



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Minutes - Final Planning Committee

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Tuesday, October 20, 2020

7:00 PM

Virtual Meeting

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### PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on October 26, 2020.

The meeting was called to order by Mayor Lehman at 7:02 p.m. The following were in attendance for the meeting:

**Present:** 11 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann

**STAFF:**

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. Maynard  
Committee Support Clerk, T. McArthur  
Director of Development Services, M. Banfield  
Director of Information Technology, R. Nolan  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management A. Miller.

The Planning Committee recommends adoption of the following recommendation(s) which were dealt with on the consent portion of the agenda:

## **SECTION "A"**

### **20-P-042**

#### **APPLICATION FOR ZONING BY-LAW AMENDMENT - 158, 162, 166, AND 170 ARDAGH ROAD AND PART OF LOT 5, CONCESSION 14, CITY OF BARRIE (WARD 6)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hedbern Development Corporation to rezone the lands known municipally as 158, 162, 166 and 170 Ardagh Road and Part of Lot 5, Concession 14 in the City of Barrie from 'Residential Single Detached First Density - Hold' (R1)(H-95) and 'Residential Multiple Third Density' (R3) to 'Residential Multiple Second Density' (RM2), 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX), and 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-YYY) attached as Appendix "A" to Staff Report DEV030-20, be approved.
2. That the following Special Provisions for the 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX) Zone be referenced in the site specific zoning by-law:
  - a) An increased gross floor area to 75%, whereas 60% is the maximum permitted; and
  - b) A reduced lot area to 160 square metres, whereas 200 square metres is the required standard for street townhouses.
3. That the following Special Provisions for the 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-YYY) Zone be referenced in the site specific zoning by-law:
  - a) A reduced parking ratio of 1.3 spaces per unit, whereas 1.5 spaces is the minimum required (1 space per unit and 0.3 spaces for visitor parking);
  - b) An increased density of 45 unit per hectare, whereas 40 units per hectare is the maximum density permitted for block/cluster townhouse development;
  - c) A reduced front yard to 3 metres, whereas 7 metres is the minimum required;
  - d) A reduced rear yard to 6 metres, whereas 7 metres is the minimum required;

- e) An increased gross floor area to 81%, whereas 60% is the maximum permitted; and
  - f) A reduced setback for secondary means of access to 6 metres, whereas 7 metres is the minimum required.
- 4. That the written and oral submissions received relating to the 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 DEV030-20.
  - 5. That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and the City of Barrie Official Plan, Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
  - 6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV030-20) (File: D14-1684 and D12-448)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-10-26.

The Planning Committee met for the purpose of two Public Meetings at 7:04 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative Services Branch. Any interested persons wishing further notification of the staff report should email the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

## **SECTION "B"**

### **20-P-043**

**APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF CORAL SOPHIA LANE HOUSING INC., - 113 AND 117 BAYFIELD STREET AND 6, 8 AND 12 SOPHIA STREET EAST (WARD 2) (FILE: D14-1701)**

Ray Duhamel, The Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of Coral Sophia Housing Inc. for lands known municipally as 113 and 117 Bayfield Street and 6, 8 and 12 Sophia Street East.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location;

- Photographs illustrating the surrounding land uses;
- The approved Growth Plan for the Greater Golden Horseshoe, 2019, and the Provincial Policy Statement, 2020 in context of the subject lands;
- The existing Official Plan land use for the subject lands;
- Maps illustrating the City Centre and Intensification Corridor of the subject property and surrounding areas;
- The proposed Zoning By-law Amendment and Special Provisions;
- The proposed site plan for the proposed development;
- The studies completed in support of the application and the community comments and concerns.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on August 11, 2020. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Darlene Johnston, 12 Drury Lane** discussed her email to City staff outlining her concerns regarding potential impacts from an existing apartment building backing onto her back property and with the proposed development to be located beside her property. Ms. Johnston discussed her concerns with a lack of privacy related to the proposed height of the building and the balconies potentially overlooking her property, an increase in traffic and activity in a quiet residential neighbourhood; an increase of lighting on her property, a significant increase of noise, security concerns regarding trespassing or exploited behaviour, the location of the garbage dumpster(s) and the parking lot/sidewalks and the decrease in her property value.

Members of Planning Committee asked a number of questions for clarification to the presenter and received responses.

**WRITTEN COMMENTS:**

1. Correspondence from U.N.T. Family Holdings Inc. dated June 25, 2020.
2. Correspondence from Wendy Cook dated July 28, 2020.
3. Correspondence from Janet Ness dated August 27, 2020.
4. Correspondence from Darlene Johnston dated October 19, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 10/26/2020.

**20-P-044****APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY KLM PLANNING PARTNERS ON BEHALF OF ROCKAP HOLDINGS INC. - 136 BAYFIELD AND 112 BAYFIELD STREET, 14 SOPHIA STREET WEST AND 113 AND 115 MAPLE AVENUE (WARD 2) (FILE: D14-1702)**

Keith MacKinnon from KLM Planning Partners Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands known municipally as 136 and 112 Bayfield Street, 14 Sophia Street West and 113 and 115 Maple Avenue.

Mr. MacKinnon discussed slides concerning the following topics:

- An aerial photograph illustrating the site location and surrounding areas;
- Photographs illustrating the roadside view of the subject properties;
- The conceptual site plan for the proposed development;
- The Official Plan land uses associated to the subject lands;
- The existing zoning and proposed Zoning By-law Amendment;
- The submitted planning applications and supporting studies;
- The community comments and concerns raised at the neighbourhood meeting;
- The conceptual site plan for the proposed development;
- Architectural renderings of the townhouse elevations, the building, a public walkway, and street sections;
- The shadow study results from December 21, 2019; and
- A rendering of the landscape plan.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on August 11, 2020. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

**VERBAL COMMENTS:**

1. **Liz Rabinovitch, 94 Clapperton Street**, provided comments concerning the proposed height of the building being as she felt it will be to high and an extreme change from the existing neighbourhood and surrounding areas, the different uses that will surround the development and the phenomenal visual impact to the area. Ms. Rabinovitch also addressed her concern with the increase in traffic and the impacts that this development will add to an already hazardous situation on Bayfield, Sophia, McDonald Streets and Drury Lane.
2. **Cathy Colebatch, 97 Cumberland Street** advised that she agrees with the concerns provided by Ms. Rabinovitch and that overall the community has great concerns about the height of buildings being approved in and around the downtown core and the visual impacts it will have on the existing neighbourhood and surrounding areas. Ms.

Colebatch provided comments associated with her concerns about developments being approved with little to no affordable housing and that the City needs to make affordable housing a priority, the accuracy of the shadow and traffic studies conducted for this development, the potential increase in traffic resulting from the extreme capacity resulting from the proposed development.

3. **Janet Ness, Drury Lane** discussed her concerns associated with the height of the tower, and that she felt it would be out of place in a neighbourhood with lower height buildings and residential homes. She also noted her concerns associated with the design of the towers compared the existing neighbourhood, safety concerns associated with fire and emergency services being able to respond and access people in the higher apartments, the visual look of the Barrie skyline, and the impacts that the increase in population will have on public transportation, amenities, and traffic safety.

**WRITTEN COMMENTS:**

1. Correspondence from Wendy Cook dated July 28, 2020.
2. Correspondence from Janet Ness dated August 27, 2020.
3. Correspondence from Ian Rowe dated October 20, 2020.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 10/26/2020.

**ENQUIRIES**

Members of Planning Committee did not address any enquiries to City staff.

The meeting adjourned at 8:35 p.m.

CHAIRMAN