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PLANNING JUSTIFICATION REPORT

219 & 223 Bayfield Street

City of Barrie

Part of Lot 4

Registered Plan 13

**CITY OF BARRIE
COUNTY OF SIMCOE**

APPLICATION FOR

ZONING BY-LAW AMENDMENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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1.0 INTRODUCTION

Innovative Planning Solutions Inc. has been retained by Hillcorp Investment & Development Inc. to complete the following Planning Justification Report relative to an application for Zoning By-Law Amendment (ZBA) on lands known as 219 & 223 Bayfield Street, legally known as Part of Lot 4, Registered Plan 13 in the City of Barrie. The subject property encompasses an area of approximately 962.7m² (0.096 ha) and has 30.26 m of frontage on Bayfield Street and 23.34 meters on Grove Street East. 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 current 'Residential Multiple Dwelling Second Density (RM2)' to the 'Transition Centre Commercial (C2)' zone. This is to permit commercial uses within the existing building on the site.

Figure 1 provides an aerial view of the subject property.

This report will review the applicable policies found within the documents noted below to demonstrate consistency with good planning principles:

- Provincial Policy Statement (2020)
- Places to Grow - Growth Plan for the Greater Golden Horseshoe (2020 Consolidation)
- City of Barrie Official Plan (2018 Consolidation)
- City of Barrie Comprehensive Zoning By-law 2009-141 (2018 Consolidation)

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LEGEND



Subject Lands

Figure 1

SUBJECT LANDS AERIAL

Source: Simcoe Maps, 2021

Drawn By: JT

File: 20-981



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2.0 SITE DESCRIPTION

The site is located at 219 & 223 Bayfield Street in the City of Barrie within the County of Simcoe. The lands possess a total area of 962.7m² (0.096 ha), with 30.2 metres of frontage on Bayfield Street. The lands are currently designated as 'City Centre' in the City of Barrie Official Plan (Schedule A) and zoned 'Transition Centre Commercial with special provisions (C2 SP-57)' and 'Residential Multiple Dwelling Second Density (RM2)' in the Comprehensive Zoning By-law 2009-14, as shown in **Figure 2** and **Figure 3**. The lands are currently used for low-density residential use, with an existing structure of one (1) two storey brick house. The subject site is situated near existing and proposed residential communities and commercial uses in the immediate vicinity and includes institutional uses further along Bayfield Road and Grove Street West. The predominant zoning designation of these areas are 'Transition Centre Commercial (C2, C2-1, C2-2)', 'Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS)' and 'Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)'.

Bayfield Road is well serviced with public transit and represents a major transportation artery in the City of Barrie. The City of Barrie bus routes 1A, 4A, 7A, 100A Express, and 100C Express have a stop along the frontage of the subject site along Bayfield Road providing convenient access to Downtown Barrie, regional transit opportunities, and other major local destinations.

Figure 4 illustrates the site's location relative to the City's transit network.

The subject site is situated alongside Bayfield Street, an arterial road and a minor collector road Grove Street East as shown in Schedule D of the Official Plan. Bayfield Street provides connectivity to two other arterial roads one to the North and South, at the intersections at Wellington Street (390 metres south) and at Cundles Road (1.0 km north). Bayfield Street connects the site to Highway 400, a provincial highway (250m north) as per Schedule D of the Official Plan. Bayfield Street is a proposed area for future road widening outlined in Schedule E. The 2.6-metre road widening will leave the site a developable area of 2,645 m² (0.26 hectares). The subject site is serviced by municipal infrastructure, including water and sanitary services, which are available along Bayfield Street. The site is located within the Lake Simcoe Conservation Authority (LSRCA) watershed, and no LSRCA regulated lands are located on the property.

3.0 SURROUNDING LAND USES

Land uses in the surrounding area consist of the following:

North: Directly to the north is Grove Street East, which consists of mainly low-density residential developments of single detached dwellings and multiple dwellings. These lands contain RA1 and RM2 zones. A notable commercial place of interest to the north is the Bayfield Mall.

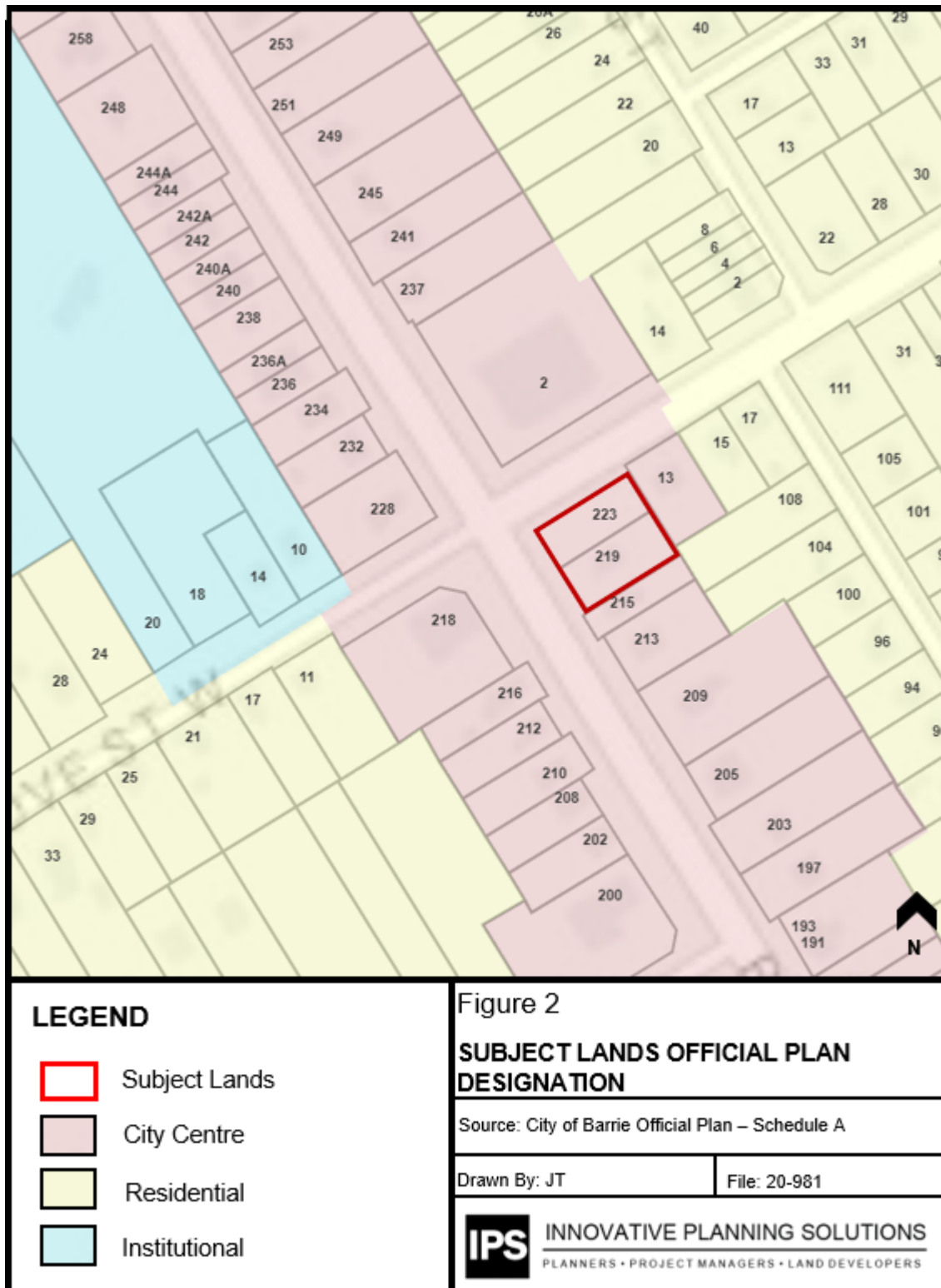
South: Land uses to the south include low-density residential (RM2 zoned), low-density commercial (C2 and C2-1 zones) and one institutional property all along Bayfield Street (I zone).

East: Residential is the majority of the designated land use to the east, which is similarly zoned RM2. Multiple designated institutional lands exist approximately 580m east from the site: Barrie North Collegiate Institute and Oakley Public Park School.

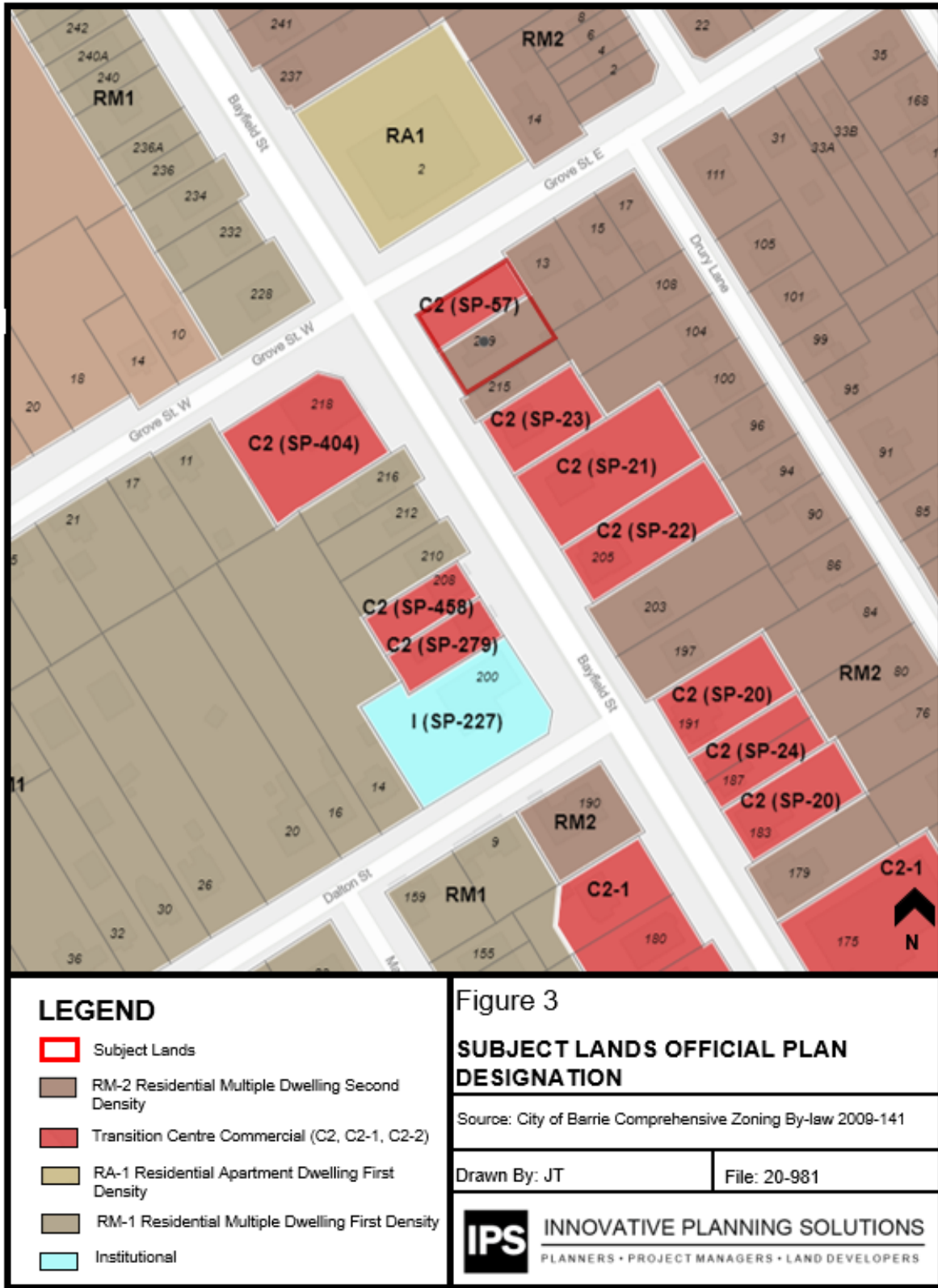
West: To the west of the subject site is low-density residential (RM1); commercial (C2); and an Institutional (I) use of the VCA Canada Barrie Veterinary Hospital at the intersection of Dalton Street and Bayfield Street. Hillcrest Public School is located approximately 328m to the west.

Figure 5 illustrates surrounding lands uses in the immediate area as well as the LSRCAs regulated lands.

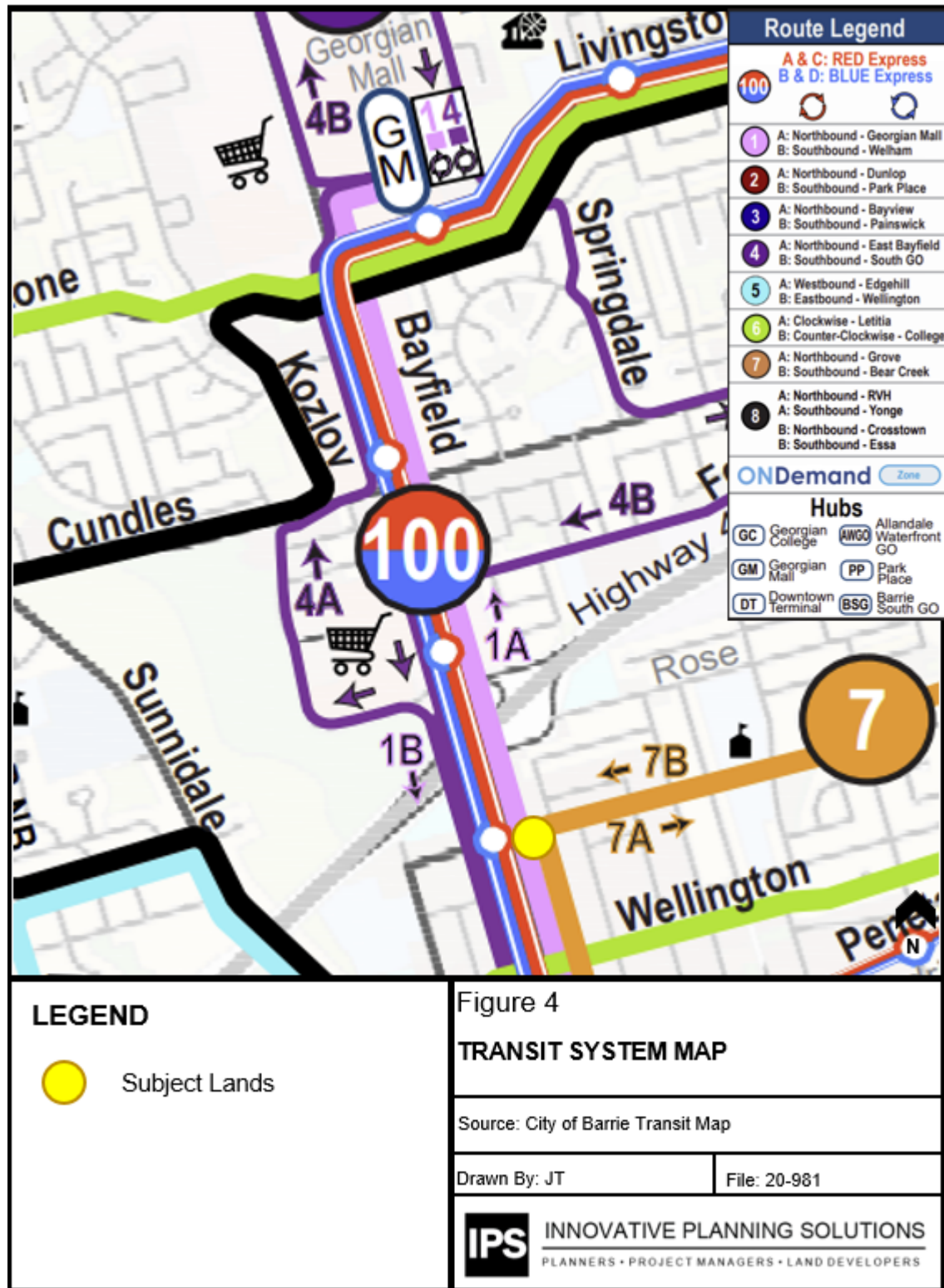
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4.0 DESCRIPTION OF DEVELOPMENT

The proposal is to permit the adaptive re-use of the existing dwelling to an office and will not change the existing structure located on the site. The proposal includes enhanced landscaping and parking/access provisions associated with the change in use.

Vehicular access is contemplated through a 6.4m entrance from Grove Street East. The parking aisle is accessible through the northeast corner of the lands, where a proposed parking lot is situated along the northern property line. The proposed driveway access along Grove Street East will provide sufficient operation for vehicles to safely access the lands, as stated in the Traffic Impact Brief by WMI & Associates Limited. A total of 7 (seven) parking spaces are provided, including 1 barrier free access space. A retaining wall will be provided for between the building and the parking area.

A sidewalk will connect the municipal sidewalks along the Bayfield Street entrance (west) and Grove Street East entrance (north) with parking and the lobby entrances. The main lobby entrance will be accessed by stairs and by ramp fronting onto Bayfield Street. A landscape buffer will be planted along the interior side yard and rear yard to buffer the site from the existing surrounding residential.

4.1 ZONING BY-LAW AMENDMENT APPLICATION

The subject lands are currently zoned as 'Transition Centre Commercial with special provisions (C2 SP-57)' and 'Residential Multiple Dwelling Second Density (RM2)' in the City of Barrie Zoning By-law 2009-141. To accommodate the proposal, a Zoning By-law Amendment is required to rezone the subject lands to 'Transition Centre Commercial with special provisions (C2 SP-XXX)'. The amendment will permit commercial uses on the lands currently zoned RM2 and provide for special provisions to permit the concept within the subject lands. This will bring the Zoning of the property more in alignment with the Official Plan designation.

A Draft Zoning By-law Amendment and Schedule are included as **Appendix 2** of this report.

At present, the property is used for residential purposes and surrounded by both commercial and residential uses. It is suitable for the site to be converted to commercial uses given its contextual location within the designated 'City Centre' and along an urbanized arterial road as outlined in The City of Barrie Official Plan. The

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rezoning of the lands to 'Transition Centre Commercial' would permit a broader array of commercial and residential uses that are more consistent with existing and approved development patterns in the neighbourhood, particularly those fronting Bayfield Street. The broader array of uses permitted will help to facilitate the development of complete communities within the City of Barrie.

Table 1 provides a comparison of development requirements for the C2 zone in relation to the current proposal within the subject site. Special provisions requested are highlighted within the table.

Table 1: Zoning Compliance Table for Transition Centre Commercial (C2)

Provision	Required	Provided
Lot Area (min.)	-	946.4 m ²
Lot Frontage (min.)	-	28.78m (measured 7m back)
Front Yard Setback (min.)	N/A	6.85m (Bayfield Street, Road Widening)
Side Yard Setback (min.)	1.8m	7.38m
Side Yard Setback Adjoining Residential Zone (min.)	6.0m	7.38m
Side Yard Setback Adjoining Street (Min.)	3.0m	14.06m
Rear Yard Setback (min.)	-	15.93m
Rear Yard Setback Adjoining Residential Zone (min.)	7.0m	15.93m
Lot Coverage (max. % of lot area)	-	8%
Gross Floor Area (max. % of lot area)	400%	15.70%
Building Height (max.)	15.0m	<15.0m
Parking	7 spaces (1 space / 30.0m ² / of GFA - tandem not permitted)	7 spaces incl. 1 Type 'A' B.F. space
Parking Aisle (min)	6.4m	6.5m
Landscape Buffer Areas: Adjacent to Residential Zones	3.0m	2.8m (rear yard) 3.0m (side yard)

The special provision requested is considered minimal in nature and is not anticipated to cause significant adverse impacts on the existing residential community, or the future residents of this proposal. Outlined below is a detailed summary of the special provision requested, and applicable planning rationale.

1) Landscape Buffer Strip - 2.8m whereas 3m is required:

Comment: A continuous landscape buffer of 3.0 meters is required in the C2 zone to provide separation between land uses along the east and south facing property lines. The landscape buffer provided along the east side of the site has a deficiency of 0.2m with a minimum width of 2.8m for the rear yard. This condition is only seen for a small portion of the property where the drive isle enters the property. The landscape buffer provided along the side yard meets the 3.0 m requirement and provides adequate separation of uses between the subject site and adjacent residential uses. In terms of additional landscaped areas provided on the property, the landscape buffer along the southern lot line adjoins with landscaped area alongside the west frontage along Bayfield Street. This area maintains a greater buffer size than 3m and connects to the remainder of landscaped open space alongside Bayfield Street with associated planting and vegetation. The deficiency in provision of 0.2m of the continuous landscape buffer is minimal, and will not create any foreseeable significant impacts on the adjacent lots.

5.0 PLANNING POLICY & ANALYSIS

This section will outline the applicable planning and development policies relevant to the proposed Zoning By-law Amendment application and provide rationales on conformity.

5.1 THE PLANNING ACT – PROVINCIAL INTEREST

The Planning Act (The Act) is provincial legislation that establishes the ground rules to describe how land uses are controlled, and by whom. The Act promotes sustainable development while balancing factors such as economic development, preservation of the natural environment and the creation of healthy communities, within a provincial framework focused on provincial interests and fairness. The policies as set out in Section 2 of the Planning Act, inform the Provincial Policy Statement (PPS), Growth Plan, and other matters of provincial interest, ensuring consistency with the PPS.

Under Section 2 of the Planning Act, key matters of provincial interest includes:

- The supply and efficient use of energy and water to promote conservation, and the adequate provision and efficient use of municipal services.
- The orderly development of safe and healthy communities.
- The adequate provision of a full range of housing, including affordable housing.
- The appropriate location of growth and development.
- The promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposal does not contain new development of the land that would conflict with provincial interests set by The Act.

5.2 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land in Ontario. The updated 2020 PPS was released by the Province and has been in effect as of May 1, 2020. The Subject lands are located in the City of Barrie, a primary settlement area, which are the focus of growth and development. Land use patterns should reflect a range of uses and

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provide opportunities to accommodate redevelopment and intensification. The PPS contains policies that fall under three overarching sections, with the goal of fostering an effective and efficient land use planning system:

- 1. Building Strong Healthy Communities*
- 2. The Wise Use and Management of Resources*
- 3. Protecting Public Health and Safety*

The PPS has been reviewed relative to this application with emphasis placed on the following sections within Building Strong Health Communities:

- Section 1.1: Managing and Directing Land Use
- Section 1.7: Long-term Economic Prosperity

Section 1.1.1 of the PPS provides various strategies on how to manage and direct land use to achieve efficient and resilient development and land use patterns. Healthy, liveable and safe communities are sustained through the promotion of efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

- As identified in Section 1.1.1 of the PPS, rezoning the land to Transition Centre Commercial promotes a wide range of future uses on the subject site, including commercial uses through the adaptive reuse of the existing building. This promotes the minimization of land consumption and effective use of the land at present. Commercial use of the area contributes to financial well-being of the province through allowance of commercial diversification and employment promotion in the area.

Section 1.1.2 requires that sufficient land be made available to accommodate an appropriate range and mix of land uses to meet projected needs for up to a 25-year planning horizon. Within settlement areas, the provision of this land through intensification and redevelopment is prioritized.

- The proposal to rezone the subject land to Transition Centre Commercial is in conformity with the objectives of promoting a mix of land uses within the area. Approval would encourage the continued diversification of land uses along Bayfield Street and the City of Barrie.

As described in Section 1.1.3.1, settlement areas must be the focus for growth and development. The promotion of economic development can be encouraged by providing a range of employment that meets long term needs.

- The proposal facilitates the transition of a residential zoned use to Transition Centre Commercial and provides additional uses including space for business

and employment along the corridor of Bayfield Street. The proposal can assist in diversifying employment in the area and contributes to concentrating commercial development along Bayfield Street.

Section 1.7 provides policies to achieve long-term economic prosperity. They include: promoting opportunities for economic development and community investment; encouraging residential uses to respond to dynamic market-based needs; optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; enhancing the vitality and viability of main streets; promoting well-designed built form and redevelopment; providing an integrated and cost-effective multi-modal transportation system; protecting agricultural and natural resources; and promoting energy conservation.

- As discussed previously, the development proposal satisfies all these directives with regard to economic development of the community optimizing the use of land.

5.3 PLACES TO GROW - GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2020)

The GGH has been approved under the Places to Grow Act and builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management. It provides a framework for implementing Ontario's vision for building strong, prosperous communities, establishing a long-term vision for where and how the region grows. The City of Barrie in its entirety is recognized as a Primary Settlement Area (PSA) within the Plan (Schedule 8).

The Growth Plan has been reviewed relative to this application with emphasis placed on the following sections:

- Section 1.2.1: Guiding Principles
- Section 2.2.5: Employment
- Section 3.2.2: Transportation

The Growth Plan's guiding principles are found in Section 1.2.1. They acknowledge the importance of the achievement of complete communities and capitalizing on economic development opportunities.

- The proposed change of use aligns with the development principles of providing flexibility to capitalize of economic and employment opportunities as they emerge. This relates to the adaptive reuse of the residential house to commercial, to facilitate employment within the subject lands and further

encourage diversification of uses within the area. Residential uses will still be permitted on the subject site. This further contributes to the creation of a complete community as outlined in the Growth Plan.

Section 2.2.5 establishes policies on employment relating to ensuring availability of land to accommodate for forecasted employment.

- The proposed zoning change to Transition Centre Commercial from Residential use is in alignment with the provision of land to facilitate employment within the City of Barrie. This can be linked to the forecasted employment and population growth anticipated for the City of Barrie in Schedule 3 and the recognition of the City of Barrie as a PSA.

Section 3.2.2 Transportation – General provides that transportation system planning and land use planning shall be coordinated.

- In meeting this policy section, land use planning through the development as proposed has been conceptualized in a manner that complements existing transportation systems in place. The subject lands are provided access to multi-modal transportation options, including by private vehicle but with the additional provision of internal walkways connecting to the municipal sidewalk network and in close proximity to bus transit stops along Bayfield Street. A Traffic Brief by WMI & Associates Limited has concluded that the development proposed can be successfully accommodated within the area, without generating adverse impacts to existing transportation systems.

Based on a review of the Growth Plan, it has been determined that the proposed application conforms to the policies contained within.

5.4 CITY OF BARRIE OFFICIAL PLAN (2018)

The City of Barrie Official Plan provides policy direction and a vision for long-term land use planning for the municipality. The Official Plan provides guidance for land use, public works and private industry to control growth and development and foster healthy communities.

The Official Plan designates the subject lands as the following:

- Schedule A – Land Use: 'City Centre'
- Schedule B – Planning Areas: 'City Centre'
- Schedule D – Roads Plan: 'Arterial' and 'Minor Collector'

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- Schedule E – Road Widening Plan: 'Grove Street West – 24, Bayfield Street -29'
- Schedule F – 'Lake Simcoe Regional Conservation Authority Regulation Limits'
- Schedule I – 'Intensification Areas: Built-up Area', 'Primary Node/Major Transit Node'

The applicable policies of the Official Plan are outlined and reviewed below of:

- Section 3.1: Growth Management
- Section 3.3: Housing
- Section 3.4: Cultural Heritage Resources
- Section 3.5: Natural Heritage, Natural Hazards and Resources
- Section 3.9: Lake Simcoe Protection Plan
- Section 4.2 Intensification Policies
- Section 4.3 Commercial Land Use Policies
- Section 5.0 Servicing and Transportation
- Section 5.4 Transportation

Section 3.1.1 contains the City's growth management goals. They include accommodating the projected needs for residential and other land uses; directing the rate of growth to match the supply of land, municipal services and facilities in accordance with the City's intensification and density targets; and directing growth to take advantage of existing services and infrastructure.

- The subject property represents alignment with the City's goals in achieving a complete community with diversity in land use types and promotion of various employment types.

Section 3.3 contains the City's goals related to housing. They provide that lands are to ensure the development of complete communities with a diverse mix of land uses, a range and mix of employment and housing types.

- The subject property is an adaptive re-use of an existing residential building for commercial uses. This contributes to a diverse mix of land uses and employment. The rezoning also preserves the ability to provide residential uses on the lands and will aid in potential future residential uses on the subject lands should an appropriate application be brought forward.

Section 3.4 contains the City's policies regarding Cultural Heritage Conservation. The overarching goals of this section are to encourage the conservation of and promote an understanding and appreciation for the Cultural Heritage Resources within the City.

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- The proposal is within the Historic Neighbourhood Defined Policy Area identified by Schedule C of the Official Plan, however it is not a registered or designated heritage property, and is not adjacent to or close by any registered or designated heritage assets. Nonetheless, given that the proposal is an adaptive re-use of an existing building, it preserves the character and feel of the building and surrounding area.

Section 3.5.1 contains the City's goals as they relate to natural heritage, natural hazards and resources. They include: the protection of natural heritage features and areas, including land and water; the protection of natural vegetated areas as a contiguous unit; protecting the environmental quality of the City; encouraging the management of Barrie's watersheds to protect water quality and stream corridors; and protecting people and property from natural hazards such as flooding and erosion. Under Section 3.5.2 Policies, 3.5.2.1 (b) outlines the City's goals in protecting the natural environment, ecological function for conservation, recreation, scientific and educational value, and its benefits to human health.

- The applications will not affect the City's goals relating to natural heritage, natural hazards and resources. The proposal will not significantly affect the quality of watersheds and will not include implications on the City's natural vegetated areas.

Section 3.5.2.2 (a) supports tree planting, preservation, and conservation initiatives so as to maintain vegetation cover. New development shall maintain the natural landscape including landform features, natural watershed drainage patterns and vistas.

- A Stormwater Management report prepared by WMI & Associates Limited details the proposal's impacts on plantings, vegetation and watershed drainage patterns. It was concluded that the development will not create any adverse effects to the surrounding environment or properties in terms of storm runoff.

The City commits under Section 3.5.2.3 to protecting the quality and sustainability of surface and groundwater related resources at a watershed level (a) and will promote water conservation and efficient use of water resources.

- Given the above, the proposal will not have negative implications on the sustainability of surface and groundwater related resources, water conservation and water use efficiency as detailed in the Site Servicing Report by and Stormwater Management Report prepared by WMI & Associates Limited.

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Section 3.9 provides policies relating to the Lake Simcoe Protection Plan, applicable to lands within Schedule 'J'. The goals within Section 3.9.1 seek to protect, improve or restore elements affecting the ecological health of the Lake Simcoe watershed. The goals of the Section aim to *promote environmentally sustainable land and water uses, activities and development practices*.

- The development proposal is not anticipated to affect the Lake Simcoe watershed in terms of drainage and stormwater runoff. This is further described in the Site Servicing Report by and Stormwater Management Report prepared by WMI & Associates Limited.

Section 4.2.2.6 provides policy on intensification for target densities and growth areas. The Primary Nodes are identified for growth and development.

- Conversion of the subject lands to a commercial use supports the designation of the subject lands within a Primary Intensification Node as per Schedule I of the Official Plan and stated within this Section. The lands are located alongside an arterial road of Bayfield Street and is in close proximity to public transit and institutional uses and support commercial development in this area.

Goals as they relate commercial uses are contained in Section 4.3.1 of the Official Plan. The City encourages the expansion of commercial and service sector activity and recognizes the importance of working cooperatively with the private sector to provide goods, services and employment opportunities. The City also aims to promote a distribution of convenient and accessible commercial facilities for local residents to limit extensive travelling for minor purchases and local services.

- The rezoning of the lands to permit commercial uses will be in accordance with goals set out by the City to expand the commercial and service sector and promote local employment opportunities. Situation within a residential area will reduce the need to travel for access to services.

Section 4.3.2.1 provides general policies for commercial development. The design, appearance and scale of new commercial development must be compatible with and appropriately screened or buffered from adjacent land uses. Barrier-free pedestrian access should be considered in design and adequate off-street parking and loading facilities must be provided.

- The subject site will offer safe vehicular and pedestrian access points within and connecting to the site outlined previously. This includes barrier-free access within parking spaces provided. The provision of landscaped buffer areas along the eastern and western property lines will assist in screening the proposed commercial use building from adjacent land uses.

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Section 4.3.2.2 provides policies pertaining to the City Centre. This Section outlines commercial development within this area to be integrated where possible with residential uses, community facilities and open space. New development within this area is instructed to respect the physical scale and characteristics of the existing structures and maintain existing character of the area.

- The proposed change of use maintains alignment with the City Centre policy relating to the integration of commercial use within a mixed primarily residential and commercial area. The subject lands promote a mix of uses in a commercial development area and maintain physical scale and characteristics of the area. The proposal of commercial use within the subject lands does not impose major alterations to the design, appearance and scale of adjacent uses and maintains low-density development as already present in the area.

Section 5.0 provides Servicing and Transportation policies. Goals within Section 5.1.1 seek to ensure that development within the City is serviced by *municipal sanitary and storm sewers, municipal water, electrical and other utilities* (b). Further, the of existing infrastructure and public facilities are encouraged where possible (c).

- The subject lands are serviced by municipal services by the City of Barrie. This is further discussed in the Site Servicing Report by WMI & Associates Limited, enclosed.

Section 5.1.2.1 General Policies provides that the provision and expansion of services must take into account the use of existing services that is coordinated with planned future development (h) and that development shall be dependent on the availability of sanitary sewage capacity (j).

- The proposal will assist in the optimisation and use of existing municipal services in place, which will be able to be serviced by the City of Barrie's sanitary services.

Section 5.3 provides policy relating to Stormwater Management. Goals within these Section seek to encourage effective stormwater management and ensure that these practices minimize peak flows, contaminant loads and maintain or increase vegetative and pervious surfaces.

- Provided in the enclosed Stormwater Management Report by WMI & Associates Limited, the subject lands will not impose adverse effects concerning stormwater management. Storm drainage will be provided by an existing storm sewer with discharge to the existing storm drainage system on Grove Street East. The proposal will not generate any significant differences in drainage patterns to the area.

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Section 5.4.2 contains the City's transportation policies. Goals include providing safe, efficient and convenient movements; the promotion of healthy communities, active living and energy efficiency; and to develop areas at densities which are transit-supportive. The property is located along an arterial road. Section 5.4.2.2 states that development adjacent to arterial roads be designed to provide access to the site while minimizing impact on the roadway.

- The proposed density is transit and active transportation is supportive through connection to the City of Barrie Transit System and the site complies with the area required for future road widening (2.0m).

Section 5.4.2.2 provides details on the road classification designations outlined in Schedule D. These describe the classification of road types identified within the Official Plan and provide policy and guidance on development alongside the road types.

- The subject lands border an arterial road on the west side of Bayfield Street. In accordance with this section, an additional access point has been provided alongside a minor collector road of Grove Street East to the north to minimize impact on the adjacent arterial road. This has been determined as a preferable option by the findings of the Traffic Impact Brief by WMI & Associates Limited, enclosed.

Section 5.4.2.3 promotes the use of existing and the development of new public transit where possible to link communities in the interest fiscal responsibility, energy conservation and environmental protection. Higher density development is encouraged to locate near public transit routes and provide pedestrian connections. Pedestrian and bicycle connections are also encouraged throughout large-scale new developments.

- The subject lands are situated adjacent to public transit routes to encourage multi-model access to the site as well as access by municipal sidewalks, alternative to private vehicular access. This aligns with this policy section within the Official Plan in encouraging accessibility to the site through existing public transit routes.

For the above stated reasons, the proposal and associated application for rezoning conforms to the general intent of the City of Barrie's Official Plan.

5.5 LAKE SIMCOE PROTECTION PLAN (LSPP)

On Schedule J of the City of Barrie Official Plan, the lands are identified within the Lake Simcoe Region Conservation Authority watershed boundary, and are located outside of the LSRCA regulated areas according to the LSRCA mapping.

Key policies as outlined in the City of Barrie Official Plan includes:

- “To protect, improve or restore the elements that contribute to the ecological health of the Lake Simcoe watershed, including, water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions” (3.9.1.a).
- “To promote environmentally sustainable land and water uses, activities and development practices” (3.9.1.b).

The subject applications maintains the policies and intent of the LSPP by not proposing development on site that would result in hydrological alterations as it relates to a change of use.

6.0 CONCLUSION

The proposed Zoning By-law Amendment application intends to rezone the subject lands from the current 'Residential Multiple Dwelling Second Density (RM2)' to Transition Centre Commercial (C2)'. This is to permit commercial uses within the existing building on the site.

Rezoning of the site to a commercial zoning designation reflects the situation of the property in a designated City Centre area as per the City of Barrie Official Plan, as well as the neighboring zoned properties of 'Transition Centre Commercial (C2, C2-1, C2-2)' along Bayfield Street. The neighbourhood contains residential dwellings, schools and commercial amenities in which the use of the subject lands would add to the diversity of uses in the area and not conflict significantly. The development proposal will strengthen the City's financial position and assist in the realization of a complete community in the City of Barrie.

The justification for approval of this application is based on the conformity with the goals and objectives of the Planning Act, Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, the City of Barrie Official Plan, and the City of Barrie Comprehensive Zoning By-law 2009-141 with one special provision.

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ZONING BY-LAW AMENDMENT APPLICATION

It is our professional planning opinion that the zoning by-law amendment application conforms to the applicable policies at all levels and represents good planning.

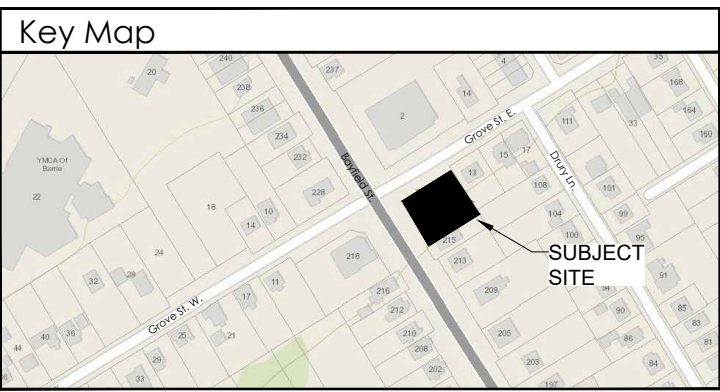
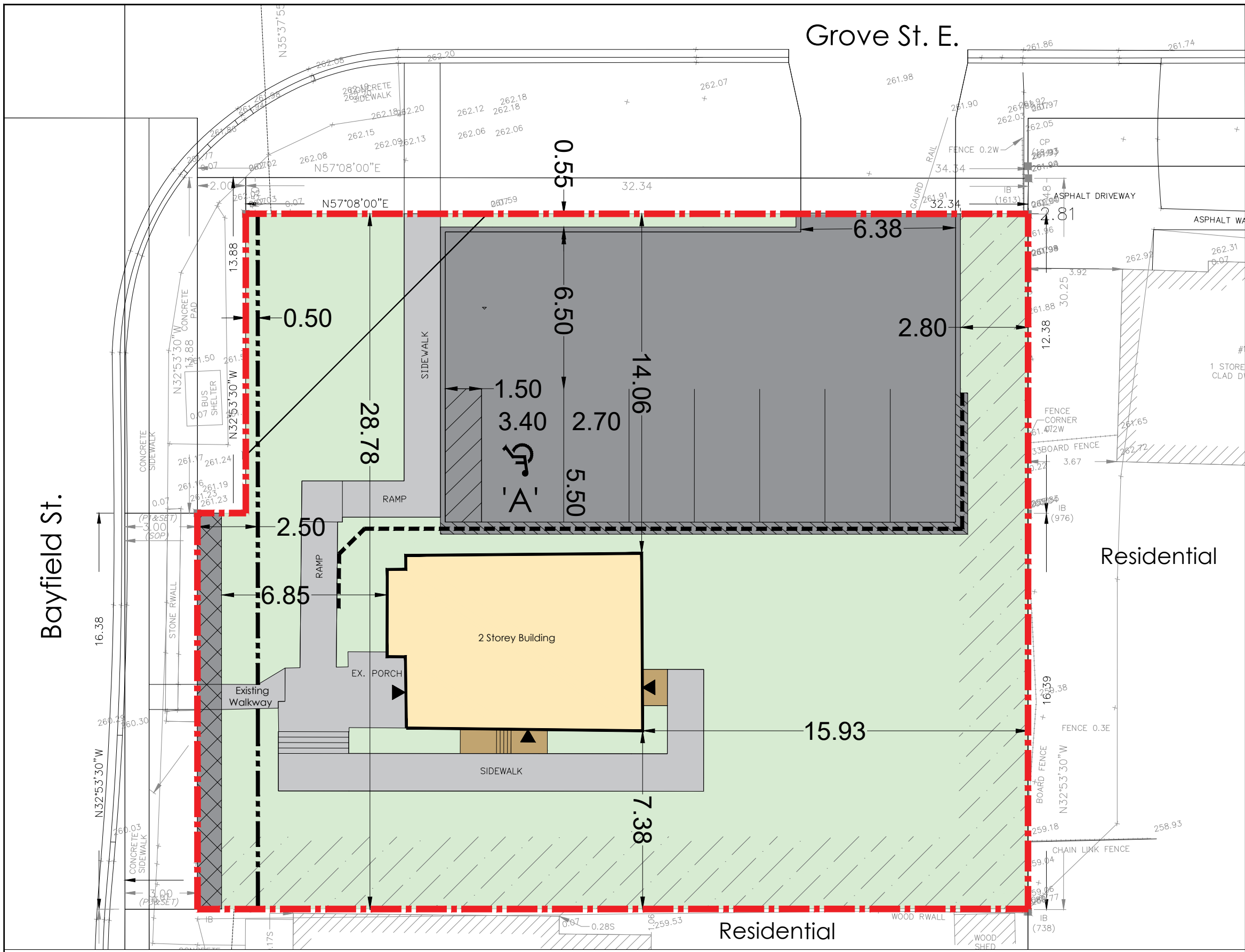
Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in blue ink, appearing to read 'Kyle Galvin', is positioned above the printed name.

Kyle Galvin, MCIP, RPP, H.BCD

APPENDIX 1 (SITE PLAN)



LEGEND

- Subject Site Area: 962.7m²
- Existing 2 Storey Dwelling G.F.A.: 146.1m²
- 1.0m Road Widening Area: 16.3m²
- Landscaping Buffer
- Existing Porch
- Entrance / Exit
- Transportation Master Plan ultimate 34.0m ROW widening
- Retaining Wall

TRANSITION CENTRE COMMERCIAL (C2)		
Provisions	Required	Provided
Lot Area (min.)	--	946.4m²
Lot Frontage (min.)	--	28.78m
Front Yard (min.)	--	6.85m
Side Yard (min.) ⁽³⁾	1.8m	7.38m
Side Yard Adjoining Residential Zone (min.)	6.0m	7.38m
Side Yard Adjoining Street (min.)	3.0m	14.06m
Rear Yard Setback (min.)	--	15.93m
Rear Yard Setback Adjoining Residential Zone (min.)	7.0m	15.93m
Lot Coverage (max.)	--	8%
Gross Floor Area (max. % of lot area)	400%	16%
Building Height (max.)	15.0m	<15.0m
Required Parking: Office	7 spaces (1 space / 30.0m² of GFA - tandem not permitted)	7 spaces incl. 1 Type 'A' B.F. space
Parking Aisle (min.)	6.4m	6.5m
Landscaped Buffer Areas: Adjacent to Residential Zones (4.8.2.1)	3.0m	2.8m (rear yard) 3.0m (side yard)

Source: City of Barrie Comprehensive Zoning By-Law 2009 - 141

0 5 10m

Date: Nov. 6, 2020 Drawn By: A.S.
File: 20-981 Checked By: K.G.

219 BAYFIELD STREET, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
5	October 28, 2021	Add proposed patio;	A.S.
6	Nov. 25, 2021	Revise parking lot location;	A.S.
7	Feb. 24, 2022	Revise parking lot configuration; Update zoning matrix;	A.S.
8	Mar. 15, 2022	Remove patio;	A.S.

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APPENDIX 2 (NEIGHBOURHOOD MEETING COMMENT & RESPONSE MATRIX)

PLANNING JUSTIFICATION REPORT
ZONING BY-LAW AMENDMENT APPLICATION

Neighbourhood Meeting – Comment & Response Matrix

#	Comment / Question	Response
1	Have we looked into the impact of the traffic with the increase in cars?	A Traffic Impact Study has been submitted as part of the zoning by-law application and will be reviewed by City Staff.
2	What is the planned use for the lands?	The proposal is for an adaptive re-use of the existing building for a real-estate office.

APPENDIX 3 (DRAFT ZONING BY-LAW AMENDMENT & SCHEDULE)



BY-LAW NUMBER 2022-XXX

A By-law of the Corporation of the City of Barrie to amend Zoning By-Law No. 2009-141 by rezoning lands described as Part of Lot 4 East Side of Mill Road, Registered Plan 13, City of Barrie, County of Simcoe, municipally known as 219 & 223 Bayfield Street, from Residential Multiple Dwelling Second Density (RM2) and Transition Centre Commercial with special provisions (C2 SP-57) to Transition Centre Commercial with Special Provisions (C2-__).

WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone parcels of land known municipally as 219 Bayfield Street;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BARRIE HEREBY ENACTS AS FOLLOWS:

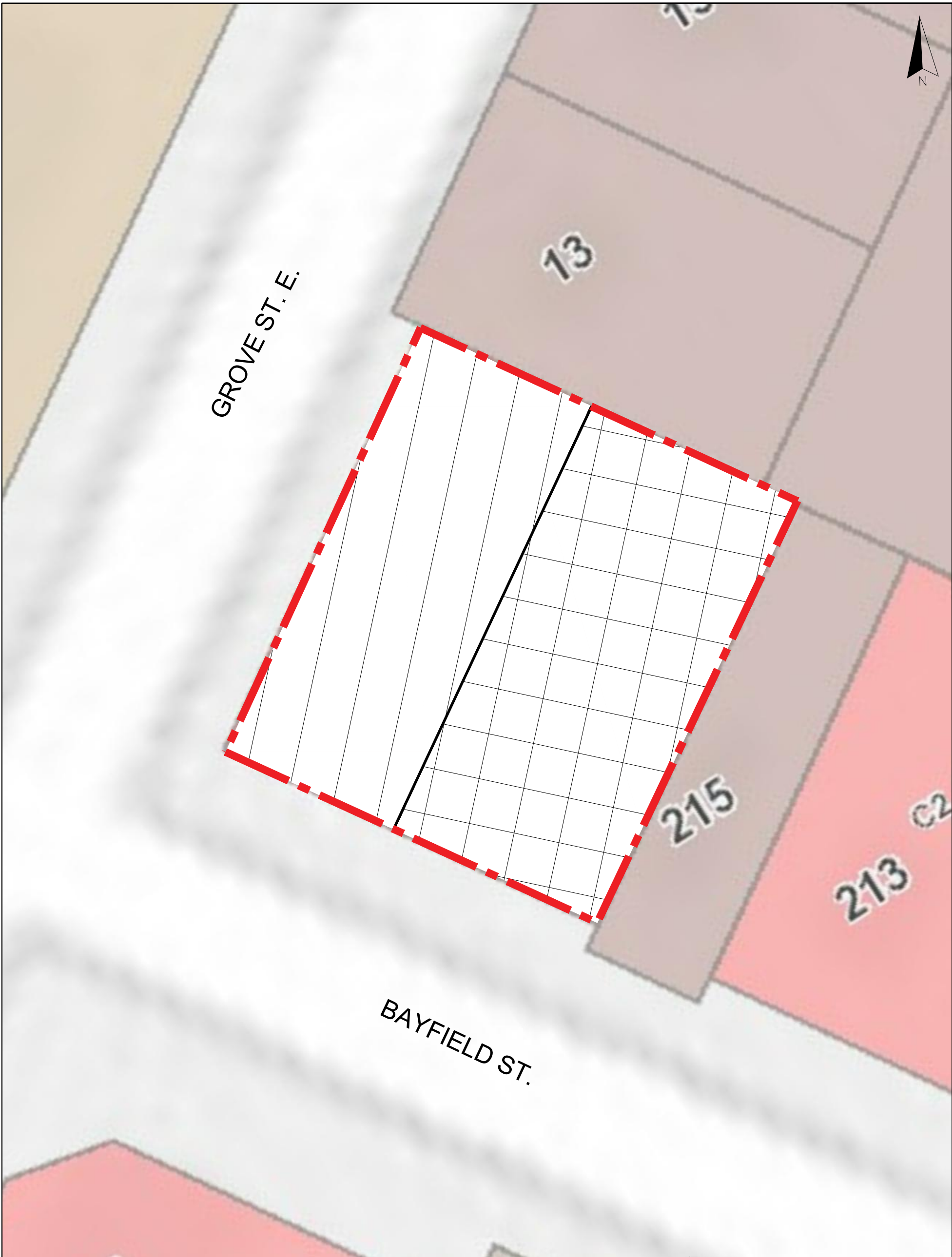
1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands municipally known as 219 and 223 Bayfield, from Residential Multiple Dwelling Second Density (RM2) to Transition Centre Commercial with Special Provisions (C2-__).
2. **NOTWITHSTANDING** Sections 6.3.1 Commercial Standards, the following exceptions apply to those lands zoned as Transition Centre Commercial - Special Provision (C2-__ zone:
 - 1) A reduced landscaped buffer strip of 2.8 metres along the rear yard is permitted.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST, SECOND**, and **THIRD** time and finally **PASSED** this ____ day of ____ 2021.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk



LEGEND

-  Subject Site (962.7m²)
-  Lands to be rezoned from 'Transition Centre Commercial with special provisions (C2-SP-57)' zone to 'Transition Centre Commercial with special provisions (C2-SP-XX)' zone
-  Lands to be rezoned from 'Residential Multiple Dwelling Second Density (RM2)' zone to 'Transition Centre Commercial with special provisions (C2-SP-XX)' zone

SCHEDULE "A"
ZONING BY-LAW AMENDMENT
219 & 223 Bayfield Street,
Barrie, ON

Scale

0 2.5 5.0 7.5 10.0m

Source: City of Barrie Comprehensive Zoning By-Law 2009-141

Note: Information shown is approximate and subject to change.



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tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	March 15, 2022	Drawn By:	A.S.
File:	20-981	Checked:	K. G.