



**DEVELOPMENT SERVICES DEPARTMENT
MEMORANDUM
FILE : D14-1654**

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: REMOVAL OF HOLD (H1-102) FROM 443 AND 447 BAYVIEW DRIVE AND THE
STAGE 1 CAP FOR PARK PLACE [NORTH AMERICAN (PARK PLACE EAST)
CORPORATION]**

DATE: SEPTEMBER 14, 2020

The purpose of this Memorandum is to advise members of Council that staff are recommending approval of a By-law to remove the Hold (H1) from lands municipally known as 443 Bayview Drive and 447 Bayview Drive currently zoned as 'Light Industrial' with Special Provisions, Hold (LI)(SP-408)(H1-102)(H2-103). As well, it is intended to provide members of Council with some context to the application submitted by North American (Park Place East) Corporation and the status of development permissions on their land holdings.

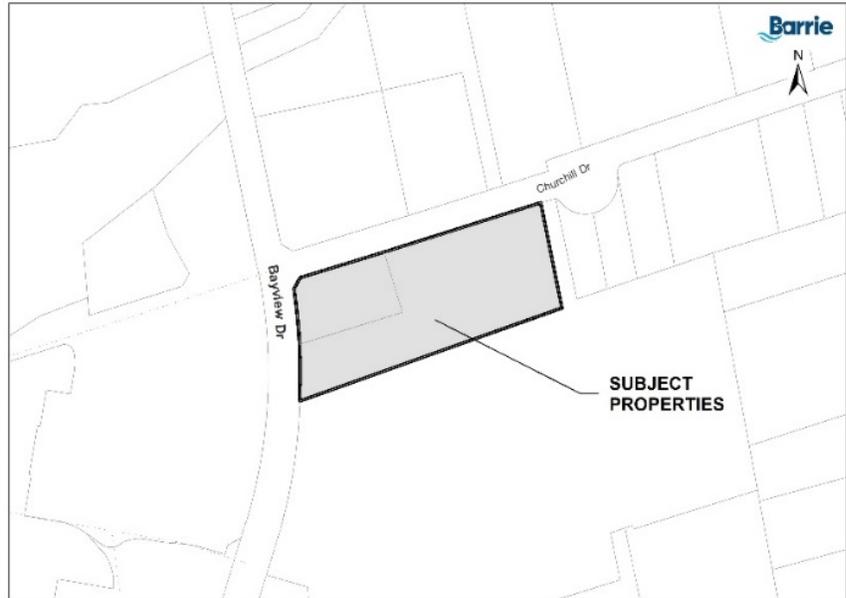
The subject lands form part of a larger land holding known as Park Place and owned by the North American Development Group. These lands were originally designated 'General Industrial' in the City's Official Plan and zoned 'Restricted Industrial' (M1) and 'Heavy Industrial' (M2) in Zoning By-law 85-95.

The lands were the subject of a lengthy Ontario Municipal Board appeal resulting in the lands been identified as a Defined Policy Area [R] in the City's Official Plan to illustrate basic land use permissions, as well as identify the requirement for Staging Policies to balance development and availability of the appropriate traffic infrastructure. The zoning standards are further detailed in By-law 2010-130, as amended, and include the parameters for the staging of development, which includes the implementation of Hold provisions on some of the lands to restrict the amount of development that would be permitted until the submission of a Traffic Impact Study (TIS) and Site Plan Control.

Removal of (H1) – Stage 2

In accordance with By-law 2010-130 as amended, the removal of the H1 provision permits these lands to develop as part of the Stage 2 indexed Gross Floor Area (GFA) of 267,561 square metres and the City must be satisfied that the conditions have been met and a By-law must be passed by Council to remove a Holding provision. The application requests that the (H1-102) provision be lifted for development to take place on the lands known municipally as 443 and 447 Bayview Drive.

The removal of the Hold is not subject to third party appeal, however in accordance with the process under the *Planning Act*, notice for the lifting of H1-102 will be circulated by mail to surrounding property owners in advance of a By-law coming forward to Council for a decision. Staff anticipate circulating the Notice for Removal of the Holding Provision immediately following the release of this Memorandum with the by-law being targeted for the October 5, 2020 Council agenda. A draft of by-law is attached to this Memorandum as Appendix "A".



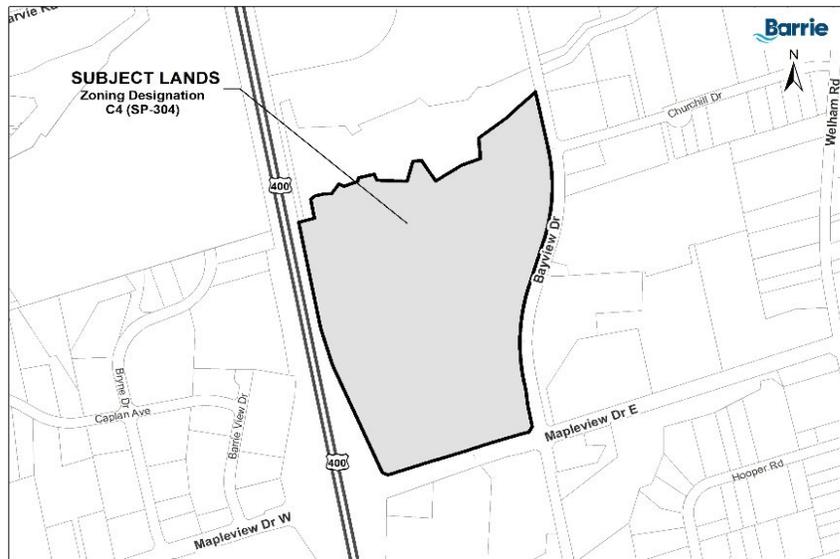
D14-1654
443/447 Bayview Dr Barrie - ON
(Formerly 65 Churchill Dr)

Development Services
8/19/2022

Stage 1 – Lands Zoned C4 (SP-304)

The lands known as Park Place are zoned 'General Commercial' with Special Provisions (C4)(SP-304).

As noted above, By-law 2010-130 as amended, has identified staging provisions, including that Stage 1 of the development is not subject to a Hold provision. Stage 1 development shall be permitted a maximum GFA of 74,268 square metres.



North side of Maplevue Dr E
Between HHWY 400 Bayview Dr

Development Services
8/19/2022

The C4 (SP-304) lands are not yet built-out and from a planning perspective, the City has no mechanism to allow development at Park Place to exceed the 74,268 square metre cap for the Stage 1 lands.

To resolve this challenge, staff coordinated with North American (Park Place) and their consulting team to establish a Terms of Reference for a Traffic Impact Study (TIS) that would allow development at Park Place in the C4 (SP-304) Zone to extend beyond the Stage 1 cap in coordination with satisfying the H1 provisions

for the lands known as 443 and 447 Bayview Drive, therefore allowing development to reach the indexed cap of 267,561 square metres for Stage 2.

Traffic Impact Study (TIS)

The key component of the restrictions to the development limits is the potential challenges with the existing transportation infrastructure. At the start of construction, significant improvements were completed on Mapleview Drive, Bayview Drive, and the Highway 400 interchanges. Development has now reached the cap provisions for Stage 1 in Park Place, and also necessitates the removal of (H-102) from 443 and 447 Bayview Drive. To accomplish this, a Traffic Impact Study (TIS) was required to be prepared and submitted to the City and the Ministry of Transportation (MTO) for approval. North American Development Group and their consulting team worked closely with the City to initiate an acceptable Terms of Reference and subsequently have submitted the TIS for review by the City and MTO.

Transportation Planning agrees with the analysis completed in the TIS, that identifies that some development can still progress on those lands zoned as C4 (SP-304), as well as on the lands subject to (H1-102). In addition to the analysis provided on behalf of Park Place, staff recognize that there are additional contributing influences to the traffic on Mapleview Drive, and that in addition to ongoing updates to the Transportation Master Plan, there are projects confirmed that will contribute to the operational improvements of Mapleview Drive including:

- [Harvie Road Crossing](#) to be completed in fall of 2020
- Associated [Bryne Drive Extension](#) anticipated in 2021-2022
- [McKay Road Interchange](#) anticipated in 2023

The MTO has also confirmed that the TIS submission demonstrates to their satisfaction that highway improvements are not required as a result of development at Park Place to the horizon year of 2031, provided that future applications for MTO Building & Land Use permits are in conformity with the land uses and building sizes depicted in Park Place Site Plans for those lands zoned as C4 (SP-304) and on the lands subject to (H1-102).

As the TIS has been accepted by both the City and the MTO, staff are satisfied that the requirement for the Site Plan Control process will accomplish the intent of the (H-102) provision for the lands municipally known as 443 and 447 Bayview Drive, as well as support the anticipated build-out of the Park Place lands within the Stage 2 cap provisions. The recommendation to remove (H1-102) from 443 and 447 Bayview Drive, as well as recognition that the lands zoned C4 (SP-304) are permitted to move beyond the Stage 1 cap, does not extend to any other lands subject to By-law 2010-130 as amended.

For more information, please contact Celeste Kitsemetry, Senior Planner at ext. 4430 celeste.kitsemetry@barrie.ca.

Appendix "A" Draft Zoning By-law
Appendix "B" Park Place Construction Phasing Plan

Appendix "A" – DRAFT ZONING BY-LAW



Bill No. XXX

BY-LAW NUMBER 2020-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 443 Bayview Drive and 447 Bayview Drive, as shown on Schedule "A" to this By-law, from 'Light Industrial' with Special Provisions – Hold (LI) (SP-408) (H1-102) (H2-103).

AND WHEREAS all conditions outlined in By-law 2010-130 as amended, dealing with the Stage 2 Hold (H1) with respect to the portions of this property zoned 'Light Industrial' with Special Provisions – Hold (LI) (SP-408)(H1-102)(H2-103) have been satisfied, or will be satisfied by Site Plan Application File, D11-011-2018, with these conditions being:

- i. A Traffic Impact Study has been prepared to the satisfaction of the City establishing that the traffic infrastructure necessary to support the proposed development is in place, or an agreement(s) satisfactory to the City and/or Ministry of Transportation, where required, has been entered into, which agreements ensure completion of same prior to building occupancy;
- ii. The City has circulated the Traffic Impact Study to the owners of the west side of Highway 400 being part of the south half of Lot 7, Concession 13 and Part of Lots 1 to 5, inclusive of Plan 51M-446, designated as Part 4 on Plan 51R-33220 and Part of Barrie View Drive on Plan 51M-446, designated as Part 2 and 7 on Plan 51R-33220, City of Barrie, County of Simcoe, and has consulted with these specified land owners regarding the traffic infrastructure required to support the proposed level of development. In determining whether the traffic impact study is satisfactory, the City shall consider comments received on the traffic impact study from the specified landowners;
- iii. A Site Plan pursuant to Section 41 of the *Planning Act*, R.S.O. 1990 c. P.13 has been approved for all or part of the lands identifying the mix of proposed land uses specified in subsection 13.4 (a)(i), location of buildings, landscaping, servicing and provisions of infrastructure;



- iv. A Site Plan Agreement satisfactory to the City has been entered into with the owner of the lands specifying the mix of proposed land uses, which shall be consistent with the mix replied upon for purposes of completing the traffic impact study referenced in 13.4 (a)(i).

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of 443 Bayview Drive and 447 Bayview Drive from Light Industrial with Special Provisions – Hold (LI) (SP-408) (H1-102) (H2-103) to ‘Light Industrial’ with Special Provisions – Hold (LI)(SP-408)(H2-103).
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this 5th day of **October**, 2020.

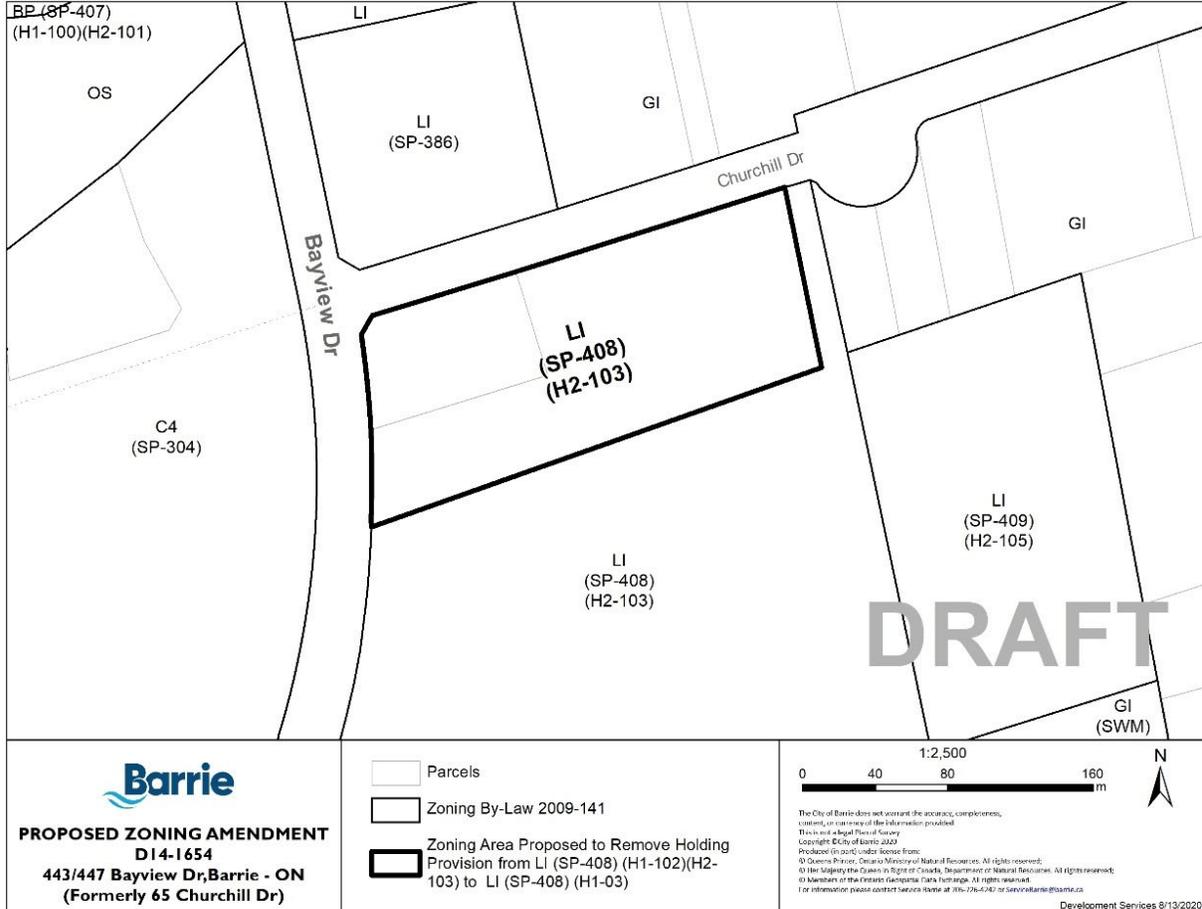
READ a third time and finally passed this this 5th day of **October**, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2020-XXX



Appendix "B" – Park Place Construction Phasing Plan

