



City of Barrie

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

Meeting Agenda Planning Committee

Tuesday, September 21, 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

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, September 21, 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.

2. PUBLIC MEETING(S)

PM 2.1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MHBC PLANNING LIMITED ON BEHALF OF ARTEN DEVELOPMENT GROUP - 284 AND 286 DUNLOP STREET WEST AND 119 AND 121 HENRY STREET (FILE: D30-009-2021) (WARD 2)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by MHBC Planning Limited on behalf of Arten Development Group for lands known municipally as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, Barrie.

The proposed Zoning By-law Amendment application seeks to rezone the subject lands from 'Residential Multiple Dwelling First Density' (RM1) and 'General Commercial' (C4) to 'Mixed Use Node' (MU1)(SP-XXX) with site specific provisions. The requested special provisions include a reduced landscape buffer, increased height, reduced parking requirement for the commercial space and reduced outdoor amenity area. The proposed amendment would facilitate the development of a 16-storey tower with 124 rental apartment units, 1,052 metres squared of ground floor commercial space and underground parking.

Presentation by a representative(s) of MHBC Planning Limited.

Presentation by M. Banfield, Director of Development Services.

Attachments: [PM Notice - 284 and 286 Dunlop St W 119 and 121 Henry St](#)
[PM Presentation - 284 and 286 Dunlop St W 119 and 121 Henry St](#)
[PM Memo - 284 and 286 Dunlop St W 119 and 121 Henry St](#)

PM 2.2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)

The purpose of the Public Meeting to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Morriello Construction Ltd. for the lands known municipally as 520 and 526 Big Bay Point Road.

The proposed Zoning By-law Amendment seeks to rezone the lands from Residential Single Detached Dwelling First Density (R1) to Residential Apartment First Density with Special Provisions (RA1-2)(SP-XXX) to facilitate the development of a six (6) storey, 46 unit apartment building. The requested special provisions include, but are not limited to, increased height and gross floor area; reduced front, west side, and balcony setbacks; a reduced parking standard and increased lot coverage for parking; and reduced landscape open space.

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

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

Attachments: [PM Notice - 520 and 526 Big Bay Point Road](#)
[PM Presentation - 520 and 526 Big Bay Point Road](#)
[PM Memo - 520 and 526 Big Bay Point Road](#)
[PM Correspondence - 520 and 526 Big Bay Point Road](#)
[ADDITIONS PM Correspondence - 520 and 526 Big Bay Point Road](#)

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

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)**DEV019-21 COMMUNITY IMPROVEMENT PLAN GRANT APPROVALS SUMMARY -
FEBRUARY TO MAY 2021**

1. That Staff Report DEV019-21 regarding the status of the Community Improvement Plan (CIP) Grant Program be received for information purposes.
2. That 50 percent of the funds from the current balance associated with allocations for redevelopment and preservation of built heritage grant programs within the CIP Reserve be reallocated to the Affordable Housing Grant Program, to replenish the balance and continue funding development charges and per door grants for affordable housing projects in 2021. (DEV019-21) (File: F11-CIP)

Attachments: [DEV019-210913](#)

**DEV021-21 PROPOSED CITY-WIDE AMENDMENT TO COMPREHENSIVE ZONING
BY-LAW 2009-141 FOR AFFORDABLE HOUSING**

1. That the proposed City initiated amendment to Zoning By-law 2009-141 be approved as outlined in Appendix "A" to Staff Report DEV021-21.
2. That the proposed amendment to Site Plan Control By-law 99-312 be approved as outlined in Appendix "B" to Staff Report DEV021-21.
3. That Fees By-law 2021-020 be updated to include a new application fee of \$307.77 under Schedule K, Section 11 for scoped site plan review of detached accessory dwelling units.
4. That the proposed amendment to the Second Suites Registration By-law 2020-010 be approved as outlined in Appendix "C" to Staff Report DEV021-21.
5. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the Zoning By-law Amendment, as amended, including matters raised in the submissions and identified within Staff Report DEV021-21.

6. That, in accordance with Section 34(17) of the *Planning Act*, no further public meeting is required to finalize the proposed by-law. (DEV021-21) (File: D30-007-2021)

Attachments: [DEV021-210913](#)

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.

