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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D12-394/  
D14-495/D09-127

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING AND  
BUILDING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT  
PLAN OF SUBDIVISION – BARRIE HERITAGE PHASE IV (ARMEL)

**DATE:** DECEMBER 12, 2016

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The applications relate to two parcels of land. The first is generally located between Yonge Street and the existing rail line (referred to as the Yonge Street property) and the second is located east of the rail line, directly south of the dead end of Poplar Drive (referred to as the Poplar Drive property).

The subject lands are designated Residential, General Commercial, Open Space, and Institutional in the City of Barrie Official Plan. The Yonge Street property is identified as being within an Intensification Corridor and partially within a Major Transit Station Node (lands adjacent to the South Barrie GO station) on Schedule I of the City's Official Plan and is zoned Agriculture (A). The Poplar Drive property is zoned Residential Hold (RH).

The Commercial, Open Space, and Institutional designations on the lands are conceptual and were identified as part of the approval of the Painswick South Secondary Plan. The location of these uses was intended to be conceptual until such time as development approvals solidified the actual location. The Institutional block has now been developed as St. Peters Catholic School. The Commercial block will be incorporated within the development proposal as part of the mixed Residential/Commercial development adjacent to the GO station lands and within the Major Transit Station Node. The Open Space will be located in various parts of the subject lands.

The proposed Official Plan amendments are therefore technical in nature and the development as proposed conforms to the Official Plan.

The application proposes to rezone the Yonge Street property from Agriculture (A) to Mixed Use Node (MU1) for the lands immediately north of the GO Station, and Mixed Use Corridor (MU2) for the remainder of the lands between Yonge Street and the rail line. The Poplar Drive property is proposed to be rezoned from Residential Hold (RH) to Open Space (OS).

The implementing zoning by-law will also contain a number of site specific provisions to accommodate the general development concept where it varies from the standard provisions of the MU1 and MU2 zone.

The proposed zoning on the portion of the lands within the Major Transit Station Node (MU1 zone) will allow for heights between 2 storeys and 10 storeys, notwithstanding that the proposed plan is currently based on heights using a maximum of 6 storeys.

The primary planning/land use items being considered at this time are:

- The overall proposed density given that the subject lands are adjacent to the only Major Transit Station node in the City outside of the UGC. Staff are of the opinion that densities should be higher adjacent to the node;

- The proposed built form along Yonge Street which does not include the opportunity for any mixed use development outside of the node and the low amount of commercial within the node;
- Connectivity to the GO station and developments to the east;
- Parks Planning have identified concerns with regard to the size and configuration of the proposed parks within the development;
- Access to the Park block at the north end of the proposed development.

A Neighbourhood Meeting was held on September 27, 2016. There were approximately 150 people from the public in attendance. Comments from the public included:

- Use of lands on the east side of the existing rail corridor;
- Density of the overall development and building heights within the Major Transit Station Node;
- Parking;
- Traffic impacts on the immediate neighbourhood;
- Safety during construction.
- Timing of development;
- Use of Parks and Schools.

#### Circulation for Public Notice

Council should be aware that there was an oversight in the circulation of the notice for the public meeting. The legislative requirements for notice under the Planning Act have been complied with, however there were a number of individuals outside of the statutory circulation area that requested notification through the Ward meeting who were not included in the initial notification. However, all of those individuals received an e-mail as well as a hand delivered copy of the notice on December 5<sup>th</sup>, 2016. Furthermore, Staff attended the Ward 10 Townhall meeting on December 6<sup>th</sup>, 2016 and advised attendees of the meeting. Both Councilor Morales and Councilor McCann were advised of the oversight and the steps staff have taken to rectify the situation on December 5<sup>th</sup>, 2016.

Planning staff are targeting Spring of 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments and Draft Plan of subdivision.

For more information, please contact Merwan Kalyaniwalla, Manager of Sustainable Development at extension 4314.