



TO:	PLANNING COMMITTEE
SUBJECT:	APPLICATION FOR ZONING BY-LAW AMENDMENT – 219 BAYFIELD STREET
WARD:	2
PREPARED BY AND KEY CONTACT:	M. KOWALCHUK (SNOW), PLANNER - ZONING, EXT. 4378
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 Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hillcorp Investment & Development Inc., to rezone the lands known municipally as 219 Bayfield Street from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX) be referenced in the site specific zoning by-law:
 - a) Permit a landscape buffer 2.5 metres wide, whereas a landscape buffer 3 metres wide is required;
 - b) The permitted land uses be limited to only the following:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office – Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery, Assisted Living Facility, Child Care, Museum, Social Service Facility, Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and Group Home.
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, and as identified within Staff Report DEV024-22.
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. (D30-013-2022)

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this Staff Report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hillcorp Investment & Development Inc., for lands known as 219 Bayfield Street (see Appendix "A" – Proposed Zoning By-law Amendment).
6. The application seeks to rezone 219 Bayfield Street from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX) to permit the existing single detached dwelling to be used for commercial uses (office). Staff are recommending approval of the rezoning application as it proposes to reuse an existing structure for commercial uses, the lands meet the locational criteria for commercial uses and the minimum zoning standards. Furthermore, Staff note that one site specific special provision is being requested to address a zoning deficiency that is a result of existing site conditions and proposed parking configuration. Any future redevelopment of the property shall be required to comply with the standards of the zone for which it is located. The other site specific provision will limit the types of commercial uses that are more appropriate given the surrounding land uses and the transitional nature of this area along Bayfield Street.
7. With the conclusion of the technical review and public consultation process, which included a public meeting on March 8, 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 the City of Barrie Official Plan (2010). As such, this application is being recommended for approval.

Site and Location

8. The lands subject to the application are legally described as Plan 13, Part Lot 4 East side of Mill Road and Part 1 of Registered Plan 51R-43114 in the City of Barrie and known municipally as 219 Bayfield Street. The lands are 832.86 square metres (0.083 acres) in area with approximately 21.2 metres (69.5 feet) of frontage on Bayfield Street and 22.3 metres (73.1 feet) of frontage on Grove Street East. The lands are rectangular in shape and located on the southeast corner of Bayfield Street and Grove Street East.
9. The subject lands were previously two parcels which have merged. The lands were known municipally as 223 Bayfield Street which contains the existing a single detached dwelling. The lands at 219 Bayfield Street are vacant. The parcel that was used to be known as 219 Bayfield Street was previously owned by the City of Barrie and was surplus on March 22, 2021 via Council motion 21-G-055, and subsequently Council authorized the sale on June 28, 2021 via motion 21-G-178; money went into the Tax Capital Reserve per LGL008-21 File: L17-14.
10. The lands currently contain a two storey dwelling structure and gravel parking area to the rear. The subject lands are located directly on a transit line and surrounded by a mix of low and medium rise residential uses including single detached dwellings, a four storey apartment building and commercial uses.

11. The existing land uses surrounding the subject property are as follows:

North: Four storey apartment building.

South: Single detached dwellings with registered second suites and commercial uses along Bayfield Street.

East: Single detached dwellings along Drury Lane, including dwellings with registered second suites.

West: Single detached dwellings and commercial uses along Bayfield Street.



Existing Policy

12. The subject lands are designated 'City Centre' on Schedule "A" – Land Use in the City's Official Plan and zoned 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision 57' (C2)(SP-57) pursuant to Zoning By-law 2009-141. The property is located within the City Centre Planning Area on Schedule "B" – Planning Areas and within the City's Built-up Area along a Primary Intensification Corridor within a Primary Intensification Node as per Schedule "I" – Intensification Areas of the Official Plan.

Supporting Information

13. In support of the application, the applicant has submitted a concept plan attached to Staff Report DEV024-22 as Appendix "B", as well as the following information to provide details about the requested rezoning and the future development of the site:
- a) Planning Justification Report (Innovative Planning Solutions Inc., April 2022)
 - b) Traffic Impact Brief (WMI & Associates Limited., April 12, 2022)
 - c) Site Servicing and Stormwater Management Report (WMI & Associates Ltd., April 2022)
 - d) Tree Inventory, Analysis, and Preservation Plan (Landmark Environmental Group, April 2022)
 - e) Landowner Consent – Boundary Trees – 13 Grove Street East (February 20, 2021)

Public Consultation

14. A virtual neighbourhood meeting was held on May 4, 2021. Nine (9) members of the public attended the neighbourhood meeting, along with the Ward 2 Councillor Keenan Aylwin, planning staff, and the applicant's planning consultant.

Questions posed were related to clarifying the planned use for the lands and possible traffic impacts. The applicant has provided a summary of these questions and responses in their Planning Justification Report, which is available to download from the City's Proposed Developments webpage.

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15. A Public Meeting was held on March 8, 2022. A memorandum was provided by planning staff and one (1) resident provided verbal comments regarding the proposed amendment and the parking area proposed on the property. There were no written submissions from members of the public.
 16. The comment expressed by the residents at the neighbourhood meeting, the public meeting and through correspondence provided to staff are outlined in the Public Comment section of this report. This section provides a list summarizing the comments and includes a corresponding response from staff to demonstrate that the issues have been included in the review of this application to the greatest extent possible.

Public Comments

17. **Traffic Impacts - Clarification of Access to the Site**

A resident sought clarification on the proposed access to the site and the vehicular movements in and out of the site. The resident had concerns regarding the unsafe entering and exiting onto Grove Street East and proposed a 'one way' circulation in which vehicles would enter the site on Bayfield Street and exit on Grove Street East. Staff reviewed this proposal with Transportation Planning staff and noted that Grove Street East is classified as a Minor Collector whereas Bayfield Street is an Arterial Road and access is to be provided on the lower order road as shown on the concept plan.

Department & Agency Comments

18. The application was circulated to staff in various departments and to several external agencies for review and comment. No significant issues were identified through the review of this application and the supporting information provided. Detailed infrastructure requirements, including the relocation of water servicing and removal of the existing retaining wall, will be confirmed and implemented through the Site Plan process.
19. **Transportation Planning** requested that the applicant provide a minimum clearance of 0.2 metre for each side of the parking space. Any part of a fixed object such as a wall, column, bollard, fence or pipe shall not be situated:

a. Within 0.2 metre of the side of the parking space, measured at right angles, and

b. More than 1.0 metre from the front or rear of the parking space.

They also noted that a Construction Management Plan and a Pavement Marking and Signage Plan (PMSP) will be required for the future Site Plan Control application. Lastly, Transportation Planning noted that should Council approve the proposed rezoning, there is a required 1.0 metre road widening dedication to the City along the entire frontage of Bayfield Street, and 2.5 metre protection area along the entire frontage of Bayfield Street. The road widening would be required to be conveyed to the City through a subsequent Site Plan Control application. This road widening has been identified on the concept plan in Appendix "B" and accounted for in the proposed site design.

20. **Parks Planning** reviewed the proposed application, including the Tree Inventory, Analysis, and Preservation Plan, and noted that permission is required to remove and/or cause harm to municipal trees (including municipal boundary trees). Should permission be granted, the Owner shall be required to provide compensation to the satisfaction of the City's Operations Department – Forestry branch. The Owner is to provide a tree valuation for trees proposed to be harmed and/or removed as per the City's Tree Protection Manual.

ANALYSIS

Policy Planning Framework

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

Ontario Planning Act, R.S.O. 1990

22. 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.
23. The *Planning Act* can be found in its entirety at the following link:
<https://www.ontario.ca/laws/statute/90p13>.
24. The proposed commercial uses including an office use on the subject lands is consistent with this policy as it will contribute to commercial uses and employment in the City, is located within the settlement area of Barrie, will utilize existing and available municipal infrastructure (water and wastewater), is located on a public transit route, is strategically located in the built up area on an intensification corridor and node; and in close proximity to residential and commercial uses.

Provincial Policy Statement (2020) (PPS)

25. 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.
26. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
27. Policies 1.1.3.1 and 1.1.3.2 identify settlement areas as the focus of growth and development with land use patterns based on densities and a mix of land uses that efficiently use land and resources, infrastructure, and public service facilities, minimizes negative impacts to air quality and climate change, and supports active transportation.
28. The proposed amendment is consistent with these policies as the subject lands are located within the settlement area of Barrie, will utilize existing and available municipal infrastructure, and will provide the opportunity for a commercial development on an existing lot that has a direct connection to an active transportation linkage and the local transit network.

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29. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the Provincial Policy Statement (2020).

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

30. 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.
31. The Growth Plan can be found in its entirety at the following link: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>
32. 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 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.
33. In addition, the Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.
34. The proposed Zoning By-law Amendment will permit a commercial development within the existing built boundary, will utilize existing municipal servicing infrastructure, public facilities and is directly located on an active transportation link and transit route. Additionally, a mix of uses is proposed to be permitted on site which would allow for the current proposed use (office) and a range of new uses. This would permit new opportunities and potential jobs to be located in this area of the City.
35. Staff have reviewed the relevant policies and are of the opinion that the proposed development conforms to the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

Lake Simcoe Protection Plan (LSPP)

36. 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.
37. Staff at the LSRCA have provided comments that the proposed zone for Commercial use is consistent with the policies of the LSPP.

City of Barrie Official Plan (OP)

38. The Official Plan provides guidance for the 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.

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39. The Official Plan can be found in its entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>.
40. As noted above, the subject lands are designated 'City Centre' in Schedule "A" – Land Use of the City's Official Plan. Lands that are designated City Centre are intended to be used primarily for a broad range of retail, service, office, institutional, public and residential uses to serve the general needs of Downtown residents as well as specialized functions for the entire community and market area. Retail stores, offices, hotels, institutional, and entertainment uses shall be integrated, where possible, with residential uses, community facilities, and open space. There are several policies in the Official Plan that support the proposed development. These policies relate to directing growth to take advantage of existing services and infrastructure and respecting the physical scale and characteristics of the existing structures.
41. Section 4.3.1 encourages the maintenance and expansion of commercial/service sector activity through the adoption of land use designations and policies which will complement and enhance the efforts of the private sector in the provision of goods, services and employment opportunities. The proposed development is consistent with this policy in that it would permit an adaptive reuse of the building to a commercial office in a location where there is a mix of land uses.
42. Sections 4.3.2.1(b), (c) and (i) of the Official Plan encourage new commercial development to be in harmony with adjacent land uses and adequate screening, buffering and noise protection for adjoining residential uses shall be provided. Also, new commercial development or redevelopment occurs, adequate off-street parking and off-street loading facilities to be provided. Lastly, development within commercial areas will be subject to the availability of required urban services including municipal sewer and water, sidewalks, access to public transit, adequate vehicular access, accessible and off-street parking and loading facilities. Staff are satisfied the proposal conforms to these policies given that the proposed development utilizes an existing structure where adequate off-street parking can be provided and there is the availability of full municipal services and transit immediately adjacent to the subject lands.
43. Section 4.3.2.2.b) outlines the permitted uses in the City Centre designation. The proposed uses to be permitted on the subject lands is in line with those uses permitted in the City Centre designation. The uses permitted in the City Centre designation include commercial activities ranging from local service and retail use to business and administration uses; residential development, including the residential use of upper storeys of commercial buildings; cultural and institutional uses; leisure and recreational uses; major office uses, and all levels of government and special purpose public agencies. The proposed use of an office is consistent with the uses permitted in the City Centre designation and the other uses permitted in the proposed zone would allow for a range of commercial uses that are local services, retail uses and business and administration uses.
44. Section 4.3.2.2 i) states that all new development in the City Centre shall respect the physical scale and characteristics of the existing structures. Any redevelopment of properties shall be in keeping with the existing character of the area and, where possible, the existing heritage structures shall be retained. The application to rezone from residential to commercial within the City Centre allows for the redevelopment of the site while using the existing structure which respects the existing physical scale and characterizes of the neighborhood. This proposal also allows for the adaptive re-use of an existing structure to retain structures in the City Centre.
45. It is a goal of the Official Plan to ensure that all development within the City is serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities. Policies 5.1.2.1(j), (m), (n), and (o) detail how development of these services will occur. The proposal conforms to these

policies as the development will be entirely serviced by municipal water and sanitary services and other public utilities.

46. The Official Plan identifies goals to protect and enhance water quality, encourage effective stormwater management, and ensure stormwater management practices minimize stormwater peak flows and other negative impacts. Policies 5.3.2.2(a) and (b), and 5.3.2.3 detail how development shall achieve these goals and outline applicable design criteria. Staff are satisfied that stormwater management for the proposed development can be adequately addressed in accordance with these policies.
47. The Official Plan further identifies goals to promote healthy communities, active living, public transit, all forms of active transportation, and the safe integration and connectivity between the various modes of transportation. Policies 5.4.2.3 (a), (c), and (f) detail how new development shall encourage and promote public transit. The development of these lands conforms to these policies as the development is directly adjacent to an active transportation linkage (sidewalk), transit route, and the access is to be relocated to a minor collector road from an arterial road.
48. Staff have reviewed the relevant policies and are of the opinion that the proposed development conforms to the applicable policies of the City's Official Plan.

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

49. As noted in the recommendation for this application, as well as identified in previous sections, the applicant has proposed to rezone the subject lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX).
50. Zoning By-law 2009-141 can be found in its entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Zoning-Bylaw/Zoning-By-Law-2009-141.pdf>
51. The 'Transition Centre Commercial, Special Provision XXX (C2)((SP-XXX) zone has been requested to facilitate the conversion of an existing residential structure to a commercial office. Two special provisions are required to facilitate the proposal. Staff note that one site specific special provision is being requested to address a zoning deficiency related to the proposed parking area, new access and location of the existing dwelling. Any future redevelopment of the property shall be required to comply with the standards of the zone for which it is located. Additionally, Staff have proposed limiting the number of permitted uses to ensure that appropriate transition and compatibility is achieved with the surrounding land uses.
52. Table 1 below illustrates the required zone provisions and the proposed site specific zone provisions as it relates to the proposed development with further explanation in the following sections.

Table 1: Site-Specific Zoning Provisions

Zoning Standard	Required	Provided
Section 4.8.2.1 - A continuous landscape buffer a minimum width of 3m is required along the west lot line.	3m	2.5m
Section 6.2.1, Table 6.2 – Permitted uses in the C2 zone	All permitted uses in the C2 zone	Limiting the permitted uses to be compatible with surrounding uses.

Landscape Buffer Area (Section 4.8.2.1)

53. The proposal contemplates a minimum landscaped buffer width of 2.5 metres whereas the Comprehensive Zoning By-law 2009-141 requires a minimum 3.0 metres continuous landscaped buffer area along the lot lines of any non-residential lot that abuts a residential zoned parcel.
54. The deficiency along the east lot line occurs along the parking area. The purpose of the landscape buffer area is to provide a natural buffer between the parking area and the adjacent residential building to soften and obstruct the view of the parking area.
55. Staff have reviewed the proposed concept and are of the opinion that the landscape buffer area in concert with the 2.0 metre high tight board fence requirement is adequate to provide a visual buffer between the proposed commercial use and existing residential. Planning Staff are of the opinion that the proposed reduction in the landscape buffer width along the east lot line meets the intent of the Zoning By-law.

Permitted Uses (Section 6.2.1, Table 6.2)

56. The proposal seeks to permit an office within the existing structure. Along Bayfield Street, there is a mixture of commercial and residential uses. Within Zoning By-law 2009-141, the Transition Centre Commercial (C2) zone permits a variety of small and large commercial, institutional, and residential uses.
57. Staff are seeking to limit the proposed uses on site to allow to existing structure to be used until the time of a comprehensive redevelopment of the lands. The proposed office use would be permitted, along with other commercial uses, that are compatible with the surrounding uses in the existing structure on site.
58. Staff have reviewed the existing permitted uses in the Transition Centre Commercial (C2) zone, along with the current City of Barrie Official Plan and proposed that the permitted uses be limited to the following:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office – Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery, Assisted Living Facility, Child Care, Museum, Social Service Facility,

Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and, Group Home.

The proposed uses are compatible with the surrounding residential and commercial uses along Bayfield Street as they are limited in scale, retail and service based commercial uses and low-density residential uses. Staff are of the opinion that the proposed permitted uses meets the intent of the Zoning By-law.

Site Plan Control

59. The subject property is subject to Site Plan Control as per Section 41 of the Planning Act and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands regarding access, servicing, stormwater management, landscaping, lighting, side yard setbacks, building design and materials, parking layout, etc.
60. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

Summary

61. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant provincial policies and the City's Official Plan. In staff's opinion, the proposed amendment to permit a commercial office in an existing residential building is considered appropriate and is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, Lake Simcoe Protection Plan, and the City's Official Plan. At this time, there are no further matters that impact the processing of the subject application for an Amendment to the Zoning By-law and as such, it is being recommended for approval.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

62. The proposed rezoning would facilitate the reuse of the existing building on the subject lands along an intensification corridor, which would contribute to the efficient use of land and resources, support transit, and optimizes the use of existing infrastructure and public services as an infill development within the built-up area of the City. More efficient use of land and resources and intensification that supports transit usage helps address climate change.

ALTERNATIVES

63. The following alternatives are available for consideration by Planning Committee:

Alternative #1 Planning Committee could refuse the subject Zoning By-law Amendment application to rezone the subject lands from 'Residential Multiple Dwelling Second Density' (RM2) and 'Transition Centre Commercial, Special Provision Fifty-Seven' (C2)(SP-57) to 'Transition Centre Commercial, Special Provision XXX' (C2)(SP-XXX) and maintain the current zoning on the subject lands.

This alternative is not recommended as the development of the subject lands for a commercial office is suitable and compatible with the surrounding neighbourhood that can be serviced with existing infrastructure. Additionally, this is not desirable as the site currently has multiple zones on the subject lands.

FINANCIAL

64. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed, if required.
65. The current annual municipal tax revenue from 219 Bayfield Street is \$4,331.11 (2022 rate). An increase in municipal property tax revenue will be realized through the conversion to an office on the subject lands.
66. If approved, building permit fees would be collected at the time of submission of building permit applications, based on the size (square metres) of the proposed office. For current building permit rates, see Schedule "K" of Fees By-law 2022-013, available online here: <https://www.barrie.ca/City%20Hall/ByLaws/GeneralDocuments/FeesByLawSchedules/SCHEDULE%20K%20PLANNING%20AND%20BUILDING%20-%202022.pdf>.
67. Current (2022) development charges for the proposed development are \$246.15 per square metre. The amount of development charges is determined on the day the application for an amendment to the zoning by-law was made and will remain crystallized for a maximum of two (2) years. The crystallized development charge amount will be indexed and become payable at the time development charges are due. The indexing amount will accrue from the date of complete application, being January 21, 2022.
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 square foot.
69. Re-development City Development Charge credits for the conversion of the existing single detached dwelling will be applied towards the non-retail City Development Charges for the conversion to commercial office use. The current credit amount that would be available for the conversion of the existing single detached dwelling is \$76,581.
70. A Finance Administration Fee of \$165.00 per non-residential building will be calculated and collected at the time of issuance of the building permit.

LINKAGE TO 2018–2022 STRATEGIC PLAN

71. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:
- ☒ Building Strong Neighbourhoods
 - a) Build walkable, diverse neighbourhoods that encourage community connections
 - b) Grow responsibly

Attachments: Appendix "A" – Proposed Zoning By-law Amendment
Appendix "B" – Concept Plan

APPENDIX "A"

Proposed Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2022-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 Plan 13, Part Lot 4 East side of Mill Road and Part 1 of Registered Plan 51R-43114 and known municipally as 219 Bayfield Street, as shown on Schedule "A" to this By-law, from Residential Multiple Dwelling Second Density (RM2) and Transition Centre Commercial, Special Provision Fifty-Seven (C2)(SP-57) to Transition Centre Commercial, Special Provision XXX (C2)(SP-XXX),

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 22-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 219 Bayfield Street Residential Multiple Dwelling Second Density (RM2) and Transition Centre Commercial, Special Provision Fifty-Seven (C2)(SP-57) to Transition Centre Commercial, Special Provision XXX (C2)(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 Schedule.
2. **THAT** notwithstanding Section 4.8.2.1 in By-law 2009-141, a continuous landscape buffer a minimum width of 2.5 metres shall be provided along the abutting long line of the east lot line abutting a residential zoned lot.
3. **THAT** notwithstanding Section 6.2.1, Table 6.2 in By-law 2009-141, only the following uses shall be permitted:

Bed and Breakfast Establishment, Custom Workshop, Florist, Funeral Establishment, Office, Office – Medical, Personal Service Store, Photography Studio, Rental Store, Retail Store, Restaurant, Veterinary Clinic, Art Gallery, Assisted Living Facility, Child Care, Museum, Social Service Facility, Dwelling Unit(s) in conjunction with permitted commercial uses except defined automotive uses, Residential uses permitted in the Second Density RA2 Zone and, Group Home.
4. **THAT** notwithstanding this By-law any further development of the property be required to comply with the City's Comprehensive Zoning By-law; and,
5. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this **date** day of **month**, 2022.

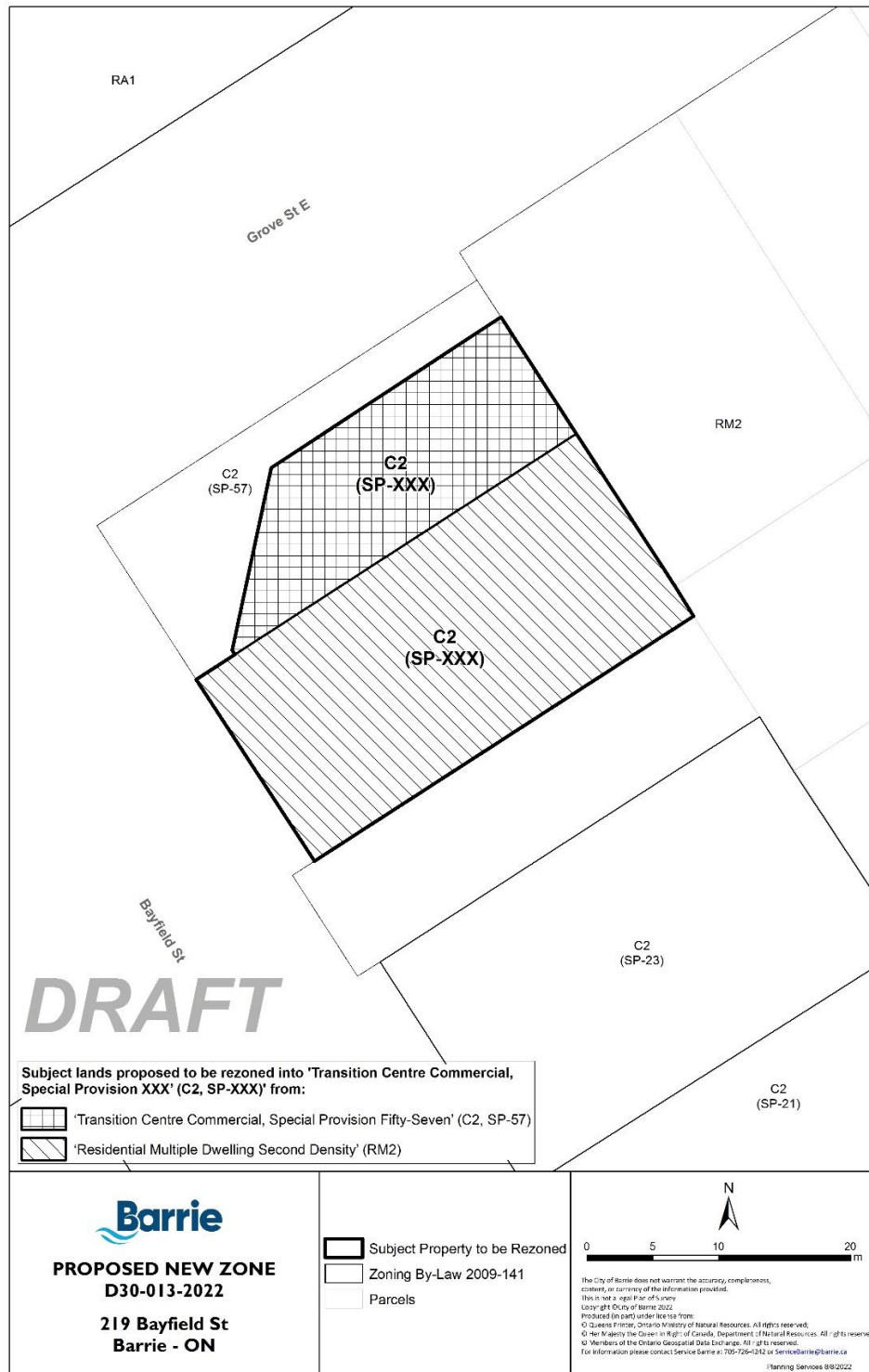
READ a third time and finally passed this this **date** day of **month**, 2022.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2022-XXX



APPENDIX "B"

Concept Plan

