

FILE: D30-005-2021

**TO:** MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

**PREPARED BY:** A. GAMEIRO, B.E.S., RPP, PLANNER

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

**NOTED:** A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** PUBLIC MEETING FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW  
AMENDMENT - 1012 YONGE STREET, BARRIE

**DATE:** JUNE 1, 2021

Summary

The purpose of this memorandum is to advise members Planning Committee of a Public Meeting for proposed Official Plan and Zoning By-law Amendment applications submitted by Innovative Planning Solutions Inc., c/o Darren Vella, on behalf of Crown (Barrie) Developments Inc. for lands known municipally as 1012 Yonge Street, Barrie and legally described as Part Lot 15, Concession 11 in the City of Barrie.

The proposed Official Plan Amendment application seeks to create a defined policy area to permit a density greater than 120 units per hectare on the subject lands (250 units per hectare proposed). The proposed Zoning By-law Amendment application seeks to rezone the subject lands from ‘Agricultural General’ (AG) to ‘Neighbourhood Mixed Use - Special’ (NMU)(SP-XXX) with site-specific provisions.

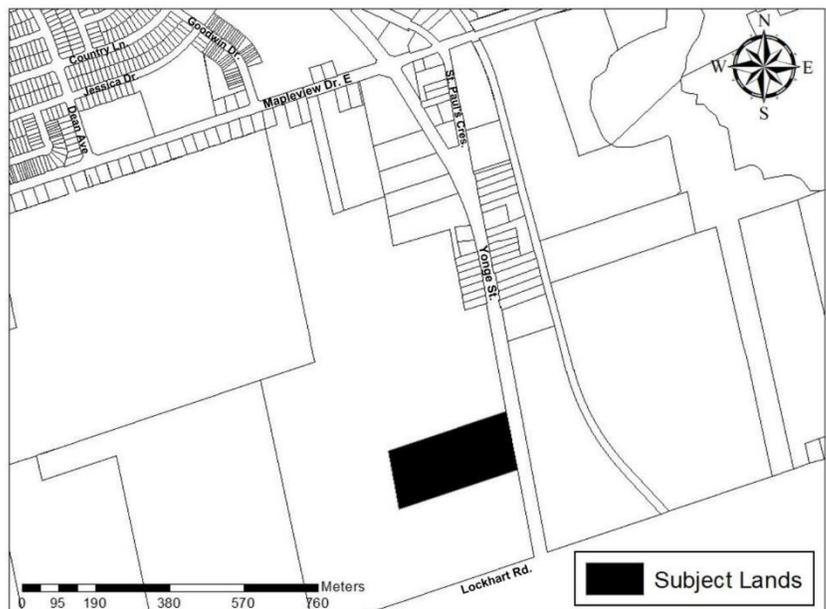
The applications, if approved, would facilitate the development 1,029 residential units in the form of three 6-storey and two 3-storey multi-residential buildings and 10 townhouse units, together with 1,281 square metres of ground floor commercial space along Yonge Street and underground and surface parking (see Appendix “A” – Site Plan).

The submission materials associated with the subject applications are available for viewing on the City’s Proposed Developments webpage under [Ward 9](#).

Background

The subject property is located on the west side of Yonge Street, approximately 225 metres north of the intersection of Lockhart Road and Yonge Street.

The subject property is a rectangular-shaped lot that is relatively flat with an area of 4.79 hectares and 152 metres of frontage on Yonge Street. The property is currently utilized as an apple orchard and has a long history of agricultural use.



A single detached dwelling, four agricultural buildings and existing vegetation currently exist on the subject lands and are proposed to be demolished/removed to facilitate the proposed development.

The subject property is surrounded by lands that are currently agricultural or rural residential in nature but are identified to accommodate significant growth and development, in accordance with the policies of the Hewitt's Secondary Plan. Major development is both planned and anticipated for surrounding lands due to the policy framework governing said lands, as well as proximity to the City of Barrie South GO Station which is located approximately 1.25 kilometers north of the subject property.

The land uses immediately surrounding the site include:

- **North:** A Draft Approved Plan of Subdivision (680 Lockhart Road – File: D12-433) which includes 442 residential units, along with a public elementary school and a community centre block;
- **East:** Lands zoned 'Neighbourhood Mixed Use' (NMU) with site-specific provisions which permit the development of 1,217 residential units and 3,000 square metres of commercial space (989 Yonge Street – Files: D14-1694 and D12-450);
- **South:** Future development lands which have been identified for the development of a public secondary school and residential uses in the Hewitt's Secondary Plan; and,
- **West:** Future development lands which are designed 'Residential Area' in the Hewitt's Secondary Plan.

The subject property is designated 'Yonge Street Mixed Use Corridor' and 'Residential Area', as identified on Schedule 9C – Land Use of the Hewitt's Secondary Plan. According to sections 9.5.4 and 9.5.5 of the Hewitt's Secondary Plan, permitted uses in the 'Yonge Street Mixed Use Corridor' designation include a variety of medium and high-density residential uses and institutional, commercial and community uses in single use and mixed use buildings. The 'Residential Area' designation permits low and medium density residential uses, as well as high density residential uses, community facilities and convenience commercial uses along arterial and collector roads, in accordance with section 9.5.7.2 of the Hewitt's Secondary Plan.

As identified in Figure 1, the majority of the subject property is designated 'Yonge Street Mixed Corridor' and is proposed to be developed with three 6-storey residential and mixed use buildings. The balance of the subject property would be developed with a 3-storey townhouse block and two 3-storey apartment buildings.



Figure 1: Schedule 9C Hewitt's Secondary Plan- Land Use

The applications were deemed complete on April 13, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications were also circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was not scheduled for the proposed development as all lands located within 240 metres of the subject property have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals. As such, Planning staff have provided notification of the Public Meeting to all affected property owners within 240 metres, which is beyond the requirements of the *Planning Act* (i.e. 120 metres). All comments that are received through the public engagement process will be identified and addressed in the staff recommendation report that is brought forward to Planning Committee.

Official Plan Amendment – Defined Policy Area

According to section 9.5.4.3(e) of the Hewitt’s Secondary Plan, the maximum residential density in the ‘Yonge Street Mixed Use Corridor’ designation is 120 units per hectare. Section 9.5.7.3(a) of the Hewitt’s Secondary Plan states that the maximum density for medium density residential uses in the ‘Residential Area’ designation is 70 units per hectare. Additionally, where a ‘Residential Area’ abuts an arterial or collector road, high density residential uses are permitted at a maximum density of 100 units per hectare, in accordance with section 9.5.7.2(a). The applicant is proposing to amend the Hewitt’s Secondary Plan by creating a Defined Policy Area to permit a maximum density of 250 units per hectare on the subject property.

Zoning – Site-Specific Provisions

The site-specific provision proposed for the subject property would permit a reduction in the side and rear yard setbacks for non-residential and residential buildings greater than four storeys in height abutting a Residential, Open Space or Environmental Protection Zone (see Table 1). Given the complexity of the site, the applicant intends to work with City staff through the technical review process to ensure that all zoning compliance matters are adequately addressed before a staff report is brought forward to Planning Committee.

**Table 1: Proposed Site-specific Zoning Provisions – 1012 Yonge Street, Barrie**

Zoning Standard	Required – NMU Zone	Proposed
<b>Side or Rear Yard Setback for Non-Residential and Residential Buildings Greater than 4 Stories Abutting a Residential, Open Space or Environmental Protection Zone</b>	5 m (min.)	3.1 m (rear municipal right-of-way abutting a residential zone)

Planning and Land Use Matters Under Review

The subject applications are currently under review by Planning staff and the City’s Technical Review Team, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Conformity with the Hewitt’s Secondary Plan;
- Density of the proposed development;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Hewitt’s Secondary Plan;
- An understanding of the functionality of the site as proposed including, but not limited to, parking, landscaping, amenities, pedestrian safety and vehicular circulation; and,
- Compatibility and consistency of the proposal to the existing and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant to address feedback received through the public consultation process as well as those comments raised through the technical analysis of the applications by staff and agency partners. A staff report to Planning Committee is anticipated to be brought forward in the late Fall of 2021 for consideration of the proposed Official Plan Amendment and Zoning By-law Amendment. If approved, subsequent applications for Site Plan Control and Condominium Exemption would also be required.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at [andrew.gameiro@barrie.ca](mailto:andrew.gameiro@barrie.ca).

