



**DEVELOPMENT SERVICES
MEMORANDUM**

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

WARD: ALL

NOTED: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DEVELOPMENT SERVICES SUMMARY REPORT 2023: DEVELOPMENT APPLICATIONS AND PLANNING POLICY INITIATIVES

DATE: FEBRUARY 28, 2024

PURPOSE

The purpose of this Memorandum is to provide members of Council with an overview of the development application activity and planning policy initiatives of the Development Services Department during 2023.

OVERVIEW

Development Services received a significant number of development applications in 2023. Staff have also managed to deliver on strategic initiatives and community consultation on the new Zoning By-law, Urban Design Guidelines and the Affordable Housing Strategy. In 2023, some programs were cancelled, such as the Patios Everywhere Program which operated from 2020 to 2022 as a response to the pandemic and some programs were paused, such as the Community Improvement Program (CIP) as the affordable housing strategy was being updated.

Staff also provided support to committees of council including affordable housing, active transportation, heritage and the Committee of Adjustment. Delivery of core services continues to be a priority in supporting economic activities throughout the City.

DEVELOPMENT SERVICES APPLICATION ACTIVITY

Development activity was strong throughout 2023. The review and approval of development applications involves input from various branches of the department including development and policy planning, engineering approvals, parks planning and transportation planning as well as input from other internal departments and external agencies. Development Services field staff continue to deliver timely inspection services in association with developer led projects on private property to ensure project timelines were met for industry partners.

New planning applications, fees and processes were implemented to address the implications of Bill 109 timelines and fee refunds. Further delegation of technical planning applications such as validation of title and certificate of cancellation which would otherwise be required to be considered by the Committee of Adjustment occurred to facilitate faster planning approvals.

The following charts demonstrate application activity broken down by quarter for 2023 and do not include applications such as telecommunications towers, removals of holds or heritage by-laws that were also processed by staff this year.

A detailed list of registered applications is attached as Appendix "A" to the Memorandum dated February 28, 2024. While applications received and approved show development activity, this does not necessarily correlate with construction activity.



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Table 1. Applications Received in 2023 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2022	2021	2020	2019	2018
Pre-Consultation	15	21	29	16	81	83	112	62	55	55
Official Plan Amendments	1	0	0	0	1	8	3	7	3	4
Zoning By-law Amendments	5	3	1	2	11	31	25	18	24	21
Site Plan Approval	8	6	4	0	18	26	29	28	23	11
Draft Plan of Subdivision	3	1	0	2	6	6	9	4	8	6
Site Plan Exemption	4	3	5	3	15	52*	71*	62*	19	0
Consent**	10	5	1	17	33	48	35	34	25	21
Minor Variance**	24	15	11	19	69	32	61	40	27	54
Redline Revisions	1	1	0	1	3	1	2	5	-	-
Draft Plan Extensions	4	4	0	0	8	12	14	7	-	-
Site Plan Extensions	0	0	1	3	4	4	0	6	-	-
Site Alteration	3	7	4	2	16	14	9	-	-	-
Condominiums	5	11	1	0	17	-	-	-	-	-
Part Lot Control	10	22	12	57	101	-	-	-	-	-
Pre-Submission	0	0	5	12	17	-	-	-	-	-
Total					400	317	370	273	183	172

*Increase from the Patios Everywhere Program 2020-2022

**Based on when the hearing occurred not when the file was received and excluding requested deferrals.

Table 2. Applications Approved in 2023 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	Total	2022	2021	2020	2019	2018
Official Plan Amendment	2	0	0	0	2	4	2	3	6	14
Zoning By-law Amendment	6	8	8	3	24	18	8	25	9	11
Site Plans & Amendments	3	7	6	9	25	19	9	17	11	9
Draft Plan of Subdivision & Redlines	0	4	2	0	6	5	2	3	4	4
Total Applications Approved					57	46	21	48	30	38
Total Residential Units					710	3,173	577	1,574	2,599	-

Table 3. Applications Registered in 2023 by Quarter and Type

Application Type	Q1	Q2	Q3	Q4	2023	2023 Units	2022	2022 Units	2021	2021 Units	2020	2020 Units	2019	2019 Units	2018
Site Plan	3	4	2	3	12	1397	11	416	17	1,137	14	1,234	10	201	20
Draft Plan of Subdivision	1	1	0	0	2	316	6	1,852	5	575	2	374	3	845	1
Pre-Servicing	0	1	1	0	2	-	2		7	-	-	-	-	-	-
Total	4	6	3	3	14	1,713	19	2,268	29	1,712	16	1,608	13	1,046	21



Table 4. Zoning Enforcement Cases 2023

ENFORCEMENT TYPE	Q1	Q2	Q3	Q4	Total	2022	2021	2020
Total Received	207	262	221	291	981	964	921	884
Under Investigation	256	308	318	256	256	386	319	171
Resolved (same period)	65	76	74	94	309	356	381	466
Resolved (from previous periods)	81	66	92	123	362	333	199	-
No Violation (same period)	29	47	38	91	205	201	221	246
No Violation (from previous periods)	20	15	13	46	94	87	59	-

PUBLIC AND NEIGHBOURHOOD MEETINGS

Starting in May 2020, meeting participation moved to virtual platforms for public input and technical development review meetings.

Zoom continues to be used to host Committee of Adjustment, neighborhood meetings and public information sessions. Microsoft Teams is used for technical and pre-consultation meetings with applicants, consultants, internal staff and external agencies. Council and Committee meetings are in a hybrid format giving applicants, consultants, and residents the option to attend in person or virtually. Recordings of neighborhood meetings can be accessed through the City’s Development Projects webpage and Council/Committee recordings can be accessed via the City’s YouTube channel.

Table 5 provides an overview of the number of public meetings in 2023. While participation levels cannot be compared to pre-pandemic levels, the public has been able to attend and provide input at each public meeting. Positive feedback continues to be received from the public, applicants and consultants on virtual meetings including accessibility and convenience for participants and efficiencies in time and resources.

Table 5. Number of Virtual Public Engagements in 2023

Meeting	Number of Engagements
Committee of Adjustment	11
Neighborhood Meetings	12
Public Meetings	18
Public Information Sessions (Parks Planning)	1
Open House / Town Hall Affordable Housing Strategy (2), New Zoning By-law PIC (2), Development Stakeholders Virtual (1), BILD Simcoe/York Presentation (1)	6

PLANNING POLICY INITIATIVES AND PROGRAMS

Official Plan

In 2022, Council Adopted a new Official Plan. The new Official Plan provides comprehensive land use policy direction for all lands within the City. Following a standard Provincial approvals process, the new Official Plan was posted on the Environmental Registry of Ontario on September 8, 2022, for a 30-day public review and comment period. The Ministry re-posted the new Official Plan for another 30-day public comment and review period on December 5, 2022. This second round of consultation concluded January 4, 2023. The new Official Plan was formally approved by the Ministry of Municipal Affairs and Housing on April 11, 2023, with 73 modifications.

On October 23, 2023, the Minister of Municipal Affairs and Housing, Paul Calandra, announced his “*priority to review past decisions related to land use planning, including official plans and minister’s zoning orders, to ensure that these earlier decisions support our goal of building at least 1.5 million homes in a manner that maintains and reinforces public trust*” and asked heads of Council to submit comments on Official Plan modifications by December 7.

On November 22, 2023, the City of Barrie held a Town Hall to gather stakeholder feedback regarding the Official Plan modifications.

Mayor Nuttall submitted the City of Barrie’s recommendations on the Official Plan to the Minister on December 6, 2023, the submission included feedback received by the public through email and comments at the Town Hall, in advance of the December 7, 2023, deadline (45-day window).

On December 6, 2023, Bill 150, Planning Statute Law Amendment Act received Royal Assent, reversing the Provincial modifications to the City of Barrie’s Official Plan. This legislation brought into effect the Official Plan as adopted by Council on March 7, 2022, with one modification which was made to align with provincial regulation.

Provincial modification number 66 was retained:

6.5.1.3.j) a new policy is added to read:

“Where their activity would cause a significant drinking water threat, uses outlined in Policy LUP-1 of the South Georgian Bay Lake Simcoe Source Protection Plan shall not be permitted in vulnerable areas.”

It is anticipated that the City will hear back from the Minister in response to the City’s submission on additional Official Plan modifications in 2024.

New Comprehensive Zoning By-law and City Initiated Amendment

In early 2022, Development Services staff started work on developing of a new Comprehensive Zoning By-Law. This new Zoning By-Law will implement the vision of the new Official Plan. Draft 1 was released for public consultation on April 23, 2023, and Draft 2 was released on July 6, 2023. An in-person open house was hosted on May 19, 2023, along with a virtual session on May 20, 2023.

A formal directions report on the Zoning By-law was presented to General Committee on October 18, 2023, with approval of the report on November 1, 2023.

The City initiated a zoning by-law amendment to permit up to four residential units in all residential zones. The public meeting was held on December 13, 2023, and a recommendations report is anticipated in Q1 of 2024.

New Draft Urban Design Guidelines

New City Urban Design Guidelines are being developed in parallel with the Official Plan and new Zoning By-law as an implementation tool. Public consultation of the Urban Design Guidelines began on May 8, 2023, with the comment period closing on June 16, 2023. Recommendations report is anticipated in 2024 to coincide with the adoption of the new Zoning By-law.

Affordable Housing

In 2023 work began to complete a new Affordable Housing Strategy, this project was completed in three phases.

1. Housing Needs Assessment Presentation to Council – June 7, 2023
2. Recommending Policy – Strategic Directions Options – Presented to Council September 27, 2023
3. Final Strategy – Presented to Council in 2024

The team hosted an Affordable Housing Symposium on May 4, 2023, to engage the community in meaningful conversations around affordability in our community and hear residents' perspectives on possible solutions to the housing crisis. On November 9, 2023, an open house was held to seek public feedback on new action items for the updated Affordable Housing Strategy, prior to the strategy being presented to Council on January 10, 2024.

Heritage

The annual Heritage Awards were presented by Barrie's Heritage Committee on March 29, 2023 to owners of historic buildings, individuals and groups who have shown an extraordinary appreciation for and commitment to preserving Barrie's heritage.

One new property (125-127 Dunlop Street East) was designated, and two new properties (96 Clapperton Street and 194 Collier Street) were listed on the City's Heritage Registry.

As requested by Council, staff prepared a memorandum on Heritage Conservation Districts on June 14, 2023 for consideration.

CONCLUSION

Staff in the Development Services Department continue to be dedicated to delivering core services while adapting to an increasing number and complexity of development applications along with an evolving work and legislative environment.

For any questions, please contact Tiffany Thompson, Manager of Growth and Development at tiffany.thompson@barrie.ca, Carlissa McLaren, Manager of Planning at carlissa.mclaren@barrie.ca, or Jennifer Roberts, Manager of Strategic Initiatives, Policy and Analysis at jennifer.roberts@barrie.ca.

Attachments:

Appendix "A" – Development Application Registrations 2023



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APPENDIX "A"

Development Application Registrations 2023

	File Number	Address/ Development Name	Description	Date Registered	New Residential Units	Location
Site Plan Registrations						
Q1	D11-004-2021	723 Mapleview Drive East	Three, 6 storey residential condominium buildings	01/19/2023	346	Greenfield - Hewitts
Q1	D11-015-2021	339 Veteran's Drive	5 storey building and 35 townhouse units	01/20/2023	73	Greenfield
Q1	D11-022-2022	375 Bayview Drive	4,358 sq. m. industrial warehouse	03/14/2023	0	Built Boundary
Q2	D11-002-2022	269 Yonge Street	Drive-Thru restaurant	05/09/2023	0	Built Boundary
Q2	D11-022-2021	95 Anne Street South	3 storey self storage building and three, 1 storey self storage buildings	05/11/2023	0	Built Boundary
Q2	D11-025-2019	316 & 326 Bryne Drive	6 storey hotel	06/06/2023	0	Built Boundary
Q2	D11-1324	500 Veteran's Drive	Amendment for 6,967 sq. m. expansion of existing office/warehouse	05/19/2023	0	Built Boundary
Q3	D11-019-2019	45 and 51 Penetang Street	6 storey apartment building	09/19/2023	50	Built Boundary
Q3	D11-005-2021	80 Saunders Road	1,652 sq. m. industrial building	07/06/2023	0	Built Boundary
Q4	D11-024-2021	90 Mapleview Drive West	21,984 sq. m. industrial warehouse	10/03/2023	0	Built Boundary
Q2	D11-021-2021	10 to 24 Grove Street West	3 residential towers (2 – 25 storeys, 1 – 21 storeys) and one, 5 storey building	11/24/2023	928	Built Boundary
Q3	D11-027-2022	658 and 662 Mapleview Drive East	4,064 sq. m. grocery store	12/13/2023	0	Built Boundary
Subdivisions Registrations						
Q1	D12-426	793 Mapleview Drive East (Phase 3)	Phase 3 131 Low Residential Units 15 Medium Residential Units	01/19/2023	146	Greenfield – Hewitt's
Q2	D30-012-2021	620 Lockhart Road (Phase 1)	Phase 1 170 Low Residential Units	08/31/2023	170	Greenfield - Hewitt's