
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION – 229 MCKAY ROAD WEST AND 980 VETERAN'S DRIVE

WARD: WARD 7

PREPARED BY AND KEY CONTACT: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

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

GENERAL MANAGER APPROVAL: B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER, 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 KLM Planning Partners Inc., on behalf of Watersand Construction Ltd., to rezone the lands known municipally as 229 McKay Road West and 980 Veteran's Drive from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) in Appendix "A" attached to Staff Report DEV061-23:
 - a) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required.
 - b) That the provisions for the maximum width of a private garage door shall not apply to the street townhouse units adjacent a rear laneway, whereas the following is required:
 - i. Private garage doors are not permitted to exceed 60% of the lot width; and
 - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
 - c) Permit a minimum front yard setback of 1.5 metres adjacent to McKay Road West, whereas a minimum front yard setback of 3 metres is required; and,
 - d) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior street townhouse unit.
3. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) in Appendix "A" attached to Staff Report DEV061-23:

-
- a) That a maximum lot coverage of 79%, inclusive of a street townhouse and any accessory buildings and structures shall be permitted, whereas a maximum lot coverage of 70% for a street townhouse and an additional 10% for accessory buildings and structures would be permitted;
 - b) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required;
 - c) That the provisions for maximum width of a private garage door shall not apply to street townhouse units adjacent a rear laneway, whereas the following is required:
 - i. Private garage doors are not permitted to exceed 60% of the lot width; and
 - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
 - d) Permit a 1.2 m setback for the accessory structures and buildings to a street line, whereas 2 metres is required; and
 - e) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior townhouse unit.
- 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 DEV061-23.
 - 5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

- 6. The purpose of this report is to recommend approval, in part, of a Zoning By-law Amendment application submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd., for a portion of the lands known municipally as 229 McKay Road West and 980 Veteran's Drive and identified as Blocks 1129-1150 and 1157-1169 on Draft Approved Plan of Subdivision (File: D12-423) (the subject lands). This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
- 7. With the conclusion of the technical review and public consultation process, which included a Public Meeting on October 18, 2023, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020), as amended, and the City of Barrie Official Plan (2051). As such, staff are recommending approval of the proposed rezoning as provided in draft by-law attached to Staff Report DEV061-23 as Appendix "A".

Development Proposal

- 8. The application, if approved, would rezone the subject lands from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX). The associated Draft Approved Plan of Subdivision (File: D12-423) has been provided for reference as Appendix "B" to Staff Report

DEV061-23 and the Proposed Staging Plan has been provided in Appendix "C" which depicts the blocks and the street townhouses to which the amendment would apply. Conceptual Site Plan Details for the street townhouses are included in Appendix "D" and the Proposed Building Elevations are attached as Appendix "E". The final design details for the site design will be confirmed at the time of the subsequent building permit applications.

9. The 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) would be applied to Blocks 1139 – 1150 and 1163 – 1169 which have been draft approved for 4.5 m street townhouses with attached garages as shown on the Draft Approved Plan of Subdivision (File: D12-423) in Appendix "B" and the Proposed Staging Plan in Appendix "C". The proposed site specific provisions would permit the following: a reduced parking space width, removal of the private garage door width restrictions along the rear laneway, requirement for a permeable landscape buffer adjacent to each driveway and reduced front yard setback from McKay Road West. The reduced front yard setback along McKay Road West would facilitate a required road widening and the remainder of the site specific provisions would facilitate the creation of wider garages along the rear laneway.
10. The 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) would be applied to Blocks 1129 - 1138 and 1157 - 1162 which have been draft approved for 6.0 m street townhouses as shown on the Draft Approved Plan of Subdivision (File: D12-423) in Appendix "B" and the Proposed Staging Plan in Appendix "C". The 6.0 metre street townhouses include two unit types, one being units with a detached garage and one being units with an attached garage, along the rear laneway as depicted in Appendix "D" – Conceptual Site Plan Details and Appendix "E" – Proposed Building Elevations. The site specific provisions would permit the following: flexibility for the maximum lot coverage of the detached garages while maintaining the maximum total lot coverage for all buildings, a reduced parking space width, reduced street line setback for the detached garages, removal of the private garage door width restrictions to both unit types along the rear laneways, and requirement for a permeable landscaped buffer area adjacent to each driveway. The site specific provisions would facilitate the creation of double car garages along the rear laneways.

Site and Location

11. The subject lands are located on the south side of McKay Road West, west of the intersection of McKay Road West and Veteran's Drive. The lands are part of a larger property that is known municipally as 229 McKay Road West and 980 Veteran's Drive and described legally as Part of the North Half of Lot 3, all of the North Half of Lot 4 and part of Lot 5, Concession 9, Former Geographic Township of Innisfil, now City of Barrie.
12. The lands are part of the Watersand Subdivision lands which received draft approval in 2017 under File Nos. D14-1616 and D12-423. The area to which the amendment applies is described as Blocks 1157-1169 and 1129-1150 on Draft Approved Plan of Subdivision dated September 20, 2016 (File: D12-423). The subject lands currently are vacant and are bisected by the Natural Heritage System.

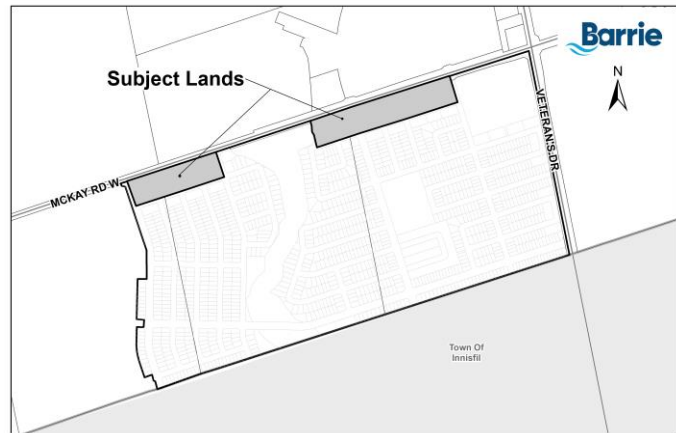
13. The surrounding land uses include the following:

North Natural Heritage System, Future Residential.

East Future Mixed Use and Residential.

South Future Residential.

West Future residential.



Background Studies

14. Several plans and drawings as well as an engineering letter (prepared by Schaeffers Consulting Engineers) to address infrastructure and stormwater management were submitted in support of the application. Copies of the submission material are available online on the City's Proposed Developments webpage under [Ward 7 – 229 McKay Road West/980 Veteran's Drive](#).

Public Consultation

15. A statutory Public Meeting was held on October 18, 2023, to present the subject application to the Affordability Committee and the public. No members of the public attended the public meeting, and no public comments were received.

Department and Agency Comments

16. The subject application was circulated to staff and external agencies for review and comment. No objections or concerns were received from the following:
- a) Development Services – Approvals
 - b) Development Services – Parks Planning
 - c) Infrastructure Services Department (Water Operations Branch)
 - d) Transit Operations
 - e) Fire and Emergency Services Department
 - f) Finance Department
 - g) Building Department
 - h) Development Services – Addressing
 - i) Development Services – Zoning
 - j) Alectra
 - k) Enbridge
17. **Development Services - Field Coordinator staff** expressed concerns in regard to the potential for pavement to extend the full width of each lot and requested delineation between the lots using a permeable material.
18. **Nottawasaga Valley Conservation Area (NVCA)** advised that they have no objection to the amendment provided the run-off coefficient does not exceed 79% as was designed for the townhouse blocks. The Schaeffers' engineering letter confirmed that the imperviousness of the modified townhouse blocks has been calculated to range from 75% to 77% which is within the permitted range.

19. **Development Services – Transportation Planning** staff reviewed the requested provisions in concert with the Operations Department and identified concerns with the originally requested 0.6 metre setback for the detached garages in regard to safety, snow removal, ingress/egress and waste receptacle placement on waste removal days. The amendment has been modified to increase the setback to 1.2 metres for the detached garages.
20. **Operations, Roads, Stormwater, Fleet and Technical Operations** Operations expressed concerns about anticipated snow clearing challenges given insufficient snow storage areas proposed adjacent to the driveways, in particular the 6 metre wide lots. Homeowners will also have difficulty storing the snow from their driveways on their property. A provision requiring a 0.5 metre permeable landscaped buffer area adjacent to both sides of any driveway or parking area of an interior townhouse unit is proposed by staff to provide a snow storage area for each lot. The narrow laneway configurations are not adequate for the operation of traditional winter maintenance equipment and have limited boulevard areas to store snow that is plowed from the laneway. This will result in the need for specialized equipment for snow plowing, loading and hauling operations to be carried out to make snow storage room for subsequent snowfall accumulations. The cost for this activity on Bellot Lane and Sable Lane is estimated at \$60,000/year over and above that of a standard City of Barrie street configuration.

Modifications

21. Several modifications were made to the original amendment that was proposed by the Applicant, including the following:

a) Lot Coverage for Accessory Structures and Buildings

The application proposed that no maximum collective lot coverage apply to detached accessory structures on the subject lands, whereas accessory buildings and structures are not permitted to collectively exceed 10% of the lot coverage in Section 5.3.5 (h) of Comprehensive Zoning By-law 2009-141.

The stormwater management pond was designed for 79% impervious surface coverage for the townhouse blocks and the submitted Schaeffers' engineering letter confirmed that the site plans as submitted can meet this requirement. Table 14.5.6 identifies a maximum lot coverage of 70% for street townhouse units. Section 5.3.5 (h) requires that no building or structure which is accessory to a residential use shall collectively exceed 10% lot coverage for detached accessory structures which is in addition to the maximum lot coverage under Section 14.5.6. The applicant requested the removal of the restriction for the maximum lot coverage for the detached garages while maintaining the total lot coverage for both the townhouse units and the detached garages. Staff can support this request provided a total maximum lot coverage of 79% is maintained as reflected in the recommended motion.

b) Maximum Private Garage Door Width

The application originally proposed modifications to the permitted widths for private garage doors in Section 14.3.3.1 (b) of Comprehensive Zoning By-law 2009-141. Staff have reviewed this request and concluded that Section 14.3.3.1 (b) need not apply to the rear laneway of the townhouse units. The intent of these provisions largely is to ensure that a garage/garage door is not the dominant feature of the front of a dwelling unit and along the streetscape, to control the width of the driveway/extent of parking areas and to ensure sufficient landscaped areas. Staff can support the non-application of provisions under Section 14.3.3.1 (b) provided a permeable landscaped buffer area is provided for snow storage adjacent to each drive.

c) Setback from Street Line for Accessory Structures and Buildings

The application originally requested a setback of 0.6 metres for an accessory building or structure from the street line, whereas a minimum 2 metre setback from the street line is required in Section 14.5.9 (b) of Comprehensive Zoning By-law 2009-141. Comments from staff and internal meetings identified concerns with the requested setback as it relates to snow removal, safe access/egress, waste storage and pedestrian circulation. Staff are of the opinion that a minimum setback of 1.2 m should be provided as reflected in the recommended motion.

d) Landscaped Buffer Area

As noted, a provision has been included to require a minimum 0.5 metre wide landscaped buffer area adjacent to each side of an interior street townhouse unit driveway and parking area to ensure that the entire rear frontage of the laneways is not paved and to ensure an area for snow storage for interior street townhouse units. Staff note that landscaped buffer areas may include paths and walkways but shall not include parking areas or driveways.

ANALYSIS

Policy Planning Framework

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

Provincial Policy Statement (2020) (PPS)

23. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020). The Provincial Policy Statement requires that new development occur adjacent to and within existing built-up areas, have a compact form, a range and mix of uses and densities that allow for the efficient use of land and infrastructure and public service facilities to accommodate project needs.
24. The application relates to a previously approved Draft Plan of Subdivision (File: D12-423) for a variety of residential uses and based on existing and proposed infrastructure. The application proposes slightly smaller parking spaces and larger garages along the rear laneway as an addition to the previously approved street townhouses. The application will not impact the nature of the original approval and will facilitate an efficient use of the land while providing flexibility to the applicant for a range of unit styles.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), as amended.

25. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides direction for municipalities on where and how to grow, directing growth to within or adjacent to existing settlement areas and encouraging intensification and the efficient use of land and infrastructure. The subject lands are located within the 'Designated Greenfield Area – Conceptual' on Schedule 2. New development in the designated greenfield area shall support complete communities, active transportation and encourage the viability of transit.
26. As noted, the application will facilitate the creation of more efficient parking areas and larger garages at the rear of townhouse units in a previously approved Draft Plan of Subdivision. The proposed zoning application will facilitate the efficient use of the land and provide additional flexibility to the applicant to offer a range of unit styles.

City of Barrie Official Plan (OP)

27. Staff have reviewed the relevant policies in the City of Barrie Official Plan which applies to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands. The subject lands are identified as being within a 'Designated Greenfield Area on Map 1 – Community Structure and are designated 'Neighbourhood Area' on Map 2 – Land Use. General growth policies for Designated Greenfield Areas are provided in Section 2.4.2.3 and land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1.
28. Designated Greenfield Areas are new urban areas which shall be planned to maximize the potential for the creation of complete communities and sustainable development through the efficient use of land and infrastructure, preservation of the Natural Heritage System, provision of a mix of uses, a focus around parks, schools and the Natural Heritage System and the protection of surface and groundwater. Documentation submitted with the application support the proposed amendments to the Zoning By-law. The proposed Zoning By-law Amendment application will facilitate a site design that provides for an efficient development with no negative impacts on the stormwater management or natural heritage resources associated with the Draft Approved Plan of Subdivision (File: D12-423).
29. The Neighbourhood Area designation recognizes new and existing neighbourhoods and communities and permits a mix of uses, including residential. Neighbourhood Areas provide most of the City's low-rise housing stock and function as complete communities and appropriate intensification is encouraged. As discussed, the proposed application will facilitate the option of providing units with larger garages along the rear laneway of previously approved street townhouse units.
30. Urban Design policies in Section 3.2.1 strive to create context-appropriate built form and street frontage which engages with and animates adjacent streets and open spaces. Policies provide direction to ensure high quality urban design is achieved without overdevelopment, the determination of which should be weighed across a variety of characteristics including impacts to the site's functionality. The garages are proposed along the rear laneway of the street townhouse units and, therefore, will not impact the front yard street view. The reduced setback from McKay Road West is necessary to accommodate a required road widening and is not expected to significantly impact the street view along this road and will not impact the built form along the street. The garages have been designed to complement the style of the street townhouse units and do not significantly impact the view from the rear lane. Original concerns regarding adequate snow storage and access/egress from the detached garages have been addressed through staff's recommendation to require landscaped buffer areas adjacent to each driveway and by increasing the setback of the detached garages to the street line from the originally proposed 0.6 metres to 1.2 metres. Staff are of the opinion that the proposed Zoning By-law Amendment application conforms to Section 3.2.1.
31. Low Rise Building policies in Section 3.3.2 generally encourage rear lane development to help create attractive streetscapes and minimize the impact of driveways on pedestrian circulation and the public realm. Garages should not project forward in such a way that the resultant streetscape created at ground level is dominated by the garages rather than the overall building facades. The proposed garages are proposed for the rear laneway and are designed to complement the townhouse units. Concerns regarding dominance of garages along the streetscape generally are in regard to front yards. Nevertheless, the street view will present a balance between the one storey garages and the upper stories of the townhouses, and the efficient use of rear yards and laneways for access will preserve pedestrian circulation and the public realm along McKay Road West and Streets 4, 19 and 21 of Draft Approved Plan of Subdivision (File: D12-423).

Comprehensive Zoning By-law 2009-141

32. The applicant is proposing to amend the zoning on the subject lands from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX).
33. Comprehensive Zoning By-law No. 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/planning-building-infrastructure/development-planning/zoning-land-use>.
34. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed Neighbourhood Residential with Special Provisions (R5)(SP-WWW) zone.

Zoning Standard (R5)	Required	Proposed
Section 4.6.2.5 – Size of Parking Spaces	2.7 m x 5.5 m	2.5 m x 5.5 m
Section 14.3.3.1 b) – Maximum Width of a Private Garage Door	In accordance with the table and in no case shall the private garage exceed 60% of the lot width.	Shall not apply to the street townhouse units adjacent to the rear laneway.
Section 14.3.3.1 b) – Maximum Width of a Private Garage Door for a lot less than 7 m	2.7 m	Shall not apply to the street townhouse units adjacent to the rear laneway.
Section 14.5.6 - Residential Standards – Minimum Front Yard Setback	3.0 m	1.5 m

35. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed Neighbourhood Residential with Special Provisions (R5)(SP-XXX) zone.

Zoning Standard (R5)	Required	Proposed
Section 5.3.5 (h) and 14.5.6 – Maximum Lot Coverage	70% for street townhouse units in addition to 10% for accessory buildings and structures	Maximum 79% lot coverage inclusive of street townhouse units and accessory buildings and structures
Section 4.6.2.5 – Size of Parking Spaces	2.7 m x 5.5 m	2.5 m x 5.5 m
Section 14.3.3.1 b) – Maximum Width of a Private Garage Door	In accordance with the table and in no case shall the private garage exceed 60% of the lot width.	Shall not apply to the street townhouse units adjacent to the rear laneway.
Section 14.3.3.1 b) – Maximum Width of a Private Garage Door for a lot less than 7 m	2.7 m	Shall not apply to the street townhouse units adjacent to the rear laneway.
Section 14.5.9 b) – Accessory Buildings and Structures	2.0 m from the street line	1.2 m from the street line

36. Staff are proposing an additional site specific provision for both the R5(SP-WWW) and R5 (SP-XXX) zones which would require a 0.5 metre permeable landscaped buffer area adjacent to both sides of a driveway or parking area of an interior townhouse unit.

Maximum Coverage for an Accessory Structure or Building (Sections 5.3.5 (h) and 14.5.6)

37. The application proposes to allow a collective maximum lot coverage for both the street townhouse units and the accessory structures and buildings of 79%, whereas a maximum lot coverage of 70% is permitted for the street townhouse units in addition to a maximum lot coverage of 10% for accessory buildings and structures is required by Comprehensive Zoning By-law 2009-141 in the R5 Zone.
38. Planning staff are of the opinion that the modified provision for a total maximum lot coverage of 79% for all buildings meets the intent of the By-law. The applicant requested removal of the maximum 10% lot coverage for accessory buildings and structures to facilitate the opportunity for detached garages at the rear of the 6.0 metre lots, while maintaining the permitted total lot coverage of 80%. The NVCA confirmed that they have no concerns with the proposed modified street townhouse blocks provided the runoff co-efficient of 79% is maintained. Accordingly, a maximum total lot coverage of 79% is proposed, as reflected in the recommended motion.

Size of Parking Spaces (Section 4.6.2.5)

39. The application proposes a parking space of 2.5 metres x 5.5 metres, whereas a parking space of 2.7 metres x 5.5 metres is required by Comprehensive Zoning By-law 2009-141.
40. Planning staff are of the opinion that the requested parking space size of 2.5 metres x 5.5 metres generally meets the intent of the By-law. Planning and Transportation Planning staff are satisfied that the proposed parking space is sufficiently sized to accommodate future vehicles.

Maximum Width of a Private Garage Door (Section 14.3.3.1 b))

41. The application proposes to remove the restriction on the width of private garage doors for the rear laneway, whereas the following is required by Comprehensive Zoning By-law 2009-141 in the R5 zone:
 - a) In no case shall a private garage door width exceed 60% of the lot width as required by Comprehensive Zoning By-law 2009-141.
 - b) A maximum width of 2.7 metres is permitted for a lot less than 7 metres.
42. Planning staff are of the opinion that the requested site-specific zoning provision to remove the restriction on the size of a private garage door generally meets the intent of the Zoning By-law. The intent of these provisions largely is to ensure that a garage/garage door is not the dominant feature of the front of a dwelling unit and along the front yard streetscape, to control the width of the driveway/extent of parking areas and to ensure sufficient landscape areas. The removal of the application of section 14.3.3.1 (b) will only apply to the rear yards and not impact the front yard streetscape along McKay Road West and Streets 4, 19 and 21. Staff support the non-application of provisions under Section 14.3.3.1 (b) provided a minimum snow storage area is preserved adjacent to each driveway. Accordingly, a provision is proposed which requires a 0.5 metre permeable landscaped buffer area on both sides of a driveway or parking area of an interior street townhouse unit to ensure a snow storage area for interior street townhouse units. Exterior townhouse units will have snow storage through the required 2.0 metre side yard setback under Section 14.5.6.

Front Yard Setback (Section 14.5.6)

43. The application proposes a front yard setback of 1.5 metres adjacent to McKay Road West, whereas a setback of 3.0 metres is required by Comprehensive Zoning By-law 2009-141 in the R5 zone.

44. Planning staff are of the opinion that the requested site-specific zoning provision to permit a reduced front yard setback is appropriate and meets the intent of the Zoning By-law. The reduced front yard setback is necessary to accommodate the required road widening along McKay Road West. The purpose of a front yard setback is to create a consistent streetscape with dwellings located at a similar distance from the front lot line and to provide greenspace and adequate setbacks from streets and sidewalks. The proposed front yard setback will be consistent along this stretch of McKay Road West and will transition well with the reduced front yard setback that applies to the Neighbourhood Mixed Use block that abuts to the east at the corner of McKay Road West and Veteran's Drive. The proposed setback will provide sufficient area for greenspace with an appropriate setback from the sidewalk to the future residential units.

Accessory Buildings and Structures (Section 14.5.9 b)

45. The application requested a setback of 0.6 metres for accessory buildings and structures from the street line whereas a minimum setback of 2 metres is required by Comprehensive Zoning By-law 2009-141 in the R5 zone.
46. Staff reviewed the request and are of the opinion that a 1.2 metre setback for accessory buildings and structures from the street line is more appropriate, as reflected in the recommended motion. The purpose of the setback from the street line is for egress/ingress to the detached garage, provide an area for the placement of waste management receptacles, allow for pedestrian circulation and to accommodate snow from the snowplow in front of the detached garage. Staff note that the proposed setback of 1.2 metres for a detached garage will only apply to the rear laneway.

Landscaped Buffer Area

47. In addition to the above, staff are recommending that an additional site specific zoning provision be applied to the subject lands. In this regard, a minimum permeable landscaped buffer area of 0.5 metres adjacent to both sides of a driveway or parking area for an interior street townhouse unit shall be required, whereas no landscaped buffer area is required adjacent to a driveway in Comprehensive Zoning By-law 2009-141.
48. Planning staff are of the opinion that the proposed site-specific zoning provision to require a permeable landscaped buffer area is appropriate and meets the intent of the Zoning By-law. The purpose of the landscaped buffer area is to provide a snow storage area and infiltration beside each driveway and to ensure that the rear of each lot is not entirely paved.

Summary

49. 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 proposed site specific zoning provisions are appropriate, consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), as amended, the City's Official Plan.
50. At this time, there are no further matters that impact the processing of the subject application and as such, it is being recommended for approval.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

51. There are no anticipated environmental and/or climate change impacts resulting from the proposed Zoning By-law Amendment.

ALTERNATIVES

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

Alternative #1

General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Neighbourhood Residential (N5) zoning over the subject property.

This alternative is not recommended as the proposed development is consistent with and conforms to all Provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.

Alternative #2

General Committee could approve the proposed Zoning By-law Amendment without all of the Special Provisions (SP) requested by the applicant and proposed by staff.

This alternative is not recommended as staff are of the opinion that the proposed special provisions reflected in the recommended motion are appropriate and are generally consistent with City standards with respect to setbacks, access, stormwater management, waste management, landscaped buffer areas, building orientation/placement/massing and parking.

FINANCIAL

53. There are no anticipated financial impacts from the proposed Zoning By-law Amendment. All fees related to the development of the property were addressed as part of the approved Draft Approved Plan of Subdivision (File: D12-423). and the proposed provisions will not impact these fees.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

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

- ☒ Affordable Place to Live
- ☒ Community Safety
- ☒ Thriving Communities

55. In accordance with Council's goals, the proposed development would provide for a compact form of development that will efficiently utilize existing services and infrastructure and will provide flexibility for a range of residential unit styles on smaller, more affordable lots.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Draft Approved Plan of Subdivision (File: D12-423)
Appendix "C" – Proposed Staging Plan
Appendix "D" – Conceptual Site Plan Details
Appendix "E" – Proposed Building Elevations

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2023-XX

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

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone a portion of the lands legally described as Part of the North Half of Lot 3, All of the North Half of Lot 4 and Part of Lot 5, Concession 9 (Geographic Township of Innisfil) in the City of Barrie, municipally known as 229 McKay Road West and 980 Veteran's Drive, shown on Schedule "A" attached to this By-law from the 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX).

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 it enacted as a By-law of the City of Barrie the following:

1. **THAT** the Zoning map be amended to change the zoning on a portion of the lands described as Part of the North Half of Lot 3, All of the North Half of Lot 4 and Part of Lot 5, Concession 9 (Geographic Township of Innisfil) in the City of Barrie, municipally known as 229 McKay Road West and 980 Veteran's Drive from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential Special Provision' (R5)(SP-WWW) and 'Neighbourhood Residential Special Provision' (R5)(SP-XXX) in Comprehensive 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 5.3.5 (h) and Section 14.5.6 of Zoning By-law 2009-141, a maximum lot coverage of 79%, inclusive of a street townhouse unit and all accessory buildings and structures, shall be permitted in the Neighbourhood Residential Special Provision (R5)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions set out in Section 4.6.2.5 of Zoning By-law 2009-141, a minimum parking space width of 2.5 metres shall be permitted in the Neighbourhood Residential - Special Provision (R5)(SP-WWW) and (R5)(SP-XXX) zones.
4. **THAT** the provisions set out in Section 14.3.3.1 (b) of Zoning By-law 2009-141 shall not apply to a rear laneway in the Neighbourhood Residential - Special Provision (R5)(SP-WWW) and (R5)(SP-XXX) zones.
5. **THAT** notwithstanding the provisions set out in Section 14.5.6 of By-law 2009-141, the minimum front yard setback of 1.5 metres shall be provided adjacent to McKay Road West in the Neighbourhood Residential - Special Provision (R5)(SP-WWW) zone.
6. **THAT** notwithstanding the provisions set out in Section 14.5.9 (b) of By-law 2009-141, a minimum setback of 1.2 metres from the street line shall apply to accessory buildings and structures adjacent to a rear laneway in the Neighbourhood Residential - Special Provision (R5)(SP-XXX) zone.
7. **THAT** a minimum 0.5 metre wide permeable landscaped buffer area shall be required on both sides of any driveway or parking area of an interior townhouse unit in the Neighbourhood Residential - Special Provision (R5)(SP-WWW) and (R5)(SP-XXX) zones.

-
8. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
 9. **THAT** this By-law shall take force and come into force and effect immediately upon the final passing thereof and pursuant to the provisions and regulations made under the *Planning Act*, R.S.O. 1990, c.P.13.

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

Refer to Zoning By-law 054-04 Innisfil

Refer to Zoning By-law 054-04 Innisfil

DRAFT

R5 (SP-WWW)
R5 (SP-XXX)

R5 (SP-XXX)
R5 (SP-XXX)

I-E (SP-547)

Town Of Innisfil

Barrie

Proposed New Zone

D30-020-2023

229 McKay Rd W / 980 Veteran's Dr

Barrie - ON

Subject Lands Proposed to be Changed from Neighbourhood Residential (R5) to Neighbourhood Residential with Special Provision (R5 (SP-WWW), R5 (SP-XXX))

Zoning By-Law 2009-141

Subdivision Development Boundary

Parcels/ Draft Parcels

0 50 100 200 m

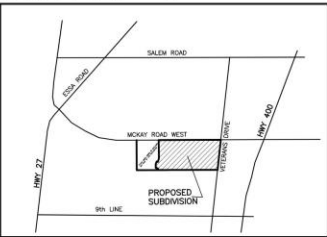
The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey. Copyright ©City of Barrie 2023. Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved; © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved; © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca

APPENDIX "B"

Draft Approved Plan of Subdivision (File: D12-423)

DRAFT PLAN OF SUBDIVISION
PART OF THE NORTH HALF OF LOT 3,
ALL OF THE NORTH HALF OF LOT 4
AND PART OF LOT 5, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE
SCALE 1:2000

DRAFT PLAN T-



KEY PLAN

- SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION
- A. AS SHOWN ON DRAFT PLAN
 - B. AS SHOWN ON DRAFT PLAN
 - C. AS SHOWN ON DRAFT PLAN
 - D. SEE SCHEDULE OF LAND USE
 - E. AS SHOWN ON DRAFT PLAN
 - F. AS SHOWN ON DRAFT PLAN
 - G. AS SHOWN ON DRAFT PLAN
 - H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
 - I. CLAY-LOAM
 - J. AS SHOWN ON DRAFT PLAN
 - K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
 - L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE SEPT 20, 2016 2018

GARY B. VANDERKEEN
ONTARIO LAND SURVEYOR
HOLDING JONES VANDERKEEN INC.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

OWNER

WATERSAND CONSTRUCTION LTD.
C/O
DG GROUP
30 FLORAL PARKWAY
SUITE 300
CONCORD, ONTARIO
L4K 4R1

ROBERT D. CASPERIS
P.L.S.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 119.032±Ha. (294.134±Ac.)

[PHASE 1]

TOTAL AREA FOR PHASE 1 = 88.557±Ha. (218.629±Ac.)

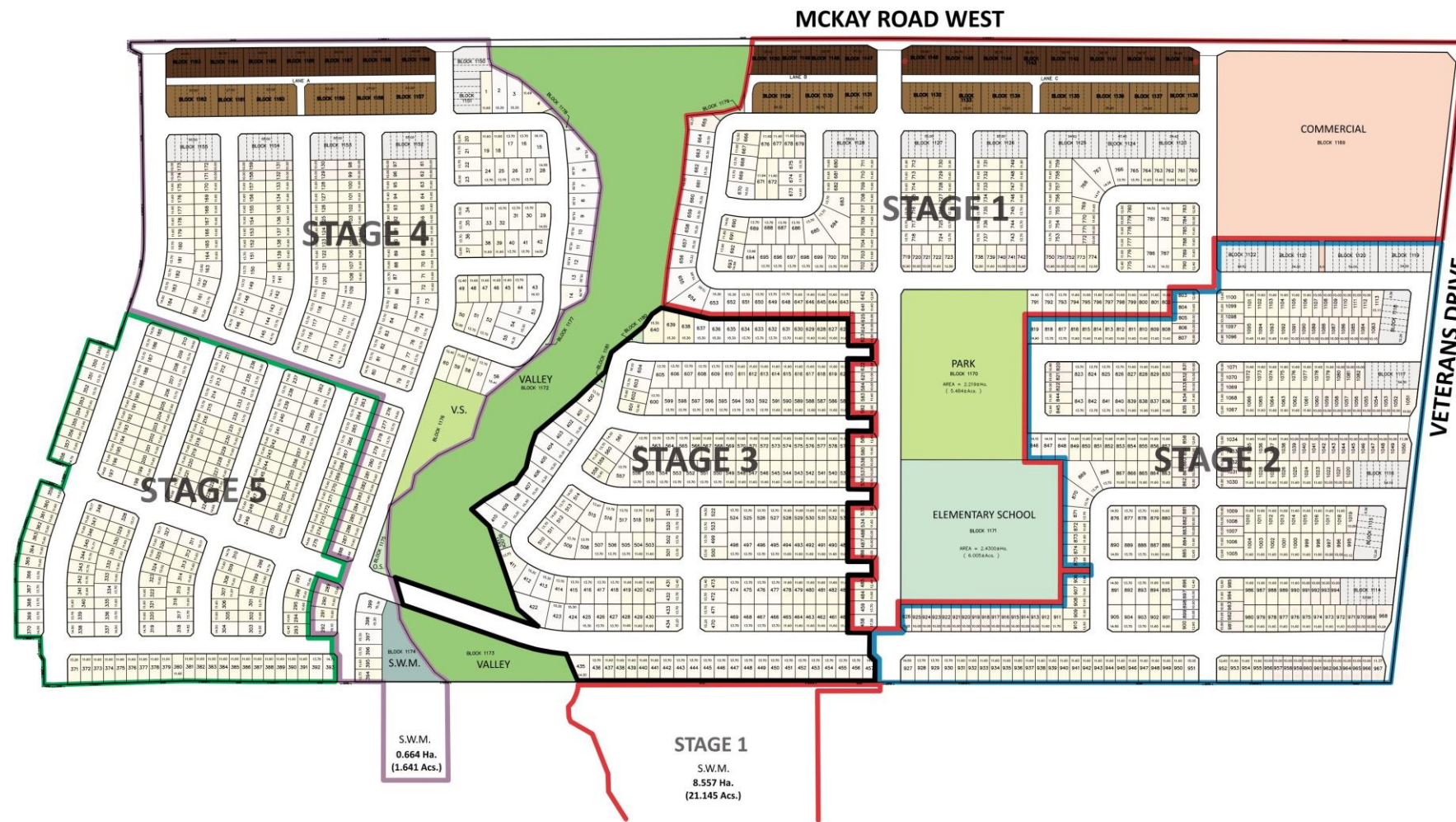
LOTS FOR SINGLE FAMILY DWELLINGS		BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 2, 3, 5-13, 15, 43, 53-56, 292, 397-399, 402-410, 412, 413, 422-425, 456, 604, 635-640, 652-665 and 670 MIN. LOT FRONTAGE=15.3m. MIN. AREA=425.75sq.m.			59	59	3.002	7.418
LOTS 14, 16, 17, 21-36, 40-42, 44, 51, 52, 57, 73-87, 109-121, 141-151, 160-163, 180-189, 197, 198, 206-215, 223, 224, 232-241, 249, 250, 258-267, 275-280, 288, 297, 298, 303, 304, 310, 311, 317-319, 327, 328, 334, 336-339, 348-352, 358, 359, 366-370, 392, 393, 396, 400, 401, 411, 414-418, 426, 427, 432-436, 442-457, 459, 466-472, 474-477, 495-499, 502, 505-518, 520-527, 550-557, 560-565, 592-600, 603, 605-610, 631-634, 648-651, 668, 669, 673-675, 683-690, 692-700, 716-718, 724-726, 735-737, 743-745, 753-755, 765-768, 781, 782, 785, 787, 791-793, 817-819, 823-826, 840-843, 846-848, 866-871, 876-878, 888-893, 903-905, 927-930 and 951 MIN. LOT FRONTAGE=15.3m. MIN. AREA=376.75sq.m.			345	345	13.906	34.363
LOTS 1, 4, 18-20, 37-39, 45-50, 58-60, 63-72, 88-89, 100-108, 122-128, 133-140, 152-157, 164-170, 175-179, 190-196, 199-205, 216-222, 225-231, 242-248, 251-257, 268-274, 281-287, 289-291, 293-296, 299-302, 305-309, 312-316, 320-326, 329-333, 335, 340-347, 353-357, 360-365, 371-391, 394, 395, 419-421, 428-431, 437-441, 460-465, 473, 478-485, 489-494, 500, 501, 503, 504, 519, 528-535, 539, 540, 558, 559, 566-583, 585-591, 601, 602, 611-620, 626-630, 641-647, 666, 667, 671, 672, 676-678, 680-682, 691, 701, 703-715, 722, 723, 727-734, 736, 738, 746-748, 756-764, 769, 770, 773-778, 780, 783, 785, 788-790, 794-804, 808-816, 827-830, 834-839, 844, 845, 849-859, 863-867, 872-875, 879-880, 884-887, 894-896, 900-902, 906-912, 931-950, 952-955, 972-980, 984-990, 998-1006, 1010-1018, 1023-1029, 1033-1038, 1061-1068, 1072-1078, 1092-1095 and 1099-1106 MIN. LOT FRONTAGE=11.0m. MIN. AREA=113.2sq.m.			551	551	17.865	44.145
LOTS 61, 62, 96-99, 129-132, 158, 159, 171-174, 486-488, 536-538, 584, 621-625, 679, 702, 719-721, 740-742, 750-752, 771, 772, 776, 784, 805-807, 820-822, 831-833, 860-862, 881-883, 897-899, 913-926, 956-971, 981-983, 991-997, 1007-1009, 1019-1022, 1030-1032, 1039-1060, 1069-1071, 1080-1091, 1096-1098 and 1107-1113 MIN. LOT FRONTAGE=10.0m. MIN. AREA=270.0sq.m.			158	158	4.426	10.937
MEDIUM DENSITY STREET TOWNHOUSES BLOCKS 1014-1128 and 1151-1156 MIN. UNIT FRONTAGE=6.3m.		21	157	3.119	7.707	
LANEWAY TOWNHOUSES BLOCKS 1129-1138 and 1157-1162 MIN. UNIT FRONTAGE=6.0m.		16	103	2.143	5.295	
BLOCKS 1139-1150 and 1163-1169 MIN. UNIT FRONTAGE=5.0m.		19	143	2.008	4.962	
SUBTOTAL			56	1,113	1,516	46.469 114.827
BLOCK 1170 - COMMERCIAL			1		4.480	11.070
BLOCK 1171 - PARK			1		2.219	5.483
BLOCK 1172 - ELEMENTARY SCHOOL			1		2.430	6.005
BLOCKS 1173 and 1174 - VALLEY			2		6.806	16.818
BLOCK 1175 - S.W.M.			1		0.270	0.667
BLOCK 1176 - V.S.			1		0.469	1.159
BLOCKS 1177 - 1183 - OPEN SPACE			7		0.176	0.435
BLOCKS 1184 - 1204 - 0.3m. RESERVE			21		0.051	0.126
BLOCK 1205 - ROAD WIDENING			1		1.572	3.885
STREETS and LANEWAYS 23.0m. WIDE TOTAL LENGTH= 39.9m. AREA= 0.220Ha. 24.0m. WIDE TOTAL LENGTH= 23.0m. AREA= 0.054Ha. 18.0m. WIDE TOTAL LENGTH= 30.0m. AREA= 0.045Ha. 8.0m. WIDE TOTAL LENGTH= 30.0m. AREA= 0.024Ha.					23.615	58.354
TOTAL			92	1,113	1,516	88.557 218.829

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM MAY REQUIRE SPECIAL BUILDING FOOTPRINT

PROJECT No. P-190
SCALE 1:2000 OCT 16, 2018
(190DES41) X-REF: (190MAS2 & 190MTOPO)
KLM DWG. No. - 18:5
64 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3
PLANNING PARTNERS INC.
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmpartners.com
Planning • Design • Development

APPENDIX "C"
Proposed Staging Plan

WATERSAND CONSTRUCTION LTD. - STAGING PLAN



	25.427 Ha. (62.831 Acs.)	16.938 Ha. (41.854 Acs.)	12.234 Ha. (30.230 Acs.)	16.710 Ha. (41.291 Acs.)	10.248 Ha. (25.323 Acs.)	
	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	TOTAL
15.3m SINGLE DETACHED	15 UNITS	0 UNITS	22 UNITS	21 UNITS	0 UNITS	58 UNITS
13.7m SINGLE DETACHED	53 UNITS	35 UNITS	104 UNITS	81 UNITS	72 UNITS	345 UNITS
11.6m SINGLE DETACHED	88 UNITS	161 UNITS	93 UNITS	89 UNITS	120 UNITS	551 UNITS
10.0m SINGLE DETACHED	28 UNITS	115 UNITS	0 UNITS	16 UNITS	0 UNITS	159 UNITS
6.3m TOWNHOUSES	47 UNITS	69 UNITS	0 UNITS	41 UNITS	0 UNITS	157 UNITS
6.0m LANEWAY TOWNHOUSES	63 UNITS	0 UNITS	0 UNITS	40 UNITS	0 UNITS	103 UNITS
4.5m LANEWAY TOWNHOUSES	87 UNITS	0 UNITS	0 UNITS	56 UNITS	0 UNITS	143 UNITS
TOTAL =	381 UNITS	380 UNITS	219 UNITS	344 UNITS	192 UNITS	1,516 UNITS

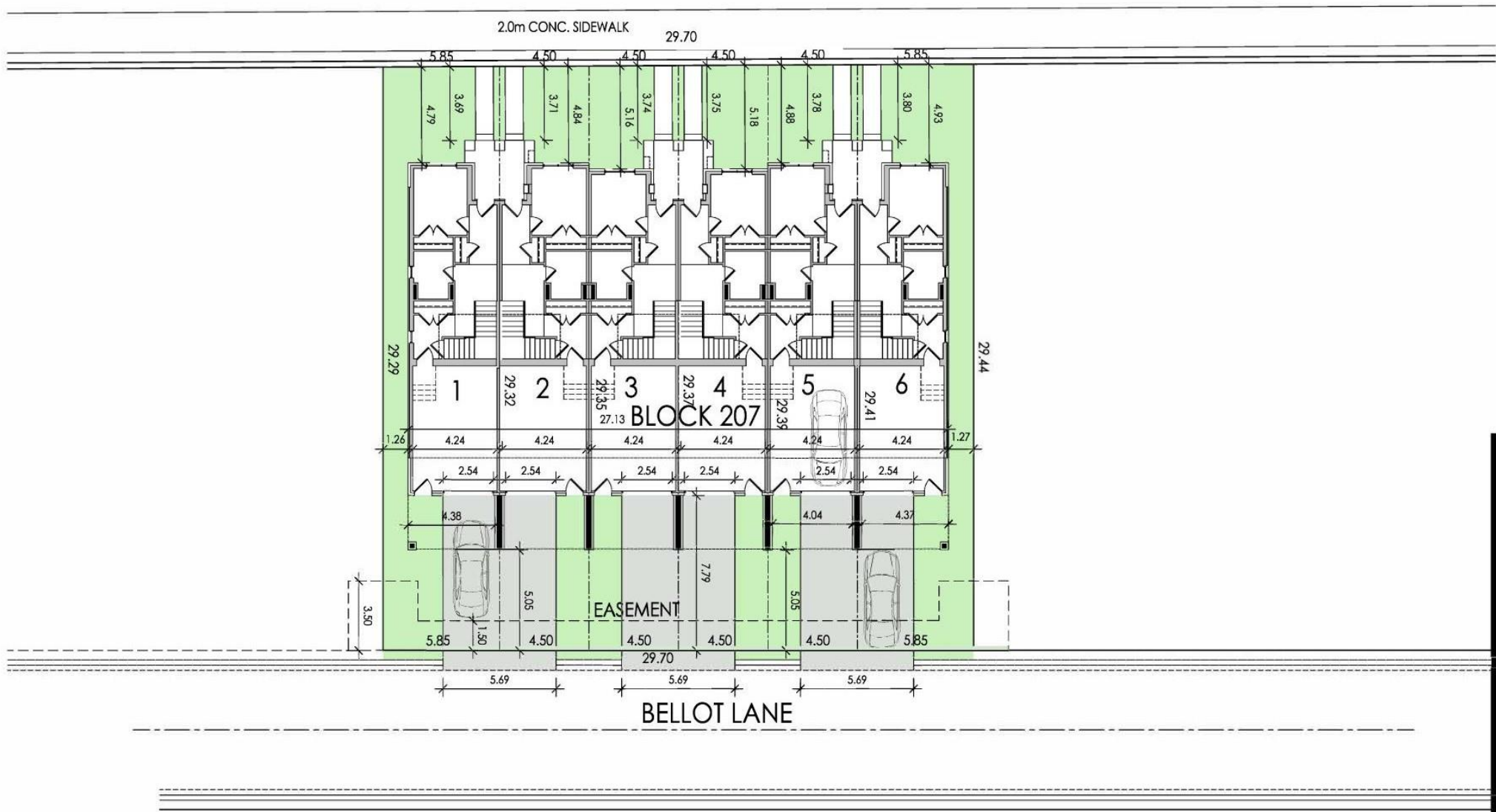
NOTE: MAY REQUIRE SPECIAL BUILDING FOOTPRINT

1:2000
SEPT 29, 2023



APPENDIX "D"

Conceptual Site Plan Details: Expanded Garage/Driveway 4.5 m Lot



client
REGAL CREST HOMES

project
WATERSAND (BARRIE)

title

project #
22037

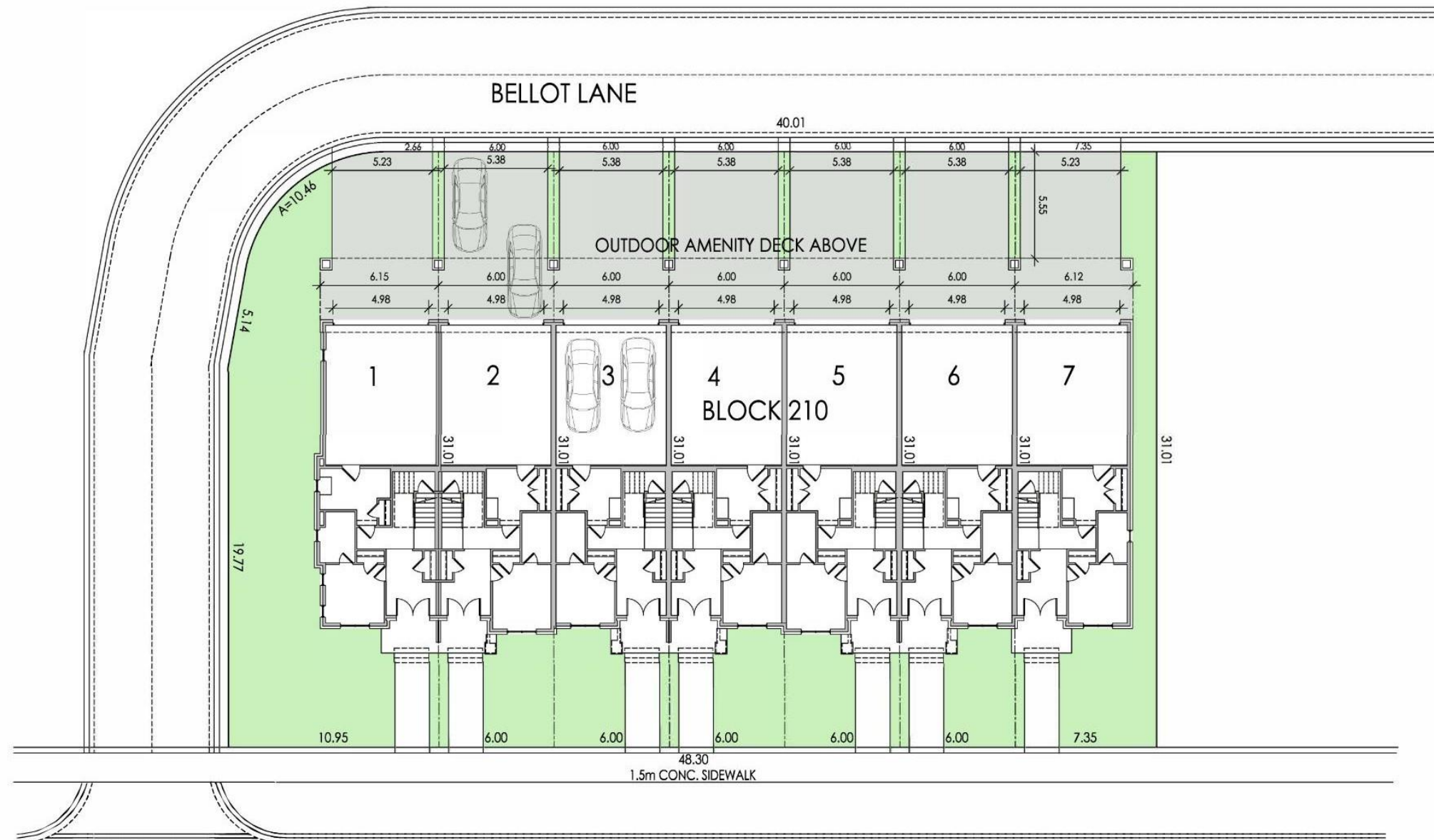
scale
1:200

RN
DESIGN

WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

APPENDIX "D"

Conceptual Site Plan Details: Expanded Garage/Driveway 6 m Lot



client
REGAL CREST
HOMES

project
WATERSAND
(BARRIE)

title

project #
22037

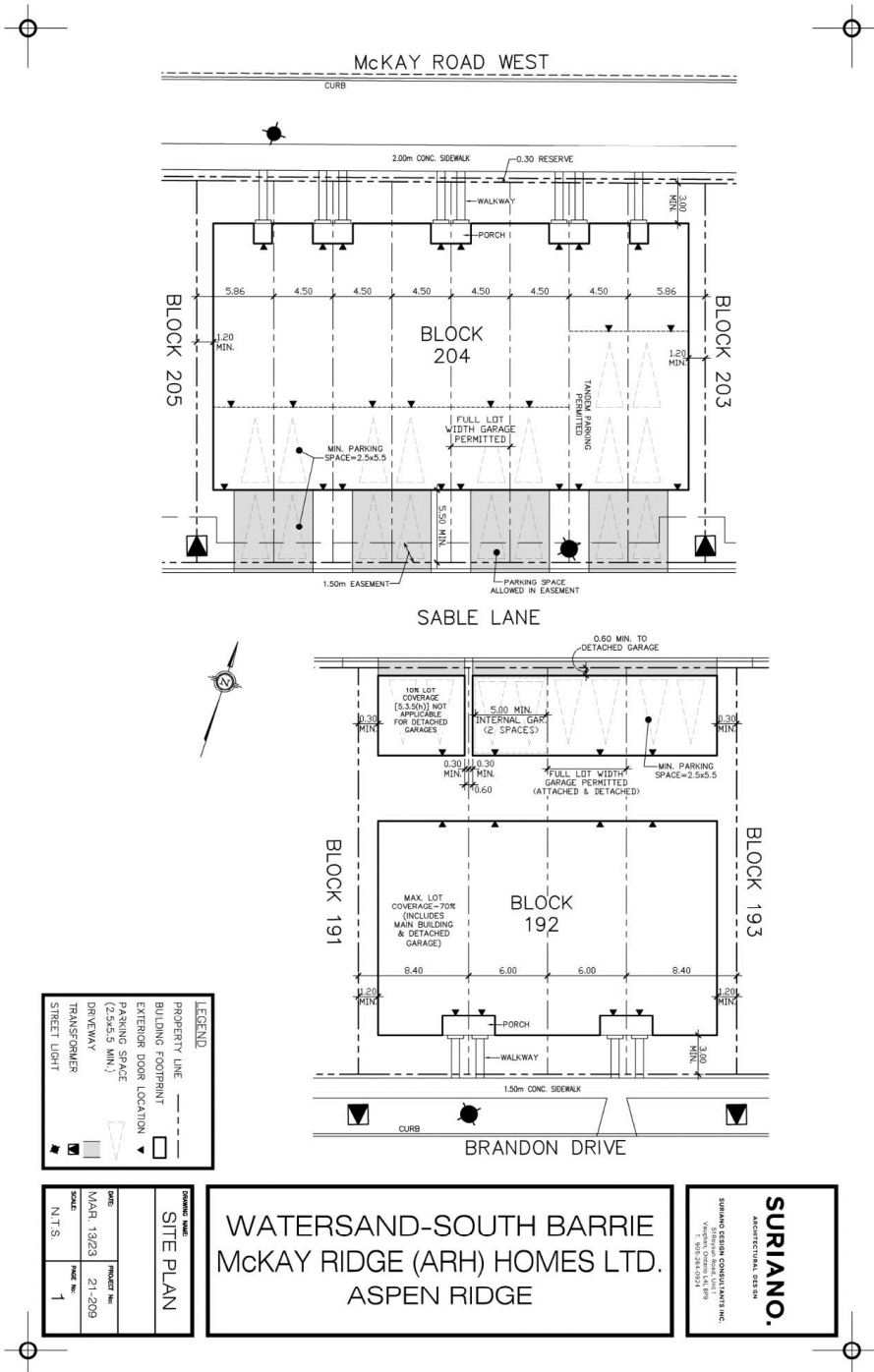
scale
1:200

RN
DESIGN

WWW.RNDESIGN.COM
Tel: 905-738-3177
WWW.THEPLUSGROUP.CA

APPENDIX “D”

Conceptual Site Plan Details: Detached Garage on 6 m Lot/Expanded Garage/Driveway on 4.5 m Lot



APPENDIX "E"
Proposed Building Elevations

Front View – 4.5 m Lot



Front View – 6.0 m Lot with Attached Garage



Front View – 6.0 m Lot with Detached Garage



Rear View – 4.5 m Lot



APPENDIX "E"
Proposed Building Elevations

Rear View – 6.0 m Lot with Attached Garage



Side View - 6.0 m Lot with Detached Garage

