



City of Barrie

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

Final Planning Committee

Tuesday, March 29, 2022

7:00 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on April 11, 2022.

The meeting was called to order by Deputy Mayor, B. Ward 7:01 p.m. The following were in attendance for the meeting:

Present: 10 - 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

Absent: 1 - Mayor, J. Lehman

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. Maynard
Deputy City Clerk, M. Williams
Director of Development Services, M. Banfield
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of two Public Meetings at 7:03 p.m.

Deputy Mayor, B. Ward 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 and Court Services Department. Any interested persons wishing further notification of the Staff Reports were advised to contact the Legislative and Court Services Department at cityclerks@barrie.ca. Deputy Mayor Ward confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

22-P-012 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 315 AND 323 MAPLEVIEW DRIVE WEST (WARD 7) (FILE: D30-020-2021)

Katherine Rauscher from MHBC Planning Limited advised that the purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by MHBC Planning Ltd. on behalf of Plaza Retail REIT for lands known municipally as 315 and 323 Mapleview Drive West.

Ms. Rauscher discussed slides concerning the following topics:

- The existing site location;
- The existing site context and surrounding land uses;
- The application's alignment with Provincial and City Policies;
- The Official Plan designations for the subject lands;
- The current zoning of the subject properties;
- The current zoning and proposed rezoning;
- The proposed site specific amendments to the Official Plan and Zoning By-law;
- Illustrations depicting the development proposal; and
- The studies completed in support of the application.

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 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 Grant Rudachyk dated January 28, 2022.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 4/11/2022.

22-P-013**APPLICATION FOR ZONING BY-LAW AMENDMENT - 505, 511, 515 AND 533 YONGE STREET (WARD 8) (FILE: D30-028-2021)**

Kyle Galvin from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of 2570974 Ontario Inc. (Core Advisory Group) for lands known municipally as 505, 511, 515 and 533 Yonge Street. The subject lands are legally described as Part Block C, Lots 12, 38, 39 and 40, Concession 13 on Plan 885; Parts 1 to 4 on Plan 51R-19631; and Parts 1 and 2 on Plan 51R-31208.

Mr. Galvin discussed slides concerning the following topics:

- The existing site location;
- The existing site context and surrounding land uses;
- An illustration depicting an aerial view of the subject lands;
- The Official Plan designation for the subject lands;
- The current zoning and proposed rezoning;
- A summary of the development proposal;
- The New City of Barrie Official Plan 2022 designation for the subject lands;
- Architectural renderings of the development proposal; and
- The studies completed in support of the application.

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.

Ward 8 Councillor, J. Harris asked a number of questions to Mr. Galvin and City staff and received responses.

VERBAL COMMENTS:

1. **Greg Stephenson, 5 Tomlin Court** discussed concerns related to snow storage, the volume of parking and potential impact to the surrounding properties and streets in the vicinity of the site location.

Mr. Stephenson suggested that a parking study be completed for Yonge Street corridor.

WRITTEN COMMENTS:

No written comments were received for 505, 511, 515 and 533 Yonge Street.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 4/11/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 7:52 p.m.

CHAIRMAN