



City of Barrie

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

Final Planning Committee

Tuesday, April 12, 2022

7:00 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on May 2, 2022.

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

Present: 9 - 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: 2 - Mayor, J. Lehman
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, B. Thompson
Committee Support Clerk, T. Maynard
Deputy City Clerk, M. Williams
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
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
Senior Planner, C. Kitsemetry
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-014

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 521 HURONIA ROAD (WARD 9)

1. That the Official Plan Amendment application submitted by MHBC Planning Limited on behalf of Huronia Barrie Inc. to redesignate the lands known municipally as 521 Huronia Road from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection' on Schedule "A" - Land Use, be approved as per Appendix "A" attached to Staff Report DEV003-22.
2. That the Zoning By-law Amendment application submitted by MHBC Planning Limited on behalf of Huronia Barrie Inc. to rezone the lands known municipally as 521 Huronia Road from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions', Hold (RM2)(SP-XXX)(H-XXX) and 'Environmental Protection' (EP), be approved as per Appendix "B" attached to Staff Report DEV003-22.
3. That the Zoning By-law Amendment include special provisions to be permitted in the Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) zone as follows:
 - a) the minimum residential parking standard shall be 1.2 spaces per dwelling unit whereas 1.5 spaces is the standard;
 - b) back-to-back townhouse units are permitted, to a maximum of 50% of the total unit count;
 - c) the maximum density shall be 47 units per hectare, whereas the standard for stacked/cluster townhouse development is a maximum density of 40 units per hectare;
 - d) a minimum consolidated outdoor amenity area shall be provided at a rate of 5 square metres per unit, and 12 square metres per unit in an unconsolidated form, whereas 12 square metres in a consolidated form is the standard;
 - e) the maximum building height shall be 12.5 metres, whereas a maximum of 10 metres is the standard; and,
 - f) the minimum landscape area shall be 32%, whereas 35% is the standard.

4. That a by-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Residential Multiple Dwelling Second Density with Special Provisions, Hold (RM2) (SP-XXX)(H-XXX), when the alignment, design and access permissions are confirmed for municipal servicing infrastructure (water, wastewater, and stormwater) and the road connection to Loon Avenue across the adjacent property municipally known as 338 Maplevue Drive East to the satisfaction of the Director of Development Services.
5. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, 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.
6. 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 DEV003-22.
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. (DEV003-22) (Files: D09-OPA082, D14-1700)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/2/2022.

22-P-015**ZONING BY-LAW AMENDMENT APPLICATION - 189 SUMMERSET DRIVE (WYNSTAR BEAR CREEK GP INC.) (WARD 6)**

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Wynstar Bear Creek GP Inc., to rezone lands known municipally as 189 Summerset Drive from 'Residential Multiple Second Density' (RM2) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2) (SP-XXX), be approved as attached to this Staff Report as Appendix "A".
2. That the following site-specific provisions be referenced in the implementing zoning by-law for the subject lands:
 - a) Permit a parking standard of 1.27 parking spaces per unit, whereas 1.5 spaces are required;
 - b) Permitted uses shall include:
 - i. 6-storey apartment building whereas a walk-up apartment building to a maximum of 4-storeys is permitted; and
 - ii. back-to-back townhouse units to a maximum of 50% or 156 units, whichever is greater; and

- c) Permit a minimum rear yard setback of 2.8 metres, whereas a minimum of 7 metres is required; and
 - d) Permit a maximum gross floor area of 116%, whereas a maximum of 60% of the maximum lot area is permitted; and
 - e) Permit a maximum building height of:
 - i. 21 metres for the 6-storey apartment building, whereas the maximum height for a 4-storey walk-up apartment building is 20 metres; and
 - ii. 13 metres for the back-to-back and block/stacked townhouse built form, whereas the maximum height is 10 metres;
 - f) Permit a maximum density of 70 units per hectare, whereas a maximum of 40 to 53 units per hectare are permitted; and
 - g) Permit 12 square metres per unit of consolidated amenity area in two (2) separate locations, whereas 12 square metres of consolidated amenity area in one location is required; and
 - h) Remove the requirement for a 3 metre continuous landscape buffer along the side and rear property lines of a property containing an apartment dwelling.
- 3. That the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, 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.
 - 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, including matters raised in those submissions and identified within Staff Report DEV007-22.
 - 5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV007-22) (File: D30-003-2021)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 5/2/2022.

22-P-016**DELEGATION OF APPROVAL AUTHORITY FOR THE REMOVAL OF A HOLDING SYMBOL UNDER SECTION 39.2 OF THE *PLANNING ACT***

That the by-law to delegate approval authority to remove a holding symbol to the Director of Development Services or their designate and that any member of Council, the applicant, or staff may request that an application with a holding symbol be “bumped up” to Council for approval for unresolved matters and/or conditions, be approved as per Appendix “A” attached to Staff Report DEV008-22. (DEV008-22)

This matter was recommended (Section “A”) to City Council for consideration of adoption at its meeting to be held on 5/2/2022.

The Planning Committee met for the purpose of 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 Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Deputy Mayor Ward confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

SECTION “B”**22-P-017****APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 969, 979 AND 989 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-001-2022)**

Kris Menzies of MHBC Planning Ltd. advised that the purpose of the Public Meeting is to review applications submitted by Sandy Creek Estates Inc. for a Zoning By-law Amendment and Draft Plan of Subdivision for lands legally described as Part Lot 19, Concession 11, Parts 1 and 2 51R-35948, Part 1 51R-11231, formerly Town of Innisfil and known municipally as 969, 979 and 989 Maplevue Drive East. The site is approximately 20 hectares in size and located on the south side of Maplevue Drive East, east and west of the extension of Terry Fox Drive. The property is located in the Hewitt’s Secondary Plan Area.

Ms. Menzies discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- The subject lands associated to the development phases within the Hewitt’s Secondary Plan;
- The application’s alignment with the Provincial and City policies;

- The studies completed in support of the application;
- An overview of the proposed draft plan of subdivision;
- The concept plans for the subject lands;
- The proposed Zoning By-law Amendment; and
- Architectural rendering illustrating the development proposal.

In closing, Ms. Menzies felt that the proposed applications provided an efficient use land, access to greenspace and commercial units for businesses.

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:

No written comments were received.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 5/2/2022.

22-P-018

APPLICATION FOR ZONING BY-LAW AMENDMENT - 947 MAPLEVIEW DRIVE EAST (WARD 10) (FILE: D30-002-2022)

Brian Goodreid of Goodreid Planning Group advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Mapleview Friday Corporation for lands legally described as Part of Lot 19, Concession 11, formerly Township of Innisfil, known municipally as 947 Mapleview Drive East, Barrie. The subject property is located in the Hewitt's Secondary Plan Area.

Mr. Goodreid discussed slides concerning the following topics:

- The context of the site location and surrounding areas;
- The development proposal for the subject lands;
- The proposed site plan;
- The proposed landscape plan for the site location;
- Pictures illustrating the exterior views of the existing building and yard;
- The planning policy framework associated with the application;
- The current Official Plan designations for the subject property and surrounding areas;

- The current zoning for the subject property;
- The proposed Zoning By-law amendment and special provisions for the application; and
- A summary 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:

No written comments were received.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 5/2/2022.

ENQUIRIES

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

ADJOURNMENT

The meeting adjourned at 7:47 p.m.

CHAIRMAN