



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

January 13th, 2022

City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

Attention: Tiffany Thompson, Manager of Growth and Development
Mayor Lehman and Members of Planning Committee

Re: Site Plan Revisions
407-419 Mapleview Drive West
City of Barrie, County of Simcoe

Innovative Planning Solutions (IPS), on behalf of 407-419 Mapleview Inc. (Encore Group), respectfully submits this letter as it relates to the development proposal on the above captioned lands (City File: D30-003-2020).

As stated in Staff Report (DEV026-21), the proposed development, if approved, would facilitate the development of 24 back-to-back/stacked townhomes and 22 standard townhomes for a total of 46 units. All units are provided a private garage and driveway. A one-way private road provides access from Mapleview into the site. Land dedication is also being provided to expand the public walkway from Mapleview to Redfern Park. The development will be freehold with common elements.

At the December 7th, 2021, Planning Committee Meeting, concerns were expressed related to the proposed development. Based on the comments raised, the applicant would like to propose the following changes, in the spirit of cooperation.

The applicant has worked with Staff on countless renditions and modifications to the proposed plan and built form. These ongoing discussions have led us to a plan that is being recommended for approval by the Planning Department. The development has seen a reduction from 88 to 46 units. As a result of this significant reduction, the applicant is no longer able to reduce the number of units within the project.

Modifications proposed within Site Plan (dated January 5, 2022)

- 1. Eliminate Second Driveway Space for stacked townhouses** – the stacked townhouse driveway length has been reduced from 11.0m to 6.0m for units fronting Mapleview Drive. Rather than providing 2 driveway parking spaces, 1 driveway parking space is now provided for these units. This revision allows for the rear yard setback for the traditional townhouse units backing onto Redfern residents to be increased well above the requirements in the Zoning Bylaw. The removal of the parking space also provides the opportunity to increase the size of the traditional

townhouse units. With this change, the parking ratio exceeds 2.0 spaces per unit and exceeds the required minimum for the development.

2. **Rear Yard Setback** – the proposed rear yard setback has been increased from 7.0m to 10.0m. According to our professional arborist, this 10 metre setback provides sufficient space to protect rear yard tree's and increase privacy for Redfern residents.
3. **Rear Yard Decks on Traditional Townhouse Units** – for the traditional townhouse units, the proposed Zoning Bylaw Amendment text has been updated to include, "a maximum second storey rear yard deck area of 2.55m² (1.5mx1.7m) along with a minimum rear yard setback of 8.5 metres, per traditional townhouse (Blocks 3, 4, 5)". This provision ensures that the traditional townhouse decks are limited in size restricting the potential use of this space, further ensuring privacy for Redfern residents is maintained.
4. **Protect Rear Yard Tree's** – a provision has been added to protect rear yard tree's and create an exception to City of Barrie Standard Detail, Limit of Tree Preservation For Development Approvals, BSD-1235.
5. **Traditional Townhouse Unit Size/Depth** – the depth of the traditional townhouse units has slightly increased, providing townhouses that are now approximately 1,850 square feet.
6. **Stacked townhouse decks reduced** – due to the change in driveway length noted in item #1 above, the decks over the parking area have been reduced. They are now approximately 28.5 square metres per unit. The zoning requirement for this outdoor amenity space is 12 square metres per unit.

It is important to note, that both the applicant and residents want to retain all rear yard trees. The increased rear yard setback ensures that the built form respects the dripline. The Tree Inventory, Analysis and Preservation Report, prepared by Landmark Environmental Group Ltd, dated July 2020 (revised October 2021), notes "LEGGroup staff note that although there is encroachment within the 5.0m development setback, as outlined by the City of Barrie (Tree Protection Manual, 2019), LEGGroup is of the opinion that the effects of encroachment will be negligible". It is also important to note that within the 5.0 metre development setback, several structures already exist along with inground pools and the tree's have continued to survive. We would request Planning Committee's consideration on this matter.

On multiple occasions, IPS and LEGGroup has requested that City Staff reconsider the Standard Detail, for the Limit of Tree Preservation for Development Approvals, Detail No. BSD-1235, specifically the required 5.0m minimum setback to foundation limit. The interpretation of this standard has recently changed compared to previous years. Reconsideration of this standard would permit all trees along the rear yard to be maintained. Retaining the trees along the rear yard has been a comment expressed from the neighbourhood from the start of this project. The applicant has made considerable changes to the concept plan to address concerns and provide further protection. The applicant will also ensure in areas where no trees currently exist in the rear yard, additional plantings will be made. We would request that Planning Committee provide direction to staff on this matter. Without reconsideration of this Standard, the majority of the rear yard trees will be impacted and therefore require removal. We do not feel that staff's opinion in this circumstance is justified.

As a result of the reduced parking to increase the rear yard setbacks for the traditional townhouse units, an additional zoning provision to permit tandem parking is also required and included in the updated bylaw.

Additional Community Consultation

On December 2, 2021, IPS held a meeting to gather resident feedback on the revised application prior to the Staff Report going before Planning Committee. Representatives from the community were present and provided comments on the plan and areas for consideration. A subsequent meeting was also held with members of the public on January 12th, 2022, to obtain further input in an effort to address their concerns. The applicant has committed to continued dialogue and ongoing sharing of information through the site plan and construction process. The applicant is offering the modifications noted above to the site plan in an effort to address concerns from residents.

Intensification Outside of Intensification Areas

We understand the subject property is not located within an intensification area (node or corridor); however, the Official Plan continues to support intensification through development and redevelopment outside of intensification areas throughout the City of Barrie. Based on comments at the last Planning Committee meeting, the following projects highlight recently approved projects throughout different Wards across the City. These projects conclude that intensification outside of intensification areas is happening. Increased densities and building heights have been approved and a precedent has already been established where developments have been able to satisfy Official Plan policy for intensification outside of intensification areas. I will remind Planning Committee that the density proposed for 46 units at 407-419 Maplevue Drive is **72 units per hectare**.

Ward 1

37 Johnson Street

- 11 Storey Apartment Building (up to 33.52 metres)
 - 192 existing dwelling units
 - 215 proposed units
- **Density: 288 units per hectare**
- 407 parking spaces (reduced parking ratio of 1.0 space per unit)

Ward 3

50 Lakeside Terrace

- Maximum Building Height of 12 storeys
- 3 residential buildings, total of 479 units
- **Density: 266 units per hectare**
- 516 parking spaces (reduced parking ratio of 1.07 spaces per unit)

10 & 20 Little Lake Drive

- Building Height of 7 storeys
- 2 residential buildings, total of 278 units
- **Density: 100 units per hectare**
- 180 parking spaces (reduced parking ratio of 0.64 spaces per unit)

Ward 4

30 Hanmer Street West

- 10 storey building, up to 31m in height
- 1 residential building, total of 116 units
- **Density: 127 units per hectare**
- 157 parking spaces (reduced parking ratio of 1.35)

spaces per unit)

Ward 5

180 & 190 Ferndale Drive North and
59 & 61 Sproule Drive

- 5 and 6 storey buildings
- 336 residential apartment units
- **Density: 92 units per hectare**

105-111 Edgehill Drive

- 4 storeys (12 metres)
 - 63 townhouse dwelling units
- **Density: 104 units per hectare**
- 79 parking spaces (reduced parking ratio of 1.25 space per unit)

Ward 6

224 & 250 Ardagh Road

- 6 Storey (19 metres) mixed use building at corner
 - Commercial space
 - 50 apartment units
- 31 3-storey townhouses along perimeter
- 81 dwelling units, total
- **Density: 81.6 units per hectare**
- 118 parking spaces (reduced ratio of 1.25 spaces per unit & 1 space per 30m² commercial)

430 Ferndale Drive South

- 65 units, 4 Storey (13 metres) building
- **Density: 84 units per hectare**
- 96 parking spaces (1.5 spaces per unit)

339 & 341 Veterans Drive/Lane

- Building height up to 5 storeys
- 73 dwelling units
 - 38 apartment units
 - 35 townhomes
- **Density: 84 units per hectare**

Ward 9

70 Dean Avenue

- Up to 9 storeys, maximum height of 30m
- Total of 199 units
- **Density: 150 units per hectare**
- 299 parking spaces (1.5 spaces per unit)

In conclusion, the development as proposed aligns with the Official Plan, has been recommended for approval by City of Barrie planning staff, and it is our opinion that a balance between neighbourhood concerns and planning policy has been achieved. The changes highlighted in this memo are attached to a revised bylaw, which we hope Planning Committee will consider under **Appendix 1**. The provisions that have been added are bolded for ease of reference. The applicant has made significant changes to the site plan to address staff and the public concerns. Emphasis has been placed on the design and functionality of the development, and how it transitions into the existing neighbourhood. The applicant,

consistent with the desire of the community, is willing to maintain dialogue with the neighbourhood and Ward Councillor till completion of the project.

Respectfully submitted,
Innovative Planning Solutions

A handwritten signature in black ink, appearing to read 'D. Vella', with a stylized flourish at the end.

Darren Vella, MCIP, RPP, B.Sc.
President & Director of Planning

APPENDIX 1

DRAFT ZONING BY-LAW AMENDMENT

Bill No. XXX

BY-LAW NUMBER 2021-XXX

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 in expedient to amend By-law 2009-141 to rezone lands legally described as Part of Lots 12, 13, 15 & 16, Concession 11 Plan 1274 and municipality known as 407, 411, 413, 417 & 419 Mapleview Drive West and as shown on Schedule “A” to this By-law, from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2(SP-XXX); and;

AND WHEREAS the Council of the Corporation of the City of Barrie have reviewed a recommendation to amend By-law 2009-141 and has approved the recommendation; and;

WHEREAS authority is granted pursuant to Section 34 of the *Planning Act, R.S.O. 1990* to enact such amendments; and,

NOW THEREFORE be enacted as a By-law of the City of Barrie the following:

1. **THAT** the zoning map be amended to change the zoning from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling Second Density – Special Provisions (RM2) (SP-XXX) pursuant to Zoning By-law 2009-141, in accordance with Schedule “A” attached to this By-law being a portion of the zoning map.
2. **THAT notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum rear yard setback of 10.0 meters is permitted in the ‘Residential Multiple Dwelling Second Density – Special Provision No. XXX’ (RM2) (SP-XXX) Zone.**
3. **THAT notwithstanding the provisions set out in By-law 2009-141, a minimum rear yard setback to a second storey deck of 8.5 metres and a maximum area of 2.55 m² (1.5m x 1.7m), per traditional townhouse (Blocks 3, 4, 5) is permitted in the ‘Residential Multiple Dwelling Second Density – Special Provision No. XXX’ (RM2) (SP-XXX) Zone.**
4. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum front yard setback of 4.0 meters to building façade and 2.3 meters to exterior stairs is permitted in the ‘Residential Multiple Dwelling Second Density – Special Provision No. XXX’ (RM2) (SP-XXX) Zone.

5. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a minimum landscaped open space of 30% of lot area is permitted in the 'Residential Multiple Dwelling Second Density- Special Provision No. XXX' (RM2) (SP-XXX) Zone.
6. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum lot coverage of 50% of lot area is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No .XXX' (RM2) (SP-XXX) Zone.
7. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum gross floor of 120% of lot area is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone.
8. **THAT** notwithstanding the provisions set out in Section 5.3.1 of By-law 2009-141, a maximum height of the Stacked/ Back-to-Back Townhomes (Blocks 1 and 2) is 12.5 meters in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone.
9. **THAT** notwithstanding the provisions set out in Section 5.2.5.1 a.) and c.) of By-law 2009-141, a maximum density of 72 units per hectare is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone in accordance with Schedule "B" attached to this By-law.
10. **THAT** notwithstanding the provisions set out in Section 5.2.5.2 of By-law 2009-141, the required amenity area is permitted to be unconsolidated in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone in accordance with Schedule "B" attached to this By-law.
11. **THAT notwithstanding the provisions set out in Section 4.6 of By-law 2009-141, tandem parking is permitted in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone in accordance with Schedule "B" attached to this By-law.**
12. **THAT notwithstanding the City of Barrie Standard Details, to protect trees in the rear yard, the 5.0 m minimum setback to foundation limit in the Limit of Tree Preservation for Development Approvals, Detail No. BSD-1235, shall not apply, in the 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2) (SP-XXX) Zone. Rear Yard tree's will be retained in accordance with Schedule "B" attached to this By-law.**
13. **THAT** the owner/applicant is required to provide community benefits as per Section 37 of the Planning Act and Section 6.8 Height and Density Bonusing of the City of Barrie Official Plan to the satisfaction of the Director of Development Services.
14. **THAT** for the purposes of this by-law, the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this bylaw shall not apply.

15. **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.

THAT this By-law shall come into force and effect immediately upon the final passing thereof.

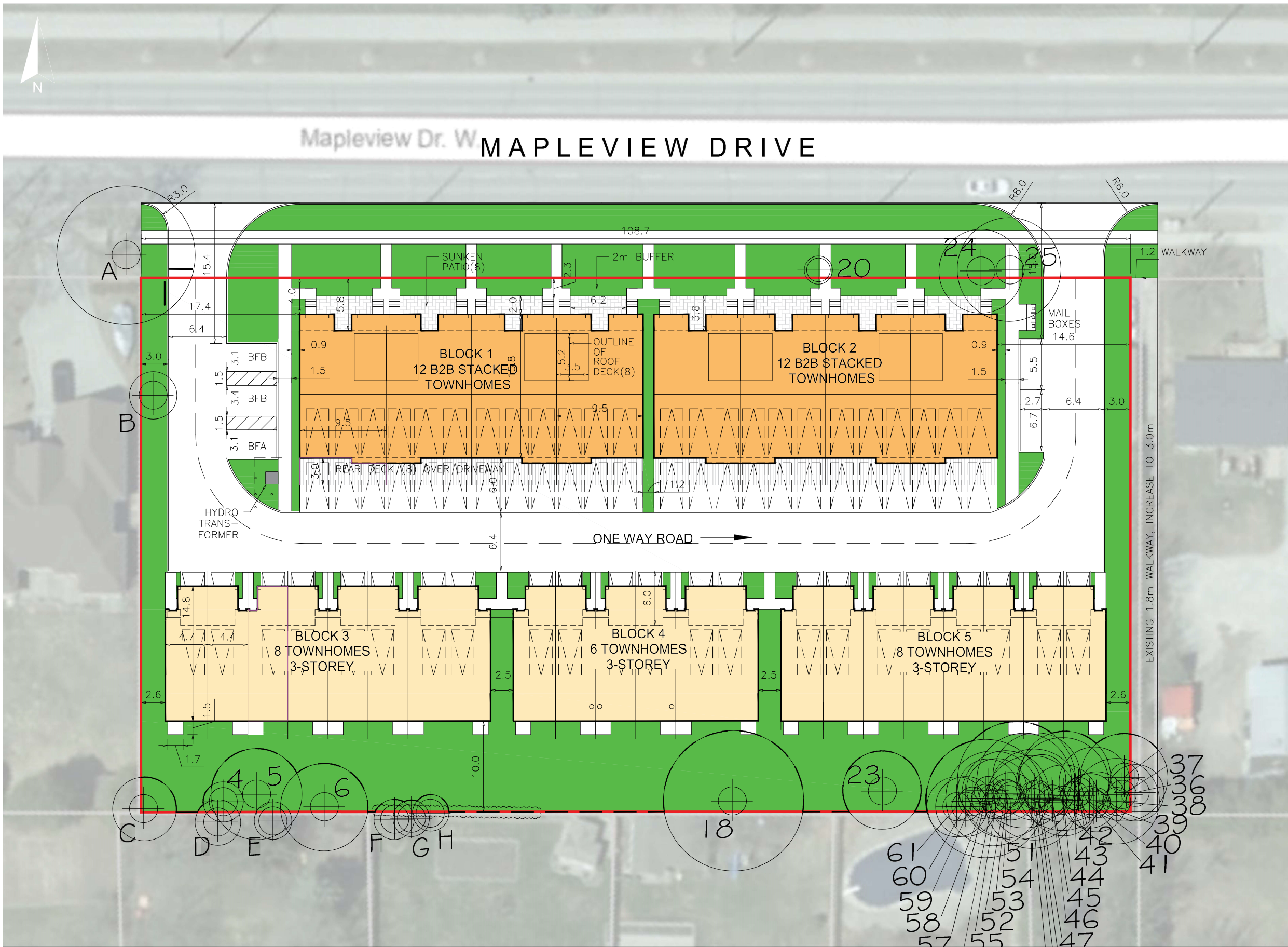
READ a first and second time this _____ day of _____, 2022.

READ a third time and finally passed this _____ day of _____, 2022.

**THE CORPORATION OF THE CITY OF
BARRIE**

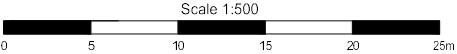
MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE



CONCEPTUAL SITE PLAN

Concession 11 Plan 1274,
Part Lot 12, 13, 14, 15 & 16
City of Barrie,
County of Simcoe



LEGEND	
 SUBJECT LANDS (6437.7m ² / 0.64ha)	 B2B STACKED TOWNHOUSES 24 units
	 TRADITIONAL TOWNHOUSES 22 units

ZONING TABLE: RM2

Provisions	Required	Provided
Lot Area (min.) / Developable Area	720.0m ²	6,369m ² (0.636ha)
Lot Frontage (min.)	21.0m	108.67m
Front Yard (min.)	7.0m	4.0m to bldg & 2.3m to stairs
Interior side yard(min.)	1.8m	E - 2.6 m W - 2.6 m
Exterior side yard (min.) (5.3.3.2 a)	3.0m	N.A.
Rear Yard (min.)	7.0m	10.0m - building
Landscaped open space (min. % of lot area)	35%	30%
Dwelling unit floor area (min.)	35.0m ² / dwelling unit + 10.0m ² / bedroom	> 35.0m ² / dwelling unit + 10.0m ² / bedroom
Lot Coverage ⁽¹⁰⁾ (max. % of lot area)	35%	50%
Gross floor area (max. % of lot area)	60.0%	120%
Height of Main Bldg. (max.) (B2B)	10.0m	12.5m
Height of Main Bldg. (max.) (TOWNS)	10.0m	10.0m
Densities (max.) (5.2.5.1 a.)	40 units/ha	72 units/ha
Amenity Area (min.) (5.2.5.2)	552m ² (12m ² / unit)	1,4465m ²
Amenity Area (min.) (5.2.5.2)	Consolidated	Unconsolidated to be permitted
Parking: Residential building containing more than 3 units (4.6.1)	69 spaces (1.5 spaces/unit) with 1 Type A & 2 Type B Barrier Free Parking	97 spaces (with 1 Type 'A' and 2 Type 'B')
Tandem Parking	Not Permitted	Permitted
Landscape Buffer (5.3.7.1)	3.00m	3.00m
Air Conditioner (5.3.3.1 g.)	prohibited in a Front Yard, except in the case of back-to-back townhouses where an air conditioner in a Front Yard shall be effectively screened from any street	Located in the front yard, and screened from the street

Source: Boundary and Topographic Survey, Rudy Mak Surveying, June 2020
Note: Information shown is approximate and subject to change. Site Plan is designed by pmiArchitects and is used with permissions.

CONCEPTUAL SITE PLAN - 46 Units

407 - 419 MAPLEVIEW DR. W - BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	Sept 15, 2021	Create final conceptual plan	J.V.
2	Sept 30, 2021	Issued for review	J.V.
3	Oct 7, 2021	Revisions based on comments	J.V.
4	Jan 5, 2022	Increase rear yard depth by revising driveway length of Back-to-Back towns;	A.S.



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Date:	June 2, 2021	Drawn By:	M.P.
File:	18-813	Checked:	D.V.