



DEVELOPMENT SERVICES MEMORANDUM

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003-2021
Pending #:

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER

WARD: 6

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 189
SUMMERSET DRIVE

DATE: MAY 11, 2021

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Wynstar Bear Creek LP to facilitate the development of 218 back-to-back condominium townhouse units consisting of three and four storeys in height and a 90 unit, 6-storey apartment building for a total of 308 residential units on the lands known municipally as 189 Summerset Drive.

The property is located on the north side of Ardagh Road bordered by the Summerset Drive extension and legally described as Block 76 on Plan 51M-1167 in the City of Barrie. Recent activity to clear hazard trees in this area has sparked an interest with area residents in the future development of this property. This activity was not related to the subject application and the clearing of hazard trees was done in accordance with City policies and standards.

The subject lands are designated 'Residential' on Schedule 'A' – Land Use in the Official Plan, are part of the Ardagh Secondary Plan Area and zoned as 'Residential Multiple Second Density' (RM2) in Comprehensive Zoning By-law 2009-141. The current application proposes to amend the zoning for a portion of lands to 'Residential Apartment First Density' with Special Provisions (RA1-2)(SP-XXX) as well as add special provisions to the RM2 zone. The special provisions are as follows:

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

Standard	RA1-2 zone	Proposed
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):

Standard	RM2 zone	Proposed
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

The conceptual site plan is attached to this memorandum as Appendix “A”.

The complete submission package is posted on the [Proposed Developments](#) page on the City’s website under [Ward 6](#).

Neighbourhood Meeting

A neighbourhood meeting was held on January 22, 2020. The meeting had 53 registrants as well as the applicant, development representative, Ward 6 Councillor Natalie Harris, and Planning staff. Comments from attendees have been summarized as follows:

- Concerns regarding the proposed built form, density, and general site design;
- Questions regarding traffic impacts generated by the proposed development, as well as access to Ardagh Road;
- Potential environmental impacts on the adjacent treed area and watercourse; and,
- Inquiries regarding the target market for the development.

Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment application is currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Justification and the appropriateness of the proposed amendment and the requested site specific provisions; and,
- Potential impacts on the surrounding neighbourhood including traffic and access from Ardagh Road.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in the Fall of 2021 for consideration on the application. If approved, a subsequent application for Site Plan Control and a Condominium Exemption would be required.

For more information, please contact Celeste Kitsemety, Senior Planner at 705-739-4220 ext. 4430 or by email at celeste.kitsemety@barrie.ca.

Attached: Appendix “A” – Conceptual Site Plan

APPENDIX "A"
Conceptual Site Plan

