



City of Barrie

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

Final Planning Committee

Tuesday, May 17, 2022

7:00 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on June 6, 2022.

The meeting was called to order by Deputy Mayor, B. Ward at 7:00 p.m. The following were in attendance for the meeting:

Present: 10 - Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A.M. 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
Director of Information Technology, R. Nolan
Director of Operations, D. Friary
Planner, S. White
Senior Planner, C. Kitsemetry
Service Desk Generalist, B. Manwell
Service Desk Generalist, K. Kovacs.

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

SECTION "A"

22-P-022

ZONING BY-LAW AMENDMENT - 108, 116 AND 122 HARVIE ROAD (WARD 6)

1. That the Zoning By-law Amendment Application submitted by The Jones Consulting Group, on behalf of ASA Development Inc., to rezone lands municipally known as 108, 116 and 122 Harvie Road, from 'Residential Single Detached Dwelling First Density' (R1) to Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2)(SP-XXX)(H-XXX), Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2)(SP-YYY)(H-XXX), and Residential Single Detached Dwelling Fourth Density with Special Provisions, Hold (R4)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density (RM2)(SP-XXX)(H-XXX) zone associated with Block '13' of the subject lands:
 - a) To permit an exterior side yard setback of 2.0 metres to the daylighting triangle for the apartment dwelling, whereas 3.0 metres is required;
 - b) To permit a front yard setback of 5.0 metres to Beacon Road, whereas 7.0 metres is required for the apartment dwelling;
 - c) To eliminate the 60% maximum gross floor area as a percentage of lot area;
 - d) To permit an exterior side yard setback of 1.8 metres to Street A, whereas 3.0 metres is required;
 - e) To permit a minimum rear yard setback and secondary means of egress of 5.0 metres, whereas 7.0 metres is required;
 - f) To permit an amenity area in an unconsolidated form, whereas an amenity area is required in a consolidated form;
 - g) To permit tandem parking and a minimum driveway length of 5.5 metres for a townhouse unit, whereas tandem parking is not permitted and a minimum 6.0 metre driveway length is required.
 - h) To permit a maximum lot coverage of 60%, whereas a maximum lot coverage of 35% is permitted;

- i) To permit a maximum density of 75 units per hectare, whereas a maximum density of 53 units per hectare would be permitted; and
 - j) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
3. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Multiple Dwelling Second Density (RM2)(SP-YYY) (H-XXX) zone associated with Block '14' of the subject lands:
- a) To permit a front yard setback of 1.8 metres, whereas 7.0 metres is required;
 - b) To permit a secondary means of access of 5.0 metres, whereas 7.0 metres is required;
 - c) To permit tandem parking and a minimum driveway length of 5.5 metres for a townhouse unit, whereas tandem parking is not permitted and a minimum 6.0 metre driveway length is required;
 - d) To permit a maximum lot coverage of 60%, whereas a maximum lot coverage of 35% is permitted;
 - e) To eliminate the 60% maximum gross floor area as a percentage of lot area;
 - f) To permit a maximum density of 50 units per hectare, whereas a maximum density of 40 units per hectare would be permitted; and
 - g) That notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
4. That the following Special Provisions be referenced in the implementing Zoning By-law for the proposed Residential Single Detached Dwelling Fourth Density (R4)(SP-XXX) (H-XXX) lots associated with the subject lands:
- a) To permit a minimum lot area of 195 square metres, whereas 335 square metres is required;
 - b) To permit a minimum lot frontage of 9.0 metres, whereas 10.0 metres is required;

- c) To permit an exterior side yard setback of 2.6 metres, whereas 3.0 metres is required;
 - d) To permit a rear yard setback of 5.0 metres, whereas 7.0 metres is required;
 - e) To permit a front yard setback to an attached garage of 5.5 metres for Lots 1 through Lot 6, whereas 7.0 metres is required;
 - f) To permit a front yard setback to dwelling unit of 3.0 metres, whereas a minimum setback of 4.5 metres is required; and
 - g) That a maximum lot coverage of 60% is permitted, whereas a maximum lot coverage of 35% is required.
5. That the By-law for the purpose of lifting the Holding Provision (H) from the Zoning By-law Amendment as it applies to the lands municipally known as 108, 116 and 122 Harvie Road shall be brought forward for approval once the owner provides the following to the satisfaction of the Lake Simcoe Region Conservation Authority and the City of Barrie:
- a) A revised scoped Environmental Impact Study, which adequately addresses any natural heritage features on site including significant wildlife habitat and habitat of endangered species.
6. For the purposes of this by-law, provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this by-law shall not apply.
7. That the written and oral submissions received relating to this 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 DEV011-22.
8. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV011-22) (File: D30-018-2021).

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/6/2022.

22-P-023**OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS - 290, 294, 298 AND 302 GEORGIAN DRIVE (TMD ATRIA CORPORATION) (WARD 1)**

1. That the Official Plan Amendment application submitted by MHBC Planning, Urban Design and Landscape Architecture, on behalf of TMD Atria Corporation, for lands known municipally as 290, 294, 298 and 302 Georgian Drive, attached as Appendix "A" to Staff Report DEV014-22 be approved as follows:
 - a) Amend Official Plan Schedule "A" - Land Use to redesignate a portion of the subject lands from Residential to Environmental Protection Area;
 - b) Amend Schedule "C" - Defined Policy Areas to identify the residential portion as Defined Policy Area XX;
 - c) That the text of the Official Plan be amended by adding Section 4.8.XX to allow for a 19-storey residential apartment building with a maximum density of 500 units per hectare on lands known municipally as 290, 294, 298 and 302 Georgian Drive.
2. That the Zoning By-law Amendment Application submitted by MHBC Planning, Urban Design and Landscape Architecture, on behalf of TMD Atria Corporation, to rezone the lands known municipally as 290, 294, 298 and 302 Georgian Drive from 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. 499' (RA2-2)(SP-499) Zone to 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. XXX' (RA2-2)(SP-XXX) and 'Environmental Protection' (EP) Zone, attached as Appendix "B" to Staff Report DEV014-22 be approved.
3. That the following Special Provisions for the 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. XXX' (RA2-2) (SP-XXX) Zone be referenced in the site specific zoning by-law:
 - a) Permit a west interior side yard setback of 1 metre to an underground parking structure, whereas sections 4.6.5.1 and 5.3.1 of Zoning By-law 2009-141 require a minimum setback of 5.0 metres;
 - b) Permit a west interior side yard setback of 4.5 metres, whereas section 5.3.1 of Zoning By-law 2009-141 requires a minimum setback of 5.0 metres;
 - c) Permit a front yard setback of 5.0 metres to balconies, whereas sections 5.3.1 and 5.3.3.1(e) of Zoning By-law 2009-141 require a minimum setback of 5.5 metres;

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- d) Permit a front yard setback of 0.0 metres to stairs, whereas section 5.3.5.1 of Zoning By-law 2009-141 requires a minimum setback of 3.0 metres;
 - e) Permit a front yard setback of 0.63 metres to an underground parking structure, whereas section 4.6.5.2 of Zoning by-law 2009-141 requires a minimum setback of a setback of 1.8 metres;
 - f) Permit a maximum lot coverage of 60%, whereas section 5.3.1 of Zoning By-law 2009-141 permits a maximum lot coverage of 35%;
 - g) That a landscape buffer along the eastern interior side lot line not be required, whereas section 5.3.7.2 of Zoning By-law 2009-141 requires a landscape buffer with a minimum width of 3.0 metres along the side and rear lot lines;
 - h) Permit a landscape buffer with a minimum width of 1 metre along the west interior side lot line, whereas section 5.3.7.2 of Zoning By-law 2009-141 requires a landscape buffer with a minimum width of 3.0 metres along the side and rear lot lines;
 - i) Permit a maximum Gross Floor Area (GFA) of 460%, whereas section 5.3.1 of Zoning By-law 2009-141 permits a maximum GFA of 200%;
 - j) Permit a maximum building height of 65 metres (19 storeys), whereas Section 5.3.1 of Zoning By-law 2009-141 permits a maximum building height of 45 metres;
 - k) Permit 1.2 parking spaces per unit for a residential building containing more than 3 dwelling units, whereas section 4.6.1 of Zoning by-law 2009-141 requires a minimum of 1.5 parking spaces per unit;
 - l) Permit 12 shared parking spaces which shall be used only for commercial uses and residential visitors, whereas section 4.6.1 of Zoning By-law 2009-141 does not permit shared parking between residential and commercial uses;
 - m) That the uses permitted in the 'General Commercial' (C4) Zone, as identified in Table 6.2, shall be permitted within a residential apartment building on the subject property, whereas section 5.2.6 of Zoning By-law 2009-141 only permits a convenience store, personal service store and/or a dry-cleaning distribution outlet within 25% of the ground floor of a residential apartment building; and
 - n) A maximum density of 500 units per hectare shall be permitted.

4. That the written and oral submissions received relating to this 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 DEV014-22.
5. 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.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required to the passing of the by-law. (DEV015-22) (File: D09-OPA-074 and D14-1673)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 6/6/2022.

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

Deputy Mayor Ward advised the public that any concerns or appeals dealing with the applications 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 applications 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.

SECTION "B"

22-P-024

APPLICATION FOR ZONING BY-LAW AMENDMENT - 34, 36, 38, 40, 44 AND 50 BRADFORD STREET (WARD 2) (FILE: D30-006-2022)

Trevor Hawkins of MHBC Planning Ltd. and Joel Doherty of HIP Developments advised that the purpose of the Public Meeting is to review an application on behalf of Barrie Central Developments Inc. for the lands located at 34, 36, 38, 40, 44 and 50 Bradford Street legally known as Part Lot 24, Concession 5, former Township of Vespra, City of Barrie, Lots 21 to 23 and Part Lots 20 and 24 W Unregulated Plan Robert Ross.

Mr. Hawkins and Mr. Doherty discussed slides concerning the following topics:

- The site context for the subject lands;
- The proposed development for site location;

- Architectural renderings illustrating the proposed development;
- The Official Plan designation for the subject lands;
- The proposed Zoning By-law Amendment;
- A summary of neighbourhood Open House comments for the proposed development; and
- The application's alignment with Provincial Policy, Growth Plan and focus of design.

Celeste Kitsemetry, Senior Planner 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. Kitsemetry discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 2 Councillor, K. Aylwin asked a number of questions of Mr. Hawkins, Mr. Doherty and City staff and received responses.

VERBAL COMMENTS

1. Cathy Colebatch, 97 Cumberland Street questioned the total number of units for the proposed development. She discussed concerns related to the amount of parking spaces in the development, overflow parking, and preserving the cultural heritage portion of the former Prince of Wales School facade. She explained that not all amenities are located within the downtown core and that people will still require vehicles.

Ms. Colebatch discussed concerns related to shadowing from buildings onto surrounding streets and she questioned if a shadow study report has been completed for the application.

WRITTEN COMMENTS

1. Correspondence from Colleen Dearham dated May 4, 2022.
2. Email Summary Pre-Post Neighbourhood Meeting dated February 15, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/6/2022.

22-P-025

APPLICATION FOR ZONING BY-LAW AMENDMENT - 129 COLLIER STREET (WARD 2) (FILE: D30-005-2022)

Eldon Theodore from MHBC Planning Ltd. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment on behalf of Pinemount Developments Ltd. for the lands located at 129 Collier Street legally known as Lots 27, 28 and 29 n/s Dunlop Street Plan 2 and Lots 37, 38 and 39 s/s Collier Street Plan 2; Barrie.

Mr. Theodore discussed slides concerning the following topics:

- The existing site conditions of the subject lands;
- The Official Plan designation of the subject lands;
- The proposed Zoning By-law Amendment;
- The development proposal for the site location;
- Architectural renderings of the following:
 - The elevations - conceptual;
 - The pedestrian circulation plan - parking and loading;
 - The ground floor layout of the proposed development;
 - The setback and separations for the subject lands; and
 - The building heights and site context of the subject lands.
- The developer's request for amendments to the Zoning By-law;
- The proposed and under construction developments in the vicinity of the subject lands; and
- The next steps involved in the project.

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 2 Councillor, K. Aylwin asked a number of questions of Mr. Theodore and City staff and received responses.

VERBAL COMMENTS

1. Christy Inglis of 137 Collier Street described that her property is located adjacent to the proposed development and that she is the sole proprietor of her building. She advised that she is happy with plans for developing this property but that she does have concerns related to access to her driveway and how this would impact her business and whether communications will be provided to impacted property owners.

She discussed concerns related to parking and the impact this would have on her business, and changes to the Zoning By-law for a reduction in parking. Ms. Inglis briefly described the changes to parking that have taken place since she has owned the building. She mentioned that she rents out space in her building, but that if there is no available parking that this has the potential to impact her financially

WRITTEN COMMENTS

1. Correspondence from the Simcoe County District School Board dated May 6, 2022.
2. Correspondence from Larry Gottschalk dated May 17, 2022.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 6/6/2022.

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

SECTION "C"

22-P-026 2021 AFFORDABLE HOUSING MONITORING REPORT AND AFFORDABLE HOUSING STRATEGY UPDATE

That Council accept, in principle, the Affordable Housing Monitoring Report and Affordable Housing Strategy Report Card, attached as Appendix "A" and Appendix "B" to Staff Report DEV015-22 respectively. (DEV015-22)

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 6/6/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

CHAIRMAN