



March 26, 2014

Ms. D. McAlpine
City Clerk
City of Barrie
70 Collier Street
Barrie, Ontario
L4N 4T5

Dear Ms. McAlpine:

**Re: Public Meeting - March 31, 2014
Proposed Zoning for Intensification Nodes and Corridors**

I have had an opportunity to review the City's Staff Report on the above-noted matter and I attended the Zoning Forum held on February 28, 2014. I have also reviewed the proposed development standards for the intensification area zones and am writing to provide my comments.

In general, my concerns relate to reducing the impact of residential intensification on existing stable residential neighbourhoods. I feel that this can be best accomplished by reducing the height of buildings along intensification corridors, ensuring an appropriate rear yard setback, establishing a standard for visitor parking, increasing landscape buffering/fencing standards and modifying the list of permitted uses.

I believe that the proposed allowances for 5 to 8 storey buildings adjacent to existing low density residential areas should be reconsidered, with a view to reducing the heights to between 2 and 4 storeys.

1. Maximum height of 2 storeys is required in certain locations due to variations in topography

One of my main concerns is the impact that redevelopment will have in at least 3 particular locations in the City of Barrie (note attached maps). In the examples provided, there is a topographical variation between the intensification corridor lands and the established residential areas located immediately behind and adjacent to the intensification area. Put more simply: the lands that would be permitted more intense development and greater heights are already

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topographically higher in elevation than the lands behind. The outcome would be a situation where existing established residential areas would be negatively impacted in terms of height, setbacks, massing and shadowing.

Area A is located on the east side of Yonge Street, from MacLaren Avenue, southerly and including the property known municipally as 481 Yonge Street. These lands are between 4 and 6 metres higher than lands to the east, hence development of these lands to a potential height of between 5 and 8 storeys results in a 7 to 10 storey impact to adjacent single detached dwellings. Although not along an intensification corridor, Area B, located on the north side of Penetang Street, shows a similar topographic variation. The Penetang Street lands are higher than the residential houses on the south side of Queen Street. Area C, located on the east side of Duckworth Street is also topographically higher than those homes built on the west side of Belcourt Avenue.

I question the appropriateness of the minimum and maximum building heights set out in the Proposed Development Standards chart. It is my request that at a minimum, Council consider a site specific Mixed Use Zoning for areas where there are such topographic variations so that the maximum height is limited to 2 storeys, regardless of whether or not ground floor commercial is provided.

While I have attached location maps illustrating three examples, it is my suggestion that there may be other areas in the City that have similar situations. I would ask therefore that City staff consider the topography of each of the intensification corridors and the potential impact on adjacent uses before finalizing any new development standards or recommending an as-of-right height permission. Similarly, it is my suggestion that for all redevelopment projects, a solar shadow study be required and peer reviewed.

2. Rear yard setbacks adjoining residential zones should be 10 metres when ground floor commercial is provided.

The City's current zoning by-law requires a 10 metre rear yard setback when General Commercial or Convenience Commercial uses are developed adjacent to a residential zone. Given that ground floor commercial is contemplated along intensification corridors, it is my position that the same 10 metre setback (not 7 metres as proposed) should be carried through in the new Mixed Use zoning. A 10 metre rear yard setback recognizes the need to adequately separate commercial uses from existing residential uses.

As buildings are moved closer to the street, the rear yards along intensification corridors, which are closest to existing established residential neighbourhoods, now become the active areas. I am not convinced that ground floor commercial



should be permitted as-of-right along all intensification corridors. However, in instances where ground floor commercial uses are proposed, careful consideration should be given to increasing the width of landscape buffers, providing acoustic fencing, and requiring garbage disposal areas to be within the main building, all in an effort reduce the impact on existing residential areas.

3. New Visitor and Barrier Free Parking standards are required.

The new development standards propose a parking standard of 1 space per dwelling unit. This is a generally accepted standard for intensification areas where there is an expectation that transit will be used. However, many municipalities have recognized the need to implement a standard for visitor parking. As on-street parking is unlikely to be permitted along intensification corridors such as Essa Road, Dunlop Street West, Yonge Street and the northern part of Duckworth Street, it is important that new developments have dedicated areas for visitor parking. It is my suggestion that for both the mixed use node and corridor areas, a parking standard of 1.5 spaces per residential unit be required of which 25 percent of the spaces would be dedicated for visitor parking. A minimum of 2 barrier free parking spaces should be required, over and above the usual parking standard. To avoid the use of parking spaces for snow storage, many municipalities are now requesting the identification of snow storage areas as part of Site Plan approval.

4. Permitted uses within intensification areas.

Staff are suggesting that automotive service stations be permitted within the intensification corridors though site specific rezoning approvals. In my opinion, further consideration needs to be given to this approach. Has an inventory been completed to identify all existing automobile service stations along intensification corridors? Is there a need for additional service stations? Would this use be more appropriate in a location away from existing established residential neighbourhoods?

Other uses that in my opinion are inappropriate in the intensification corridor areas (adjacent in many cases to low density residential uses) are uses that often create "outdoor" noise including: arcade or game establishment, building supply centre, bus terminal, entertainment establishment, nursery or garden supply centre, outdoor display and sales area, recreational establishment.

As a final point, I note that staff are suggesting (Staff Report PLN029-13, December 9, 2013) that they will be recommending that Council consider *pre-zoning* all lands within intensification nodes and corridors to the newly created zones. I wish to indicate my objection to this approach as I feel it is important for



each redevelopment application to be considered in terms of its impact on the immediately adjacent uses. Pre-zoning lands would deny this opportunity to the residents of numerous established neighbourhoods in Barrie.

The removal of obstacles to redevelopment and the establishment of new zone permissions and standards for intensification nodes and corridors should not in turn result in a negative impact to the adjacent stable residential neighbourhoods. While I recognize the importance of encouraging residential intensification within the built boundary, I think we must be mindful of its impact on existing residential areas not only in terms of zoning standards but also with respect to the types of uses that will be permitted and how those uses could impact immediately surrounding residential areas.

Please add my name to the list of those requesting notification regarding this matter.

Sincerely,

Celeste Phillips, MCIP RPP



The Corporation of the County of Simcoe

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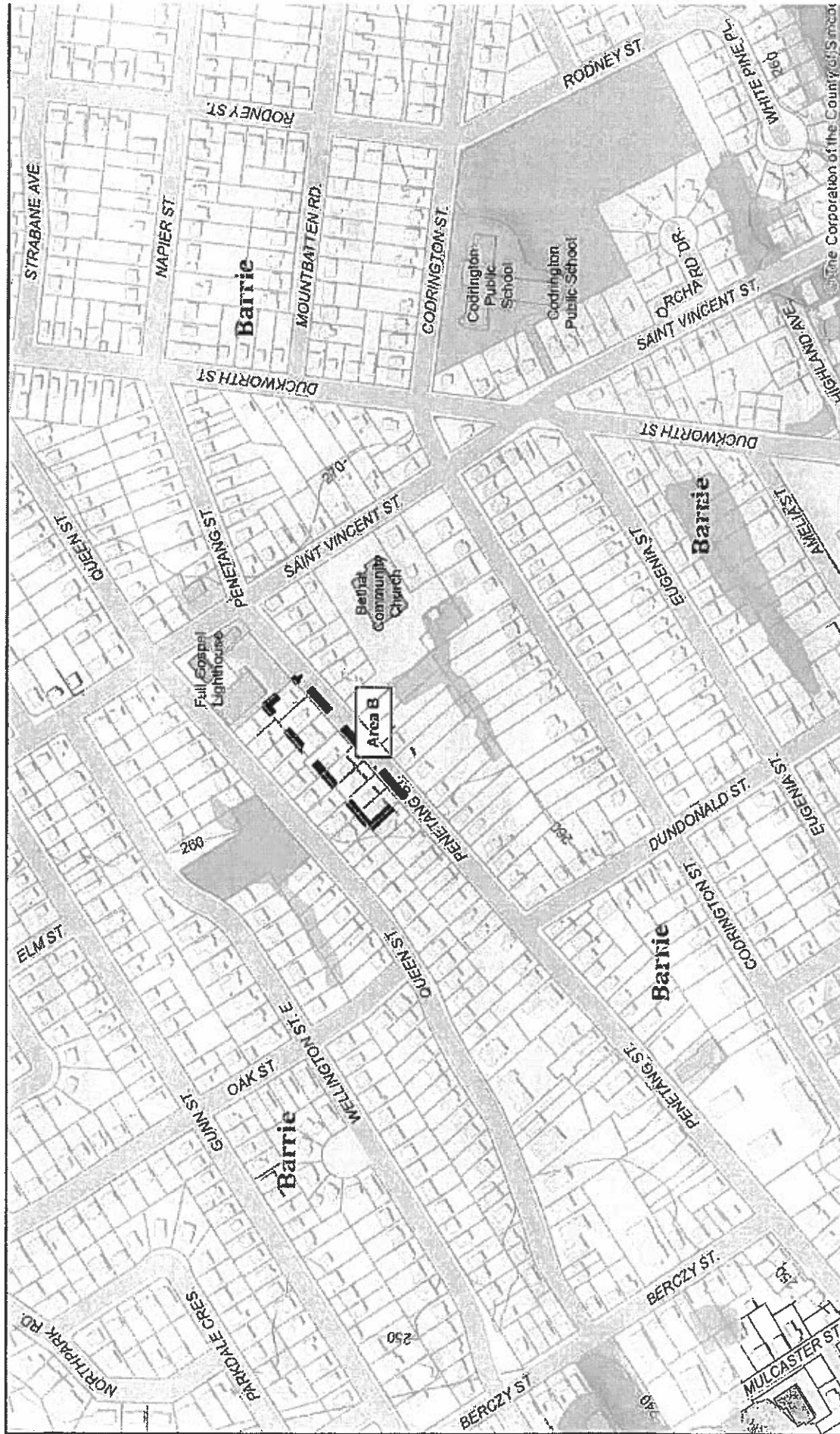
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March 26, 2014

SIMCOE
COUNTY OF

<ul style="list-style-type: none"> Municipal Border Contour - 2 Meter Tie Rail Line Highway Major Road Ramp Local Roads Unassumed and Seasonal Roads 	<ul style="list-style-type: none"> Water Line, Intermittent Water Line, Permanent Building Footprint Provincial Park Water Area, Permanent Water Area, Permanent Woods Area Cartographic Urban Area Cemetery - Polygon 	<ul style="list-style-type: none"> First Nations Land Municipal Park Land Use Amusement Park Commercial Educational Golf Course Government Industrial Medical
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Area B



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0 0.035 0.07 0.14 km

March 26, 2014

County of Simcoe

Legend

- Municipal Border
- Contour - 2 Meter
- Trail
- RailLine
- Highway
- Major Road
- Ramp
- Local Roads
- Unassumed and Seasonal Roads
- Water Line, Intermittent
- Water Line, Permanent
- Building Footprint
- Provincial Park
- Water Area, Permanent
- Wetland Area, Permanent
- Wooded Area
- Canographic Urban Area
- Cemetary - Polygon
- First Nations Land
- Municipal Park
- Landuse
- Amusement Park
- Commercial
- Educational
- Golf Course
- Government
- Industrial
- Medical

Area C



- Municipal Border
- Water Line, Intermittent
- Water Line, Permanent
- Building Footprint
- Provincial Park
- Water Area, Permanent
- Wetland Area, Permanent
- Wooded Area
- Cartographic Urban Area
- Cemetery - polygon
- Unassumed and Seasonal Roads
- Trail
- RailLine
- Highway
- Major Road
- Ramp
- Local Roads

- First Nations Land
- Municipal Park
- Landuse
 - Amusement Park
 - Commercial
 - Educational
 - Golf course
 - Government
 - Industrial
 - Medical

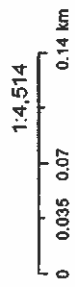
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March 26, 2014



ITCHENER
WOODBRIDGE
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KINGSTON
BARRIE

June 9, 2014

Stephen Naylor

Director of Planning Services
City of Barrie
79 Collier Street, P.O. Box 400,
Barrie, Ontario L4M 4T5

**Re: Comments re: Staff Report PLN018-14 (Zoning for Intensification and Mixed Use)
Proposed Official Plan Amendment and Zoning By-law Amendment,
On behalf of Mason Homes,
Owner of lands at the southwest corner of Yonge Street and Little Avenue**

On behalf of Mason Homes, we submit the following comments further to our correspondence dated March 31, 2014 and are submitted in response to City of Barrie Staff Report PLN018-14.

INADEQUATE TIME TO REVIEW PROPOSED AMENDMENTS:

Staff Report PLN018-14 attaches proposed wording for an Official Plan Amendment and Zoning By-law Amendment associated with the above noted matter and recommends approval of these Amendments to General Committee at its meeting on June 9, 2014.

We request confirmation on how and when public notice was given for the General Committee meeting to be held on June 9, 2014 and consideration of the proposed Amendments. Section 17(19.1) of the Planning Act requires a draft of the Official Plan Amendment to be made available at least 20 days in advance of the public meeting and for the public notice to say where a copy can be obtained.

On December 12, 2013, a formal written request was submitted to the City requesting notice of any meetings or reports relating to this item. We appreciate receiving the link to the Staff Report on Friday, June 6, 2014. However, we were not previously made aware of the proposed wording of these Amendments and were surprised to see that recommendations for approval by Staff were to be considered by General Committee on June 9, 2014. This has afforded us little time to review the Report and, most importantly, complete a thorough review of the attached Amendments. However, we submit the following comments based on our cursory review.

GENERAL COMMENTS

The overall concerns of the proposed Amendments as described in our correspondence of March 31, 2014 continue to be relevant.

We are in agreement with the overall principle of intensification and establishing mixed use areas. We do not agree that all buildings should be required to be mixed use prior to the establishment of primary uses and the establishment of a `critical mass of people` needed to support them. Some of the areas identified as "Intensification Nodes" may need additional time to evolve and provide a market to support a mandatory ground floor commercial component.

To some degree, Staff Report PLN018-14 acknowledges this position as follows (emphasis added):

*"Staff recommend that the Intensification Nodes require the inclusion of commercial uses to be located at the ground floor level of new development. **However, recognizing the necessity for the Intensification Nodes to gradually evolve into mixed use areas over time, exceptions to this requirement may be considered on a site-specific basis**"¹.*

With respect to Pre-Zoning the Intensification Nodes and Corridors, we agree with the opinion of Staff that a further review is necessary on an area-by-area basis before zoning provisions are Pre-approved as follows:

"55. Staff expect that the pre-zoning process would occur on an area-by-area basis. The intention would not be to recommend a blanket rezoning across all of the nodes and corridors, but instead to focus on select areas identified as possessing the most immediate potential for redevelopment"².

"56. Staff recognize that each of the Intensification Nodes and Corridors are unique with their own set of neighbourhood features, challenges and needs. The process of pre-zoning would allow staff to identify these neighbourhood distinctions and fine-tune the zoning standards to better respond to the characteristics of each area"³.

COMMENTS ON PROPOSED AMENDMENTS:

Official Plan Amendment:

The Official Plan Amendment would establish policy that will be required to be implemented through any future zoning provisions relating to lands subject to the proposed Mixed Use policies. As the Amendment states, "the (proposed) policies of Section 4.9 will take precedence over other Land Use Policies contained in Section 4.2 Residential and 4.3 Commercial"⁴.

Therefore, it is our interpretation that the proposed Mixed Use policies will apply to our client's lands located at the intersection of Yonge and Little (currently subject to "Commercial" policies).

Therefore, we object to the proposed wording in the proposed Official Plan Amendment as it does not implement the flexibility acknowledged and agreed to by Staff in their Report, as noted above. In particular, we recommend the following revisions to the proposed Official Plan Amendment attached as Appendix A in Staff Report PLN-18-14:

¹ City of Barrie Staff Report PLN018-14, June 9, 2014, pg. 8.

² Ibid, pg. 15.

³ Ibid, pg. 15.

⁴ Ibid, pg. 21.

Part A – Preamble:

1. Under “Purpose” heading (1st sentence): reference to Mixed Use “buildings” should be to Mixed Use “areas”.
2. Under “Purpose” heading (2nd sentence): Delete the words “with active commercial uses located at the street level of new buildings”.
3. Under “Location” heading (1st sentence): reference to Mixed Use “buildings” should be to Mixed Use “areas”.
4. Under “Basis” heading (4th paragraph, last sentence): Replace word “development” with the word “areas”.

Part B – The Amendment

5. Section 4.9.2.1(a): *This wording is not overly restrictive given “strongly encourage” language. However, we could work on/ask for better language.*
6. Section 4.9.2.1(b) *This wording is not overly restrictive given “should not” language. However, we could work on/ask for better language.*
7. Section 4.9.2.3(g): Delete last sentence that reads “No parking spaces will be located at the front of buildings in the Mixed Use Areas”. (Note: This will cause problems where multiple buildings within Area. Buildings may be behind buildings fronting onto main road corridor on large sites like Mason’s).

The above revisions represent our initial concerns and comments with the proposed Official Plan Amendment and we reserve the ability to make additional comments as our review continues.

Zoning By-law Amendment

In terms of the proposed Zoning By-law Amendment, some of the zoning provisions would not be appropriate for our client’s lands. However, Staff acknowledge that the proposed Zoning Amendment is intended to establish ‘blanket’ provisions that will be further considered on an area-by-area basis prior to any pre-zoning. We are in agreement with that approach.

Should City Council decide to proceed with a “pre-zoning” exercise, we will work with staff to tailor these general zoning categories that more appropriately reflect the unique set of neighbourhood features, challenges and needs of our client’s lands.

Kind regards

MHBC



Debra Kakaria, MBA, MCIP, RPP, LEED AP
Partner

cc. Dawn McAlpine, City of Barrie Clerk
Gord Mason, Mason Homes
Mike Bell, P.Eng., Mason Homes
Steven A. Zakem, Aird & Berlis LLP

Aslam.

I have reviewed your June 9 report and continue to have concerns (as discussed at the March 7, 2014 'developers meeting' and noted in my March 31, 2014 letter) with the notion of making ground floor commercial use compulsory within all buildings located within intensification nodes (through zoning regulation). With respect, if the City is truly trying to stimulate mixed use development in select locations, flexibility as opposed to regulation is the key.

Your report refers to the concepts of market forces and critical mass - - we agree that over the long term these factors shape the way places are developed. As was stated by a number of participants at the March 2014 'developers meeting' without the market to support ground floor commercial uses being in place, making such uses a compulsory requirement without there being market demand will actually prevent development from occurring, ie contra to the stated objective of trying to stimulate and encourage more intensive development.

We note that this compulsory requirement is not being recommended within 'corridors', but is recommended within 'nodes'. In locations such as ours near the northerly corners of Yonge and Mapleview, the land is identified as both a corridor and a node.

The Planning Act provides a multitude of tools enabling municipalities to 'shape' the form of development. Official plan policy, and site plan control in our view should be the tools relied upon in this regard, leaving both the city and the land owner with flexible options that both encourage and control the form of development.

I trust comments and concerns expressed in this email will be shared with Council.

Chris Corosky, MBA, MCIP
Director, Land Development
Armel Corporation

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SMARTCENTRES®

September 10, 2014

City Hall
70 Collier Street
Barrie, ON, L4M 4T5

Attn: Aslam Shaikh, Planner

Dear Mr. Shaikh:

RE: Zoning for Intensification & Mixed Use

We are Smartcentres Inc., and on behalf of ourselves and Calloway REIT, owners of various properties throughout the City of Barrie and active commercial developers within the municipality, this letter is submitted for consideration at the Development Services Committee Meeting scheduled for September 16, 2014 and to be held pursuant to the recommendation by General Committee at its meeting held June 9, 2014.

We have had an opportunity to review the City's Staff Reports dated December 9, 2013 and June 9, 2014 with respect to the above noted matter. We have also reviewed the proposed development standards with respect to the intensification nodes and corridors.

Generally, we are supportive of the recommendations made by staff with regard to the proposed development standards and recognize the importance of encouraging the development of mixed used areas within the city. We appreciate the opportunity to provide comments on this matter. Accordingly, we would like to caution that some of the proposed standards may not provide the necessary flexibility required for efficient, practical and viable commercial development.

More specifically, we have concern for the minimum height requirements found within the Mixed Use Node (MU1) development standards. Lands designated General Commercial in the City of Barrie Official Plan, are intended to provide a range of retail and service commercial uses. A development standard requiring a minimum height of 10.5 metres is impractical and does not consider the concept of providing a range of retail and service commercial uses. While the 10.5 metre minimum height standard can be met by the larger anchor retailer, it cannot be met by the smaller service oriented retailer that would make up a significant portion of a site designated General Commercial.

Secondly, in stating that, "such uses may require large sites and may have significant on-site storage and parking needs", the City of Barrie Official Plan recognizes the nature of this type of retail development. To require ground floor retail in each building within sites as large as those typical of the General Commercial designation is impractical and not viable. We appreciate that staff has addressed this issue with respect to Intensification Corridors but respectfully request that this same flexibility be applied to the Intensification Nodes.

Thirdly, the exclusion of Drive Through facilities in the proposed development standards disregards the fact that lands designated General Commercial are intended to provide a range of retail and service commercial uses. Further, the proposed Mixed Use designation is intended to permit a variety of residential, commercial and institutional uses and as such, where the size of the site accommodates, Drive Through facilities should be permitted.

Ultimately, it is essential that staff consult with landowners during the process of implementing these standards and that staff consider each site as distinctive and requiring site specific development standards that offer flexibility. We welcome the opportunity to discuss these comments with staff through this process in the future.

Yours truly,

A handwritten signature in black ink, appearing to read 'Todd Pierce', with a stylized flourish at the end.

Todd Pierce
Director, Land Development