



PLANNING AND BUILDING SERVICES MEMORANDUM

FILE NO. D14-1670

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: CITY INITIATED ZONING BY-LAW AMENDMENTS FOR 9, 11, 15 19, 21, 27 AND 31 CUMBERLAND STREET (WARD 7 AND 8)

DATE: SEPTEMBER 30, 2019

The purpose of this Memorandum is to clarify for members of Council a number of planning and design considerations as they relate to motion 19-G-275 concerning CITY-INITIATED ZONING BY-LAW AMENDMENTS FOR ESSA ROAD CORRIDOR, specifically related to paragraph 3 as follows:

3. That the following City-initiated Zoning By-law Amendments to Zoning By-law 2009-141 for 9, 11, 15, 19, 21, 27 and 31 Cumberland Street be approved:
 - a) 9 and 11 Cumberland Street be rezoned from RM1 to C1-1;
 - b) 13, 15, 19, 21, 27 and 31 Cumberland Street be rezoned from RM1 to C1 (SP-XXXX);
 - c) Notwithstanding Section 3.0, the front lot line will be Cumberland Street;
 - d) Notwithstanding Table 6.3, an overall maximum building height of 20 metres shall be permitted. A minimum 3m step-back is required after the first 10.5 metres of building height along the lot frontage and flankage;
 - e) Notwithstanding Table 6.3, side-yard step-backs will be required along William Street above 10.5 metres, following 45 degree angular plane from the William Street property line; and
 - f) Notwithstanding Table 6.3, a minimum lot area of 4000 metres squared be required.
 - g) That the lands will be subject to Site Plan Control, where an Urban Design Brief, a Block Plan, and a Neighbourhood Heritage Character Impact Evaluation will be required as part of a Site Plan application, completed to the satisfaction of the City of Barrie.
 - h) That commercial uses not be permitted along the frontage of Cumberland Street.

1. Effects to Permitted Uses

As a result of the amended recommendation, the following uses, normally permitted in a C1 and C1-1 zone, would not be permitted to have frontage on Cumberland Street:

- Laundry or dry cleaning depot
- Local convenience retail
- Marina
- Miniature golf (outdoor)
- Nightclub
- Nursery or garden supply centre
- Office
- Office, medical
- Outdoor display and sales area
- Parking lot
- Personal service store
- Photography studio
- Private club
- Recreational establishment
- Rental store
- Restaurant
- Retail store
- Service store
- Shopping centre
- Theatre
- Trade centre
- Veterinary clinic

Institutional and Residential uses normally permitted in a C1 and C1-1 zone will be permitted. As such, the C1-1 zoning is no longer appropriate as commercial permissions have been excluded. A suggested motion would be to maintain the existing RM1 zone on these properties by deleting recommendation 3 altogether, as outlined in Option 1 below.

2. Non-Conformity with Official Plan

The block within which the subject lands are located, is situated within the Urban Growth Centre (UGC) and designated in the City of Barrie's Official Plan as 'City Centre Commercial'. The block's existing zoning is a mix of commercial (C1-1) and residential (RM1) zones. The current Zoning By-law is not consistent with the vision and policies of the City of Barrie's Official Plan. Staff have been working to address these inconsistencies across the city until the new Zoning By-law is brought forward. Removing the permissions for commercial uses does not resolve the conformity matter with the Official Plan and its policies for the City Centre and the UGC.

3. Effects to the Essa Road Intensification Corridor

Adjacent properties fronting Essa Road will be impacted by a planned road widening of Essa Road. The properties at 9 and 11 Cumberland Street were proposed to be rezoned to C1-1 with the intent to encourage a feasible mixed-use development parcel along Essa Road by developing as part of a land assembly with the properties along Essa Road (as demonstrated in Appendix B).

The recommendation in Staff Report PLN029-19 states that the front lot line will be Cumberland Street. Future mixed-use redevelopment opportunities along Essa Road, and on this block specifically, are unlikely to occur without appropriate commercial permissions. A suggested motion would be to permit C1-1 uses on 9-11 Cumberland Street as outlined in Option 2 below.

In review of the above information, should Council wish to, the following options could address the matters raised above:

Option 1:

Delete paragraph 3 from Staff Report PLN029-19.

Deleting paragraph 3 would maintain the existing RM1 zoning on the properties at 9, 11, 15 19, 21, 27 and 31 Cumberland Street.

Option 2:

Replacing paragraph 3 from Staff Report PLN029-19 in its entirety and replacing it with:

3. That the following City-initiated Zoning By-law Amendment to Zoning By-law 2009-141 for 9 and 11 Cumberland Street be approved:
 - a) 9 and 11 Cumberland Street be rezoned from RM1 to C1-1.

The revised recommendation 3 would rezone 9 and 11 Cumberland only with the full range of C1-1 uses.

By removing the previous recommendation 3, the existing RM1 zoning on the properties at 15,19,21,27 and 31 Cumberland Street would remain as RM1 to reflect the residential permissions Council wishes to continue along Cumberland Street. Any future development proposals would require a site – specific development application.

For more information, please contact Jordan Lambie, Senior Urban Design Planner, x4324.

4. Attachments

Appendix "A" – Map of Subject Properties
Appendix "B" – Conceptual Massing Demonstrations

APPENDIX "A"

Map of Subject Properties



File #: D14-1670

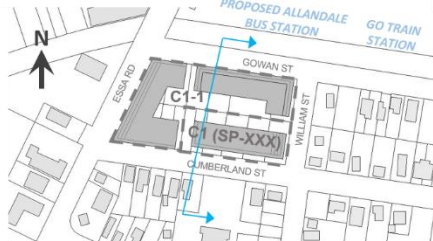
Location Map
Proposed Zoning By-law Amendment
9, 11, 13, 15, 19, 21, 27 & 31
Cumberland Street

1:1,000
0 15 30 60 Meters

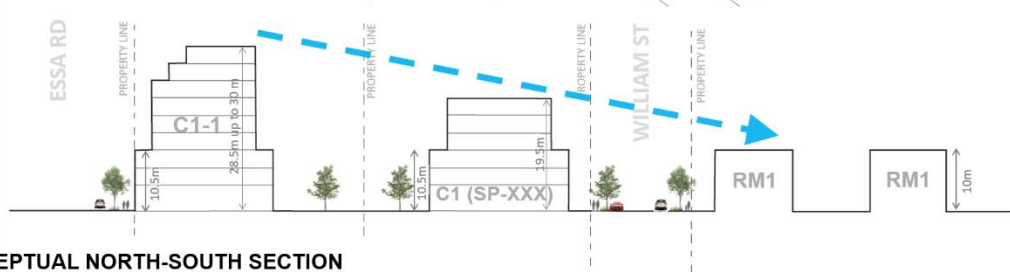
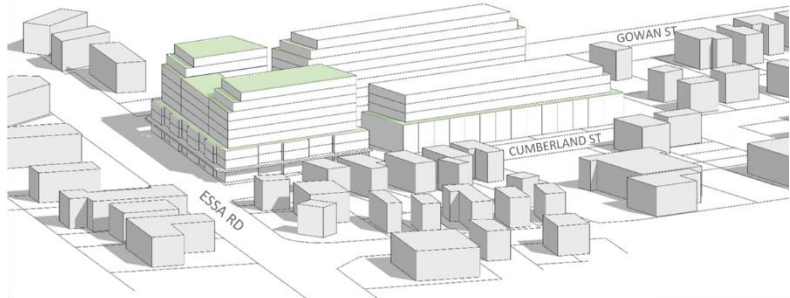
APPENDIX "B"

Conceptual Massing Demonstrations

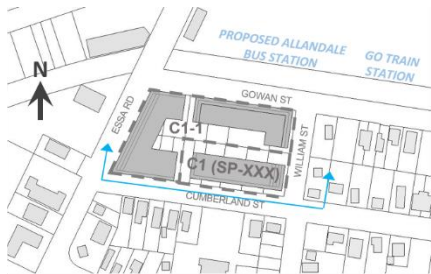
PROPOSED ZONING



PROPOSED MASSING DEMONSTRATION



CONCEPTUAL NORTH-SOUTH SECTION



CONCEPTUAL SOUTH ELEVATION DEMONSTRATION