



# INNOVATIVE PLANNING SOLUTIONS

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September 30, 2024

City of Barrie  
70 Collier Street  
Barrie, ON  
L4M 4T5

Attention: Andrew Gameiro  
Development Services Department

**Re: Zoning By-Law Amendment Summary Memo – 19 Dundonald Street**  
City File No. D30-026-2021

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On behalf of the Hargreaves, Innovative Planning Solutions is pleased to submit the following memo to conclude the Zoning By-law Amendment process, for lands known as 19 Dundonald Street in the City of Barrie. The intent of this memo is to summarize the file and provide additional support to bring forward a recommendation report to Council.

## **1.0 Subject Amendment**

The intent of the proposed ZBA is to amend the City of Barrie Zoning By-law 2009-141 to rezone the subject lands from the 'Residential Single Detached Dwelling Second Density (R2)' zone, to 'Residential Apartment Dwelling First Density - 3 with Special Provisions (RA1-3)/(SP-XXX)'.

The Amendment will facilitate the development of a six (6) storey, fifty (50) unit residential condominium.

A detailed Site Plan and architectural drawings have been completed for ZBA. Final site design will be completed through the following Site Plan Approval process.

The following outlines the site specific provisions requested with the application:

**1) Front Yard Setback: 3.5 m.**

- Required: 7.0 m.

**2) Rear Yard Setback: 6.6 m.**

- Required: 7.0 m.

**3) GFA (Max): 118%**

- Permitted: 100%

**4) Parking Minimum: 1.22 spaces per unit (61 spaces)**

- Required: 1.5 spaces per unit (75 spaces).

## **2.0 File Background / Timelines**

Significant efforts and costs have been made in support of the proposed development. The following highlights key project items and timelines.

- Pre-consultation Application made to the City on November 21<sup>st</sup>, 2019.
- Pre-consultation meeting with City staff on December 19<sup>th</sup>, 2019.
- The Neighbourhood Meeting was held through a virtual formal on January 26<sup>th</sup>, 2021.
- 1<sup>st</sup> ZBA Application Submission: December 22<sup>nd</sup>, 2021.
- Public Meeting: June 7<sup>th</sup>, 2022.
- Site review and redesign for 2<sup>nd</sup> submission, per city review and public comments.
- 2<sup>nd</sup> ZBA Submission: November 29<sup>th</sup>, 2023.
- 3<sup>rd</sup> ZBA Submission: June 17<sup>th</sup>, 2024.
- 4<sup>th</sup> ZBA Submission (Parks): August 28<sup>th</sup>, 2024

## **3.0 Development Limits**

Through extensive review by the consulting team, including Innovative Planning Solutions, MCL Architects, Roots Environmental, RiverStone Environmental, Tatham Engineering, and Landmark Environmental Group, the development limits of the site have been

established. Through the 4<sup>th</sup> submission made in August 2024, city staff have agreed to and approved the limits established.

#### **4.0 Official Plan**

A detailed policy analysis is offered in the Planning Justification Report by IPS, provided with the 1<sup>st</sup> submission. The following provides an overview of the analysis, with focus on locational context, as requested by City staff.

Provided that the original ZBA Application was made on December 22<sup>nd</sup>, 2021, the January 2018 Official Plan pertains to the application. The site is designated '**Residential**' on Schedule A – Land Use. The predominant land use under the Residential designation shall be for all forms and tenure of residential housing (4.2.2.1.a).

The City of Barrie Official Plan reflects the policies of Provincial legislation relating to housing, recognizing that population growth will need to be accommodated for through a mix of new development, redevelopment, and intensification. The growth management goals of the Official Plan aim to accommodate the projected needs for residential lands in order to achieve a complete community with an appropriate mix and range of housing opportunities.

Intensification represents an essential component of the City's Growth Management Strategy. The City's Official Plan envisions development at higher densities in order to provide a complete range of housing options for the City's residents. The subject lands are included in the 'Built-up Area', where at least 40% of residential dwelling unit development is directed within these areas annually (3.1.2.3.b). The City's Growth Management Strategy further identifies that the Built-up Area can accommodate an additional 13,500 housing units, of which 61% are located outside of the UGC, to accommodate population growth targets of the Growth Plan for the City of Barrie (3.1.2.3.d).

The subject application is strengthened by section 3.3 (housing) of the Official Plan. Goals of the housing policies encourage all forms of housing, including the provision of an appropriate range of housing types, unit sizes, affordability and tenure at various scales

and densities to meet the needs and income levels of current and future residents. With the limited supply of vacant land and properties for residential development within the City of Barrie, residential development is focused to intensification, infill, and redevelopment options.

In the context of the 2018 Official Plan, the lands are considered 'High Density' with a density of 129 units per hectare. Policy 4.2.2.3.b. of the Official Plan includes the locational criteria for development, with the following provided in support for Medium and High Density residential development.

*i. Adjacent to arterial and collector roads.*

Response: The subject lands are located adjacent to the Collier Street / Blake Street intersection, at the junction of Dundonald Street. Collier Street is identified as a 'Major Collector', and Blake Street is identified as a 'Arterial'. Trips generated from the proposed development would primarily utilize the adjacent Arterial and Major Collector roads, where traffic can be accommodated. Residents of the proposed development would have convenient, accessible, and adjacent access to routes across the City.

*ii. In close proximity to public transit, and facilities such as schools, parks, accessible commercial development.*

Response: The subject lands have direct connection to public transit, with services provided along Blake Street / Dunlop Street East and Collier Street. Transit routes 100C/D and 8 A/B run along Blake Street / Collier Street, adjoining just north of the subject lands. As illustrated on Figure 17 of the Planning Justification Report, there are three (3) bus stops in close proximity of the subject lands; approximately 60-175 m. away. The subject lands are located in a central location, with rapid and convenient access to the downtown and other areas of the City with various commercial services, employment opportunities, and local businesses. The commercial heart of the downtown, along Dunlop Street East, is located approx. 700 m. to the west (8-9 min walk).

The lands are located in an area with connection to schools and educational facilities, including; Codrington Public School (1.0 km.), Steel Street Public School (1.6 km.), St.

Monica's Public School (2.0 km.), Eastview Secondary School (3.0 km.), Barrie North Secondary School (2.2 km.), and Georgian College (2.4 km.).

The proposed development is steps away from active transportation networks and outdoor facilities, the downtown, and other connections, linking to continual parks, trails, activities, and open spaces. Select destinations includes; Saint Vincent Square Park to the east (approx. 300 m.), Kempenfelt Park and the Barrie North Shore Trail to the south (approx. 200m.), and Heritage Park, Sam Cancilla Park and the waterfront area to the east (within 700 m.). Centennial Beach is further located approx. 2.0 km. to the south-west, a major attraction in the City.

*iii. Where planned services and facilities such as roads, sewers and watermains, or other municipal services are adequate.*

Response: The proposed development can utilize existing and planned services and facilities, with the full provision of municipal services. Watermain connections are available, sanitary services can be connected into, and storm services are offered along Dundonald Street. The proposed development would meet this criteria.

As outlined in the Functional Servicing Report (FSR), the following is provided:

- Water Supply & Distribution: The municipal water system has sufficient supply and storage volumes to service the proposed development.
- Sanitary Sewer Collection: There is sufficient capacity within the City of Barrie WWTF to service the proposed development.
- SWM Plan: The proposed development will not result in negative impacts with respect to stormwater.
- Utilities: All utilities (gas, electrical, telecommunications) are expected to be available from Dundonald Street to service the development.

JD Northcote Engineering Inc. prepared a Traffic Brief for the proposal. By providing one primary access to the site, and a right-in/right-out access at the north, there are no concerns from a site access or sight distance perspective. In addition, the traffic

generated will not cause any operational issues on the local roadway network, and the provided parking ratio (1.22/unit) will offer adequate spaces for the site.

The development aligns with and satisfies the locational criteria by the Official Plan.

## **5.0 Submission**

Over the last 6 years, since file initiation, there has been extensive work and countless site redesign initiatives to address City of Barrie technical review comments and public comments. Collectively, we believe the proposal represents appropriate development for the subject lands, and the built form would provide the level of intensification and housing options directed by all levels of policy.

We look forward to the pending Staff Report for a recommendation to Council.

Respectfully submitted,  
**Innovative Planning Solutions**



James Hunter, BURPI.  
Associate