
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: A. GAMEIRO, RPP, SENIOR PLANNER, EXT. 5038

WARD: 3

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT
290 CUNDLES ROAD EAST**

DATE: JANUARY 17, 2024

The purpose of this Memorandum is to advise members of Affordability Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of 2735528 Ontario Inc., for lands known municipally as 290 Cundles Road East and legally described as Block 12 on Plan 51M-718 and Part 2 of Registered Plan 51R-31173, in the City of Barrie.

The Zoning By-law Amendment application proposes to amend the zoning on the western portion of the subject property from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density with Site-specific Provisions' (RM2)(SP-XXX), pursuant to City of Barrie Zoning By-law 2009-141.

The intent of the application is to permit the development of twenty-two (22) townhouse units, four (4) of which will be affordable units provided to Habitat for Humanity, as identified in Appendix "A" – Conceptual Site Plan. The existing place of worship (church) would continue to exist on the subject property, in conjunction with the proposed townhouse units.

The submission materials associated with the subject application are available for viewing on the City's [Development Projects](#) webpage under [Ward 3 – 290 Cundles Road East](#).

Background

The subject property is approximately 1.57 hectares in area and is generally located northeast of the intersection of Cundles Road East and Livingstone Street East, west of Pacific Avenue and south of Lions Gate Boulevard.

The subject property is surrounded by the following land uses:



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- North: Lands designated 'Neighbourhood Area', 'Natural Heritage System' and 'Greenspace', containing a mix of single-detached and townhouse dwelling units, together with public parks and open spaces.
- East: Lands designated 'Neighbourhood Area', containing a mix of single-detached and townhouse dwelling units. Further east are lands designated 'Natural Heritage' and 'Greenspace', as well as Little Lake.
- South: Lands designated 'Community Hub', containing St. Joseph's Catholic Secondary School, Frère André Catholic Elementary School, and Highway 400. To the southeast are lands designated 'Commercial District' which include medium density residential buildings and a variety of commercial uses such as retail stores, restaurants, a fitness centre, and an entertainment centre. Further south are lands designated 'Employment Area' and 'Strategic Employment and Economic District', which contain commercial and employment uses.
- West: Lands designated 'Community Hub', containing Monsignor Clair Catholic Elementary School. Further west are existing residential uses, including a mix of single-detached and townhouse dwelling units, together with community facilities such as parks and schools.

The subject property is designated 'Community Hub' on Map 2 – Land Use Designations in the City of Barrie [Official Plan](#). Lands designated as 'Community Hub' are required to be anchored by a permitted institutional-type use and may be supported by a mix of complementary uses which are secondary to the principal institutional-type use. In this regard, residential uses are permitted in conjunction with an institutional use, such as a place of worship.

The subject application was submitted to the City and deemed complete on December 18, 2023. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A neighbourhood meeting was held on May 2, 2023 with approximately ten (10) members of the public, along with Ward 3 Councillor Ann-Marie Kungl, the applicants and their representatives, and Planning staff. The following matters were raised by members of the public at the meeting:

- Concerns regarding potential impacts to traffic operations and pedestrian safety, as well as increased on-street parking;
- Concerns regarding a loss of privacy on neighbouring properties;
- Confirmation that the proposed development would include the infrastructure necessary to support charging stations for electric vehicles;
- Requests for the provision of safe access and circulation for emergency vehicles, as well as snow clearing and waste collection vehicles entering and exiting the site; and,
- Confirmation that the future construction activities associated with the proposed development will not result in negative impacts to municipal roads and infrastructure.

Zoning By-law Amendment

The Zoning By-law Amendment application proposes to amend the zoning on the western portion of the subject property from 'Institutional' (I) to 'Residential Multiple Dwelling Second Density with Site-specific Provisions' (RM2)(SP-XXX), pursuant to City of Barrie Zoning By-law 2009-141.

The site-specific zoning provisions for the proposed development include alternate standards for building setbacks and height, gross floor area, lot coverage, density, and landscape buffer strips, as summarized in Table 1.

Table 1: Proposed Site-specific Zoning Provisions - 290 Cundles Road East, Barrie

Site-Specific Provisions – RM2(SP-XXX) Zone Proposed Townhouse Units		
Zoning Provision	Required	Proposed
Front Yard Setback (min.)	7 metres	3 metres (main building) 1.39 metres (front awning)
Rear Yard Setback (min.)	7 metres	2.7 metres
Building Height (max.)	10 metres	12 metres (back-to-back townhouse units) 14.3 metres (stacked back-to-back townhouse units)
Gross Floor Area (Max. percentage of Lot Area)	60%	103%
Lot Coverage (Max. Percentage of Lot Area)	35%	37%
Density – Units per Hectare (Max.)	40	78
Landscape Buffer Strip (min.)	3 metre wide landscape buffer strip is required where a parking area containing more than four (4) spaces adjoins a residentially zoned lot	1.04 metres (south side lot line)

Planning and Land Use Matters Under Review

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

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

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

Next Steps

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

All technical comments received, as well as comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting the first quarter of 2024 to bring a staff report forward for General Committee's consideration of the proposed Zoning By-law Amendment. Should Council approve the proposed Zoning By-law Amendment, the property owner may submit a Site Plan Control application to the City for the development proposal.

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

Attachments: Appendix "A" – Conceptual Site Plan

APPENDIX "A"
Conceptual Site Plan

