

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: ANDREW GAMEIRO, B.E.S., RPP, PLANNER

FROM: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
290, 294, 298 & 302 GEORGIAN DRIVE (FILES: D09-OPA74-19 & D14-1673)
TMD ATRIA CORPORATION**

WARD: 1

DATE: JUNE 26, 2019

OVERVIEW

The purpose of this Memorandum is to advise members of Council of a Public Meeting regarding applications for an Official Plan and Zoning By-law Amendment, 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.

The subject lands are located on the north side of Georgian Drive, east of Gallie Court and south of Highway 400, as identified in Appendix A: Key Map. The subject lands have a collective area of 1.68 hectares (4.15 acres) with approximately 103 metres of frontage on Georgian Drive. The subject lands have a steep downhill grade in a northerly direction towards the rear of the property, which slopes towards Highway 400. The site is well vegetated, containing mature trees and landscaping along the side lot lines and in the rear yard. The subject lands are located in the Georgian Drive Planning Area, as identified in Schedule 'B' of the Official Plan, and are surrounded by the Highway 400 to the north; institutional and commercial uses to the south, including Royal Victoria Hospital, Georgian College, Tim Hortons and Gilda's Club Muskoka; a multi-unit student housing development and existing single-detached dwelling units to the east; and, existing single detached dwelling units to the west (see Appendix B: Site Context – Aerial Photograph).

The applicant is proposing to develop the subject lands with a nineteen (19) storey mixed-use building with 376 residential rental units, approximately 350 square metres of ground-floor commercial space and indoor and outdoor amenity areas, along with underground/structured parking (see Appendix C: Site Plan and Enlargement). The residential component of the building will contain a mix of bachelor, one-bedroom, two-bedroom and three-bedroom apartment units, and five (5), three (3) storey townhouse units. Approximately 55 percent of the site (0.93 hectares) is identified as a Level 1 Natural Heritage Resource with Existing Development on Schedule H of the Official Plan, and that portion of the property would be required to be zoned 'Environmental Protection' (EP).

The subject lands are currently designated 'Residential Area' in the City of Barrie Official Plan and zoned 'Residential Apartment Dwelling Second Density-2, Special Provision No. 499' (RA2-2)(SP-499) in Zoning By-law 2009-141, as amended. Special Provision No. 499 restricts the use of the subject lands to an apartment dwelling or a dormitory; permits a parking ratio of 1 space for every 4 students; permits external locking mechanisms on bedrooms; and, restricts bedroom suites to single occupancy use. In order to

facilitate the proposed development, applications for an Official Plan and Zoning By-law Amendment are required.

The purpose of the Official Plan Amendment application is to create a Special Defined Policy Area on the subject lands to permit a density of 500 units per hectare outside of the City's Urban Growth Centre, whereas developments in excess of 150 units per hectare are restricted to sites located within the City Centre.

The purpose of the Zoning By-law Amendment application is to amend the zoning of the subject lands to a site-specific 'Residential Apartment Dwelling Second Density-2 Special' (RA2)(SP-XXX) zone and an 'Environmental Protection' (EP) zone to permit the proposed apartment building and protect the Natural Heritage Resource located at the rear of the site. Please refer to Appendix D of this memorandum for a list of the site-specific zoning provisions being requested by the applicant.

BACKGROUND

The subject applications were submitted to the City on April 16th, 2019 and were deemed complete on May 16th, 2019. The applications have been circulated to all applicable City departments and external agencies for detailed review and comment. The submission material and key dates associated with the subject applications is available online on the City's website: https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward1/Pages/290-294-298-302_Georgian-Drive.aspx.

A Neighbourhood Meeting is scheduled for 7:00 pm on Thursday June 20th, 2019 in the Sir Robert Barrie Board Room on the second floor of City Hall. Meeting invitations have been circulated to the Ward Councillor and all property owners within 240 metres of the subject lands. At the time of writing this memorandum, a Neighbourhood Meeting has not yet taken place. As such, Planning staff will identify any feedback provided by residents at the Public Meeting.

Planning staff note that Neighbourhood Meetings are generally scheduled well in advance of Public Meetings to provide applicants with an opportunity to address comments provided by members of the public. In this case, City Council will be taking a recess during the summer months, so a Public Meeting has been scheduled before the recess to continue the review process. This will allow staff to bring a recommendation report forward to General Committee within the required decision timeline of the *Planning Act*. Planning staff will include public comments in the recommendation report that is brought forward to General Committee and will identify how said comments have been addressed by the applicant.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

The applications are currently undergoing a detailed technical review by Planning staff and the City's Technical Review Team, and external agencies such as the Nottawasaga Valley Conservation Authority (NVCA). A detailed analysis of the applications will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- The appropriateness of the site-specific zoning provisions being requested for the site;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The limits of development as it relates to protecting the sloped vegetated area at the rear of the site, which is identified as a Natural Heritage Resource on Schedule 'H' of the Official Plan;
- Ensuring that the proposed apartment building does not result in unreasonable shadowing on adjacent lands, City streets and public open spaces;
- Ensuring that the parking supply is appropriate for the site and will not result in unreasonable impacts on City streets and surrounding neighbourhoods;
- Preliminary site servicing, grading and drainage;

- Compatibility with the surrounding neighbourhood, as it relates to built-form, design, massing and buffering/transitioning;
- Tree preservation, particularly shared boundary trees located along the east and west side lot lines;
- Ensuring that the proposed development will not hinder the ability to develop adjacent lands, particularly existing residential lots located immediately west of the site; and,
- Providing an appropriate development setback from Highway 400, in accordance the Ministry of Transportation's technical standards.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that will be brought forward for General Committee's consideration of the applications at a future meeting.

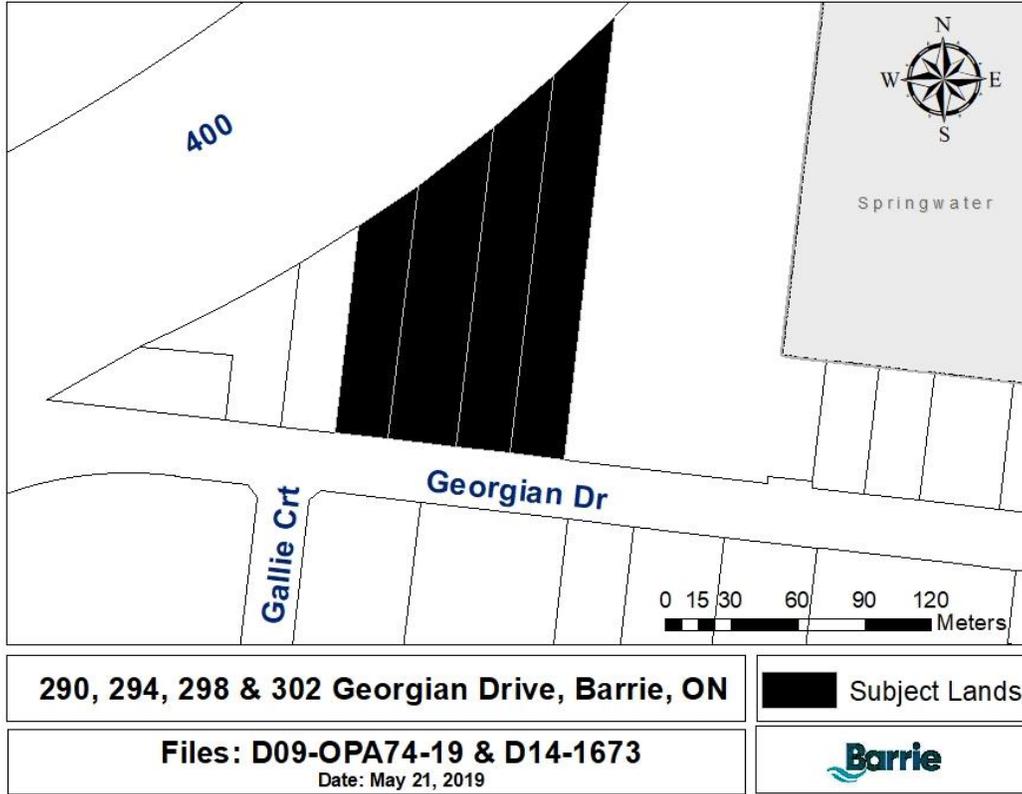
NEXT STEPS

Planning staff are targeting the fourth (4th) quarter of 2019 for a staff report to be brought forward to General Committee for the consideration of the Official Plan and Zoning By-law Amendment applications.

For more information, please contact Andrew Gameiro, RPP, Planner at Andrew.gameiro@barrie.ca or 705-739-4220 ext. 5038.

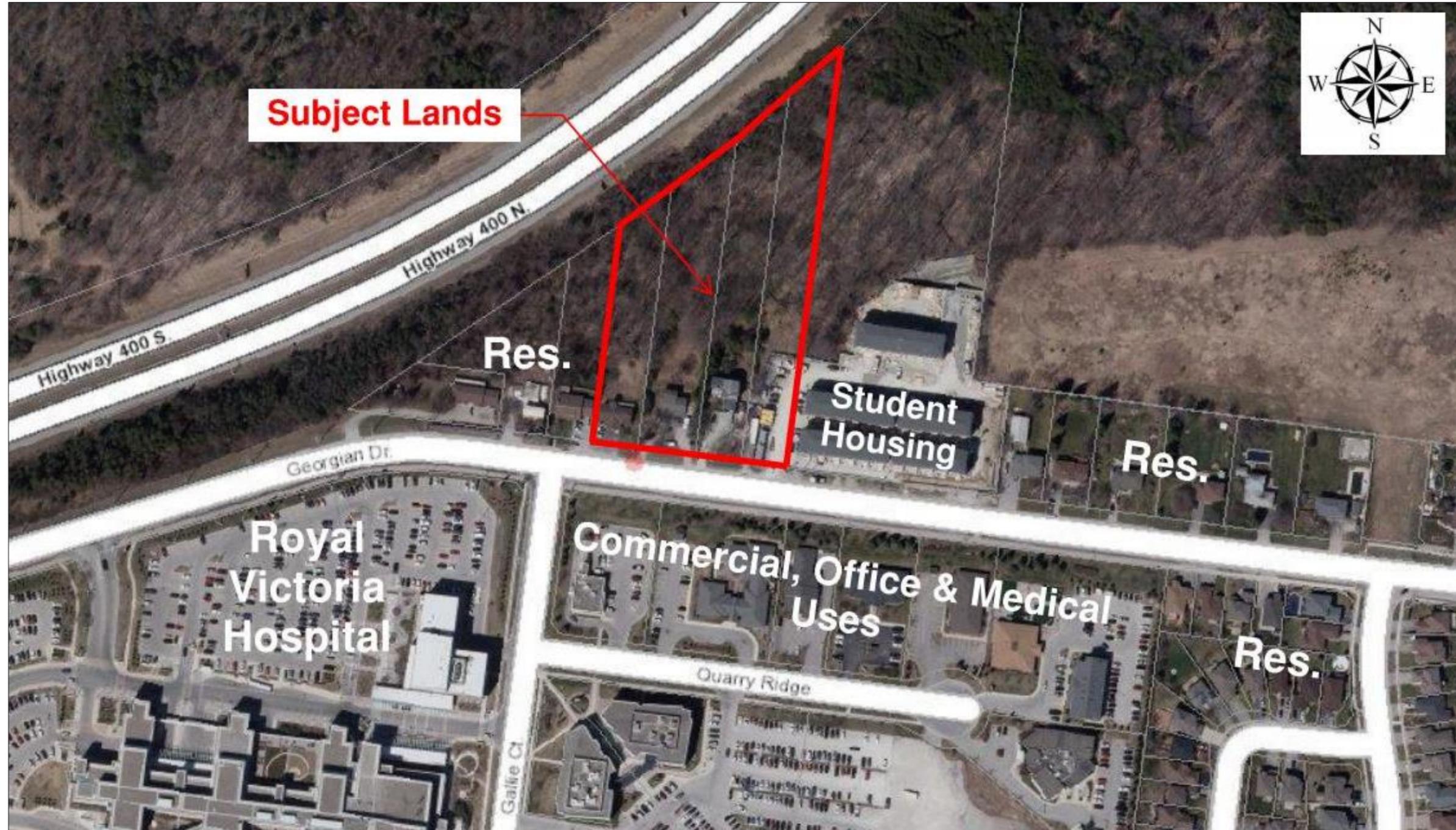
APPENDIX A

Key Map – 290, 294, 298 & 302 Georgian Drive



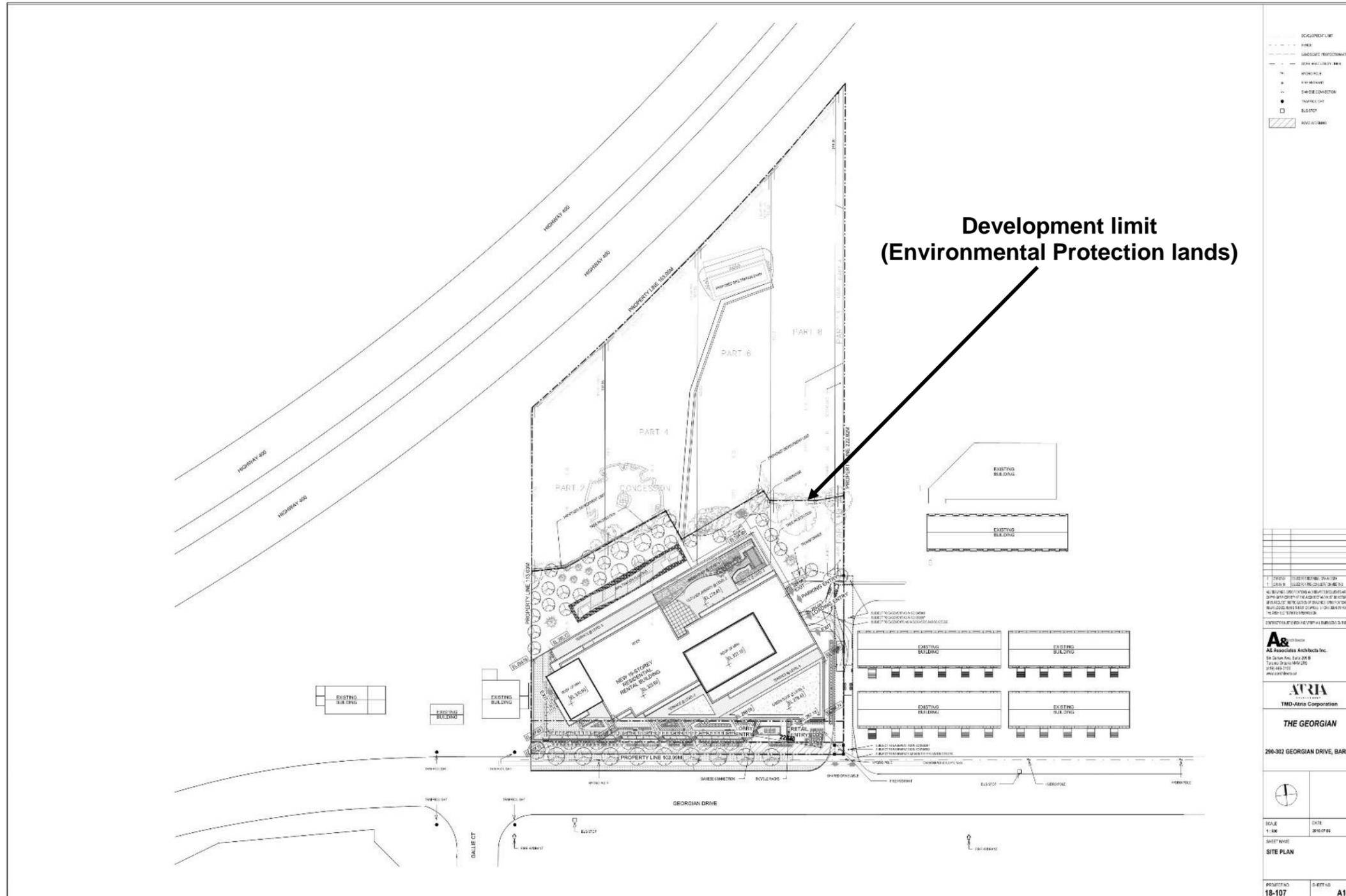
APPENDIX B

Site Context – Aerial Photograph



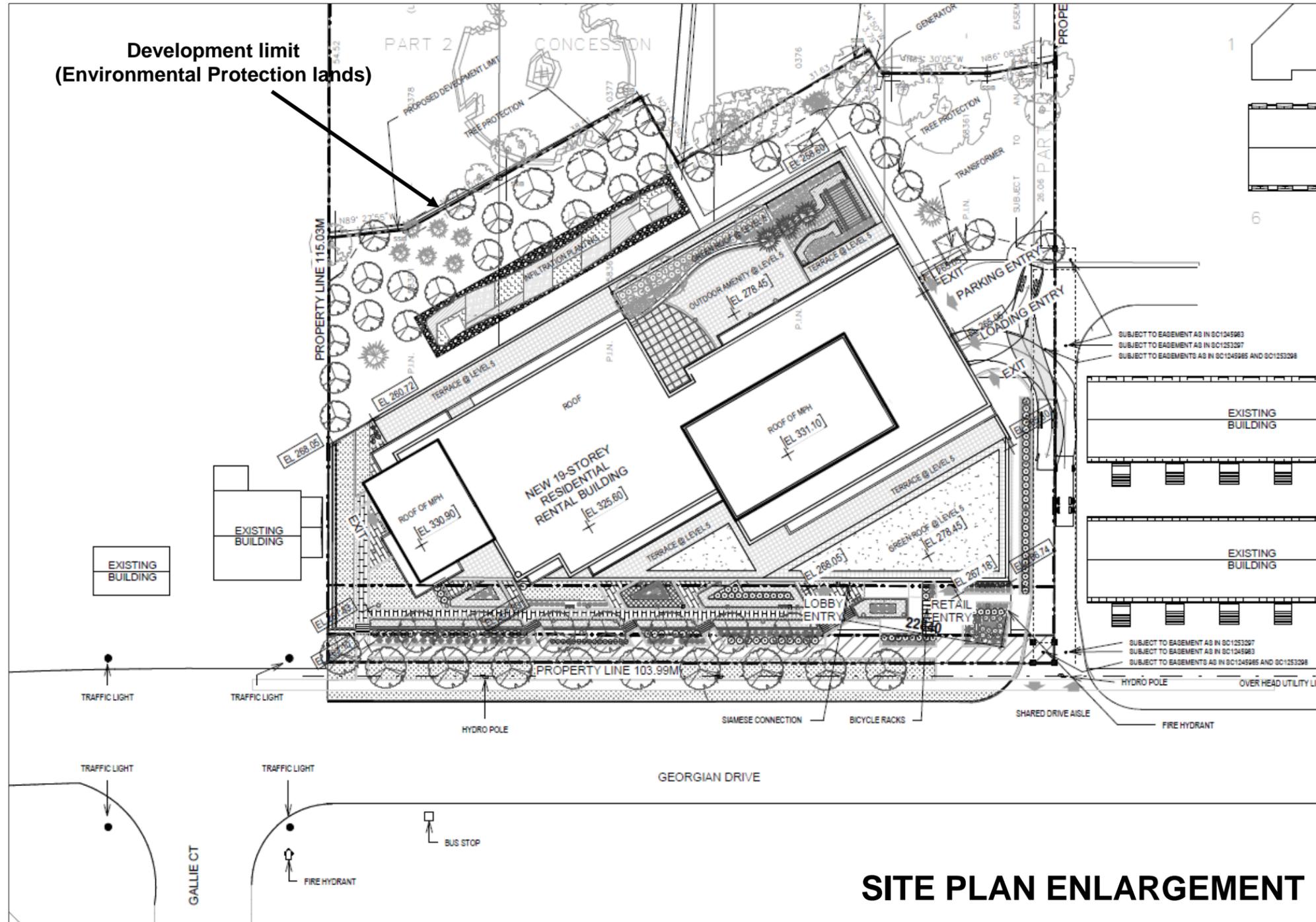
APPENDIX C

Site Plan & Enlargement- 290 294, 298 & 302 Georgian Drive



APPENDIX C

Site Plan & Enlargement- 290 294, 298 & 302 Georgian Drive



SITE PLAN ENLARGEMENT

APPENDIX D

Proposed Site-specific Zoning Provisions

	Required by By-law (RA2-2)(SP-499)	Proposed (RA2-2)(SP-XXX)
Interior Side Yard (min.)	5 m (main building & parking structure) 3.5 m (balconies)	0.6 m (west side of underground parking structure)
Lot Coverage (max.)	35%	57% (excluding EP lands)
G.F.A. (max. % of lot area)	200%	453% (excluding EP lands)
Building Height (max.)	45 m	65 m
Parking (min.)	1.5 spaces/unit = 552 spaces (Residential) 1 space/30 m ² of GFA = 12 spaces (Commercial) Total – 567 Spaces (incl. 18 barrier-free spaces)	1.19 spaces/unit Total: 450 Residential spaces 12 Commercial Spaces Total – 462 Spaces (incl. 15 barrier-free spaces)
Barrier Free (min.)	9 Type A spaces @ 3.4 m x 5.5 m & 9 Type B spaces @ 3.1 m x 5.5 m Each barrier-free space shall contain a 1.5 m access aisle.	8 Type A BF spaces 7 Type B BF space
Landscaped Buffer Strip	3 m along sides and rear for any lot containing an apartment building	0.6 m (west side lot line) 0 m (east side lot line – shared driveway)
Max. Density (units/hectare)	150 UPH (Official Plan Policy)	502 units/hectare (376 units/0.7485 Ha)