



Final
Planning Committee

Tuesday, January 18, 2022

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on January 31, 2022.

The meeting was called to order by Mayor, J. 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:

City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Deputy City Clerk, M. Williams
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Manager of Corporate Asset Management, K. Oakley
Manager of Growth and Development, T. Thompson
Planner, L. Juffermans
Planner, T. Wierzba
Senior Manager, Corporate Finance Investments, C. Gillespie
Supervisor of Development Charges, M. Villeneuve
Supervisor of Growth and Development, A. Sajecki
Service Desk Generalist, K. Kovacs.

The Planning Committee met and reports as follows:

SECTION "A"

22-P-001 PRESENTATION CONCERNING BARRIE'S NEW OFFICIAL PLAN UPDATE - "ONE CITY, ONE VISION, ONE PLAN"

Michelle Banfield, Director of Development Services provided an update on the final stages of Barrie's New Official Plan.

Ms. Banfield discussed slides concerning the following topics:

- The journey leading up to the development of the City's new Official Plan;
- An overview of the Official Plan and supporting material:
 - Appendix A: New Official Plan;
 - Appendix B: Official Plan Public Consultation and Engagement;
 - Appendix C: Growth Plan conformity Chart;
 - Appendix D: Land Needs Assessment (LNA); and
 - Appendix E: Municipal Comprehensive Review (MCR).
- A summary of the Official Plan as a foundation document, revisited 5-10 years and updates to the 30 year Plan moving forward.

Members of Planning Committee asked a number of questions to Ms. Banfield and received responses.

This matter was recommended (Section "A") to City Council for consideration of receipt at its meeting to be held on 1/31/2022.

The Planning Committee met and recommends adoption of the following recommendation(s):

SECTION "B"

22-P-002 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 referred back to staff in the Development Services Department to prepare a new staff report using the following parameters:

1. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) Permit a minimum front yard setback of 4.0 metres to the building façade and 2.3 metres to external stairs, whereas a minimum front yard setback of 7.0 metres is required;
 - b) Permit a minimum landscaped open space percent of lot area of 35%, whereas a minimum percent of 35% is required;
 - c) Permit a maximum lot coverage percent of lot area of 50%, whereas a maximum of 35% is permitted;
 - d) Permit a maximum gross floor area percent of lot area of 120%, whereas a maximum of 60% is permitted;
 - e) Permit a maximum building height for the back-to-back and stacked townhomes of 10 metres, whereas main building height maximums are 10.0 metres;
 - f) Permit a maximum density of 53 units per hectare, whereas a maximum of 40 to 53 units per hectare are permitted;
 - g) Permit that required amenity areas can be provided as unconsolidated, whereas consolidated amenity areas are required;
 - h) Require a minimum rear yard setback of 10 metres;
 - i) Require a minimum west side setback of 17.4 metres as identified in the current site plan;
 - j) Require a minimum east side setback of 14.6 metres as identified in the current site plan;
 - k) The perimeter fence be a minimum height of 1.8 metres and a maximum of 2.4 metres, with the rear fence being a minimum of 2.14 metres; and that the fence will remain the ownership of the future condominium board;
 - l) That the rear second storey decks on the traditional townhouse units be a maximum deck area of 2.55 squared metres (1.5 metres by 1.7 metres) along with a rear yard setback of 8.5 metres;
 - m) That any stacked or back to back townhouses not have a deck any larger than 28.5 squared metres, where as 12 squared metres is the maximum permitted; and

- n) That rooftop terraces are not permitted on the subject properties.
- 2. That as many trees as possible on the subject lands be retained that are in good health in accordance with City of Barrie policies and as approved by City Staff. (DEV026-21) (File: D30-003-2020)

This matter was recommended (Section "B") to City Council for consideration of adoption at its meeting to be held on 1/31/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:39 p.m.

CHAIRMAN