



# City of Barrie

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

## Minutes - Final Planning Committee

---

Tuesday, March 3, 2020

7:30 PM

Council Chambers

---

### **PLANNING COMMITTEE REPORT** **For consideration by Barrie City Council on April 27, 2020.**

The meeting was called to order by Mayor Lehman at 7:31 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, R. Thomson  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann  
Councillor, A. Kungl

**Absent:** 1 - Councillor, N. Harris

#### **STUDENT MAYOR:**

Hale Mahon, Eastview Secondary School.

#### **STAFF:**

Acting Deputy City Clerk, T. McArthur  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, N. Walsh  
Director of Development Services, M. Banfield  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller  
Planner, C. Kitsemetry  
Service Desk Specialist, T. Versteeg.

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

## **SECTION "A"**

### **20-P-009**

#### **APPLICATION FOR ZONING BY-LAW AMENDMENT (ADA CUSTOM HOMES LTD.) - 435 BIG BAY POINT ROAD (WARD 9)**

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of ADA Custom Homes Ltd., to rezone the lands known municipally as 435 Big Bay Point Road from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP), be approved.
2. That the following Special Provisions (SP) be referenced for the Residential Multiple Dwelling Second Density (RM2) zone in implementing Zoning By-law 2009-141 for the subject lands:
  - a) Permit a reduced parking standard to 1.25 spaces per unit, whereas 1.5 spaces per unit is required;
  - b) Permit an increased building height of 12 metres for the stacked townhouse built form, whereas a maximum of 10 metres is permitted;
  - c) Permit a reduced rear yard setback and reduced secondary means of access of 6 metres whereas 7 metres is required;
  - d) Permit an increased density of 45 units per hectare, whereas a density of 40 units per hectare is permitted for block/cluster townhouse development;
  - e) Permit a reduction in the required landscape strip from a minimum 3 metres at the northwest corner to a minimum 1.5 metres at the southwest corner of the block of parking spaces; and
  - f) Restrict the permission of any building located along the south/rear lot line to be:
    - i) A maximum of two storeys in height; and
    - ii) Second floor balconies are not permitted on the rear face of the building.

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, and as identified within Staff Report DEV006-20.
4. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services;
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV006-20) (File: D14-1668)

This matter was recommended (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-04-27.

**20-P-010****APPLICATION FOR ZONING BY-LAW AMENDMENT - (BALLYMORE BUILDING (BARRIE) CORP. C/O BALLYMORE HOMES) 750 LOCKHART ROAD (WARD 10)**

1. That the Zoning By-law Amendment application submitted by KLM Planning on behalf of Ballymore Building (Barrie) Corp. c/o Ballymore Homes to rezone lands known municipally as 750 Lockhart Road, Barrie (Ward 10) from 'Agricultural General' (AG) and 'Environmental Protection' (EP) to 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX), 'Residential Hold Special Provision No. XXX' (RH) (SP-XXX) and 'Environmental Protection' (EP), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
  - a) The porches and steps shall be permitted to encroach into any required front yard and/or required exterior side yard up to 0.8 metres from the front or exterior side lot line in the 'Neighbourhood Residential Special Provision No. XXX' (R5) (SP-XXX) Zone, whereas a building, porch or balcony, with or without a foundation, may encroach into the front or exterior side yard setback up to 1 metre from the lot line;
  - b) The steps shall be permitted to encroach 0.3 metres into a required parking space located within a garage in the 'Neighbourhood Residential Special Provision No. XXX' (R5) (SP-XXX) Zone, whereas steps are not permitted to encroach into a required parking space;
  - c) The bay, bow or box windows with or without a foundation below shall not exceed 4.5 metres in width and may project a maximum of 0.6 metres into the required front, exterior side and rear yards in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas only sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters may project a distance of not more than 0.6 metres into a required yard;

- d) A rear walkout basement shall not be considered a storey in the 'Neighbourhood Residential Special Provision No. XXX' (R5) (SP-XXX) Zone, whereas a basement that extends more than 1.8 metres from finished grade level to the ceiling shall be considered a storey;
- e) The tandem parking is permitted in the 'Neighbourhood Residential Special Provision No. XXX' (R5)(SP-XXX) Zone, whereas tandem parking is not permitted for residential dwellings containing more than 3 units; and
- f) The following Special Provisions (SPs) shall apply lands zoned the 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX):
  - i) The uses permitted under Section 12 of Zoning By-law 2009-141, including Agricultural Uses, Conservation Uses such as forestry, reforestation, and other activities connected with the conservation of soil and wildlife, and Accessory Uses shall be permitted;
  - ii) The uses, buildings and structures permitted under Sections 4.2.1 through to 4.2.1.4, Sections 4.2.1.6 through to 4.2.1.11 and Section 4.2.1.13 of Zoning By-law 2009-141 shall be permitted;
  - iii) A minimum lot area of 0.4 hectares is required;
  - iv) A minimum lot frontage of 22 metres is required;
  - v) A by-law to re-zone lands identified as 'Residential Hold Special Provision No. XXX' (RH)(SP-XXX) shall not be approved until such time as 60 percent of the Hewitt's Secondary Plan Area Phase 2 lands have received Draft Plan approval, or as otherwise deemed appropriate by the City of Barrie; and
  - vi) 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 to lands zoned 'Residential Hold Special Provision No. XXX' (RH) (SP-XXX).
- 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 including the matters raised in those submissions and identified within Staff Report DEV007-20.
- 4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV007-20) (File: D14-1674)

This matter was recommended for (Section "A") to City Council for consideration of adoption at its meeting to be held on 2020-04-27.

The Planning Committee met for the purpose of three Public Meetings at 7:34 p.m.

Mayor Lehman 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. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

## **SECTION "B"**

### **20-P-011**

#### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION - 180 AND 198 ARDAGH ROAD (WARD 6) (FILE: D14-1685)**

Greg Barker from Innovation Planning Solutions Consulting advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands municipally known as 180 and 198 Ardagh Road, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The application context and surrounding areas;
- The existing land use designations and zoning for the subject lands and surrounding areas;
- The concept plan for the subject lands;
- The proposed Zoning By-law Amendment;
- The community comments and concerns raised at the neighbourhood meeting; and
- A summary and studies prepared in support of the application.

Celeste Kitsetmetry, Planner, Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on January 15, 2020. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsetmetry discussed the anticipated timelines for the staff report regarding the application.

#### **VERBAL COMMENTS:**

1. **Sebastian Vatsoff, 2 Kozlov Street** provided his opinion on residential neighbourhoods. He noted that are farther away from the intensification corridors consisting of single detached homes, bigger

properties and older quieter neighbourhoods that it is important to remember as Barrie becomes more intense, that there is real value in preserving those parts of the City and that it is important to looking at development from an affordable housing point of view as well. Mr. Vatsoff advised that he felt it is feasible to place semi-detached or tight knit developments within the existing neighbourhoods to provide residents opportunities to access affordable housing in quieter parts of the City. Mr. Vatsoff suggested that neighbourhoods contain different types of housing including single detached, semi-detached and townhomes throughout the City would be beneficial to the community.

Members of Council asked questions of clarification and received responses from City staff and the applicant.

#### **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 2020-04-27.

#### **20-P-012**

#### **APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION. - 158, 162, 166 AND 170 ARDAGH ROAD (WARD 6) (FILE: D12-448 AND D14-1684)**

Greg Barker from Innovation Planning Solutions Consulting advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands municipally known as 158, 162, 166 and 170 Ardagh Road, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The application context and surrounding area;
- The existing land use designations;
- The existing zoning for the subject lands and surrounding area;
- Architectural Renderings illustrating the conceptual site plan;
- A photograph illustrating the proposed conceptual unit designs for the development;
- The proposed Zoning By-law Amendment;
- The proposed Draft Plan of Subdivision;
- The community comments and concerns raised at the neighbourhood meeting;
- The studies prepared in support of the applications; and
- A summary of the applications.

Celeste Kitsemetry, Planner, Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meeting held on January 15, 2020. 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 applications.

**VERBAL COMMENTS:**

1. **Brian Smith, 5 Dove Crescent** advised that he is speaking in opposition to the proposed development. He noted that he felt the proponent's application for rezoning is extreme. Mr. Smith commented that the existing residents at the time they purchased their homes assumed that any new developments in the future would be in keeping with the existing neighbourhood. He noted that the developers themselves had historically only built single-detached homes in the area for the past several years. Mr. Smith commented on the special provisions being requested are due to the proposed buildings being too large for the subject properties and do not fit the neighbourhood. In conclusion, Mr. Smith acknowledged that intensification is important in the City just not suitable in this area.
2. **Sandy Coyle, 4 Elizabeth Street** advised that her backyard currently backs onto greenspace. Ms. Coyle expressed her concerns due to the potential lack of privacy the proposed development will cause to her and the neighbouring properties. She suggested that a large fence be built between the properties to provide some amount of privacy. Ms. Coyle addressed her concerns with the proposed development including an increase to traffic volumes, the possibility of property values decreasing and the negative impacts that it will have on the neighbourhood and in the community.
3. **Lisa Fraser, 172 Ardagh Road** expressed her concerns with the lack of privacy that the proposed development will provide to the existing residents. Ms. Fraser advised that when she initially purchased her home five years ago a large part was due to the level of privacy and greenspace around her property. She noted that she knew development would take place in the future, however she assumed it would continue to be single family homes. Ms. Fraser addressed her concern with the increase of traffic volumes to an area that is already challenging to travel.
4. **Mario Titus, 47 Toronto Street** questioned whether the units would be available to the greater public as freehold townhouse.

Mr. Barker provided a response to Mr. Titus.

5. **Mark Zimmermann, 323 Crawford Street** advised that he is opposition to the proposed development. He discussed his concerns with the application such as the subject properties and surrounding areas being zoned R1-R4, single family homes and in an established, stable neighbourhood for over 35 years, that in his opinion an infilling of higher density development is inappropriate and ill-advised, that a

more suitable style structure of single family homes similar to ones developed in the last five years would be more appropriate, and the effects on property values for surrounding residents to existing municipal assessments on property taxes. Mr. Zimmermann acknowledged his benefit to knowing a retired Engineering Technologist with 30 years of experience. He noted that he has many concerns with the preliminary drawings for the proposed development and is detailed in the correspondence he provided to the City staff. In conclusion, Mr. Zimmerman acknowledged the developer's wishes to maximize their return, but he noted that not with this development, one that is better suited to the existing established neighbourhood.

6. **Katelyn Kell, 108 Bishop Drive** advised that she purchased her home six years ago as it was a nice quiet subdivision where children could play on the streets and be safe. Ms. Kell addressed her concerns noting that this development will have due to higher volumes of traffic and the negative impacts this cause street safety and emergency vehicles attending emergency situations. In conclusion, Ms. Kell further expressed her concerns in regards to the sheer density of this development.
7. **Matthew Wade, 12 Elizabeth Street** acknowledged that he resides in a City and not in the country and that privacy can be limiting. Mr. Wade advised that his major concerns are the increases to traffic volumes in an area that is already strained especially with Ardagh Road already being reduced from four lanes to two and that the development could potentially cause major draining issues to the existing neighbourhood.
8. **Sebastian Vatsoff, 2 Kozlov Street** advised that he has seen a lot of proposed developments where residents are opposed to the development. Mr. Vatsoff provided the example of the City of Toronto that have developed individual neighbourhoods with specific features and cultures that have been integrated beautifully. He questioned whether this development is threatening the neighbourhood's culture by removing the Ardagh bluffs and all the greenspaces in the area.
9. **Kevin Faubert, 116 Bishop Drive** commented that he agrees with all the public comments and concerns heard during the meeting. He noted his concern with the amount of water from a past experience causing drainage issues to his property which resulted in his sump pump to run constantly.
10. **Lisa Fraser, 172 Ardagh Road** acknowledged her concern about grading and drainage issues in the area. She questioned what would happen if the proposed development affected the grading to her property in the future.
11. **Sandy Coyle, 4 Elizabeth Street** commented on her concerns with traffic safety in the area. She noted that she has almost been in traffic accidents reversing out of her driveway and with extra traffic it will



become more dangerous.

Members of Council asked a few questions for clarification and received responses.

**WRITTEN COMMENTS:**

1. Correspondence from HydroOne dated November 28, 2020.
2. Correspondence from Victoria Bennett dated December 9, 2020.
3. Correspondence from Kara S. dated January 13, 2020.
4. Correspondence from Jessica McDiarmid dated January 13, 2020.
5. Correspondence from Cherie and Tim Rowcliffe dated January 16, 2020.
6. Correspondence from Kevin Faubert dated February 6, 2020.
7. Correspondence from Mark Zimmermann.

This matter was recommended (Section "B") to City Council for consideration of receipt at its meeting to be held on 2020-04-27.

**20-P-013**

**APPLICATION FOR A ZONING BY-LAW AMENDMENT - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 2667340 ONTARIO INC. - 272 INNISFIL STREET (WARD 8) (FILE: D14-1689)**

James Hunter from Innovation Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment for lands municipally known as 272 Innisfil Street, Barrie.

Mr. Hunter discussed slides concerning the following topics:

- The application context and surrounding area;
- Pictures illustrating the existing land use;
- The development concept for the subject land;
- Architectural Renderings illustrating the conceptual site plan;
- The existing land use designations;
- A photograph illustrating the proposed conceptual unit designs for the development;
- The proposed Zoning By-law Amendment;
- The community comments and concerns raised at the neighbourhood meeting; and
- A summary of the application.

Celeste Kitsemetry, Planner, Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting held on November 27, 2019. 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 application.

#### **VERBAL COMMENTS:**

1. **Cathy Colebatch, 97 Cumberland Street** advised that a number of comments were made at the neighbourhood meeting in support of the proposed development and a general consensus of the community feeling the development is needed. She noted her concern with the area already having heavy traffic volumes and adding additional traffic from the proposed development would cause further impacts. Ms. Colebatch commented on the traffic report provided for this development appeared to be done in 2016 and 2017 and that she feels the information would no longer be relevant. She provided suggestions that included a viewing of the concept plans to see the design material and architecture of the development to ensure the design fits the historic value of the neighbourhood, that a landscape buffer be integrated into the design to use more trees as the area will be losing a lot of older trees, the possibility of murals to be painted on the boards surrounding the site during the construction stages and that consideration be given for an archeological study on the site and it holds a lot of historical significance. Ms. Colebatch addressed further concerns that included the underground parking and subsequent drilling that will take place in the large water table that exists under the site, and a concern for the local birds with the height of the proposed development and how their issues might be mitigated.
2. **Sebastian Vatsoff, 2 Kozlov Street** commented on his concern with the water table that Ms. Colebatch had spoken about earlier. He provided suggestion of a more historical design for this development to align with new more modern designed condos along the waterfront. Mr. Vatsoff noted that some colour into the design of the buildings would add contrast to the area as other developments are simply grey.

Members of Council asked a few questions for clarification and received responses.

#### **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 2020-04-27.

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

**SECTION "C"**

**20-P-014**

**APPLICATION FOR ZONING BY-LAW AMENDMENT - 34-50 BRADFORD STREET AND A PORTION OF 125 DUNLOP STREET WEST (WARD 2)**

1. That the Zoning By-law Amendment application submitted by MHBC Planning and Design, on behalf of HIP Developments, to rezone the lands known municipally as 34-50 Bradford Street and a portion of 125 Dunlop Street West to 'Central Area Commercial-2' (C1-2) Zone, Special Provision (SP-XXX) Holding Provision (H-XXX) from the following current zoning; Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481); Central Area Commercial-2 (C1-2) Zone, Special Provision No. 481 (SP-481), Holding Provision No. 125 (H-125); and Transition Centre-1 (C2-1) Zone, be approved.
2. That the following Special Provisions (SP) be referenced in the implementing of Zoning By-law 2009-141 for the subject lands:
  - a) That Bradford Street and any extension of Simcoe Street be considered the front lot line for buildings.
  - b) That no minimum coverage for Commercial Uses be required, whereas Comprehensive Zoning By-law 2009-141 requires 50% of the lot area.
  - c) That a maximum building height be regulated as follows:
    - i) A minimum building height of 4.5 metres and a maximum building height of 22 metres within the first 5 metres of the front lot line and flankage, whereas Comprehensive Zoning By-law 2009-141 permits a maximum of 10 metres within the first 5 metres of the front lot line and flankage; and
    - ii) A maximum building height of 70 metres (20 storeys) beyond the first 5 metres of the front lot line and flankage; whereas Comprehensive Zoning By-law 2009-141 permits 45 metres beyond the first 5 metres of the front lot line and flankage.
  - d) That no minimum be prescribed for the side and rear landscape buffer area; whereas Comprehensive Zoning By-law 2009-141 requires minimum of 3 metres; and
  - e) That off-site parking for the YMCA be permitted anywhere on the subject rezoning parcel, whereas Comprehensive Zoning By-law

2009-141 requires parking spaces to be provided and maintained on the same lot as the building or use for which they are required.

A Holding (H) Provision will be applied to the site to address items such as the filing of a Record of Site Condition, Construction Phasing, and Community Benefits Contribution.

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, including the matters raised in those submissions and identified within Staff Report DEV014-20; commercial uses in the downtown, traffic and parking, and Chimney Swift habitat protection and relocation.
4. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV014-20) (File: D14-1681)

**Councillor, A. Kungle declared a potential pecuniary interest on the foregoing matter as she is a member of the Board for the Simcoe/Muskoka YMCA. She did not participate in the discussion or vote on the matter. She left Council Chambers.**

This matter was recommended (Section "C") to City Council for consideration of adoption at its meeting to be held on 2020-04-27.

## **ENQUIRIES**

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

The meeting adjourned at 9:35 p.m.

CHAIRMAN