



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Tuesday, May 11, 2021

7:00 PM

Virtual Meeting

Notices

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

Public Notice

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, May 11, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

PM 210511

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF WYNSTAR BEAR CREEK LP - 189 SUMMERSET DRIVE (WARD 6) (FILE: D30-003-2020)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP, for the lands located at 189 Summerset Drive, Barrie.

The application is intended to amend the current zoning from ‘Residential Multiple Second Density’ (RM2) to ‘Residential Multiple Dwelling Second Density’ with Special Provisions (RM2 SP-XXX) and ‘Residential Apartment First Density’ (RA1-2) (SP-XXX) with Special Provisions. The proposed Zoning By-law Amendment would facilitate the development of 218 back-to-back townhouses units consisting of three and four storeys in height and a 90 unit, 6-storey apartment building for a total of 308 residential units. The proposal would be developed as a plan of condominium. The requested special provisions include, but are not limited to, increased height, increased gross floor area, reduced setbacks, and back-to-back townhouses with a reduced parking standard.

Special Provisions:

Residential Apartment (RA1-2)(SP-XXX):

<u>Standard</u>	<u>RA1-2 zone</u>	<u>Proposed</u>
Front Yard Setback	Minimum 7 metres	6.8 metres
Rear Yard Setback	Minimum 7 metres	1.6 metres
Landscaped Open Space	Minimum 35%	Minimum 21%
Lot Coverage	Maximum 35%	Maximum 42%
Gross Floor Area (GFA)	100%	230%
Building Height	15 metres	20 metres

Residential Multiple (RM2)(SP-XXX):

<u>Standard</u>	<u>RM2 zone</u>	<u>Proposed</u>
Front Yard Setback	Minimum 7 metres	Minimum 3.8 metres
Interior Side Yard Setback	Minimum 1.8 metres	Minimum 1.6 metres
Gross Floor Area (GFA)	Maximum 60%	Maximum 70%
Building Height	10 metres	15 metres
Parking Ratio	1.5 spaces per unit	1.23 spaces per unit
Barrier Free Parking	10 spaces	3 spaces
Permitted Use	n/a	Back to Back
Townhouses Density	n/a	55 units per hectare

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Michelle Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice - 189 Summerset Drive](#)
[PM Memo - 189 Summerset Drive](#)
[PM Presentation - 189 Summerset Drive](#)
[PM Correspondence - 189 Summerset Drive](#)
[ADDITIONS PM Correspondence](#)
[ADDITIONS PM Correspondence - 189 Summerset Drive](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.

