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**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**PREPARED BY: BAILEY CHABOT, PLANNER**

**FROM: A. MILLER RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES**

**NOTED: A. MILLER, RPP  
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT  
(ACTING)  
  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING  
ZONING BY-LAW AMENDMENT (FILE: D14-1668)  
435 BIG BAY POINT ROAD**

**DATE: JUNE 10, 2019**

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**OVERVIEW:**

The purpose of this memorandum is to advise members of General Committee of a public meeting for an application for a Zoning By-law Amendment submitted by ADA Homes Ltd. (c/o Andrew Adamek) and represented by Innovative Planning Solutions Inc. for lands known municipally as 435 Big Bay Point Road, Barrie.

The subject lands, shown in Appendix 'A' - Site Location Map, are located on the south side of Big Bay Point Road, west of the Lovers Creek ravine and have an area of 6,997 m<sup>2</sup> (0.70 hectares or 1.73 acres) and 90 metres (295.3 feet) of frontage on Big Bay Point Road. The subject property currently contains one single detached residential dwelling.

The subject property is designated Residential in the City's Official Plan and is zoned Residential Single Detached Dwelling First Density (R1) pursuant to Zoning By-law 2009-141, as amended. The applicant is proposing to amend the zoning of the subject property to Residential Multiple Dwelling Second Density – Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP) to permit the development of 19 townhouse units (4 stacked townhouses and 15 block townhouses), as identified in Appendix 'B' – Concept Plan. The applicant is seeking the following site-specific zoning provisions to facilitate the proposed development:

- A reduced yard setback of 5.3 metres to the southerly block of townhouses, whereas 7 metres is required;
- A reduced setback to secondary means of access to 5.3 metres, whereas 7.0 metres is required;
- An increased density of 43 units per hectare, whereas a maximum density of 40 units per hectare is permitted;
- A reduced landscape strip where parking is adjacent to residential uses of 1.0 metres, whereas 3.0 metres is required; and,
- To permit tandem parking (one space in the driveway and one in the garage), whereas tandem parking in multi-residential developments is not permitted.

The lands associated with the Lovers Creek ravine ecosystem along the eastern portion of the subject property have been identified as Environmental Protection (EP) and will be conveyed to the City of Barrie at the time of a subsequent Site Plan Control application should Council approve the proposed zoning by-law to ensure protection of this feature in perpetuity.

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**BACKGROUND:**

The subject application was submitted to the City on February 26, 2019 and was deemed complete on March 28, 2019. The application has been circulated to all applicable City departments and external agencies for detailed review and comment.

A Neighbourhood Meeting was held on May 9, 2019. Approximately 30 members of the public were in attendance. Primary comments from the public included:

- Concerns that the proposed development may impact the Lovers Creek ravine;
- A desire to preserve trees in the area;
- A loss of privacy on adjacent residential properties as a result of the building height and density being proposed on the subject lands;
- Concern with the increased traffic along Big Bay Point Road; and,
- Concern with the location of snow loading and the impact of the site drainage onto adjacent properties.

**PLANNING AND LAND USE MATTERS UNDER REVIEW:**

The application is currently undergoing a detailed review by City staff and partner agencies. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- The appropriateness of the site-specific zoning provisions being requested for the property and compatibility with the surrounding neighbourhood;
- Site servicing, grading and drainage;
- Delineation of the appropriate limits of development to ensure protection of the Lovers Creek ravine Environmental Protection (EP) feature on the subject lands; and,
- An understanding of the functionality of the site as proposed, including drainage and vehicular circulation.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the application at a future meeting.

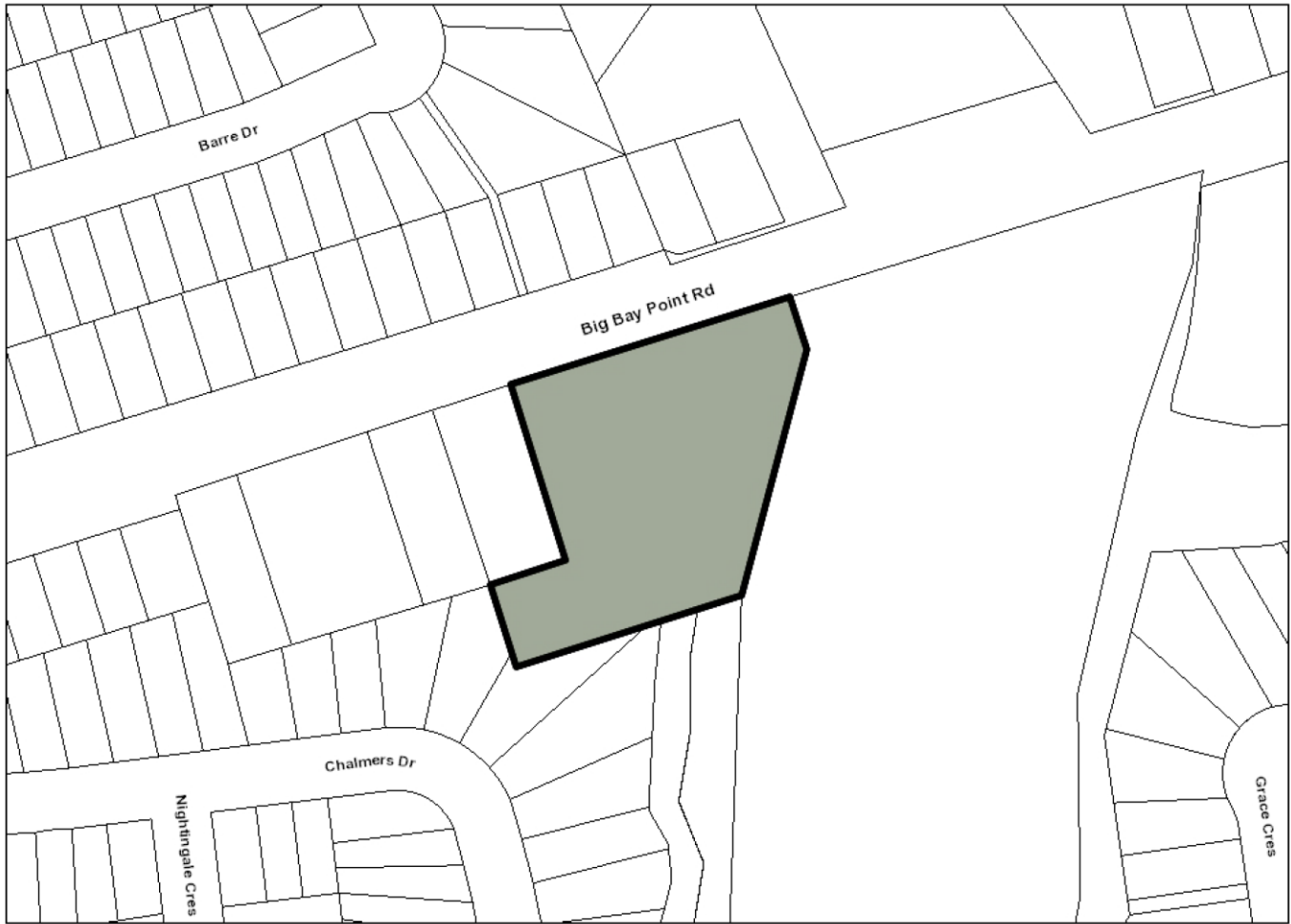
**NEXT STEPS:**

Planning staff are targeting Fall of 2019 for a staff report to be brought forward to General Committee.

If you have any questions, please contact the Planning File Manager, Bailey Chabot at 705-739-4220 extension 4434.

Appendix 'A'

Site Location Map



File #: D14-1668

Address: 435 Big Bay Point Road

■ SUBJECT PROPERTY



## Appendix 'B'

## Concept Plan

