

PLANNING JUSTIFICATION REPORT

SITE PLAN APPROVAL

COBIDANA INVESTMENTS LIMITED

447 Bayview Drive

City of Barrie



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**File No.: 22793
September 2022**

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1.0 INTRODUCTION

Humphries Planning Group Inc. (“HPGI”) is the agent and planning consultant for Cobidana Investments Limited, the purchaser of land from North American (Park Place East) Corporation the registered owner (the “Owner”) of the property known as 447 Bayview Drive, within the City of Barrie (the “Subject Property”). The Subject Property is located west of Bayview Drive and south of Churchill Drive. The Subject Property is approximately 2.64 hectares (6.52 acres) in total area. The portion proposed for development, subject to the enclosed Site Plan Application, is the eastern portion of the larger site, abutting a private driveway to the east, which is approximately 0.6961 hectares (1.72 acres) in area, as outlined in red the figure below (the “Subject Site”). The proposed development site has a frontage of approximately 76.7 metres along Churchill Drive. The overall Subject Property is undeveloped, with the portion of the Subject Site currently vacant of any structures.



FIGURE 1 – AIR PHOTO OF SITE (— SUBJECT PROPERTY & — SUBJECT SITE)

2.0 BACKGROUND & PURPOSE OF REPORT

A Pre-Consultation Review meeting was held with City Staff on May 19, 2022, to discuss the development of the Subject Property, as well as to clarify the supporting documentation required to be filed at the time of application submission. The application and supporting materials are being submitted in accordance with the Site Plan Pre-Consultation Review comments and checklist, issued by the City’s Development Services Department on June 13, 2022.

The general purpose of this report is to support an Application for Site Plan Approval to facilitate the development of a 4-storey climate-controlled self storage facility on the Subject Property. The Site Plan Approval Application will implement the arrangement of the site and its various design features including building placement and built form, landscape elements, vehicular and pedestrian access, and other technical aspects. A future Consent Application to sever the Subject Site will be required to implement the proposed development.

This Planning Justification Report ('Report') provides a description of the Subject Property, considers the application in the context of Local Planning Policy and provides planning justification and a professional planning opinion in support of the development proposal.

3.0 SITE DESCRIPTION

The Subject Site is part of a larger parcel of land rectangular in shape and is approximately 2.64 hectares (6.52 acres) in total area. The Subject Site is approximately 0.6961 hectares (1.72 acres) in area with a frontage of approximately 76.7 metres along Churchill Drive. The Subject Site will undergo a future Application for Consent to sever Part 4 from the broader property, as identified below.

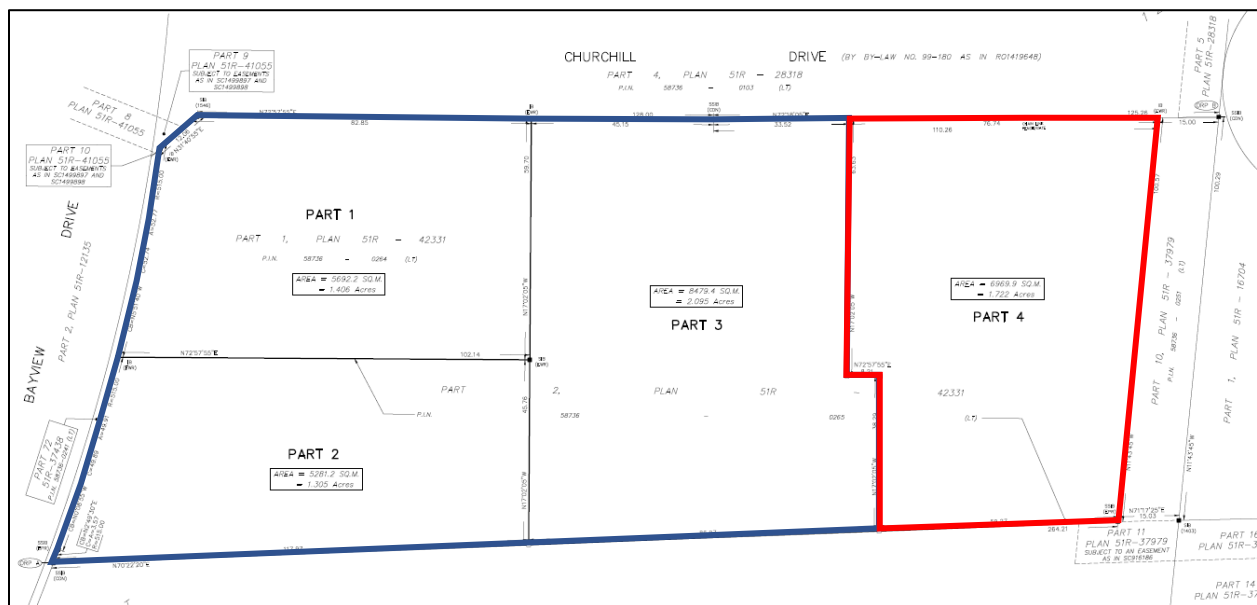


FIGURE 2 – EXTRACTED R-PLAN, PREPARED BY RUDY MAK SURVEYING (— SUBJECT PROPERTY & — SUBJECT SITE)

A Site Plan Application for the lands identified as Part 1 of the above figure (D11-011-2018), has been registered to develop an office building on the Subject Property. As part of the development, an application to remove the Holding provision (H1-102) is required. The owner of this portion of the broader Subject Property (North American (Park Place East) Corporation) submitted a TIS, as required by City Staff to lift the hold for this portion of the site, that has been approved in principle by City Staff and MTO. By-law 020-084 to remove the Hold (H1-102) has been revised on August 12, 2020, and is in full force and effect.

4.0 SITE CONTEXT

The immediate surrounding area to the Subject Site is comprised of the following land uses:

North: Churchill Drive is located immediately north of the Subject Site. Further north is Fountain Tire, and multi-unit buildings containing various uses such as commercial retail and office uses. At the north east corner of Bayview Drive and Churchill Drive is a commercial plaza, including fast food restaurants.

East: Directly east of the Subject Site is a private driveway. Further east are multi-unit buildings containing commercial industrial and office uses.

South: south of the Subject Site is a private driveway. Further south is IBM/industrial building and the Barrie Dog Off-Leash Recreation Area.

West: Immediately west of the Subject Site is the eastern portion of the broader property, such a future abutting parcel. Further west is Bayview Drive. Beyond Bayview Drive is The Rec Room, and larger commercial plaza with various types of retail and service uses. Aspira The Barrievue Retirement Living home is also located west of the Subject Site.



FIGURE 3 – CONTEXT PLAN (— SUBJECT PROPERTY & — SUBJECT SITE)

The surrounding area has developed as a retail/service commercial area offering a range of uses including restaurants, moving services, insurance agencies, health care services, and a variety of retail uses. Within the existing local land use context, the proposed development for a self-storage use represents a unique opportunity to provide a compatible and complementary use on an underutilized parcel of land. The

location of the Subject Site in proximity to existing nearby and adjacent commercial areas presents an opportunity for businesses to utilize the space for storage of goods. Additionally, residents who regularly visit the area will be able to utilize the self-storage space for personal use.

5.0 DESCRIPTION OF PLANNING APPLICATIONS

A planning application for Site Plan Approval is required in order to facilitate the full implementation of the proposed development. This process has been initiated and has been assigned as file number D28-028-2022, per the City of Barrie.

Site Plan Approval

A Site Plan Application ('SPA') will implement the arrangement of the site and its various design features including built form, landscape elements, vehicular access, and other technical aspects, as part of the overall master plan.

Minor Variance Application

A future Minor Variance Application will be required to fully implement the development proposal for building height and location of loading spaces.

Consent Application

A future Consent Application will be required to fully implement the development proposal as a separate parcel of land, under a different ownership, and for cross access and servicing easements.

6.0 PROPOSED DEVELOPMENT

The development proposal contemplates a four-storey climate controlled self-storage facility with a total GFA of 11,768.4 square metres and a Floor Space Index (F.S.I) of 1.69. The proposed development provides for three (3) loading bays along the northside of the building. The proposed development also provides for a total of 24 parking spaces, including 1 barrier-free parking space, as required by the zoning by-law, along the north side of the site. The self-storage building has one (1) main entrance at the north side of the building, as well as three (3) exits along the south, east and west sides of the building.

The proposed self-storage building is designed to accommodate pedestrian circulation with 1.5-metre-wide sidewalks connecting all building entrance/exits to proposed parking spaces, and a connection to a future potential sidewalk along Churchill Drive.

Snow storage is proposed at the north eastern corner of the self-storage building east of the proposed loading bays. The proposed in-ground garbage pick-up location is along the western side of the site and is screened from the proposed self-storage building.

The proposed Landscape Plan, prepared by Studio TLA, incorporates various trees, shrubs and grassed areas throughout the proposed development to enhance the overall public realm and user experience.

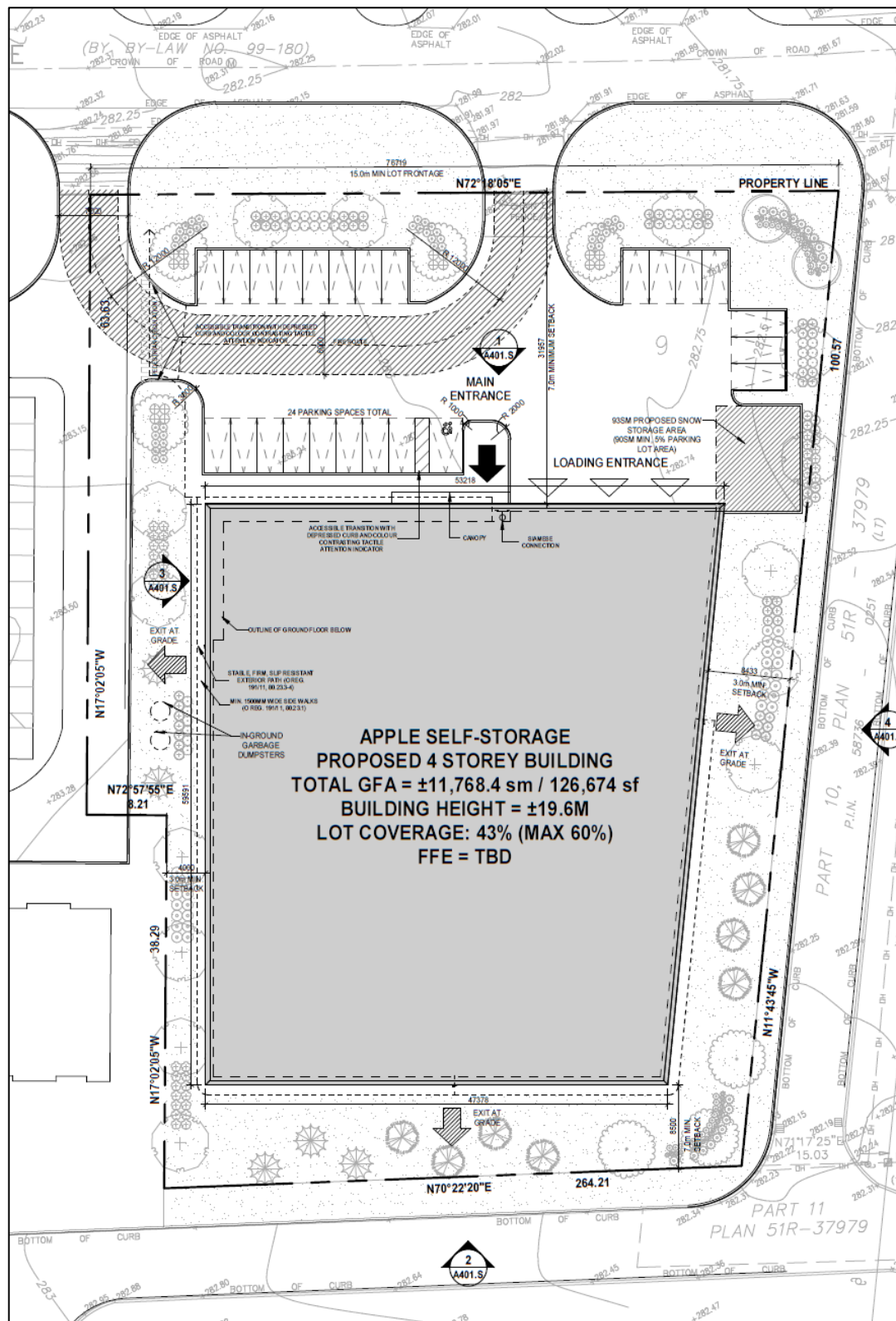


FIGURE 4 – PROPOSED SITE PLAN EXTRACT, QUADRANGLE

7.0 APPLICABLE POLICY

7.1 CITY OF BARRIE OFFICIAL PLAN (2018)

The City of Barrie Official Plan was approved by the Ministry of Municipal Affairs and Housing on April 23, 2010. The City of Barrie Official Plan (2018 Office Consolidation) establishes principles, objectives, policies and strategies respecting the natural environment, servicing, land use and transportation for the City of Barrie.

In accordance with Schedule A – Land Use, of the City of Barrie Official Plan (2018), the Subject Site is designated “General Industrial”. Section 4.4.2.2 of the Official Plan outlines the permitted uses for the designation which are the following:

- a) *Where lands are designated as General Industrial on Schedule A, the predominant use shall be for manufacturing, processing, servicing, **storage of goods** and raw materials, industrial warehousing and similar such uses.*
- b) *Commercial uses which serve the industrial area, such as a restaurant as part of a multi-tenant building, may be permitted. Uses which are ancillary and/or accessory to other permitted uses, such as accessory retail and accessory employee uses, may also be permitted as long as they are ancillary or accessory to the primary use in function and floor space occupancy (OPA 006). Uses which are ancillary and/or accessory to other permitted uses, such as accessory employee uses, may also be permitted as long as they are ancillary or accessory to the primary use in function and floor space occupancy. (OMB Order December 19, 2012 PL100512) Automotive sales establishments may be permitted but development of these uses must proceed by way of a site-specific by-law which may address setbacks, parking, lot coverage, site plan control matters or any other matters deemed appropriate. Automotive sales establishments shall not be located on lands serviced by rail and shall generally be located adjacent to arterial and/or collector roads and generally 120 metres away from an existing industrial use.*
- c) *Industrial areas adjacent to residential lands shall be placed in a separate category in the Zoning By-law and will permit a greater range of nonindustrial, service-based uses such as recreational uses, sports facilities and other service-based industrial uses. Open storage activities shall be permitted subject to the appropriate landscaping and screening. (OPA47 By-law 2015-066)*
- d) *Notwithstanding any other provisions of this Plan, the Comprehensive Zoning By-law 2009-141, as amended as it applies to 95-105 Maplview Drive West and 133-147 Mapleview Drive West may be amended to permit to be constructed and used on either or both of the aforesaid properties, the uses listed in the Table of permitted uses in the C4 zoning, with the exception of Retail Store/Shopping Centre and dwelling units in conjunction with permitted commercial uses, excepting defined automotive uses, provided that the other provisions of the said By-law applicable to lands zoned C4 are complied with. (OMB Order December 19, 2012 PL00512)*

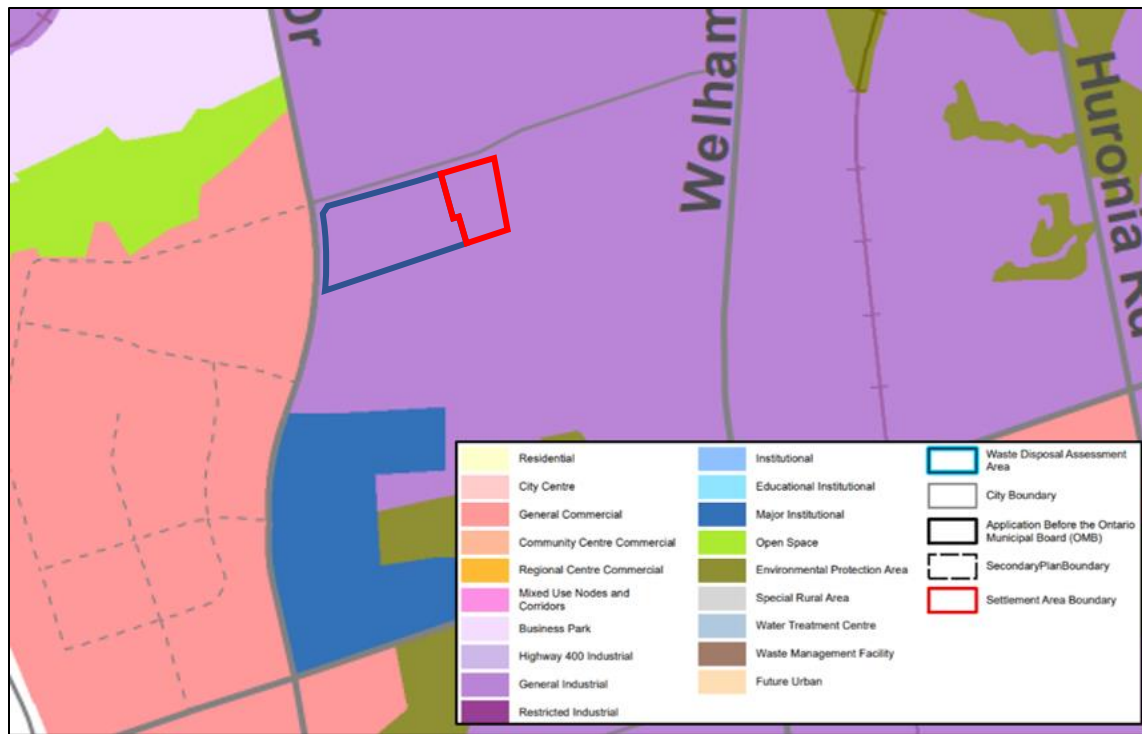


FIGURE 5 – SCHEDULE A – LAND USE, CITY OF BARRIE OFFICIAL PLAN (— SUBJECT PROPERTY & — SUBJECT SITE)

In accordance with Schedule C – Defined Policy Areas, of the City of Barrie Official Plan, the Subject Site is within Defined Policy Area “R”.

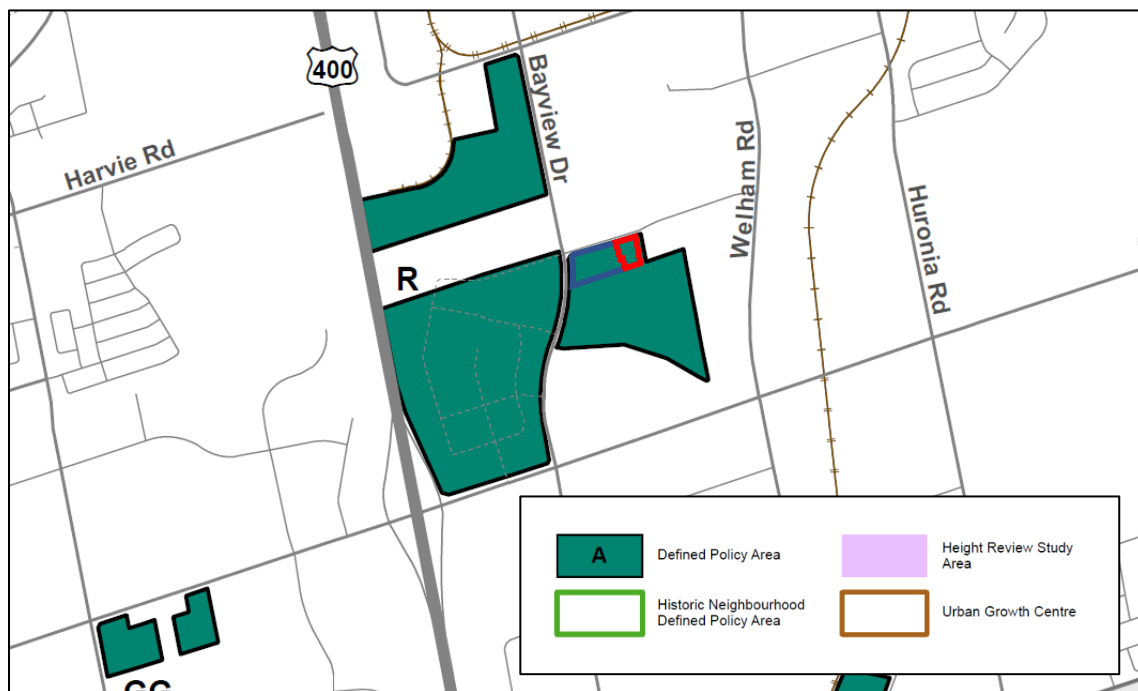


FIGURE 6 – SCHEDULE C – DEFINED POLICY AREAS, CITY OF BARRIE OFFICIAL PLAN (— SUBJECT PROPERTY & — SUBJECT SITE)

Section 4.8.9.2 of the Official Plan respects policy for lands designated General Industrial within Defined Policy Area R, which state the following:

The lands identified as Defined Policy Area [R] on Schedule “C” and designated as “General Industrial” on Schedule “A” shall be subject to the following provisions:

The lands designated as “General Industrial” immediately east of Bayview Drive shall be zoned Service Industrial (EM3) (SP408) (H) and may be used for purposes in accordance with the Service Industrial (EM3) zone plus automobile sales and no more than two freestanding restaurants along the frontage of Bayview Drive.

The proposed development on the Subject Site is permitted within the permitted uses of the “General Industrial” land use designation. In addition, for ease of reference, in an update to the City of Barrie Zoning By-law 2009-141, the Service Industrial (EM3) Zone category has since been replaced with the Light Industrial (L1) Zone category. As such, the proposed development complies with the policy of the City of Barrie Official Plan.

7.2 CITY OF BARRIE ZONING BY-LAW 2009-141

The Subject Site is currently zoned “Light Industrial” (LI) Zone by the in-force and effect Zoning By-law 2009-141, as amended, per Zoning Map: South Section. In addition, the Subject Site obtains Site Specific Provisions (SP-408) and a Hold Provision (H2-103). The Holding provision (H2-103) respects maximum GFA provisions associated with the entirety of the Subject Property. As the proposed self-storage development does not cause the maximum GFA threshold to be exceeded, the removal of the Holding provision is not required at this time.

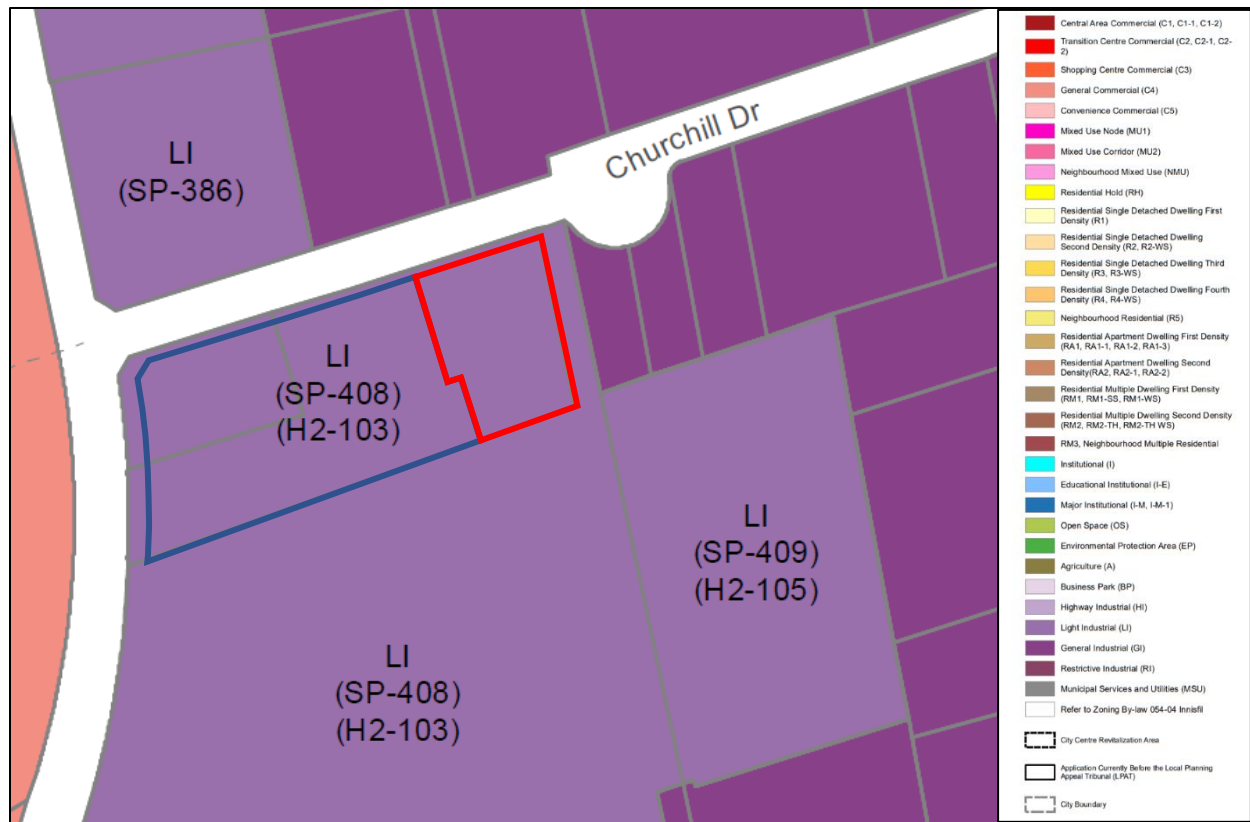


FIGURE 7 – ZPMOMG BY-LAW 2009-141 SOUTH SECTION MAP (— SUBJECT PROPERTY & — SUBJECT SITE)

According to Section 7.2 of Zoning By-law 2009-141, the “Light Industrial” (LI) Zone permits the following uses:

- Animal Shelter
- Bakery
- Manufacturing and Processing of Mineral Aggregate Resources
- Outdoor Storage
- Printing and Publishing
- Rail Transfer Facility
- Rental Store Excluding Video and Electronic Rentals
- Research/Development Facility
- **Self Storage**
- Warehousing in wholly enclosed buildings excluding self storage
- Wholesale Establishment
- Accessory Employee Use
- Accessory Retail
- Assembly Hall
- Automotive Repair Establishment
- Bank
- Building Supply Centre
- Car Wash
- Conference Centre
- Custom Workshop
- Data Processing Centre
- Drive Through Facility
- Dry Cleaning Establishment
- Fitness or Health Club
- Hotel, Motel
- Miniature Golf
- Nursery or Garden Supply Centre
- Office
- Office, Medical
- Outdoor Display and Sales Area
- Photography Studio
- Private Club
- Recreational Establishment
- Restaurant
- Service Store
- Trade Centre
- Veterinary Clinic
- Kennel in wholly enclosed buildings
- Child Care
- Commercial School
- Industrial School
- Place of Worship
- Funeral Service Provider

The proposed development for a 4-storey self-storage building is identified as a permitted use in the “Light Industrial” (LI) Zone. The City of Barrie Zoning By-law 2009-141 defines the use as the following:

Self Storage shall mean a building, structure, or land used for the temporary storage of household items and seasonal, recreational or commercial vehicles, boats and trailers in storage areas or lockers which are generally accessible by any means of individual loading doors.

A Zoning Compliance table is provided below to show the proposed self-storage building is compliant with the site-specific provisions of SP-408 on the Subject Site. The **bold** text indicates provisions which would require a minor variance application.

Table 1 – Zoning Compliance Table

Light Industrial (LI) (SP-408) (H2-103) Zone Standards		
Provision	Required	Proposed
Total GFA	N/A	11,768.4 sq.m
Min. Lot Area	700 sq.m	6,964.8 sq.m
Min. Lot Frontage	15 metres	76.7 metres (Churchill Drive)
Min. Front Yard (Churchill Dr – after severance)	7 metres	31.9 metres
Min. Side Yard (west)	3 metres	4.0 metres
Min. Side Yard (east)	3 metres	8.4 metres
Min. Side Yard adjacent to a residential zone	10 metres	<i>Not Applicable</i>
Min. Side Yard adjacent to a street	7 metres	<i>Not Applicable, adjacent private driveway</i>
Min. Rear Yard	7 metres	8.5 metres
Min. Rear Yard adjacent to a residential zone	15 metres	<i>Not Applicable</i>
Min. Rear Yard adjoining a street	7 metres	<i>Not Applicable</i>
Max. Lot Coverage	60 %	43%
Max. Building Height	16 metres	19.6 metres
Min. Parking	Self-Storage: 1 space/500 sq.m of GFA = 24 spaces	24 spaces, including 1 barrier free space
Barrier Free Parking	1 space	1 space
Loading spaces	N/A	3 spaces

The proposed parking spaces and loading spaces adhere to the minimum sizing dimension requirements within the City of Barrie Zoning By-law 2009-141.

Section 4.7.1.1, respecting location of loading spaces, states the following:

No loading space shall be located in the required minimum front yard of any lot. Loading spaces shall be located adjacent to the structure for which they serve and shall be screened from view of any public street or highway.

The proposed 4-storey self storage facility locates three (3) loading spaces within the front yard of the Subject Site, along the north side of the proposed building.

As such, per the above provisions and zoning compliance table, a minor variance application will be required to permit a maximum height of **19.6 metres**, as well to permit the location of the loading spaces within the front-yard of the self-storage building.

8.0 CONCLUSION

In summary, the development proposal represents a desirable and appropriate form of development for the Subject Site. The subject application is supported by applicable Municipal planning policies outlined within the City of Barrie Official Plan and the City of Barrie Zoning By-law 2009-141.

As outlined throughout this Report, it is our professional planning opinion that the proposed development represents good planning, achieves conformity and consistency with applicable policy regime and should proceed through the site plan approvals process as prescribed by the *Planning Act*.