
TO: GENERAL COMMITTEE

SUBJECT: URBAN DESIGN AND SUSTAINABLE DEVELOPMENT GUIDELINES
SALEM AND HEWITT'S SECONDARY PLAN AREAS

WARD: ALL

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EXTENSION #4440

SUBMITTED BY: S. FORFAR, MBA, MCIP, RPP, MANAGER OF GROWTH PLANNING

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the By-law attached as Appendix "A" to this report to amend and update the Site Plan Control By-law 99-312, and to designate lands within the Salem and Hewitt's Secondary Plan areas as Site Plan control areas, be passed.
2. That the "City of Barrie Urban Design and Sustainable Development Guidelines - Salem and Hewitt's Secondary Plan Areas" attached as Appendix "B", prepared by Brook McIlroy Inc. September 2015 and updated by staff dated April 24, 2017, be approved.

PURPOSE & BACKGROUND

Report Overview

3. The purpose of this report is to recommend adoption of an amendment to the Site Plan Control By-law to enable the application of site plan control to certain classes of development within the Salem and Hewitt's Secondary Plan areas, and to recommend approval of the City of Barrie Urban Design and Sustainable Development Guidelines – Salem and Hewitt's Secondary Plan Areas, prepared by Brook McIlroy Inc. September 2015 updated by staff April 24, 2017 (the Guidelines).
4. The report provides a summary of the Guidelines, which are intended to provide guidance on development in the Salem and Hewitt's Secondary Plan Areas in accordance with the vision and built form envisaged in these secondary plans.
5. The report further outlines specific amendments to the Site Plan Control By-law applicable to the Salem and Hewitt's Secondary Plan areas and proposes general housekeeping amendments to update this By-law for application city-wide.

ANALYSIS

Guidelines:

6. The Guidelines are intended to guide the design and evaluation of development applications and city facilities in the Secondary Plan areas to ensure they are consistent with the vision, principles and policies of the secondary plans.
7. The Guidelines include guidance for the development of:
 - a) Public Realm lands and facilities such as parks, roads, streets, squares and storm water management infrastructure; and
 - b) Private Realm lands, such as subdivision development and individual lots or blocks for residential, commercial or employment lands.
8. The Guidelines inform design and decision making at various scales and levels of detail through the development process and may be implemented in various ways outlined as follows:

Secondary Plans:

- a) Many of the Guidelines have been included in the Secondary Plan policies as inputs into the design of subdivisions, infrastructure, and facilities necessary for development.

Zoning By-law and Site Plan Control:

- b) Guidelines affecting development on private realm lands that entail performance standards are included in the proposed zoning framework. In addition, the Guidelines provide ideas for consideration in the design and development of individual sites and buildings. This would particularly apply where site plan control applies to multi-unit and mixed use developments and non-residential development.

City Infrastructure Standards:

- c) There is also design guidance to inform city standards for public realm lands, such as streets, storm ponds, transit, trails, walkways, sidewalks, low impact development and on-street parking.
9. The document consists of four sections: Introduction, Vision and Planning Principles; Public Realm Guidance and Private Realm Guidance.
 10. The *Public Realm* includes streets, sidewalks, parks, the natural heritage system, and other public areas. It also seeks to harness stormwater management infrastructure as outdoor amenity assets and incorporate them into the broader pedestrian circulation network. These guidelines address community sustainability; natural heritage and parkland system; stormwater management; circulation and movement such as pathways; streetscapes, street furniture and parking. Most of these guidelines will be implemented through the refinement of City standards over time and the design of active subdivisions.
 11. Since future development in the private realm is intended to result in more compact, intensive, sustainable development, there will be less private outdoor amenity areas which will encourage greater use of the outdoor public spaces. The public realm guidelines will inform City standards and will serve as a foundation for ongoing collaboration with various departments, agencies and developers to design public spaces, including streetscapes, trails, sidewalks, parks, stormwater management and natural heritage areas, as community assets.

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12. The *Private Realm* guidelines include design opportunities for all privately held land and buildings in the secondary plans and address:
 - a) Building and site sustainability;
 - b) Site design with an emphasis on storage, servicing and loading, and landscaping;
 - c) Parking including bicycle, surface and structured parking; and.
 - d) Building design for residential, mixed use, commercial, institutional, and industrial/employment buildings.
 13. The Private Realm guidelines are implemented primarily through zoning standards, subdivision development and site plan control for medium and high density multi-unit and non-residential development. The approach has been to integrate progressive urban design outcomes into the zoning by-law standards to ensure these areas built-out as expected in the future. The specific details can be readily found in the zoning framework recommended in Staff Report PLN007-17, dated May 15, 2017.
 14. Qualitative private realm guidelines which require flexibility or may be context driven are intended to serve as guidance that would be considered through the review of development applications such as draft plans of subdivision or site plan applications. For example, including awnings and canopies to provide shade, weather protection, colour, texture and aesthetic appeal at street level for mixed use buildings would be considered through the site plan review process using the guidelines to inform the type of decisions.
 15. These Guidelines will be used by staff in reviewing and evaluating site plan and subdivision applications, and will be available to the public and development sector as a resource in the design and layout of subdivisions and individual sites.

Amendments to the Site Plan Control By-law

16. The primary amendments recommended in the attached Site Plan Control By-law will ensure that medium density and high density residential, mixed use and other non-residential uses such as industrial, institutional and commercial uses within the secondary plan areas are subject to site plan control.
17. A general amendment has been introduced to update the Site Plan Control by-law to address multi-unit developments and mixed use development where site plan approval is required as a condition of approval through another Planning Act process such as committee of adjustment, bonusing, or for private public partnerships for community infrastructure.
18. Additional housekeeping changes refer to the Director of Planning and Building Services or their designate, rather than a specific title such as the Manager of Development Services which may change from time to time as organizational structure changes. In addition, the by-law is updated to refer to the more recent comprehensive implementing Zoning By-law 2009-141 instead of 85-95.
19. Provisions have also been included to reference site plan amendments and minor amendments that may be considered at the discretion of the Director of Planning and Building Services (or their designate). The intent is to allow the development of criteria to support applications that should be exempted or allowed to proceed subject to a less intensive process.

ENVIRONMENTAL MATTERS

20. The following environmental matters have been considered in the development of the recommendation:
- a) The Guidelines include a number of performance suggestions for sustainable, green and efficient development, in accordance with the policies of the secondary plans.

ALTERNATIVES

21. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing site plan control by-law to apply to the built up area and develop a separate site plan control by-law for the Salem and Hewitt's communities.

This alternative is not recommended as it may support a perception of two distinct communities within the City. In addition, the changes present the opportunity to address some housekeeping considerations to the Site Plan Control By-law.

Alternative #2

General Committee could alter the proposed recommendation by receiving the Urban Design Guidelines.

Although this alternative is available, Council adoption of the Guidelines would facilitate the achievement of better quality designs through site plan approval and subdivision design review.

FINANCIAL

22. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLAN

23. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan however; they do support implementation of the vision, principles and secondary plan policies for complete, healthy, safe and connected neighbourhood design.
24. To recap the vision of the Secondary Plans:

"Salem and Hewitt's Secondary Plan Areas will be gateways to the City of Barrie, providing a range of employment, housing, and a mix of other uses that allow residents to live, work and play in their community. These areas will be developed based on an interconnected natural heritage system, open space network and transportation system that seamlessly incorporates the Salem and Hewitt's Secondary Plan Areas into the Barrie community, and encourages active transportation and transit."

- Attachments: Appendix "A" – Proposed By-law to Amend By-law 99-312
Appendix "B" – City of Barrie Urban Design and Sustainable Development Guidelines
Salem and Hewitt's Secondary Plans

APPENDIX "A"
Proposed By-Law to Amend By-law 99-312
A By-law to establish Site Plan Control Areas and
Processing of Site Plans within the City of Barrie

Bill No.

BY-LAW NUMBER 2017-XXX

A By-law of The Corporation of the City of Barrie to further amend By-law 99-312 being a By-law of The Corporation of the City of Barrie to establish site plan control areas and the processing of site plans within the City of Barrie.

WHEREAS Section 41(2) of the Planning Act, R.S.O. 1990, c.P. 13, provides that where an Official Plan is in effect in a municipality, the Council of the municipality may by by-law designate the whole or any part of the area covered by the Official Plan as a site plan control area.

AND WHEREAS the Council of The Corporation of the City of Barrie enacted By law 99-312, being a By-law of The Corporation of the City of Barrie to establish site plan control areas and the processing of site plans within the City of Barrie on the 13th day of December, 1999.

AND WHEREAS the boundary of the City of Barrie was expanded on January 1, 2010, and there is an Official Plan and Secondary Plans in effect establishing the whole of the City of Barrie based on boundaries effective 2010, as a site plan control area.

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 0X-G-XXX authorizing the passing of a By-law to further amend By-law 99-312 to include the Salem and Hewitt's Secondary Plans as additional areas of site plan control.

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

1. **THAT** all references in By-law 99-312 to the "Director of Planning Services" be replaced with the words "Director of Planning and Building Services".
2. **THAT** reference to "By-law 85-95" in the fourth paragraph of the by-law beginning with the words WHEREAS, be replaced with the words "By-law 2009-141 as amended from time to time"
3. **THAT** section 1, be amended by addition a new section 1.1 after paragraph 1 as follows:
 - 1.1 That all multi-unit medium and high density residential development on a lot or block consisting of more than 20 units in a building; group of buildings; or buildings of four storeys or more or any retrofit apartment buildings, or non-residential development which occurs on:
 - a) a lot or block upon which site plan approval has been required under a subdivision or other development agreement;
 - b) a lot upon which site plan approval has been required as a condition of a decision of the Committee of Adjustment with respect to a minor variance under the *Planning Act*;
 - c) a lot created by a decision of the Committee of Adjustment with respect to a consent granted under the *Planning Act* including the lot remaining as a result of such a decision;
 - d) development utilizing strata parking and/or park arrangements, and/or Planning Act Section 37 density bonus provisions; and,
 - e) where a public/private partnership funding for community infrastructure is proposed;
4. **THAT** a new section 10 be inserted after section 9, and subsequent sections 10 through 14 be renumbered 11 through 15, and the new section 10 shall reads as follows:
 10. That all lands within the Salem and Hewitt's Community as identified as Annexation Lands Schedule "A-1" attached to this by-law be designated an area subject to Site Plan control.
 - 10.1 That in addition to the applicable lands and classes of buildings identified in sections 1 through 10 of this by-law, the following lands and classes of buildings located in Schedule A-1 shall be subject to Site Plan control.
 - a) All multi-unit medium and high density residential development in buildings or on a lot or block consisting of 20 residential units or more, or in a building of four storeys or more, within lands zoned Neighbourhood Residential zone

- R5, Neighbourhood Residential Multi unit zone RM3 and Neighbourhood Mixed Use zone NMU within the Salem and Hewitt's Secondary Plans area.
- b) All non-residential development within a residential zone or neighbourhood mixed use zone.
 - c) Industrial, Commercial, or Institutional uses, including but not limited to schools; places of worship; retirement homes; hotel or convention centre; or place of assembly.
 - d) Recreational facilities, sports fields or courts and golf courses.
 - e) Parking, structured parking or below ground parking or any combination thereof.
 - f) Lands developed for public utilities or services such as buildings for fire stations, emergency services, and recreation facilities.
 - g) All non-agricultural uses, other than low density residential uses in lands zoned Agricultural or Rural under the former Innisfil Zoning By-law 054-04
5. **THAT** section 10 be renumbered 11 and amended by replacing the words "Director of Planning Services, Manager of Development Control and the Manager of Policy Planning" with the words "Director of Planning and Building Services or their designate" and by adding paragraph 11 (b) after 11 (a) so that the section reads as follows:
- 11. That approval of site plans with respect to site plan applications for buildings or structures not exceeding 5,000 square meters, which comply with the development standard of the Corporation of the City of Barrie, be delegated to the Director of Planning and Building Services or their designate.
 - (a) In addition to the provisions of section 10 herein, the approval of site plans with respect to site plan applications for buildings or structures located on property being part of Blocks A and C and part of Caplan Avenue and Reid Drive all according to Registered Plan 51M-495 as shown on Schedule "P" which is attached hereto and forms part of this by-law be delegated to the Director of Planning and Building Services or their designate.
 - (b) Additions, expansions, and alterations to an existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to an existing approval; as determined by the Director of Planning and Building Services or their designate.
6. **THAT** sections 11 and 12 renumbered as 12 and 13 and amended by replacing the words "Director of Planning Services or the Manager of Development Planning" with the words "Director of Planning and Building Services or their designate", so that renumbered sections 11, 12 and 13 read as follows:
- 12. That the Council of the Corporation of the City of Barrie designates the Director of Planning and Building Services or their designate, Council's authority to direct minor amendments to be made to site plan control agreements.
 - 13. That the Mayor and Clerk are hereby authorized to execute any agreement pursuant to a site plan application approved by the Director of Planning and Building Services or their designate in accordance with paragraph 11 above.
7. **THAT** this by-law shall come into force and have effect immediately upon final passing thereof.

READ a first and second time this 29th day of May, 2017.

READ a third time and finally passed this 29th day of May, 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – DAWN A. McALPINE

SCHEDULE A-1



APPENDIX "B"

City of Barrie Urban Design and Sustainable Development Guidelines
Salem and Hewitt's Secondary Plan Areas