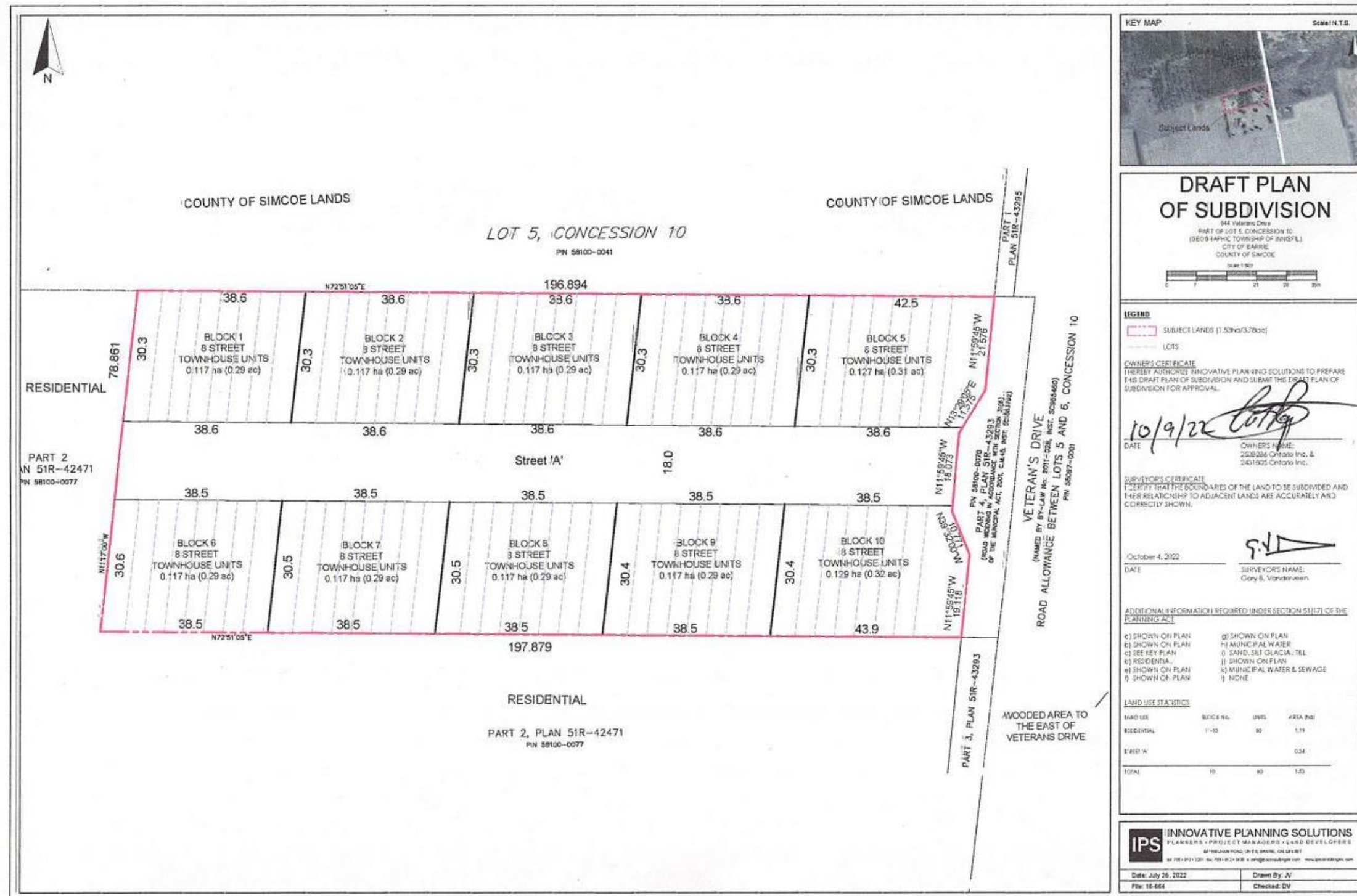
\_\_\_\_\_  
MAYOR – A. NUTTALL

\_\_\_\_\_  
CITY CLERK – WENDY COOKE

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

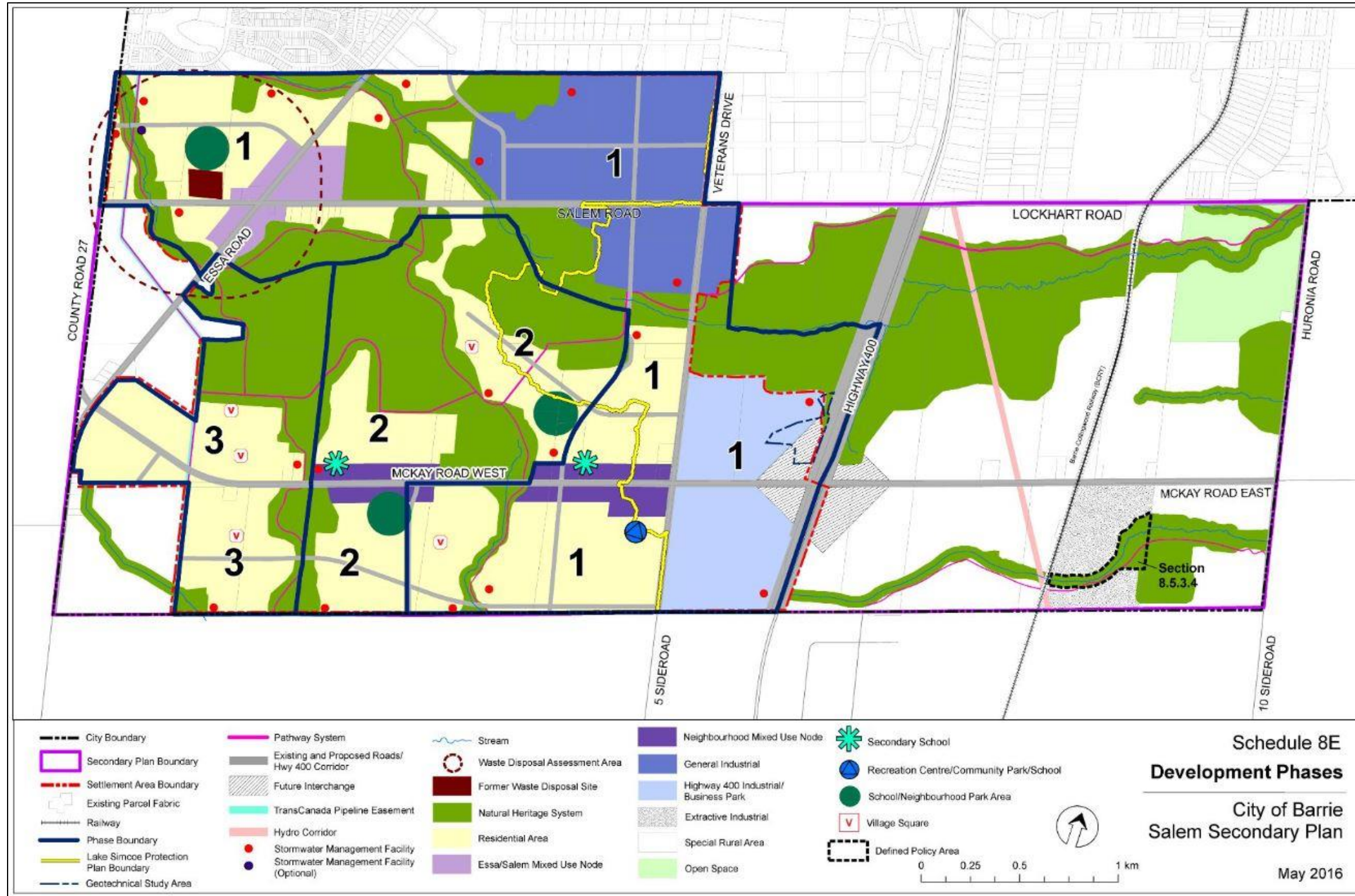


APPENDIX "B"  
Draft Plan of Subdivision





APPENDIX "C"  
Salem Secondary Plan Area – Phasing



APPENDIX "D"

Concept Renderings of Rooftop Terrace Areas

