



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D09-OPA050 & D14-1579**

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

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT 
C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW
(681-685 YONGE STREET)

DATE: APRIL 13, 2015

Pursuant to Staff Report PLN029-14 (Motion 14-G-225) the Planning Department has implemented the Ward (Neighbourhood) Meeting process and revised Public Meeting system. The Public Meeting will be conducted in accordance with past practice but now with the addition of a staff presentation of planning and land use items that have been identified by the public at the Neighbourhood Meeting and through initial staff review of the application. The staff presentation will occur between the presentation by the applicant and questions/comments by the public. A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.

The property is designated Residential in the Official Plan and zoned Residential Single Detached Dwelling First Density R1 by Zoning Bylaw 2009-141. The subject lands are located on the east side of Yonge Street, north of Ashford Drive in the Painswick South Secondary Plan. The applicant is proposing to redesignate and rezone the lands from Residential to General Commercial and General Commercial C4. The proposed land use is for a development that would allow 2 single storey commercial buildings, one with a drive-thru.


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

- The appropriateness of single storey commercial development, including a drive-thru, in the Yonge Street Intensification Corridor where intensification is targeted at 50 units per hectare for residential development.
- The appropriateness of additional commercial uses on Yonge Street in an area of existing vacant commercial uses.
- The efficient use of land and resources that optimize the use of existing servicing infrastructure for the development of a more compact urban form of development.
- Impact to adjacent existing residential and institutional (school) land uses, including traffic impacts.
- Boundary tree preservation.

The applicant did participate in a Neighbourhood Meeting on January 15, 2014, in which members of the public provided comments regarding:

- Commercial tenant mix and selection
- Safety, noise and traffic impacts generated by a drive-thru commercial use
- Lack of sidewalks in the area
- Impact of commercial uses on the adjacent existing residential and school uses
- Addition of more commercial uses in Barrie
- Yonge Street corridor planned for intensification
- Location of parking adjacent to existing residential uses

- Drainage impacts on adjacent uses
- Tree preservation
- Litter and loitering



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