

May 5, 2023

Celeste Kitsemetry, RPP  
Senior Planner, Development Services  
City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

Dear Ms. Kitsemetry

**RE: PLANNING RESUBMISSION LETTER  
OFFICIAL PLAN AND ZONING BYLAW AMENDMENT RESUBMISSION  
LOON AVENUE & 338 MAPLEVIEW DRIVE EAST, BARRIE  
TOWN FILE NO.: D30-004-2022  
OUR FILE: 1219H**

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Further to the Official Plan and Zoning By-law Resubmission submitted on February 11, 2022, the Public Information Meeting of May 3, 2022, our meeting with LSRCA and the City of Barrie on June 6, 2022, the consolidated City, and LSRCA and Agency comments dated July 20, 2022, we are pleased to submit the following updated material (digital copies) that supports a refined proposal for an OPA and ZBA to permit greenfield development on the Subject Lands. Revised versions of the draft Official Plan and Zoning By-law Amendments are also being submitted as part of the Resubmission at this time. In addition, this letter is an addendum to our Planning Justification Report, dated February 2022, and therefore must be read together with this Resubmission Letter. We continue to maintain our conclusions and opinions from our original Planning Justification Report, which continue to be applicable to the revised proposal.

In support of our resubmission, enclosed are the following digital copies of Plans and Reports/Studies:

1. City Comment Response Matrix;
2. LSRCA Comment Response Matrix;
3. Site Plan, Revision 21, prepared by We Merchandise Space Inc, dated May 5, 2023;

4. Landscape Plans prepared by MHBC, dated May 5, 2023, including:
  - o Landscape Plan (L1);
  - o Landscape Details (L2);
  - o Landscape Details (L3);
5. Tree Inventory Plans prepared by MHBC, dated May 5, 2023, including:
  - o Tree Inventory Plan (EMP1);
  - o Tree Inventory Plan (EMP2);
6. Photometrics Plan, prepared by Signify, dated April 26, 2023;
7. Pavement Marking & Signage Plan, prepared by JD Northcote Engineering Inc., dated May 4, 2023;
8. Environmental Impact Study, prepared by Michalski Nielson Associates, dated April 27, 2023;
9. Traffic Impact Study, prepared by JD Northcote Engineering Inc., dated May 4, 2023;
10. Arborist Report, prepared by MHBC, dated May 5, 2023;
11. Hydrogeological Assessment, prepared by Grounded Engineering, dated May 5, 2023;
12. Functional Servicing Report, prepared by Counterpoint Engineering, dated May 5, 2023;
13. Landscape Cost Estimate, prepared by MHBC, dated May 1, 2023;
14. Draft Official Plan Amendment, prepared by MHBC;
15. Draft Zoning By-law Amendment, prepared by MHBC.

### **Bill 23 Revisions to Conservation Authorities Act**

Bill 23, the More Homes Built Faster Act, 2022, was given Royal Assent on November 28, 2022. This Act included revisions to the Conservation Authorities Act which were implemented on January 1, 2023 and are related to the powers of Conservation Authorities. Clear limits were introduced on what Conservation Authorities are permitted to comment on as part of the planning approvals process, which will keep their focus on natural hazards and flooding. In addition, these revisions include changes to the Wetland Evaluation System. Based on these revisions, it is our understanding that the previously identified small wetlands directly to the south of the Development Limits on the Subject Lands are no longer considered of provincial significance and can be removed. A Wetland Re-evaluation is necessary to make this determination and has been completed by Cunningham Environmental Associates for the Subject Lands. It will be submitted separately by their firm. As a result, it was determined that the Development Limits on the Subject Lands can be expanded further south to increase the

size of the Development Limits to achieve the objectives of Bill 23 while respecting current environmental practices. The revised Environmental Impact Study provides additional information in regards to these revisions and the Wetland Re-evaluation process.

### **Revised Proposal**

The revised proposal for the lands expands the Development Limits of the Subject Lands southerly to increase this area from 6.33 acres (2.56 hectares) to 8.08 acres (3.27 hectares). The proposal continues to provide for a townhome Community consisting of a mixture of cluster and back-to-back townhome typologies. In total, the number of proposed residential townhome units has been increased from 105 units within 13 townhome blocks, at a density of 42 units per hectare, to 186 units within 20 townhome blocks, at a density of 57 units per hectare. The proposed unit count consists of 62 cluster townhomes and 124 back-to-back townhomes. The proposed cluster townhome blocks are 4 storeys in height and the proposed back-to-back townhome blocks are 3 storeys in height.

The townhome blocks continue to occupy frontage along a new proposed private internal street system that includes five east-west streets and two north-south streets. Streets B and C wrap around the proposed back-to-back townhome units to create a ring-road street pattern with Street B being parallel to the rear property lines of the existing single detached dwellings to the north, inclusive of a landscape buffer. Access to the Community will continue to be via Loon Avenue through the unopened road allowance between the existing single detached dwellings on Loon Avenue, with limited access provided to/from the proposed street network of the community to the west, providing access to/from Huronia Road.

In regards to proposed parking spaces, the parking rate has been increased from 2.17 spaces per unit (228 spaces) to 2.20 spaces per unit (410 spaces). This revised parking count consists of 186 driveway spaces, 186 garage spaces, and 38 surface parking spaces.

All setbacks between property lines and proposed townhome blocks are generally maintained or improved to ensure compatibility is provided to the surrounding existing uses, including an increased rear yard setback from 2.0 metres to 4.78 metres between the rear property line and the closest townhome block. In addition, the proposal maintains a separation distance of 17.3 metres from the proposed blocks to the shared lot line to the north. A 6.0 metre landscape buffer is also proposed to further enhance privacy by mitigating overlook.

The proposal continues to provide a generous amount of shared outdoor amenity area which meets the Zoning By-law requirements as a common park feature containing an area of 2,712 square metres, is provided at the southwest corner of the property that can build on the existing common open space at 521 Huronia to the west. This reflects a rate of 14.5 square metres per unit.

The pertinent site statistics and revisions to the draft Official Plan and Zoning By-law Amendments being proposed are shown in the below table.

	Original Application (February 2022)	Revised Application (May 2023)
<u>SITE PLAN</u>		
<u>Number of Proposed Townhouse Blocks</u>	13	20
<u>Number of Proposed Townhouse Units</u>	105	186
Conventional TH Units	53	124
Back-to-Back Townhouse Units	52	62
<u>Density</u>	42 Units per Hectare	57 Units per Hectare
<u>Proposed Gross Floor Area</u>	+/- 14,870 m <sup>2</sup>	+/- 26,656 m <sup>2</sup>
<u>Proposed Lot Coverage</u>	25% (+/- 6,419 m <sup>2</sup> )	35.35% (+/- 11,195.17 m <sup>2</sup> )
<u>Proposed Building Height</u>	Cluster TH's: +/- 14.5 m Back-to-back TH's: +/- 12.0 m	Cluster TH's: +/- 14.5 m Back-to-back TH's: +/- 12.0 m
<u>Landscaped Open Space</u>	45.2% (11,586 m <sup>2</sup> )	30.60% (9,998.76 m <sup>2</sup> )
<u>Amenity Area</u>	35 m <sup>2</sup> per unit (3,633 m <sup>2</sup> )	14.5 m <sup>2</sup> per unit (2,712 m <sup>2</sup> )
<u>Number of Proposed Parking Spaces</u>	228 (2.17 spaces/unit)	410 (2.20 spaces/unit)
Garage	105	186
Driveway	102	186
Surface	21	38
<u>OPA REQUEST</u>	1. To redesignate the Development Site to the "Residential" designation to permit the proposal.	1. To redesignate the Development Site to the "Residential" designation to permit the proposal.
<u>ZBA REQUEST</u>	1. To amend the Zoning By-law to rezone the Development Site from Agricultural (A) Zone and Environmental Protection (EP) Zone to Residential Multiple Dwelling Second Density Special (RM2 (SP-XXX)) Zone, Open Space (OS), and Environmental Protection (EP).  2. To replace the following RM2 Zone Standards:	1. To amend the Zoning By-law to rezone the Development Site from Agricultural (A) Zone and Environmental Protection (EP) Zone to Residential Multiple Dwelling Second Density Special (RM2 (SP-XXX)) Zone, , Open Space (OS), and Environmental Protection (EP).  2. To replace the following RM2 Zone Standards:

	Original Application (February 2022)	Revised Application (May 2023)
	<p>i. To permit tandem parking spaces to count towards the overall parking supply.</p> <p>ii. To permit a maximum density of 42 units per hectare;</p> <p>iii. To permit a minimum driveway length of 3 metres for three townhouses.</p> <p>iv. To permit a minimum front yard setback of 6.0 metres for the most north-easterly unit and define the front lot line to be the north property line.</p> <p>v. To permit a minimum rear yard setback of 2.0 metres to any portion of a building, and 1.0 metres to any portion of a balcony.</p> <p>vi. To permit a maximum building height of 12 metres for back-to-back townhomes and 14.5 m for cluster townhomes.</p>	<p>i. To permit tandem parking spaces to count towards the overall parking supply.</p> <p>ii. To permit a maximum density of 57 units per hectare;</p> <p>iii. To permit a minimum front yard setback of 6.0 metres for the most north-easterly unit and define the front lot line to be the north property line.</p> <p>iv. To permit a minimum rear yard setback of 4.5 metres to any portion of a building, and 4.0 metres to any portion of a balcony.</p> <p>v. To permit a minimum landscaped open space of 30% of the lot area.</p> <p>vi. To permit a maximum lot coverage of 36% of the lot area.</p> <p>vii. To permit a maximum gross floor area of 86% of the lot area.</p> <p>viii. To permit a maximum building height of 12 metres for back-to-back townhomes and 14.5 m for cluster townhomes.</p>

**Conclusion**

The revised proposal responds to the City of Barrie, LSRCA, and Agency comments that have been received, and improves on the previous development proposal that was submitted. As a result of the recent Bill 23 changes in regards to the Wetland Evaluation System, the Development Limits have been increased and expanded southerly. This allows for additional townhouse units to be located within this area and increases the number of proposed units which assists in addressing the current housing crisis identified by the Canada Mortgage and

Housing Corporation (CMHC). Given this, the proposal continues to be compatible with and provide appropriate transitioning to existing surrounding uses while balancing current practices for mitigating impacts to natural heritage areas on site. We continue to maintain our conclusions and opinions from our original Planning Justification Report, which continue to be applicable to the revised proposal.

As such, the proposed amendments continue to be in the public interest and represent good planning for the following reasons:

1. The proposed amendments are consistent with the relevant policies of the Provincial Policy Statement, 2020.
2. The proposed amendments conform to the relevant policies of the Growth Plan for the Greater Golden Horseshoe.
3. The proposed amendments conform to the applicable policies of the City of Barrie Official Plan.
4. The proposed amendments provide for appropriate and reasonable density in a transit serviced area to support the existing transit infrastructure.
5. The proposed amendments permit a range of housing units and types which will provide additional housing choices for existing and future residents, and attainable housing options for first time homebuyers in this neighbourhood and the City as a whole.
6. The proposed amendments permit residential development of the site in a sensitive manner, utilizing existing municipal infrastructure.
7. The proposed amendments permit a Community which will not cause any environmental or public health and safety concerns.
8. The proposed amendments allow for a Community that conforms to the policies on sustainable development and promotes a sustainable community by incorporating low impact development measures and other green infrastructure which will be refined at the Site Plan stage.
9. The proposed amendments permit a Community which has been planned and designed with the importance of healthy and active community living in mind, with family sized units.
10. The proposed amendments permit a Community which is also in reasonable walking and cycling distance to commercial uses, thus supporting a healthy and active lifestyle for future residents.

11. The proposed amendments permit a Community which is compatible with adjacent land uses and will fit harmoniously into the existing context.

We trust that the above Planning addendum letter and responses now satisfy the County, City, and Agency comments however should you have any questions or comments please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'E. Theodore', with a large, stylized initial 'E'.

Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP  
Partner | Planner | Urban Designer

A handwritten signature in black ink, appearing to read 'Mariusz Jastrzebski', written in a cursive style.

Mariusz Jastrzebski, B.U.R.PI, MCIP, RPP  
Associate | Planner