



City of Barrie

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

Final Planning Committee

Tuesday, December 7, 2021

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on January 17, 2022.

The meeting was called to order by Mayor J. Lehman 7:01 p.m. The following were in attendance for the meeting:

Present: 10 - 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

Absent: 1 - Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Service Desk Generalist, K. Kovacs
Supervisor of Planning/Manager of Planning (Acting), C. McLaren.

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

SECTION "A"

21-P-030

ZONING BY-LAW AMENDMENT APPLICATION - 112 AND 136 BAYFIELD STREET, 14 SOPHIA STREET WEST, 113 AND 115 MAPLE AVENUE (ROCKAP HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Rockap Holdings Inc. to rezone lands known municipally as 112 and 136 Bayfield Street, 14 Sophia Street West, and 113 and 115 Maple Avenue from 'Transition Centre Commercial - 1' (C2-1) to 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and 'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY), be approved.
2. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. XXX' (RA2-1)(SP-XXX) and be referenced in the implementing zoning by-law:
 - a) Permit a minimum front yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - b) Permit a minimum exterior (east) side yard setback of 1.5 metres, whereas a minimum setback of 3 metres is required;
 - c) Permit a minimum rear yard setback of 2 metres, whereas a minimum setback of 7 metres is required;
 - d) Permit canopies/balconies/stairs to project a distance of not more than 1.5 metres into a required yard along the south (Sophia Street) and east (Bayfield Street) frontages;
 - e) Permit a landscaped buffer area with a minimum width of 2 metres along the rear lot line, whereas a minimum of 3 metres is required;
 - f) Permit a landscaped buffer of 0m along the exterior (east) side lot line, whereas a minimum of 3 metres is required;
 - g) Permit a maximum lot coverage of 70 percent, whereas a maximum lot coverage of 35 percent is permitted;

- h) The maximum gross floor area provisions in section 5.3.1 shall not apply, whereas a maximum gross floor area of 200 percent of the lot area is permitted;
- i) A minimum of 0.8 parking spaces per residential unit shall be provided, whereas a minimum of 1 parking space per unit is required;
- j) A blended parking rate of a minimum of 1 parking space per 254 square metres of gross floor area shall be permitted for multiple commercial uses, whereas a minimum of 1 parking space per 24 square metres of gross floor area of commercial space is required for multiple commercial uses located on the same site;
- k) Notwithstanding the maximum building height permissions identified in Section 5.3.2 (b), maximum building heights shall be provided in accordance with the following:
 - i. A maximum building height of 12 metres within 10 metres of the lot line adjacent to Maple Avenue;
 - ii. A maximum building height of 25 metres within 40 metres of the lot line adjacent to Maple Avenue;
 - iii. A maximum building height of 44 metres (12 storeys) is permitted beyond 40 metres of Maple Avenue; and
 - iv. A maximum building height of 44 metres (12 storeys) shall be permitted within 24 metres of Bayfield Street.
- l) That the secondary means of egress provisions in section 5.3.3.2(d) shall not apply, whereas a secondary means of egress consisting of landscaped open space with a depth of 7 metres is required for a secondary means of egress in a multi-residential building;
- m) A minimum consolidated outdoor rooftop amenity area of 185 square metres shall be provided on the 4th storey;
- n) Notwithstanding the permitted uses identified in section 5.2.1, live/work units shall be permitted on the ground floor of an apartment building;
- o) Notwithstanding the Definitions in Section 3.0, a live/work unit shall be defined as a residential unit that shall utilize a minimum of 25 percent of the total gross floor area of the street level floor area of the unit for office, commercial and/or accessory retail uses;

- p) That permitted uses in live/work units shall be in accordance with the uses defined in section 5.2.10 Home Occupations. Accessory retail uses shall be permitted in association with the Home Occupation uses identified in section 5.2.10;
 - q) Notwithstanding the permitted uses identified in Sections 5.2.1 and 5.2.6, commercial uses permitted in the 'Transition Centre Commercial' (C2) Zone, as identified in Table 6.2 of the Zoning By-law, shall be permitted on the ground floor of an apartment building;
 - r) Notwithstanding Section 5.2.6, commercial uses within an apartment building shall occupy a minimum of 25 percent of the gross floor area of the ground floor;
3. That the following site-specific provisions shall apply to lands zoned 'Residential Apartment Dwelling Second Density - 1, Special Provision No. YYY' (RA2-1)(SP-YYY) and be referenced in the implementing zoning by-law:
- a) Permit a maximum building height of 12 metres, whereas a maximum building height of 30 metres is permitted;
 - b) Notwithstanding the uses identified in Table 5.2 and Section 5.2.6, lands zoned RA2-1 (SP-YYY) shall be restricted to an apartment dwelling; and
 - c) Notwithstanding the above, all other standards of the RA2-1(SP-XXX) zone shall apply.
4. That for the purposes of the by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the by-law shall not apply.
5. 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 as amended, including matters raised in those submissions and identified within Staff Report DEV023-21.
6. That the owner/applicant is required to provide community benefits as per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services.
7. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV023-21) (File: D14-1702)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 1/17/2022.

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

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION "B"

21-P-031

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MAPLEVIEW DRIVE SOUTH (INNISFIL) LTD - 953 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-015-2021)

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Maplevue Drive South (Innisfil) Ltd. for lands known municipally at 953 Maplevue Drive East and located within the Hewitt's Secondary Plan Area.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phase of the City's Hewitt Secondary Plan and Hewitt's Master Plan;
- The Conformity Review Plan;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The Pedestrian Circulation Plan; and
- The proposed Zoning By-law Amendment.

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. 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 proposed application.

VERBAL COMMENTS:

No verbal comments were received.

WRITTEN COMMENTS:

1. Correspondence from Hydro One dated November 23, 2021.
2. Correspondence from the Simcoe Muskoka District School Board dated November 19, 2021.
3. Correspondence from the Lake Simcoe Region Conservation Authority dated November 30, 2021.
4. Correspondence from Bell Canada dated November 8, 2021.
5. Correspondence from the Ministry of Transportation dated November 10, 2021 and November 15, 2021.
6. Correspondence from Nottawasaga Valley Conservation Authority dated November 10, 2021.
7. Correspondence from Alectra Utilities dated November 2, 2021.
8. Correspondence from Canada Post dated November 2, 2021.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 1/17/2022.

21-P-032**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF ASA DEVELOPMENT INC. - 108, 116 AND 122 HARVIE ROAD (WARD 6) (FILE: D30-018-2021)**

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by ASA Development Inc. for lands known municipally at 108, 116 and 122 Harvie Road.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the site location;
- Photographs illustrating the surrounding land uses;
- An aerial context of the site location;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The existing Official Plan land use for the subject lands;
- The current Zoning By-law designation for the subject land;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The concept plan for the site location;
- The proposed Zoning By-law Amendment; and
- Samples of the types of housing proposed in the development.

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. 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 proposed application.

VERBAL COMMENTS:

1. **Stephanie Douglas** questioned whether the buildings in the proposed development would include rental units or would they be owned.

Mr. Duhamel and City staff provided a response to Ms. Douglas.

WRITTEN COMMENTS:

1. Correspondence from Rachel Lahn dated November 19, 2021.
2. Correspondence from the Simcoe County District School Board dated November 24, 2021.
3. Correspondence from Stephanie Douglas dated December 6, 2021.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 1/17/2022.

The Planning Committee recommends adoption of the following recommendation(s);

SECTION "C"

21-P-033

ZONING BY-LAW AMENDMENT APPLICATION - 217 DUNLOP STREET (PBM REALTY HOLDINGS INC.) (WARD 2)

1. That the Zoning By-law Amendment application submitted by Mitchinson Planning and Development Consultants on behalf of 2012292 Ontario Limited (PBM Realty Holdings Inc.) to rezone the lands known municipally as 217 Dunlop Street from 'Transition Centre Commercial' (C2-1) Zone and 'Central Area Commercial' (C1-1) Zone to 'Transition Centre Commercial - Special Provisions No. XXX' (C2-1) (SP-XXX), be approved.
2. That the following Special Provisions for the Transition Centre Commercial with Special Provisions No. XXX (C2-1)(SP-XXX) be referenced in the site specific zoning by-law:

- a) Permit a side yard adjoining a Residential zone, along the east lot line, of 6.0 metres, whereas a setback of 15.63 metres is required based on the requirement of 6.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metres;
 - b) Permit a side yard adjoining a Commercial Zone, along the west lot line, of 6.0 metres whereas a setback of 12.625 metres is required based on a requirement of 3.0 metres plus 0.5 metres for every 2.0 metres of additional height over 11.0 metre;
 - c) Permit a minimum coverage for a commercial use of 0% whereas a minimum of 50% is required;
 - d) Permit a maximum Gross Floor Area of 595% whereas up to 400% is permitted;
 - e) Permit a maximum building height of 49.5 metre, whereas a maximum building height of 10 metre within 5 metre of the front lot line and the lot flankage, and a maximum building height of 30 metre beyond 5 metre of the front lot line are permitted;
 - f) Permit a continuous landscape buffer width along side and rear lot lines of 0 metre, whereas a minimum of 3.0 metres is required;
 - g) Permit a continuous landscape buffer width adjacent to a residential zone that is variable, and 0 metres in some instances, whereas a minimum of 3.0 metres is required; and
 - h) Permit residential tandem parking spaces, whereas tandem parking is not permitted.
3. 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 as amended, and as identified within Staff Report DEV025-21.
4. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law.

6. That staff in Development Services Department request the Developer to provide alternative massing that substantially conforms to requirements of the C2-1 zone in advance of the January 17, 2022 City Council Meeting. (DEV025-21) (File: D30-002-2021)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 1/17/2022.

SECTION "D"

21-P-034 ZONING BY-LAW AMENDMENT APPLICATION - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (407-419 MAPLEVIEW INC AND ENCORE GROUP) (WARD 7)

That Staff Report DEV026-21 concerning the Zoning By-law Amendment Application - 407, 411, 413, 417 and 419 Mapleview Drive West (407-419 Mapleview Inc. and Encore Group) be deferred to the January 18, 2022 Planning Committee meeting for further consideration. (DEV026-21) (File: D30-003-2020)

This matter was recommended (Section "D") to City Council for consideration of adoption at its meeting to be held on 1/17/2022.

ENQUIRIES

Members of Planning Committee addressed enquires to City staff and received responses.

ADJOURNMENT

The meeting adjourned at 9:17 p.m.

CHAIRMAN