

193 & 197 BLAKE STREET

PLANNING JUSTIFICATION REPORT

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

IPS NO. 21-1092

JUNE 2022



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193 & 197 BLAKE STREET
LOT 4, EAST SIDE OF NELSON SQUARE, REGISTERED PLAN 6

**CITY OF BARRIE,
COUNTY OF SIMCOE**

APPLICATION FOR

**OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT**

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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ON BEHALF OF

FENNELWOOD CORP.

JUNE 2022

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by Fennelwood Corp. to complete a Planning Justification Report for Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA) applications, for lands located at 193 & 197 Blake Street in the City of Barrie.

The intent of the subject applications is to permit the development of five (5) freehold street townhomes on the subject lands. An Official Plan Amendment application is required to redesignate the lands from '**General Commercial**' to '**Residential**'. A corresponding and concurrent Zoning By-law Amendment is requested to rezone the subject lands from '**General Commercial (C4)**' to '**Residential Multiple Dwelling Second Density – Townhouse (RM2-TH)**'. The required applications are overviewed in detail under section 5.0 of this report.

This Report will review the subject applications in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the proposed development.

This Report will review the following documents to demonstrate consistency:

- Planning Act
- Provincial Policy Statement
- Places to Grow - Growth Plan for the Greater Golden Horseshoe
- City of Barrie Official Plan (Current, 2018)
- City of Barrie Official Plan (Draft, 2022)
- City of Barrie Comprehensive Zoning By-Law
- Lake Simcoe Protection Plan

2.0 SUBJECT LANDS

The subject applications apply to two (2) properties, located at 193 & 197 Blake Street in the City of Barrie. The properties are located at the intersection of Blake Street and Nelson Square East. The subject lands include 40.9 m. of combined frontage along Blake Street, 25.4 m. of frontage along Nelson Square East, and contain combined land holdings of 1,039 m² (0.10 ha. / 0.25 ac.).

197 Blake Street has been occupied by a low-density residential use, with a single detached dwelling located on the property since 1954.

193 Blake Street has historically been used for a mixed-use building. The existing building was constructed on the property in 1873. The building was subsequently converted into a restaurant, convenience store, and a nine (9) unit rooming house in 1960. The building is currently vacant.

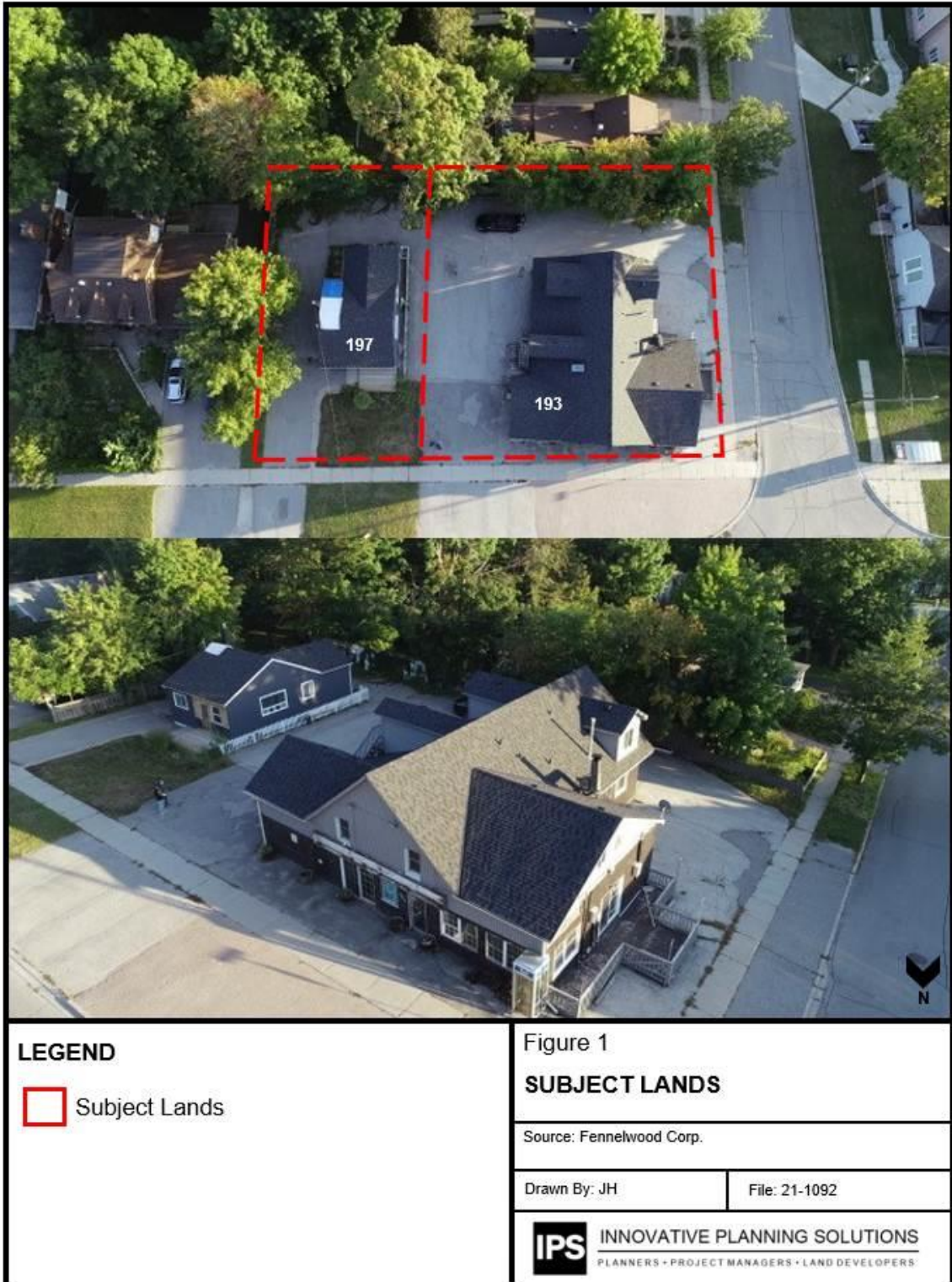
Figure 1 provides an aerial illustration of the subject lands.

3.0 SURROUNDING LAND USES

Surrounding land uses of the subject lands includes the following:

- North:** Blake Street is adjacent, with general commercial uses on the north side of Blake Street. Further north are low-density residential uses along Codrington Street.
- East:** Low-density residential land uses along Blake Street, with condominium and apartment uses located off Vancouver Street.
- South:** Low-density residential uses, consisting of detached dwellings. The Barrie North Shore Trail and Lake Simcoe are located further to the south.
- West:** Nelson Square East is adjacent, with the Parkview Community Centre and Neston Square Park located on the west side of Nelson Square Street. The area further to the west of Nelson Square West is primarily a low-density residential area.

Figure 2 provides an aerial illustration of the subject lands and the surrounding land uses.





4.0 DESCRIPTION OF DEVELOPMENT

The proposed development consists of five (5) residential townhouse units, each possessing a four (4) storey built form with a height of 13.9 m.

The Applicant is targeting a high standard of architectural design to match the local market and quality of homes located in the surrounding neighbourhood. The proposed units offer a unique perspective on townhouse living, with large unit sizes ranging between 217 m² – 223 m² (2,335 – 2,400 sq. ft.), abundant amenities, sizeable back yards, and a generous parking ratio.

The subject lands include 1,039 m² of combined lot area, 40.9 m. of frontage along Blake Street and 25.4 m. of frontage along Nelson Square East. A 5.0 m. by 10.0 m. daylight triangle is required at the north-west corner of the site (at Nelson Square East and Blake Street), leaving a total developable lot area of 1,014 m². Should Council approve the applications, the required widening will be conveyed to the City at the time of Site Plan Control Approval.

The development proposes to create five (5) lots, outlined as follows:

- Lot A includes 10.1 m. of lot frontage along Blake Street and a lot area of 267 m²; 242 m² accounting for the daylight triangle.
- Lots B, C, and D include 7.2 m. of lot frontage along Blake Street and a lot area of 183 m².
- Lot E includes 9.1 m. of lot frontage along Blake Street and a lot area of 222 m².

Lots B-E offer three (3) parking spaces per unit, with two (2) parking spaces in the driveway plus one (1) space in the garage. Lot A provides two (2) parking spaces, with one (1) parking space in the driveway and one (1) space in the garage. This equates to a generous parking ratio for the development with 2-3 spaces per unit, where 1.5 spaces per unit is required. Site access is provided off Blake Street by a singular driveway entrance/exit to each unit.

At a corner location, Lot A has been designed to frame both streets and define the street corner, providing an enhanced curbside appeal and improved public realm. A wrap-around porch will encourage eyes on the street, public engagement / social interaction, and reinforce the adjacent public space / street through the overall form and façade. In addition,

architectural elements such as corner pediments, parapets, and awnings or verandahs will be utilized to wrap the corner of the built form and transition the height of the townhomes to a pedestrian scale streetside (refer **Figure 6**).

Various amenity spaces are provided for each unit in the development, including the following:

- Each unit includes 91-125 m² of landscaped outdoor amenity space in the rear yard (backyard). The intent is to offer substantial outdoor amenity and entertainment space per unit, encouraging residents to get outside. As well, the patio would extend living space per unit in the warmer months.
- The fourth floor (attic floor plan, A103) includes a private loft interior and terrace exterior overlooking the rear yard of each unit. The terrace offers an additional 30.3-30.9 m² of private space for each unit, where residents can design these spaces to meet their needs and offer flexible amenity space. This provides a unique feature to the townhouse units. Refer to **Figure 7**.
- The ground level of each unit contains a flex space (labelled as gym) for residents to utilize as exercise space, a home office, entertainment area, or hobby space. This space connects directly to the patios located in the rear yard.
- An outdoor shed is proposed per unit in the rear yard (south-west corner). The intent of the provided shed is to encourage the usage and storage of gardening materials, lawn maintenance equipment, and other items for the residents; supporting outside activities.

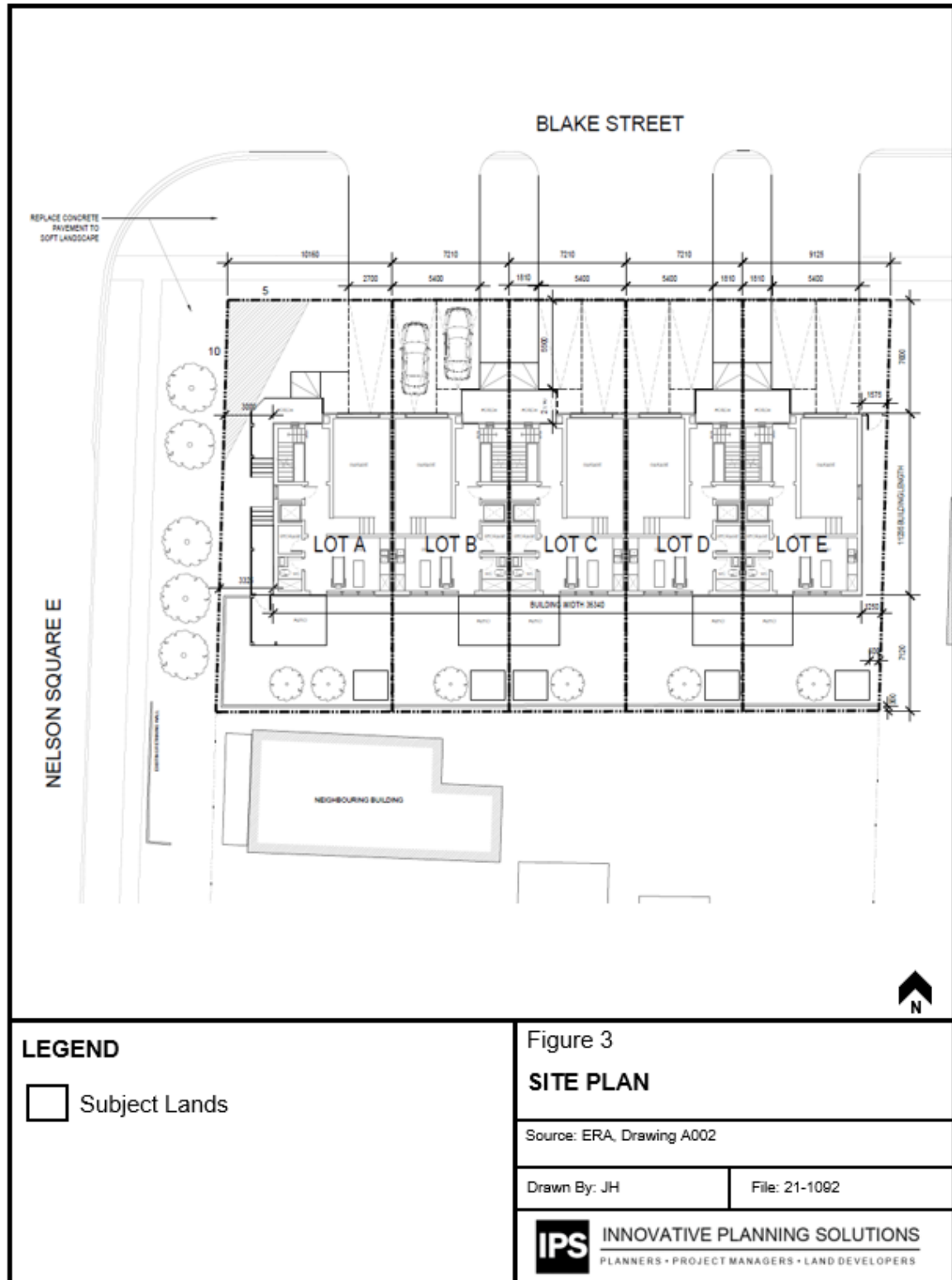
Landscaped open spaces have been preserved around the perimeter of the site to encourage and implement enhanced landscaping measures, such as street trees, plantings, and other forms of landscaping to enhance curb appeal and support an improved public streetscape.

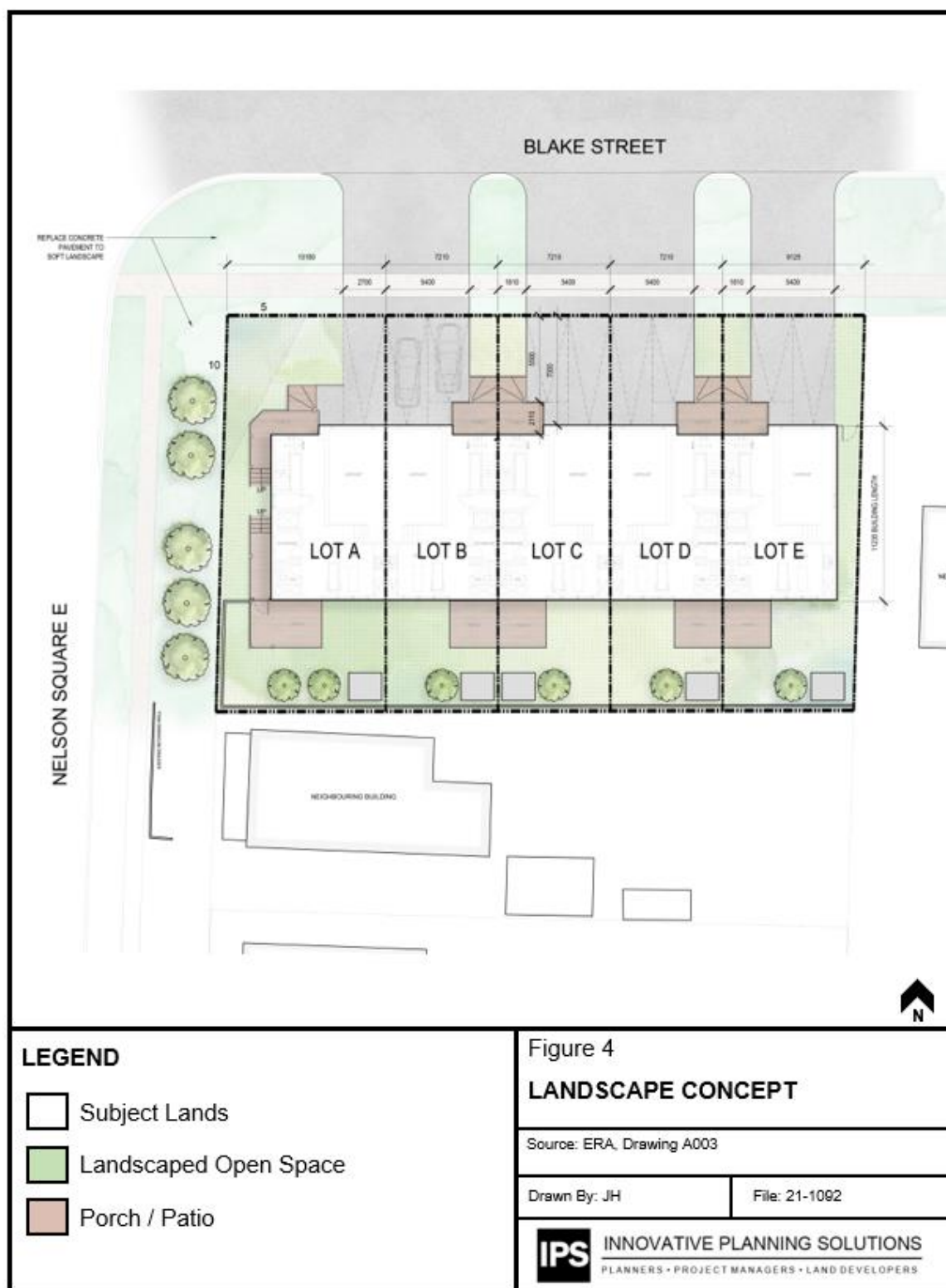
The subject lands are currently hardscaped along the frontage of Blake Street and Nelson Square East with pavement or interlock surfaces. The Applicant proposes to enhance these areas through landscaping and grassed surfaces to provide an enhanced streetscape and improved infiltration; as illustrated on the Landscape Concept (**Figure 4**).

Blake Street is identified by Schedule E (Road Widening Plan) of the Official Plan for a 27.0 m. ROW, where the existing ROW is approximately 30 metres. Therefore, no widening required by the City.

The Site Plan is included as **Figure 3** , with a conceptual Landscape Plan shown as **Figure 4** to demonstrate the landscape open space.

Conceptual Elevations are demonstrated on **Figure 5**, and Conceptual Renderings of the site and built form as illustrated as **Figure 6 and 7**.











LEGEND

Figure 7 CONCEPTUAL RENDERING

Source: ERA, Drawing 3D Views

Drawn By: JH

File: 21-1092



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5.0 APPLICATIONS

5.1 OFFICIAL PLAN AMENDMENT

The subject lands are currently designated by the City of Barrie Official Plan (January 2018) as '**General Commercial**' on Schedule A (Land Use). To permit a residential development, an Official Plan Amendment (OPA) application is required to re-designate the subject lands to '**Residential**'.

A Draft Official Plan Amendment and Schedule are included as **Appendix 1** of this report.

5.2 ZONING BY-LAW AMENDMENT

The subject lands are currently zoned '**General Commercial (C4)**' by the City of Barrie Zoning By-law 2009-141, as illustrated on **Figure 8**.

A Zoning By-law Amendment is requested to rezone the subject lands to the '**Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX)**' zone, to facilitate the proposed residential built form.

5.3 PART LOT CONTROL EXEMPTION

Through the pre-consultation process with City planning staff, it was clarified that the lands would be eligible for Part Lot Control Exemption in order to create the new lots; should the proposed OPA and ZBA applications be approved.

The Planning and Building Services Department will process requests for exemption from part lot control to create additional lots only when the development proposed under the exemption from part lot control has been subject to a previous planning application and public process which clearly indicated the proposed changes to the lot configuration.

As the intent of the application is to create townhouse units and the application process does include public engagement, Part Lot Control will be pursued (**Appendix 7**).

6.0 ZONING ANALYSIS

The '***Residential Multiple Dwelling Second Density – Townhouse (RM2-TH)***' zone permits a wide variety of residential dwelling types, including townhomes.

Table 1 provides a zoning comparison of the '*RM2-TH*' zone in relation to the proposed development. The site-specific special provisions requested with the Amendment are highlighted. An overview and analysis of the site-specific special provision's is included in the following section.

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

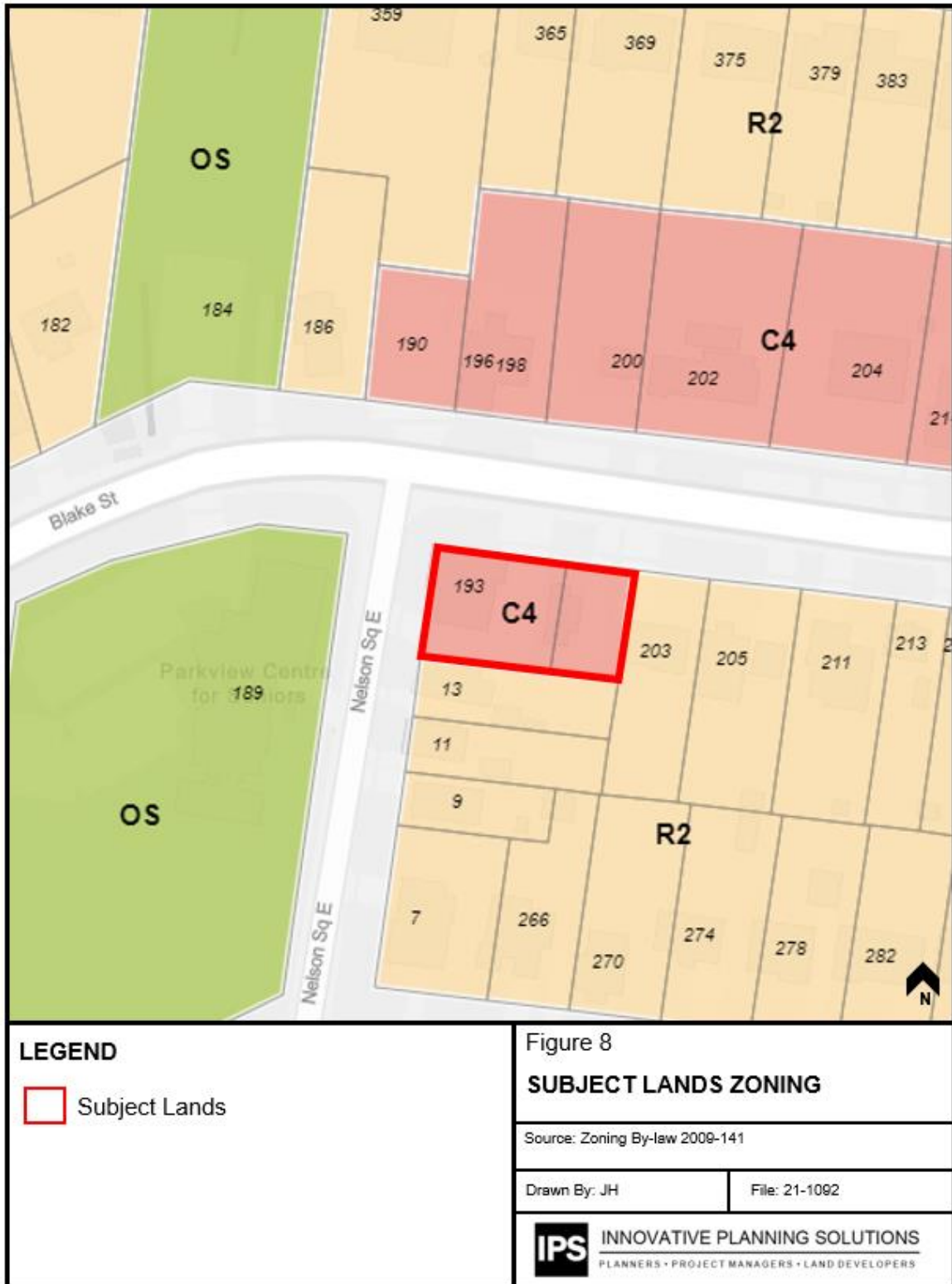


Table 1: Zoning Compliance Matrix RM2-TH Zone		
PROVISION	REQUIRED	PROVIDED
Permitted Uses (Table 5.2)	Block/Cluster/Street/Stacked Townhouse	Street Townhomes
Lot Frontage (Min.) (5.3.4.2.a)	6.0 m.	Lot A: 10.1 m. Lot B-D: 7.2 m. Lot E: 9.1 m. Total Lot Frontage (Blake Street): 40.9 m.
Lot Area (Min.) (5.3.4.2.a)	200 m2 per dwelling unit.	Lot A: 242 m2 (after daylight triangle; 267 m2 prior) Lot B-D: 183 m2 Lot E: 222 m2
		Total Lands: 1,039 m2 Existing Lot Area (Before Sight Triangle): 1,583 m2
Units Per Row (5.3.4.2.a)	No more than 8 units shall be constructed in a row.	5 units.
Front Yard (Min.) (5.3.4.2.b)	Min. front yard of 4.5 m.	7.0 m. 5.5 m. to front porch
Lot Coverage (Max.) (5.3.4.2.c)	Street townhouses shall be permitted a maximum lot coverage of 45% of lot area.	Lot A: $84.4/267.7 = 30\%$ Lot B-D: $82.7/182.9 = 43\%$ Lot E: $84.4/221.9 = 36\%$
Front Yard to Attached Garage (min.) (Table 5.3)	Min. 7.0 m.	7.0 m. (garage within unit)
Interior Side Yard to Attached Garage (min.) (Table 5.3)	0.6 m.	East: 1.5 m. (garage within unit)
Side Yards (Min.) (Table 5.3)	1.8 m.	East: 1.2 m. – 1.5 m.
Side Yard – Exterior (5.3.3.2.a)	Where any side yard abuts a street, in which case the side yard shall not be less than 3.0 m.	West: 3.0 m.
Rear Yard (Min.) (Table 5.3)	7.0 m.	7.1 m.
Landscaped open space (min. % of lot area)	Min. 35 % of lot area	Lot A: 135 m2 = 52.8% Lot B-D: 54.82 m2 = 32% Lot E: 91.67 m2 = 42.9%

(Table 5.3)		
Dwelling unit floor area (Min.)	N/A	Lot A: 264 m2 Lot B-D: 258.6 m2 Lot E: 264 m2
(Table 5.3)		
Gross floor area (max. % of lot area)	Max. 60 % of lot area	Lot A: 83.4% Lot B-D: 118.8% Lot E: 100%
(Table 5.3)		
Height of Main Bldg. (Max.)	10.0 m.	13.9 m.
Parking - Required Spaces	1.5 space per dwelling unit. Tandem parking will be permitted.	Lot A: 1 driveway + 1 garage = <u>2 spaces/unit.</u> Lots B-E: 2 driveway + 1 garage = <u>3 spaces/unit.</u>
(Table 4.6)		
Landscaped Open Space – Front Yard (4.8.1.1 / 5.3.6.1.b)	Any portion of a front yard which is not used for any other permitted purpose shall be devoted to landscaped open space.	Landscaped surfaces provided.
Driveway Length (5.2.5.2.c)	A minimum driveway length of 11m per unit is required when street townhousing is provided within the Multiple Family Second Density (RM2-TH) Zone.	5.5 m.
Front Yard Parking Coverage (5.3.6.1.1)	Max. 50%	Lot A: 18.9/51.8 = 42% Lot B-D: 33.7/52.2 = 64% Lot E: 33.7/64.9 = 52%
Sight Traingle (4.10.1)	A 5 metre by 10 metre daylighting triangle shall be dedicated at the intersection of Nelson Square East and Blake Street.	5x10 m. sight triangle provided.
Porches (5.3.5.1)	Porches shall not be erected closer than the following: - Interior Side Yard: 0.6 m. - Exterior Side Yard: 1.5 m. - Rear Yard: 5.0 m. - Front Yard: 3.0 m.	Exterior - West: 1.6 m. Front Yard: 5.5 m. Exterior: 0.0 m. to daylight triangle.
Accessory Building – Height (5.3.5.a)	Max. 4.0 m.	Shed: 2.2 m.
Accessory Building – Setback to Exterior Lot Line (5.3.5.c)	Shall not be erected closer than the 3m from the exterior side lot line in the case of a corner lot;	Exterior – West (Shed): 8.4 m.
Accessory Building – Setback to Rear Lot Line (5.3.5.e)	Shall not be erected closer than 0.6m from the rear lot line	0.6 m. (shed)
Accessory Building – Lot Coverage	Shall not collectively exceed 10% lot coverage for detached accessory	Lot A: 3.83/267.7 = 1.4% Lot B-D: 3.83/182.9 = 2%

(5.3.5.h)	structures. The 10% lot coverage permitted for accessory buildings and structures is in addition to the lot coverage as set out in Table 5.3.	Lot E: $3.83/221.9 = 1.7\%$
Retaining Wall, Fence (4.9.11.)	No retaining wall, fence, crash wall or acoustic fencing shall be permitted within 0.3m of any lot line abutting a street.	0.3 m. provided.

6.1 SPECIAL PROVISIONS

The following provides an overview of the site-specific special provisions requested with the Zoning By-law Amendment.

1) Lot Area (Min.): 183 m²

A lot area of 183 m² is provided for Lots B, C, and D (interior lots), where 200 m² is required by the By-law for the RM2-TH zone for street townhomes (5.3.4.2.a).

For the subject development, the Applicant proposes larger lot areas for the exterior lots, providing 242 m² for Lot A and 222 m² for Lot E. Larger lot areas are utilized for the exterior lots where increased landscaping and amenities (porch) can be utilized to soften the built form. The requested 17 m² reduction of lot area for the interior lots is minor in nature, maintains a fully functional development that is not impacted by the reduction, and is the result of the landholdings available.

2) Interior Side Yard (Min.): 1.2 m. – 1.5 m.

An interior side yard setback of 1.2 m. – 1.5 m. is provided along the eastern lot line, where 1.8 m. is required by the By-law (Table 5.3).

The site has been shifted to the east in efforts to increase setbacks to Nelson Square East and meet the By-law requirements for exterior side yard (west – 3.0 m.), which has resulted in a 0.6 m. - 0.3 m. setback deficiency to the eastern interior side yard.

The intent of the Zoning By-law regulations as it relates to interior side yard setback is to provide for appropriate separation between the structure and property line. The proposed reduction will maintain an appropriate distance between the proposed built form and lot

line, as well as to the neighbours dwelling to the east. The 0.6 m. (1.9 ft.) variance would not offer an impactful intrusion to the neighbours property, as evident by the Shadow Analysis with the application.

Within the provided interior setback, modest landscaping could be accommodated to provide landscaped buffers and screening to the to the adjacent uses. In addition, a 2.0 metre tight board continuous fence will be provided along the lot line in accordance with the Zoning By-law, which provides visual screening and privacy or buffer to the adjacent uses.

The intent and purpose of the setback provision is maintained.

3) Landscaped Open Space (Min. %): 32%

Minimum 35% of lot area is to remain as landscaped open space (Table 5.3), where Lots B, C, and D (interior lots) provide 32% landscaped open space.

The requested 3.0% reduction does not affect the intent of this provision, as the subject lands maintain generous landscaped open space in the rear and front yards. Ultimately, the exterior unit (Lot A) offers significant landscaped open space at 52%, where the reduction would be the most evident. The slight reduction is appropriate given the scale of the overall development and large landscaped open space available.

4) Gross Floor Area (Max. %): 83% - 118%

The proposed developments offers a GFA for Lot A of 83%, 118% for Lots B-D, and 100% for Lot E, where maximum 60% of lot area is permitted by the By-law (Table 5.3).

The GFA requested provides for an efficient use of land and resources, consistent with Provincial policy, as well as the City's Official Plan and design guidelines. The City's Official Plan acknowledges that the population and employment growth forecasted for the City will continue to grow above the Provincial average.

Growth and intensification targets assigned to the City require residential densities which are higher, more cost effective, energy efficient, and environmentally sustainable than historical development in the City. To meet population projections and the goals, a growing percentage of developments at medium and high densities are necessary in order to provide sustainable housing options for the City's residents. The minor increase in GFA supports these objectives by providing efficient utilization of the subject lands while maintaining an entirely functional development.

5) Building Height (Max.): 13.9 m.

The development proposes a building height of 13.9 m., where 10.0 m. is permitted for the RM2-TH zone (Table 5.3). The additional 3.9 m. requested is due to increased ceiling heights per floor (3.1 m./floor) and the fourth storey loft to increase amenity space per unit.

Based on the land uses existing in the surrounding neighbourhood with building heights of two (2) to four (4) storeys, the proposed building height will maintain the general character and scale of an evolving neighbourhood. Further, a Shadow Analysis was completed to demonstrate that the proposed height produces negligible impact on adjacent residential properties.

The proposed building height was presented to the public at the Neighbourhood Meeting, with generally no concerns. In addition, through the Pre-consultation process Staff directed the Applicant to explore a mixed-use, medium density building for the lands. This was considered and to develop a feasible development, it would have resulted in a building height exceeding four (4) storeys.

Based on the comments received, technical studies completed and review of the neighbourhood, a height of 13.9 m. is seen as reasonable and compatible for the lands.

6) Driveway Length (Min.): 5.5 - 7.0 m.

A driveway length of 5.5 m. and 7.0 m. is proposed for the development, where the By-law requires 11.0 m. for street townhomes (5.2.5.2.c).

A standard parking space in the City of Barrie is required by the By-law to contain a minimum width of 2.7 m. and 5.5 m. minimum length (4.6.2.5). The intent of the 11.0 m. requirement is to ensure that two (2) cars can park in the driveway, in a tandem fashion, to meet the minimum By-law requirement of 1.5 spaces per unit (Table 4.6).

The proposed development offers two (2) parking spaces for Lot A and three (3) parking spaces for Lots B-E; exceeding the By-law requirements. Collectively, the development will exceed the ratio required by the By-law, therefore, the intent of this provision is met.

7) Front Yard Parking Coverage (Max. %): 64%

The By-law permits a maximum front yard parking coverage of 50% for street townhomes (5.3.6.1.1), where the application requests a maximum coverage of 64% (interior lots).

To accommodate a generous parking ration of 2-3 parking spaces per unit, the front yard parking coverage has been exceeded. Given the minor increase to what is permitted, the site plan offers a 1.8 m. wide landscaped strip where residents can use enhancing landscaping to soften the hard surfaces in the front yard.

Given the intent to increase the parking ratio for the development, the increased parking coverage is viewed as reasonable.

The request site-specific variances are viewed as reasonable and appropriate for the development.

7.0 CONSULTATION

A Pre-consultation Application was submitted to the City of Barrie in May 2021, followed by a Technical Meeting with City staff on July 15th, 2021, via virtual format. The requirements established through this process are included with the subject application.

A Pre-consultation Comment & Response Matrix is included with the application to provide responses to the technical review circulation comments received.

The comments received through the Pre-consultation process have further scoped the project, leading to the subject application.

7.1 NEIGHBOURHOOD MEETING RESPONSE

As part of the application process, the City of Barrie requires a Neighbourhood Meeting be held prior to a formal application. The Neighbourhood Meeting provides the public with an opportunity to hear details regarding the proposal and ask questions or provide comments about the development. The Neighbourhood Meeting was held on October 28th, 2021, by virtual format.

The comments received during the Neighbourhood Meeting followed a number of occurring themes, which are outlined below with a response provided.

Land Use

As overviewed under section 2.0 of this report, 197 Blake Street has been occupied by a low-density residential use since 1954, and 193 Blake Street has historically been used for a mixed-use commercial building since 1960 (presently unoccupied/vacant). Members of the public stated that it is difficult to hold a business in this location, given the close proximity to commercial uses in the area. A significant neighbourhood commercial plaza is located approximately 500 m. to the east, at the intersection of Johnson Street and Blake Street. This plaza includes various everyday needs, such as; the Beer Store, Pharmasave, Simcoe Family Medicine, and No Frills. Residents expressed that this commercial plaza serves the local area and offers everyday needs, therefore, they would prefer the development of a residential use consisting of townhomes for younger families, professionals or those looking to downsize, particularly with a public park adjacent.

In addition, comments from the public indicated that the proposed townhouse development would diversity the area and provide a variety of units, for a variety of demands. This would provide a complimentary built form to the area, with a more appropriate building height, as opposed to an apartment (which was contemplated). Further, members of the public expressed contentment that the townhouse units would provide permanent residents, taking pride in their investment and improving the condition of the site and associated public realm experienced in recent years.

Privacy

A concern of residents who live adjacent to the subject lands is the height of the built form presented at the Neighborhood Meeting. With a built form considered at 4-storeys, residents were initially concerned about tenants viewing into their property.

Through the Pre-consultation process, City staff encouraged the Applicant to consider an alternative built form inclusive of a mixed-use, mid-rise development (residential/commercial apartment), given the existing uses of the property. This was evaluated by the Applicant and IPS, and we firmly believe that the proposed townhouse built form will seamlessly integrate into the neighbourhood, respecting the general character and height of an established neighbourhood.

Landscaping

Concerns were expressed from the public regarding the retention of the urban tree cover of the neighbourhood, with the subject lands being cleared by previous land uses. It is the intent of the Applicant to re-plant the site with native tree species and landscape all

available areas with plantings and shrubs, to enhance the visual appeal of the site and soften the built form. In addition, tree planting and enhanced landscaping measures will be explored to improve the public realm street side, and the use of re-planting can further be explored to offer privacy and screening measures along the interior lot lines.

A conceptual Landscape Plan is included as **Figure 4** of this report, illustrating the potential landscaped space. Detailed landscape plans by a landscape architect will be prepared for the forthcoming Site Plan Control application.

Traffic & Parking

According to the City's Roads Plan of the Official Plan (Schedule D), Blake Street is identified as an 'Arterial' road. Arterial roads are primarily traffic carrying facilities, providing routes across and within the City. Development of properties adjacent to Arterial roads are encouraged to be designed to minimize impacts on the road; including shared access points, controlled and directional access, and reduced points of traffic movements on/off the Arterial road (5.4.2.2).

The subject lands currently contain two (2) access/exit points off Blake Street, plus one (1) uncontrolled access off Nelson Square East. Residents voiced concerns with the current commercial uses and any future potential for commercial uses, as ongoing commercial car traffic is not safe or viable to/from these lands. The proposed residential townhouse units will provide negligible traffic concerns, with controlled vehicular movements and safe site access/exit provided.

Given the small scale nature of the proposed development, a Traffic Impact Study or Parking Needs Study was not required by the City for the application.

Compatibility & Community Character

Compatibility and community character are important considerations when reviewing development applications. In this neighbourhood (North Shore), the character of the community is an older established area, however, the area is evolving in accordance with Provincial and City policies to promote the efficient use of land and resources. As the City continues to grow at a considerable rate, development through intensification and redevelopment will occur within more established neighbourhoods to accommodate for reasonable redevelopment, infill and intensification; to meet City and Provincial growth, intensification and housing targets.

All levels of policy encourages a variety of housing types and forms, to contribute to the achievement of complete communities. The proposed development will consist of a building height of four (4) storeys, which will blend in with the general character of the neighbourhood. Dwellings in the area are generally 1-2 storeys in height, consisting of bungalow built forms. Further to the east, Vancouver Street contains two (2) apartment buildings with heights of 3-storeys and 4-storeys, and a 4-storey condominium. The intent of the proposed townhouse built form is to blend into the surrounding neighbourhood, while introducing gentle infill and intensification on underutilized lands.

Public Engagement & Consultation

To further engage and consult the public, the Applicant indicated that they have spoken with 65 neighbours within 1.0 km. of the subject lands regarding the development proposal. The general consensus was evident support for the proposed development and associated improvements to the site. In addition, based on the verbal support received for townhomes at the Neighbourhood Meeting, the proposed built form is favored by the public; indicating support for the subject applications. Significant efforts have been made by the Applicant to provide a built form desired by the community.

Based on the comments expressed from the public at the Neighbourhood Meeting, there is demonstrated support for development of the subject lands and the proposed townhouse units.

8.0 TECHNICAL REPORTS

8.1 MARKET STUDY

A Retail/Service Commercial Market Study (Urban Metrics) was completed for the application. The intent of the study was to evaluate and support the change of land use from commercial to residential.

Local residents living in the defined study area will continue to be well-served by existing nearby commercial uses, and the elimination of the existing variety store will not negatively impact the surrounding neighbourhood. The subject site is surrounded by low-density residential uses, meaning that the proposed townhouse units will diversify the housing stock in the area and increase the local population, supporting the existing retail/service commercial uses established in the area today.

Based on the analysis, it was concluded that the proposed elimination of commercial uses from the subject lands is justified.

Refer to the Study with the application for the complete analysis.

8.2 SHADOW ANALYSIS

A Shadow Analysis (ERA) was completed for the proposed development in support of the application. This study demonstrates the shadows cast by the proposed built form during several times throughout the year, to determine whether shadows generated will impact adjacent properties, streets and public spaces, and to what extent.

The proposed built form was taken through four (4) simulations to evaluate any impacts, completed through the months of April, June, September, and December.

The assessment reveals that there are negligible shadows cast onto the neighbouring properties, with shadowing limited to the early morning and late evening hours throughout the year. Impacts are most evident during the early morning and evening hours in the winter months, while shadows cast during the daytime hours in the summer months are viewed as relatively insignificant.

It is important to note that the land use adjacent to the west is the Parkview Community Centre, and the land uses to the north side of Blake Street are general commercial uses, where the shadow impacts seen throughout the analysis are viewed to be more evident.

The complete Shadow Analysis is included with the application.

8.3 GEOTECHNICAL INVESTIGATION

A Geotechnical Investigation Report (Cambium Inc.) was prepared for the application to confirm subsurface conditions at the site to provide geotechnical design parameters as input into the design and construction of the proposed development.

The geotechnical engineering recommendations have been reviewed by the consulting team and will be implemented into the development.

Refer to the report with the application for the complete analysis.

8.4 HYDROGEOLOGICAL ASSESSMENT

A Hydrogeological Assessment Report (Cambium Inc.) was completed to consider how the proposed development may be affected by groundwater and nearby surface water, including an evaluation of background information, a detailed site inspection, measurement of groundwater levels, a dewatering assessment, and water balance study.

The deep groundwater levels were observed at the site at a depth of 5.77 mbgs, and the groundwater elevation was at 231.83 masl, during the winter months. Based on the water level monitoring at the Site, water table elevation was calculated at 231.83 masl, which is about 3 m below the proposed one level basement elevation.

Based on the proposed building design, there is no dewatering requirements or impacts anticipated on the local groundwater network.

Refer to the Assessment with the application for the complete analysis.

8.5 ENVIRONMENTAL SITE ASSESSMENT

Phase One and Phase Two Environmental Site Assessment's (ESA) were completed for the subject lands.

The purpose of the Phase One ESA is to identify any Potential Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) on the property in order to apply for a Record of Site Condition (RSC) and a Modified Generic Risk Assessment (MGRA). Four (4) PCAs were identified within 250 m. of the Phase One Property of which four (4) contribute to APECs on the Property. Based on the historical searches, site reconnaissance, and interviews, APECs were identified within the Phase One Property. It is recommended that an intrusive investigation be carried out to assess the quality of the soil and groundwater through a Phase Two ESA.

The objectives of the Phase Two ESA are to address the presence or absence of one or more potential contaminants at the site as determined in the Phase One ESA by HLV2K Engineering Limited (March 3, 2022), and to assess the quality of the soil and groundwater where the Area of Environmental Potential Concern (APECs) were encountered. The Phase Two ESA can be used for the submission of a Record of Site Condition (RSC) for the property. Based on the results of the Phase Two assessment, contaminants will be

removed on site in order to submit the RSC. The Applicant is currently undertaking these works with the guidance of HLV2K.

8.6 ARBORIST ASSESSMENT

An arborist assessment was completed for the subject lands, including a Tree Inventory and Preservation Plan (JDB). Given that the subject lands are primarily cleared, with the exception of boundary trees, there will be minimal impact on trees on site.

The Applicant proposes to re-naturalize the site through the development, includes the planting of new boundary trees, boulevard trees and other enhanced landscaping.

Detailed landscape plans will be provided for the Site Plan application.

8.7 FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT

A Functional Servicing Report (Tatham Engineering) was prepared for the subject application to present an overall servicing strategy to demonstrate that the proposed development can be adequately serviced. A preliminary stormwater management plan/strategy has been incorporated to demonstrate that the development will not adversely affect local surface water conditions. Refer to the report for the assessment.

9.0 PLANNING POLICY & ANALYSIS

This Section will outline the applicable policies guiding the development of the subject lands. Each section will outline applicable plans and policies with a planning rationale on conformity and development principles.

9.1 THE PLANNING ACT – PROVINCIAL INTEREST

The Planning Act (The Act) is provincial legislation that establishes the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. 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 Act.

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

- *The protection of ecological systems, including natural areas, features and functions.*
- *The supply, efficient use and conservation of energy and water.*
- *The orderly development of safe and healthy communities.*
- *The adequate provision of a full range of housing, including affordable housing.*
- *The protection of public health and safety.*
- *The appropriate location of growth and development.*
- *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- *The promotion of a 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 proposed development is located within the City of Barrie (Settlement) where growth and development in all forms is concentrated. The proposed development would contribute to the housing stock within the City, providing a more attainable unit type and offering a variety to housing options in the North Shore area. The development represents a high-quality built form, supporting attractive and vibrant spaces.

The proposed development is able to take advantage of existing infrastructure and municipal services, without uneconomical need for expansion. The proposal further provides for the protection of ecological systems, including natural areas, features and functions, as no features are located on the subject lands. Additionally, public transit is available adjacent to the subject lands; offering transit supportive development, reduced automobile reliance, and contributing to energy efficiency and climate change impacts.

In our professional opinion, the proposed development aligns with the Province's Interest in land use planning.

9.2 PROVINCIAL POLICY STATEMENT (2020)

The Provincial Policy Statement (PPS) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built environment. 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*

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. This includes the accommodation of an appropriate affordable and market-based range and mix of residential types to meet long-term needs. Further, the Plan promotes cost-effective development patterns including intensification, transit supportive development and redevelopment to minimize land consumption and servicing costs. The

PPS directs municipalities to ensure that there is sufficient land available through intensification and redevelopment within Settlement Areas (1.1.2).

Settlement Areas (City of Barrie) are designated as the focus for growth and development. Section 1.1.3 states that land use patterns within Settlement Areas shall be based on densities and a mix of land uses that efficiently use land and resources, are transit supportive and promote active transportation, and efficiently utilize infrastructure and public service facilities.

Land use patterns within Settlement Areas shall be based on a range of uses and opportunities for intensification and redevelopment (1.1.3.2). This is supported by section 1.4 (housing) of the PPS, which encourages an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents; including all housing options required to meet the social, health, economic and well-being requirements of current and future residents. Furthermore, emphasis is placed on all types of residential intensification, incorporating additional residential units and redevelopment. New housing is directed to locations where appropriate levels of infrastructure and public service facilities are available, and where residential development / redevelopment and intensification can minimize the cost of housing through a compact form (1.4.3).

Section 1.6.6 of the PPS plans to accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal services (water/sewage). Within Settlement Areas, intensification and redevelopment is promoted, wherever feasible, to optimize the use of the existing municipal services. As demonstrated by the Functional Servicing Report (FSR) with the application, the proposed development would utilize full existing municipal services, in an economical fashion.

Long-term economic prosperity is encouraged by providing residential uses to respond to dynamic market based needs and providing necessary housing supply and range of housing options for a diverse workforce. In addition, prosperity is supported by promoting opportunities for economic development and community investment readiness, optimized use of land, infrastructure and public service facilities, and a well designed built form to reinforce a sense of place (1.7).

Development and land use patterns that consider the impacts of climate change are strongly supported by the PPS. This includes a compact built form and transit-supportive development and intensification to improve the mix of employment and housing uses, to

shorten commute journeys and decrease transportation congestion. Further, maximized vegetation is encouraged within Settlement Areas, where feasible (1.7/1.8).

Aligned with the PPS, the proposed development offers a compact urban form, considered reasonable intensification on an underutilized parcel of land, with connection to full municipal services. Transit usage is fostered by the adjacent stops along Blake Street, and active transportation is inspired by proximity to the North Shore Trail, local road network, and shortened distance to employment opportunities within Barrie's downtown area to the west. Vegetation will be utilized to enhance and soften the built form, contributing to climate change initiatives.

The subject application is consistent with the policies and objectives of the PPS.

9.3 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (August 2020) has been prepared and approved under the Places to Grow Act. The Plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management, environmental protection, and other planning principles particular to the Greater Horseshoe. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The City of Barrie is designated a '**Settlement Area**' and recognized as the principal '**Primary Settlement Area**' in the Simcoe sub-area.

The Growth Plan provides guiding principles under Section 1.2.1. The Plan recognizes that different approaches are required to manage growth that recognizes the diversity of communities in the Greater Golden Horseshoe. In order to support the achievement of complete communities that are designed to support healthy and active living throughout a lifetime, a range and mix of housing options are required to service all sizes, incomes and ages of households. To fulfill this, intensification and higher densities in strategic growth areas are prioritized to efficiently use land, infrastructure, and support transit viability.

Section 2.2 of the Growth Plan provides the policy framework for where and how to grow. Growth is focused to the built-up areas with existing transit, municipal services, and public service facilities. The intent is to support the achievement of complete communities

through a more compact built form, a diverse mix of land uses and range of housing options, and convenient access to services and facilities to meet the needs of residents.

Section 2.2.2 includes the intensification targets that are established for the delineated built-up areas. The Plan directs a minimum of 50% of all residential development annually within the City of Barrie to be within the delineated built-up areas, which encompasses the subject lands. This target is established to maintain and improve the minimum intensification targets established by the City of Barrie Official Plan. The Growth Plan directs development to the delineated built-up areas to encourage intensification, and to ensure that lands are zoned and developed in a manner that supports the achievement of complete communities.

Section 2.2.6 (housing) of the Growth Plan encourages municipalities to develop a housing strategy that supports the achievement of the minimum intensification and density targets, to provide for a diverse range and mix of housing options and densities to meet projected needs of current and future residents. Implementing these strategies will support the achievement of complete communities that accommodate the forecasted growth, and offer multi-unit residential developments that accommodate a diverse range of household sizes and incomes. Emphasis is placed on creating complete communities by planning to diversity the overall housing stock of a municipality; as proposed by the subject development.

Section 6 of the Growth Plan applies to the Simcoe Sub-area, where the City of Barrie is designated as the principal '*Primary Settlement Area*', where growth and development is emphasized. Growth is directed to Primary Settlement Areas as development can most effectively be serviced, and where growth improves the range of opportunities for people to live, work and play in their communities. The Plan recognizes that a more livable, compact, complete urban structure with good design and built for with support the achievement of economic and environmental benefits. Collectively, the goal is to create complete communities within Primary Settlement Areas with a high quality urban form, contributing to attractive and vibrant places.

The proposal is reflective of the land uses supported by the Growth Plan, contributing to the establishment and creation of a complete community, while diversifying the overall housing stock within the City. The application would also permit a compact urban form, considered as the desired urban structure for built-up areas by both Provincial and Municipal legislation.

For the above stated reasons, the application conforms to the direction provided in the Growth Plan for the Greater Golden Horseshoe.

9.4 CITY OF BARRIE OFFICIAL PLAN

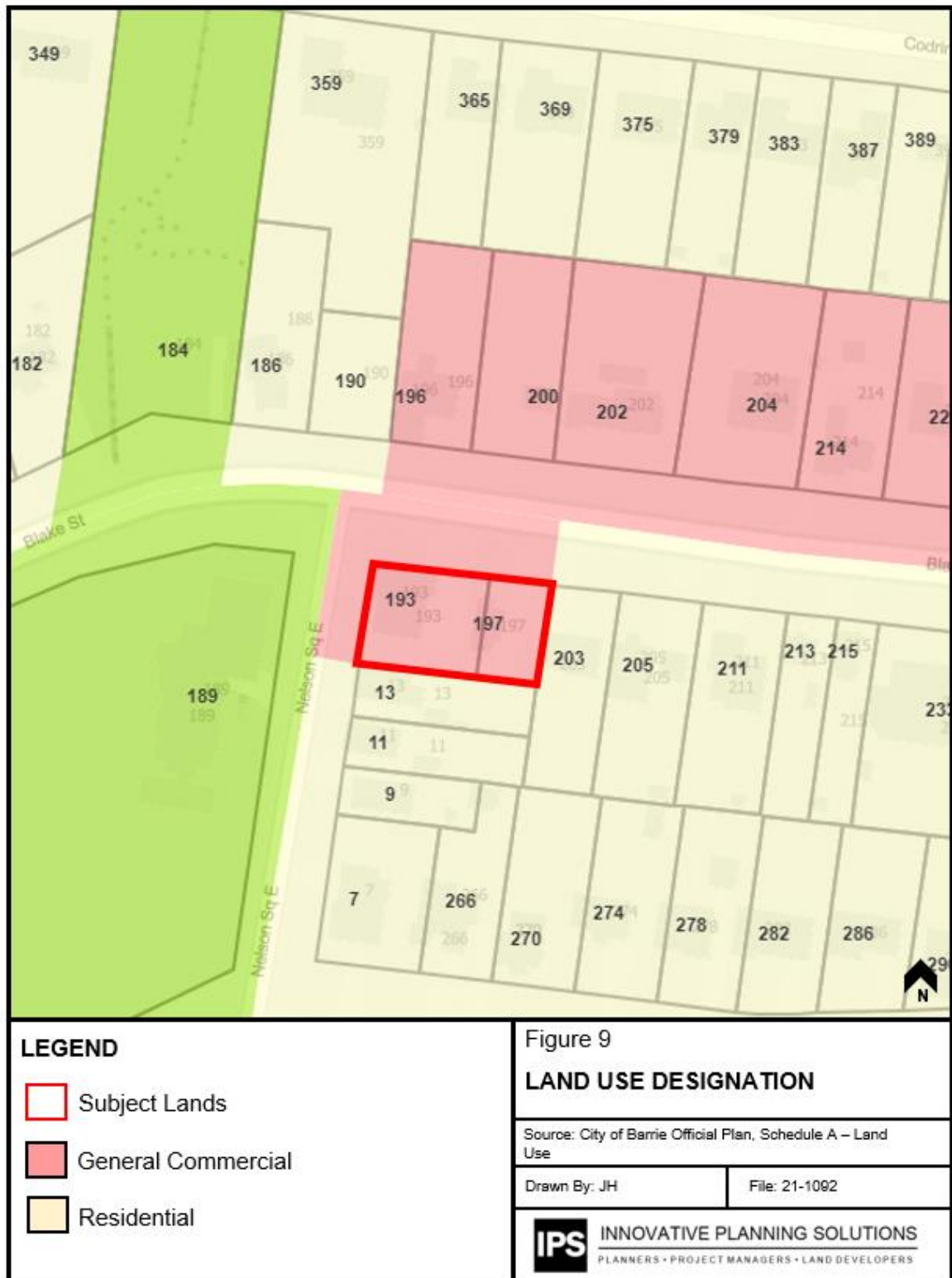
The City of Barrie Official Plan (January 2018) provides general policy direction and establishes a long-term vision for land use planning and resource management for the municipality.

The Official Plan designates the subject lands as the following:

- Schedule A – Land Use: '**General Commercial**'
- Schedule B – Planning Areas: '*Residential – North Shore*'
- Schedule C – Special Policy Areas: '*Height Review Study Area*'
- Schedule D – Roads Plan: '**Arterial**' (Blake Street)
- Schedule E – Road Widening Plan: '*27 m. ROW width*' (Blake Street)
 - No widening required.
- Schedule F – Conservation Authority Regulation Limits: '*Lake Simcoe Regional Conservation Authority Regulation Limits*'
 - Outside the LSRCA '*Regulated Area*'
- Schedule I – Intensification Areas: '**Built-up Area**'
- Schedule J – Lake Simcoe Watershed: '*Lake Simcoe Watershed Boundary*'

The Official Plan land use designation (Schedule A) is shown on **Figure 9**.

The subject Official Plan Amendment (OPA) requested would redesignate the lands to '**Residential**'.



9.4.1 GENERAL COMMERCIAL LAND USE DESIGNATION

The subject lands are currently designated '**General Commercial**' by Schedule A – Land Use of the City of Barrie Official Plan.

There are five (5) categories of commercial land uses within the City, including General Commercial. This designation is intended to provide a range of retail and services commercial uses throughout the City, in an easily accessible format to the public.

The historical land uses reflect the current land uses designation, however, to permit the subject residential townhouse development an Official Plan Amendment is required.

The change of the land use has been evaluated by this Planning Justification Report and the supporting technical reports with the application, with emphasis placed on the Retail/Service Commercial Market Study by Urban Metrics.

9.4.2 RESIDENTIAL LAND USE DESIGNATION

The subject Official Plan Amendment (OPA) application requests a land use change to '**Residential**', replacing the General Commercial land use designation for the lands on Schedule A (Land Use) of the City of Barrie Official Plan (2018).

Permitted uses under the designation includes all forms and tenure of housing (4.2.2.1.a).

The proposed development is supported by the goals of the land use designation, which includes the following (4.2.1):

- *To guide the formation of residential planning areas which foster a sense of neighbourhood and belonging for their residents.*
- *To encourage the creation of complete communities through a mix of land uses serving the residential planning areas in order to maximize convenient access to community facilities and services.*
- *To develop residential areas with densities which would support transit use as well as pedestrian and cycling and contribute to the municipality achieving its intensification and density targets.*

- *To plan the location and design of residential development to enhance compatibility between dwelling types at different densities and to minimize potential conflict between incompatible land uses.*

The proposed development falls under the ‘medium density residential’ category, which includes townhouse developments in the range of 45 and 53 units per net hectare (4.2.2.2.d). The proposed density is 48 units per net hectare.

In accordance with the Locational Criteria of the City’s Official Plan, medium density developments are encouraged to locate towards areas that meet three criteria (4.2.2.3.b):

- i. The subject lands include frontage along Blake Street, which is identified as an ‘Arterial’ road by Schedule D (Roads Plan) of the Official Plan.
- ii. The development is adjacent to public transit, and in close proximity to facilities (hospital, churches, schools) and accessible commercial uses to the east at Blake Street / Johnson Street (approx. 500 m.), as well as the downtown (approx. 1.5 km).
- iii. Direct connection is provided to existing municipal services, sufficient for accommodating the development.

The Official Plan contains a number of design policies (4.2.2.4) for residential development, further detailed in the supporting Urban Design Brief, under section 9.7 of this report. The proposed development provides abundant private amenity spaces, including balconies, porches, landscaped open areas and exterior buffers. The built form has been located along the streetside frontage, to provide transition and separation to the adjacent residential uses. For the subject development, emphasis is placed on the maintenance and improvement of the character and appearance of the residential area. Given the longstanding vacant land uses on the property, significant improvements will result from the development proposal.

Intensification and redevelopment is encouraged to promote an increase in planned and built densities, and to achieve a desirable compact urban form. Applications that propose residential intensification outside of a designated Intensification Area are to be considered on their merits to demonstrate consistency with a number of criteria (4.2.2.6.d):

- i. The scale and physical character of the proposed development is compatible with the surrounding neighbourhood. The North Shore area contains a wide diversity

and density of land uses; however, it does maintain a low-density residential character. The proposed development maximizes on underutilized lands available for redevelopment, while integrating a townhouse built form to support an appropriate scale; as opposed to an apartment/condominium.

- ii. The lands contain the appropriate infrastructure, and access to transportation facilities, and community facilities and services, without significantly impacting the operation and capacity of these existing systems.
- iii. Public transit is available and accessible, steps from the front door of the development along Blake Street; as demonstrated later in this report on **Figure 10**.
- iv. The development would contribute to the City's intensification targets, without detracting from targets set for the Intensification Areas. The proposed density is supported for the subject lands, where less impacts are anticipated on an established residential neighbourhood; while high-density land uses can be directed to the Nodes/Corridor and downtown growth area (UGC).
- v. High quality urban design is proposed by the development. This is illustrated on **Figures 4-7**, and overviewed by the Urban Design Brief. Detailed design considerations will be evaluated through the Site Plan Approval process.
- vi. There are no heritage resources identified on the subject lands.

The subject applications are supported by the Residential land use designation.

9.4.3 HOUSING

Section 3.1 of the Official Plan outlines the growth management goals and policies for the City of Barrie. The goals aim to accommodate projected needs for residential lands in order to achieve a complete community with an appropriate mix of housing opportunities. The Plan further seeks to guide, direct and monitor the rate of growth to match the supply of land, municipal services and facilities with the needs of residents and employers, in accordance with the City's population, employment, intensification and density targets. Where possible, this growth is directed to take advantage of existing services and infrastructure, to minimize the cost of infrastructure extension.

To ensure proper staging and phasing of development in the City, the approval of specific development applications are governed by a number of principles, supported by the proposed development (3.1.2.2.d):

- i. The development provides a form of housing that offers a mix of units to the area, in a more attainable option.
- ii. Lands surrounding the subject development are fully built-out by existing development. The proposal will blend in and compliment the surrounding built form and density of the neighbourhood.
- iii. Proximity to neighbourhood facilities contributes to the creation of complete communities, and supports a live and work environment for residents.
- iv. The proposed development will utilize existing municipal sewage and water services, without uneconomical need for expansion.
- v. Parks and schools are located in close proximity of the site. Nelson Square Park is located adjacent west to the subject lands. Codrington Public School is located approx. 1.5 km. north-west of the subject lands, Johnson Street Public School is located approx. 1.0 north-east, and Eastview Secondary School is located approx. 2.0 km. north of the site.
- vi. Public sidewalks are located along both frontages of the subject lands, and public transit is located along Blake Street; offering direct connections (refer to **Figure 10**).
- vii. The development will have direct access onto an Arterial road (Blake Street). There is no widening required.
- viii. Existing sanitary sewer and watermain are available, as well as electrical distribution systems.
- ix. Municipal storm drains will be utilized for the development.
- x. Development of the lands does not propose any impacts on environmental or significant natural resources. The lands are predominantly cleared of all trees/landscaping; therefore, initiatives are proposed through the development proposal.

The subject application is strengthened by section 3.3 (housing) of the Official Plan, which sets out a number of goals for housing in the City of Barrie:

- *To provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents.*
- *To ensure that the quality and variety of the housing stock is maintained and improved.*
- *To promote building designs and densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support and contribute to safe, vibrant, pedestrian and cyclist-friendly streetscapes.*
- *To ensure the development of complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.*
- *To encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents.*
- *To direct the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and future population.*

The Official Plan encourages the maintenance of reasonable housing costs by promoting a varied selection in regard to size, density and tenure. The Zoning By-law is directed to be amended to allow for innovative housing, where it is recognized to be in accordance with good land use planning principles (3.3.2.1.a). The subject application seeks to provide additional housing to the City's stock and provide further options / choices to residents in the north end. The Amendments are supported by good land use planning principles, as reviewed by this Planning Justification Report.

Intensification represents an essential component of the City's Growth Management Strategy. Residential revitalization and intensification is supported throughout the Built-up Area in order to support the viability of healthy neighbourhoods and to provide opportunities for a variety of housing types (3.3.2.1). The proposed development is also considered an innovative strategy by the Official Plan, as it provides for the redevelopment of underutilized (currently vacant) lands within the Built-up Area (3.3.2.1.c).

The subject lands are located within the '*Built-up Area*' of the City, where the Official Plan directs at least 40% of residential dwelling unit development to be within these areas annually (3.1.2.3.b). The City's Growth Management Strategy identifies that the Built-up Area can accommodate an additional 13,500 housing units, of which 61% are located outside the Urban Growth Centre (3.1.2.3.d).

The Official Plan encourages the City to maintain a 10-year supply of designated land and a 3-year supply of draft approved and registered lots through residential intensification and redevelopment sufficient to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents (3.3.2.1.h). The proposed development will contribute to the housing supply in the City through sensible residential intensification and redevelopment.

Collectively, the subject applications would permit a new residential development at a density that is consistent with the Plan and provides for a built form that encourages the creation of complete, mixed use communities (3.3.2).

9.4.4 AFFORDABLE HOUSING BRIEF

The City of Barrie, like many municipalities across Ontario, is facing a housing affordability crisis, with the cost of the average housing unit out of reach for much of the population. Recognizing the continued trend of housing costs outpacing wages, the City of Barrie has put in place a number of policies and initiatives to address this issue.

The City policies for staging and phasing of development encourages a mix and form of housing that supports affordable housing (3.1.2.2.d). Additionally, the goals of the Plan for housing aim to provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scale to meet the needs and income levels of all residents (3.3.1.a). Further, the Plan promotes the maintenance of reasonable housing costs through amendments to the Zoning By-law to permit innovative housing options, in line with good planning principles (3.3.2.1.a).

In accordance with Provincial policy, affordable housing options are encouraged throughout the City. The City's Official Plan includes the goal of achieving 10% of all new housing units per annum in the affordable category, including rental units or ownership at an affordable rate. Medium and high-density housing is supported that provides affordable

housing options, where it is in close proximity to shopping, transit and other amenities (3.3.2.2).

The RM2-TH zone does permit second suites within townhouse units, therefore, based on the purchaser there may be an option to incorporate one (1) rental unit into the floor plan on the ground floor level; subject to meeting the applicable standards/provisions.

The target audience of the development is young professionals, residents aiming to downsize, or those looking for a considerable unit size in the City without the property maintenance of sizeable lots. The provided development will offer five new townhomes to the market, which is historically one of the more affordable unit types within the City. This will assist in providing much needed housing stock, diversity the unit types in the area, and offer a targeted unit type, which has the potential to alleviate the need for defined affordable housing units. Ultimately, the development will contribute to the supply of residential housing which is more affordable in the City of Barrie.

9.4.5 SERVICING & TRANSPORTATION

Section 5.0 of the Official Plan speaks to servicing and transportation. The Plan seeks to ensure that adequate water supply, sewage collection and treatment, electrical supply, and stormwater management systems are provided to the residents of the City. Development is supported on full municipal services, to ensure that infrastructure is provided in a coordinated, efficient and cost effective manner (5.1.1/5.1.2).

The efficient and sustainable use of water is encouraged by the Official Plan, including conservation practices for development, and capable stormwater management practices to control the quantity and quality of water (5.2/5.3). A Functional Servicing Report has been prepared with the application to demonstrate servicing considerations and infrastructure required to support the development proposal, along with a Stormwater Management Plan to evaluate the effects of the proposed development against the stormwater drainage system, and recommendations to manage the rainwater/snowmelt.

A primary objective of the City of Barrie Official Plan is the achievement of a sustainable transportation system for the safe, efficient, and convenient movement of people and goods (5.4.1). Blake Street is classified as a 'Arterial' road, identified as a primary traffic carrying facility for routes across the City, and Nelson Square East is identified as a 'Local'

road. Developments on lands adjacent to Arterial roads are encouraged to design site access to minimize the impacts on the adjacent road; such as shared access points, controlled directional access and the use of access points onto Collector or Local roads. The subject lands have been designed with townhomes to front the primary road, encouraged by City design guidelines and policy. Orienting the built form along Nelson Square East did not result in a feasible development on the lands, as much of the lands would be lost for development potential. To accommodate for site access off an Arterial road, significant efforts have been made to provide controlled traffic movements onto the Arterial road by providing free and clear sight lines onto the Arterial road. It should be noted that a Traffic Impact Study was not required for the application.

To support a sustainable transportation system, the Plan encourages the use of public and active transportation (5.4.2.3/5.4.2.4). As reviewed throughout this report, the subject lands are located adjacent to public transit (*Figure 10*) and active transportation is encouraged; with emphasis placed on the summer months where an abundant amount of trails and pedestrian connections are offered in close proximity to the subject lands.

The proposed development supports the servicing and transportation initiatives of the City.

9.4.6 NATURAL / CULTURAL HERITAGE & ENVIRONMENT

Section 3.4 of the Official Plan relates to cultural heritage conservation. The Plan encourages the conservation of the City's cultural heritage resources. Development and site alteration is permitted on lands adjacent to designated heritage properties where the proposed development has been evaluated and it has been demonstrated, to the satisfaction of the City, that the cultural heritage attributes of the designated property will be conserved.

Through Pre-consultation with the City, it was stated that there are no resources on the subject lands, although the lands are within approx. 38 m. of a listed heritage building. The City did however recognize that this portion of Blake Street does not exhibit a continuous or recognizable heritage/historic character. As such, there are no impacts associated with developing the subject lands

The Official Plan places importance on the protection of natural heritage resources within the City of Barrie (3.5). There are no resources identified on the subject lands by Schedule

H (Natural heritage resources). Land adjacent to the west, 189 Blake Street (Nelson Square Park), are identified for 'Level 3' resources. An EIS is typically required for development within 30 m. of a resource; however, the subject development is on the east side of a 20 m. right-of-way (Nelson Square East), signifying that there is no connection of this feature and the subject lands. There are no impacts on natural heritage resources from the development.

Through the land management policies of the Official Plan, the City supports tree planting, tree preservation, and other initiatives to maintain and enhance vegetation cover (3.5.2.2). An arborist assessment is included with the application and detailed landscaping plans will be included at the Site Plan stage. The proposal offers to improve the existing site conditions and provide enhanced vegetation cover, as the lands are primarily cleared from previous lands uses.

The lands fall within the Lake Simcoe Regional Conservation Authority Regulation Limits and Watershed Boundary, however, are located outside the LSRCA regulated areas.

The City requires priority in the protection, maintenance and enhancement of water and water related resources (3.5.2.3). A Hydrogeological Assessment has been prepared for the subject application, evaluating the subsurface hydrogeologic and geologic conditions of the lands.

Section 3.7 of the Official Plan encourages energy conservation and renewable energy systems. The goals seek to ensure the land use and development patterns support energy efficiency and improved air quality, to support energy conservation, the reduction of emissions from vehicles and residential sources, and other initiatives. The proposed development would meet these goals as it provides a compact urban form, supports active transportation and transit use, and the use of energy conservation measures (landscaping/building materials).

The subject applications maintain the policies and intent of the City of Barrie Official Plan.

9.4.7 HEIGHT BONUSING

Height and density bonusing is outlined under section 6.8 of the City of Barrie Official Plan.

The proposed development falls under the ‘*medium density residential*’ category, which includes townhouse developments in the range of 45 and 53 units per net hectare (4.2.2.2.d). The proposed density is 48 units per net hectare, therefore, there the development is within the density permissions of the Plan.

The proposed development is requesting a height of 13.9 m., where 10 m. is permitted by the Zoning By-law for the ‘*RM2-TH*’ zone. In accordance with section 6.8 of the Official Plan, an increase in height is permitted that exceeds the maximum height of the By-law where community benefits are provided, pursuant to Section 37 of the Planning Act. The proposed development does satisfy the criteria for bonusing:

- i. The development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;*
- ii. The community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development; and*
- iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.*

In accordance with the Official Plan, the requested increase in height would be provided in exchange for benefits, set out through the Zoning By-law Amendment. Delegation of administration, negotiation and final determination of community benefits is delegated to the Director of Development Services, with input from staff and the Ward Councillor. The Applicant and IPS will consider bonusing with the City through the application process.

9.5 CITY OF BARRIE OFFICIAL PLAN (2022)

The City of Barrie adopted a new Official Plan (January 31st, 2022) at the February 14th, 2022 City Council meeting. The new Official Plan will be sent to the Province of Ontario’s Ministry of Municipal Affairs and Housing for approval.

The subject lands are designated as ‘**Neighbourhood Area**’ on Map 2 – Land Use Designations in the new Plan. Permitted uses in the designation includes residential uses.

Lands along the Arterial streets are encouraged for intensification, where it maintains the general character, built form and scale of the neighbourhood. Intensification is further

promoted by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodations, and other forms of low impact intensification, which can provide affordable housing options.

The lands also fall within the ‘*Historic Neighbourhood Boundary*’, identified by Map 8. The proposed development would satisfy the development criteria (Arterial road, height compatibility transition & servicing) for a proposal of up to 4-storeys within this area. Collectively, the proposed development is supported by the new Official Plan.

Based on the pending timeline for approval by the Ministry of Municipal Affairs and Housing (MMAH), the subject Official Plan Amendment (OPA) application is required.

9.6 LAKE SIMCOE PROTECTION PLAN

The subject lands are located within the Lake Simcoe Region Conservation Authority (LSRCA) watershed boundary, however, are outside a ‘*Regulated Area*’. The lands are located approximately 150 m. north of the Lake Simcoe shoreline.

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

- “*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 LSPP states that development must occur through a sustainable approach;

Economies and communities in the Lake Simcoe watershed will need to continue to grow, but must do so in conformity with provincial plans including this Plan, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, as well as in keeping with the Provincial Policy Statement, so that growth is managed in a manner that sustains a healthy ecosystem, healthy communities and healthy economies.

The LSPP policies call for comprehensive plans and initiatives to improve the management of stormwater for planned developments. The proposed development meets the definition

of 'Major Development' as defined by the Lake Simcoe Protection Plan (LSPP) and Lake Simcoe Phosphorus Offsetting Policy (LSPOP). Applications for new major development must demonstrate how phosphorus loadings and changes in water balance will be minimized (4.5-SA).

A phosphorous budget was completed for the development as a component of the Functional Servicing Report (FSR) by Tatham Engineering. Based on their assessment, under existing conditions the phosphorous load has been calculated at 0.08 kg/year. Under proposed conditions, the phosphorous load has been calculated at 0.05 kg/year without mitigation and 0.04 kg/year with mitigation.

A detailed Water Balance Assessment is included in the Hydrogeological Assessment (Cambium) with the application. As described by the Assessment, the *conceptual water balance assessment has indicated that there will be a net surplus in infiltration of 99 m³ /annum upon the development of the Site indicating a positive recharge to the local groundwater regime and therefore, infiltration enhancement measures were not recommended at the Site.*

In accordance with the stormwater management policies of the LSPP, a Preliminary Stormwater Management Plan was completed by Tatham Engineering as a component of the Functional Servicing Report (4.8-DP). Among other considerations, the SWM Plan evaluates stormwater quality and quantity control, and existing and proposed conditions.

Key natural heritage and key hydrologic features contribute to the ecological health of the watershed. Natural heritage refers generally to terrestrial, wetland and aquatic features (e.g., woodlands, wetlands, and streams) and their functions (e.g., wildlife habitat, shoreline stabilization). *The promotion and protection of the ecological health of the Lake Simcoe shoreline and the watershed's natural heritage are important in order to foster a resilient, adaptable, and sustainable watershed.* The LSPP recognizes that natural heritage features are vital components of the ecosystem in and of themselves and are closely linked to other elements such as water quality and quantity.

According to Schedule H (Natural Heritage Resources) of the City of Barrie Official Plan, the subject lands do not contain any features but are within 30 m. of a 'Level 3' resource. Level 3 resources are significant and supporting components of the Natural Heritage Resource network within the City. The feature is located on the lands to the west of Nelson Square East, municipally known as 189 Blake Street, and utilized as the Nelson Square

Park. Through consultation with the City and the LSRCA, an Environmental Impact Study (EIS) was not required for the proposed development as there is an existing Municipal road allowance (20 m.) between the subject lands and the feature, therefore, there are no impacts associated with the subject development and the Level 3 feature identified.

A goal of the LSPP is to build upon the policies and efforts associated with the PPS and drinking water source protection through the Clean Water Act (2006) to help identify and protect significant groundwater recharge areas (6.36-DP). Once identified, municipalities shall incorporate significant groundwater recharge areas into their Official Plans together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas (6.38-DP). The subject lands are located outside of all Wellhead Protection Areas and Intake Protection Zones, as identified by Schedule G of the City of Barrie Official Plan.

Collectively, there are no negative impacts anticipated to identified natural heritage features as a result of the proposed development, and the subject applications meet the policies and intent of the Lake Simcoe Protection Plan (LSPP).

9.7 URBAN DESIGN BRIEF

This Urban Design Brief addresses the various guidelines and policies developed to guide urban design within the City of Barrie, relative to the proposed development located at 193 & 197 Blake Street. The following applicable documents have been reviewed against the proposed development to demonstrate consistency with the objectives of the City's design directives:

- City of Barrie Official Plan (January 2018)
- City of Barrie Urban Design Manual (October 2014)

9.7.1 CITY OF BARRIE OFFICIAL PLAN: URBAN DESIGN GUIDELINES

The City of Barrie Official Plan (January 2018) includes policy provisions related to urban design under Section 6.5. The Urban Design Guidelines of the Official Plan identifies that the goal of the guidelines is *to provide, through urban design policies and guidelines, a framework for the development and maintenance of a healthy, safe, convenient, efficient and aesthetically pleasing urban environment.*

The policies of the Official Plan's guidelines are reviewed in reference to the proposed development concept for the subject lands.

Building and Siting

The proposed townhomes have been designed to compliment and contribute to a desirable community character in terms of massing and conceptual design. The site has been designed to frame both streetside frontages in efforts of creating a stronger street presence and enhanced public realm. Through site and building design, the intent is to provide a development that maximizes the lands in a medium-density built form, while maintaining the attributes of an established residential neighbourhood and offering transitional development to the abutting lower density single-detached dwellings.

Each townhouse unit has been designed with architectural interest, in efforts to avoid large, exposed blank walls. All sides of the built form have been designed with a consistent finish and treatment, maintaining a high level of design standard.

As a corner location, the site has been designed to frame Blake Street and Nelson Square East, placing emphasis on the built form as the dominant feature of the site; not the car. Through the provided architectural design, the built form will animate the streetscape and achieve a desired focal point at the intersection (**Figures 4-7**). In addition, the use of streetside porches will enhance the tenant presence along the public roads and provide amenity spaces for the residents, in a private, yet public connected streetside setting.

As encouraged by the City, the visual character and unity of the neighbourhood will be enhanced through the subject development, with a considerable improvement on current site conditions. As illustrated on the conceptual elevations, the built form has chosen a more traditional townhouse design to maintain compatibility with an established neighbourhood, while providing an innovative built form to compliment future development.

9.7.2 TALL BUILDINGS & HEIGHT CONTROL

Section 6.6 of the City of Barrie Official Plan outlines policies that are applicable to any building proposed to be greater than three (3) storeys in height.

The policies encourage all buildings to include a high standard of design excellence by using quality urban design, architectural treatments, and building materials in order to

promote a visually interesting skyline. The proposed townhouses are 4-storeys in height which is not considered a “skyline” development, however, the high level of design projected will contribute to an exceptional streetscape along Blake Street and Nelson Square East.

The site has been designed to locate the built form along both frontages, reinforcing the street edge and providing direct pedestrian access to the townhouse units. Furthermore, as illustrated by the conceptual elevations (**Figure 5-7**), the proposed development has been designed at a pedestrian scale with transition to adjacent uses, and a built form with vivid architectural design.

Street level activity is promoted by the Guidelines to implement good planning and urban design principles. The development has been designed to create a continuous built form along the street frontage, creating a pedestrian friendly public realm, eyes on the street, and increased activity. Architectural treatments will be designed and incorporated through the Site Plan Control process to support street level activity; however, various treatments have been proposed (ex. porches) to support active at-grade uses.

Tall buildings are to be designed to minimize adverse microclimate impacts in order to foster a comfortable pedestrian realm at the street level. The use of tree planting and vegetation will be implemented to reduce the urban heat island effect. The site design and proposed built form has resulted in a slimmer townhouse block, in efforts to reduce massing of the built form on adjacent uses and the bordering municipal streets.

Where taller buildings are located next to lower scale buildings, the Guidelines encourage design elements which make use of height transitions between sites. Significant consideration has been made to provide transition between the proposed development and the adjacent residential uses. The built form is located along the Arterial road (Blake Street) where the density and built form proposed is desired by City policy.

9.7.3 CITY OF BARRIE URBAN DESIGN MANUAL

The City of Barrie’s Urban Design Manual (Revised 2014) provides direction for design elements within urban developments. The Guidelines have been established to implement the existing urban design policies contained within the Official Plan, to provide a framework for establishing Barrie’s future urban form, and to ensure that new development is

consistent with the City's vision for urban design. The guidelines are intended to be flexible, aimed to achieve the overall design objectives of the City's plans. The plan states that a successful development will achieve the City's vision while meeting the individual needs of the proponent.

Landscape Design

Landscaping will be designed to encourage positive functional relationships between the residents and their surroundings. Landscaping and tree planting strips/buffers are provided around the exterior of the site, encouraging features to soften the visual impact of hard surfaces.

The use of landscaping treatments will be provided to improve the visual character of the site and soften the built form. The use of landscaping around the exterior of the units will further enhance the vegetation cover and provide natural shading. Additional landscaped areas are available adjacent to the street to enhance the public realm street side, to create an attractive streetscape, and heighten visual interest.

Detailed Landscape Plans will be prepared for Site Plan Approval. Appropriate plant species will be selected based on their hardiness and capability to tolerate urban conditions and seasonal effects.

Lighting, Signage & Fencing

Subject to detailed design through Site Plan Control and the Building Permit procedures, exterior lighting fixtures will complement the building and feature lighting will be applied to highlight architectural design. The use of lighting will further be utilized to enhance the ability for surveillance and safety of the residents. The use of cut-off light fixtures will be explored for exterior spaces such as the driveways and exterior yards, to eliminate glare and light spillage on the neighbouring properties or street.

No signage is expected for the townhouse development, with the exception of location/unit identification.

A 2.0 metre tight board fence will frame the perimeter of the site to further provide privacy and visual screening to adjacent residential uses.

Vehicle Circulation & Parking

Lots B-E offer three (3) parking spaces per unit, with two (2) parking spaces in the driveway plus one (1) space in the garage. Lot A is the exception providing two (2) parking spaces, with one (1) parking space in the driveway and one (1) space in the garage. This offers a generous parking ratio for the development with 2-3 spaces per unit, where 1.5 spaces per unit is required. Site access is provided off Blake Street by a singular driveway entrance/exit to each unit.

Energy Efficiency

The policies of the Urban Design Manual and Official Plan encourage energy efficient urban design. The proposed built form is oriented on the site to maximize sunlight exposure. As a new build, energy efficiency measures can be explored, including construction methods to improve insulation, reduce heat loss during the colder months, and overall reduced monthly servicing costs. The use of directional and downcast lighting can also be applied to reduce wasted energy.

Tree retention and re-planting, along with other landscaping improvements provides natural shade, contributes to the urban tree cover, and reduces the urban heat island effect. Additionally, trees contribute to measures of reducing climate change by removing carbon dioxide from the air, storing carbon in the trees and soil, and releasing oxygen into the atmosphere.

Energy efficiency is promoted through the development of a compact urban form, encouraging the use of transit, active transportation, and a mix of housing and employment uses. This contributes to shortened commuting trips, reduced reliance on the automobile and supported use of transit routes.

Transit

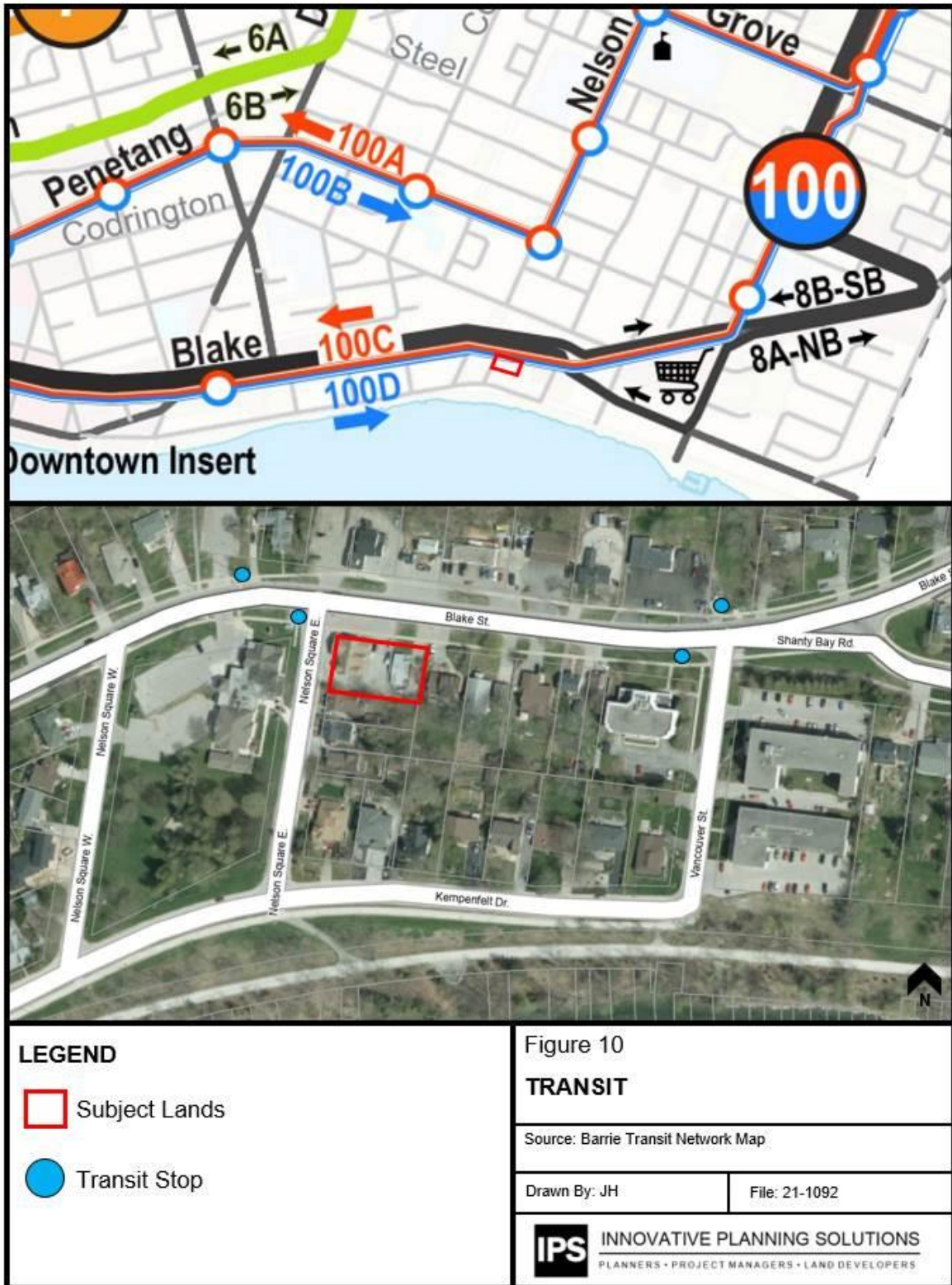
The site has direct access to public transit, providing access to areas throughout the City of Barrie. The transit connections provide regional transit linkages as well, including the Barrie Bus and Transit Terminal, and the Allandale Waterfront GO train station.

Public transit routes run adjacent to the subject lands, east-west along Blake Street. This provides connection to transit routes 100C and 100D, and route 8. Transit stops are located adjacent to the west of the subject lands, on the north and south sides of Blake Street (**Figure 10**). Residents will have access to public transit steps away from their front

door; offering convenience and encouraged usage, improved accessibility, and safety for the user.

With the Nelson Square park adjacent to the west of the subject lands and the Barrie North Shore Trail located to the south (approx. 100 m.), active transportation will be encouraged. Residents can bike, run or walk to various amenities and services in a safe and accessible manner, encouraging healthy and active lifestyles.

Collectively, the subject OPA and ZBA applications meet the policy intent and objectives of the Urban Design Guidelines and design policies of the City. Further evaluation will be provided through the Site Plan Control and Building Permit process.



10.0 CONCLUSION

This report explores the merits of the proposed five (5) unit townhouse development as it relates to all levels of applicable planning policy, for lands located at 193 & 197 Blake Street in the City of Barrie.

To permit the proposed development, an Official Plan Amendment (OPA) is requested to redesignate the subject lands from '**General Commercial**' to '**Residential**'. A subsequent Zoning By-law Amendment is requested to rezone the subject lands from the '**General Commercial (C4)**' zone to the '**Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX)**' zone.

Through the Pre-consultation and public engagement process, there was a common consensus of strong support for the development proposal, as it provides moderate intensification that respects the general character of an established neighbourhood, offers high-quality housing opportunities and diversity in the area, and would greatly improve the existing conditions of the lands.

As demonstrated through the assessment completed in this report, the proposed development aligns with Provincial and City's policies and guidelines, seeking evolution into more complete communities. Provincial plans direct growth to Settlement Areas such as the City of Barrie, with support for a full range and variety of housing types. All levels of policy support more compact housing types such as residential conversions and intensification to efficiently utilize land, infrastructure, and services. The City's Official Plan encourages developments that contributes to the creation of complete communities and offers intensification, an essential component of the City's Growth Management Strategy. Further, the plans and policies support development that will contribute to the City's housing, density, and intensification targets, with development focused to underutilized lands within the Built-up Area.

It is our professional planning opinion that the subject applications represent good planning.

Respectfully submitted,
Innovative Planning Solutions

A black ink signature of Darren Vella, featuring a stylized 'D' and 'V'.

Darren Vella, MCIP, RPP
President & Director of Planning

A blue ink signature of James Hunter, written in a cursive style.

James Hunter, BURPI.
Senior Planner

APPENDICES

APPENDIX 1: DRAFT OFFICIAL PLAN AMENDMENT & SCHEDULE

AMENDMENT No.____
TO THE
OFFICIAL PLAN FOR THE
CITY OF BARRIE

193 & 197 BLAKE STREET
LOT 4, EAST SIDE OF NELSON SQUARE, REGISTERED PLAN 6

The attached explanatory text, and Schedule 'A' constitutes Amendment No. __ to the Official Plan of the City of Barrie for lands located at 193 & 197 Blake Street in the City of Barrie, in the County of Simcoe, which was adopted by the Council of the Corporation of the City of Barrie by By-law No. _____ in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on this ____ day of _____, 2022.

MAYOR,

CORPORATE SEAL
OF THE CITY

CLERK,

AMENDMENT No. _____
TO THE
OFFICIAL PLAN FOR THE
CITY OF BARRIE

193 & 197 BLAKE STREET
LOT 4, EAST SIDE OF NELSON SQUARE, REGISTERED PLAN 6

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Barrie consists of three (3) parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment, and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Which sets out the actual Amendment consisting of the text and Schedule 'A' which constitutes Amendment No. _____ to the Official Plan for the City of Barrie.

PART C – THE APPENDICES

Consists of information pertinent to this Amendment in the form of background information. This Section does not constitute part of the actual Amendment.

PART A – THE PREAMBLE

1.0 PURPOSE

The purpose of this Official Plan Amendment is described as follows:

To change the land use designation for the subject lands from '*General Commercial*' to '*Residential*', as designated by Schedule A (Land Use) of the City of Barrie Official Plan.

The lands are shown more precisely on Schedule 'A' attached hereto. The Amendment will permit the development of these lands for residential townhouse uses.

2.0 LOCATION

The lands affected by this Amendment are municipality known as 193 & 197 Blake Street in the City of Barrie, legally described as Lot 4, East Side of Nelson Square, Registered Plan 6, which herein will be referred to as the "subject lands".

The lands are shown more precisely on Schedule 'A' attached to this Amendment.

The subject lands include 1,014 m² of land holdings (1,039 m² without daylight triangle), with 25.4 m. of frontage along Nelson Square East and 40.9 m. of flankage along Blake Street.

The lands are currently designated by Schedule A (Land Use) as *General Commercial*, based on the historical land use. An Amendment is required to redesignate the lands to *Residential*.

The subject lands are currently zoned *General Commercial (C4)* by the City of Barrie Zoning By-law 2009-141. A subsequent Zoning By-law Amendment is required to rezone the lands to the *Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX)* zone.

3.0 BASIS

The Planning Act (R.S.O. 1990)

Matters of Provincial interest under Section 2 of the Planning Act integrated into the subject application includes the following:

- *The protection of ecological systems, including natural areas, features and functions.*
- *The supply, efficient use and conservation of energy and water.*
- *The orderly development of safe and healthy communities.*
- *The adequate provision of a full range of housing, including affordable housing.*
- *The protection of public health and safety.*

- *The appropriate location of growth and development.*
- *The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- *The promotion of a 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 Amendment aligns with the Provinces interest in land use planning.

The Provincial Policy Statement (2020)

The Provincial Policy Statement has been reviewed relative to this proposal with specific attention paid to:

Section 1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns
Section 1.1.3	Settlement Areas
Section 1.4	Housing
Section 1.6	Infrastructure and Public Service Facilities
Section 1.7	Long-Term Economic Prosperity
Section 2.0	Wise Use and Management of Resources

Section 1.1.1 promotes healthy, liveable and safe communities through efficient development and land use patterns that sustain the financial well-being of the Province and Municipalities over the long term; accommodating an appropriate affordable and market-based range and mix of residential types; and planning for transit-supportive development, intensification and infrastructure to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years. Within Settlement Areas, sufficient land shall be made available through intensification and redevelopment.

Section 1.1.3 states that the vitality and regeneration of Settlement Areas is critical to the long-term economic prosperity of our communities. Settlements are the focus of growth and development, and land uses patterns shall based on a range of uses and opportunities for intensification and redevelopment, to provide for a compact built form.

Section 1.4 encourages an appropriate range and mix of housing options and densities to meet the projected requirements of current and future residents. All types of residential intensification is permitted and supported, with emphasis placed on residential intensification, redevelopment, and new development to minimize the cost of housing and facilitate a compact form, while maintaining appropriate levels of public health and safety.

Section 1.6 of the PPS speaks to infrastructure and public service facilities. The Plan encourages these facilities to be provided in an efficient manner that prepares

for the impacts of a changing climate, while accommodating the projected needs. Intensification and redevelopment is promoted, wherever feasible, to optimize the use of existing municipal sewage services and municipal waster services.

Section 1.6.7 encourages land use patterns, densities and a mix of land uses to promote the use of public transit and active transportation, and to minimize the length and number of vehicle trips by residents.

Section 1.7 relates to long-term economic prosperity, which is supported by residential uses that respond to dynamic market-based needs and by providing a range of housing options for a diverse workforce. Prosperity is further supported by optimizing the long-term availability and use of land, with a well-designed built form.

Section 2.0 of the PPS speak to the wise use and management of resources. Development is supported where there are no anticipated impacts to natural features or cultural heritage features.

The application is consistent with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2020) was prepared and approved under the Places to Grow Act, 2005. The Growth Plan builds on the PPS together with other Provincial plans to inform decision-making regarding growth management and environmental protection, particular to the GGH. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

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

Section 1.2.1	Guiding Principles
Section 2.2	Policies for Where and How to Grow
Section 6	Simcoe Sub-area

The guiding principles of the Growth Plan are outlined under section 1.2.1. The principles support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime, support a range a mix of housing options to support a diversity of households, and to provide for different approaches to manage growth that recognise the diversity of communities in the Grater Golden Horseshoe. Intensification and higher densities are promoted to make efficient use of land and infrastructure, and to support transit viability.

Section 2.2 of the Growth Plan sets out the policies for where and how to grow. Growth is directed to Settlement Areas, with focus on the delineated built-up areas, locations with existing transit, and existing public service facilities. A diverse range and mix of housing options through a more compact built form is encouraged to contribute to complete communities that meet the needs of current and future

residents. The Plan further supports the diversification of the overall housing stock within a municipality, accounting for intensification targets to accommodate the forecasted growth.

Section 6 directs growth to the Primary Settlement Area (City of Barrie) where it can be most efficiently serviced, and where growth improves the range of opportunities for people to live, work, and play in their communities. Complete communities are supported through a more liveable, compact and complete urban structure with good design and built form.

The applications align with the policies of the Growth Plan for the Greater Golden Horseshoe.

Lake Simcoe Protection Plan (LSPP)

The Lake Simcoe Protection Plan is a provincial plan that seeks to protect and restore the ecological health of Lake Simcoe and its watershed. The proposed development has been evaluated by a number of technical reports with the application, demonstrating conformity with the LSPP.

City of Barrie Official Plan (January 2018)

The Official Plan is a planning document to guide the overall growth and land use decisions in the City of Barrie.

The requested Official Plan Amendment will redesignate the subject lands from '*General Commercial*' to '*Residential*', to permit the proposed townhouse development.

Applicable sections and policies of the Official Plan have been reviewed for conformity, discussed in detail in the Planning Justification Report by IPS submitted with the application. Key sections include, but not limited to are:

Section 3.1	Growth Management
Section 3.3	Housing
Section 3.7	Energy Conservation and Renewable Energy Systems
Section 4.2	Residential
Section 5.0	Servicing and Transportation

Growth management goals of the Official Plan seek to accommodate for the projected needs for residential lands in order to achieve a complete community. Growth is directed to take advantage of existing servicing and infrastructure to minimize the cost of extension.

The Official Plan seeks to provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales to meet the needs and income levels of current and future residents. Residential revitalization and intensification is encouraged throughout the Built-up Area in order to support the viability of healthy neighbourhoods.

Energy conservation is supported by land uses that provide a compact urban form, which supports active transportation, transit usage, and trip reduction.

The '*Residential*' land use designation permits and supports all form and tenure of housing. Medium and high density residential development is encouraged where the lands are adjacent to Arterial roads, in close proximity to public transit and facilities, and where planned services and facilities are adequate. Maintenance and improvement of the character and appearance of existing residential areas is encouraged.

New development is supported where the lands are serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities. In addition, development is supported where it encourages active transportation, and offers convenient and direct access to public transit routes.

The requested Amendments are supported by the City of Barrie Official Plan.

City of Barrie Zoning By-law 2009-141

The subject lands are currently zoned 'General Commercial (C4)' by the City of Barrie Zoning By-law 2009-141.

A Zoning By-law Amendment is requested to rezone the lands to *Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX)*.

The rezoning will permit the development of the proposed residential townhouse units.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The City of Barrie Official Plan is hereby amended as follows:

Schedule A – Land Use to the Official Plan is amended as shown on ‘Schedule A’ to this Amendment (Amendment No. ____), to redesignate the subject lands from ‘*General Commercial*’ to ‘*Residential*’.

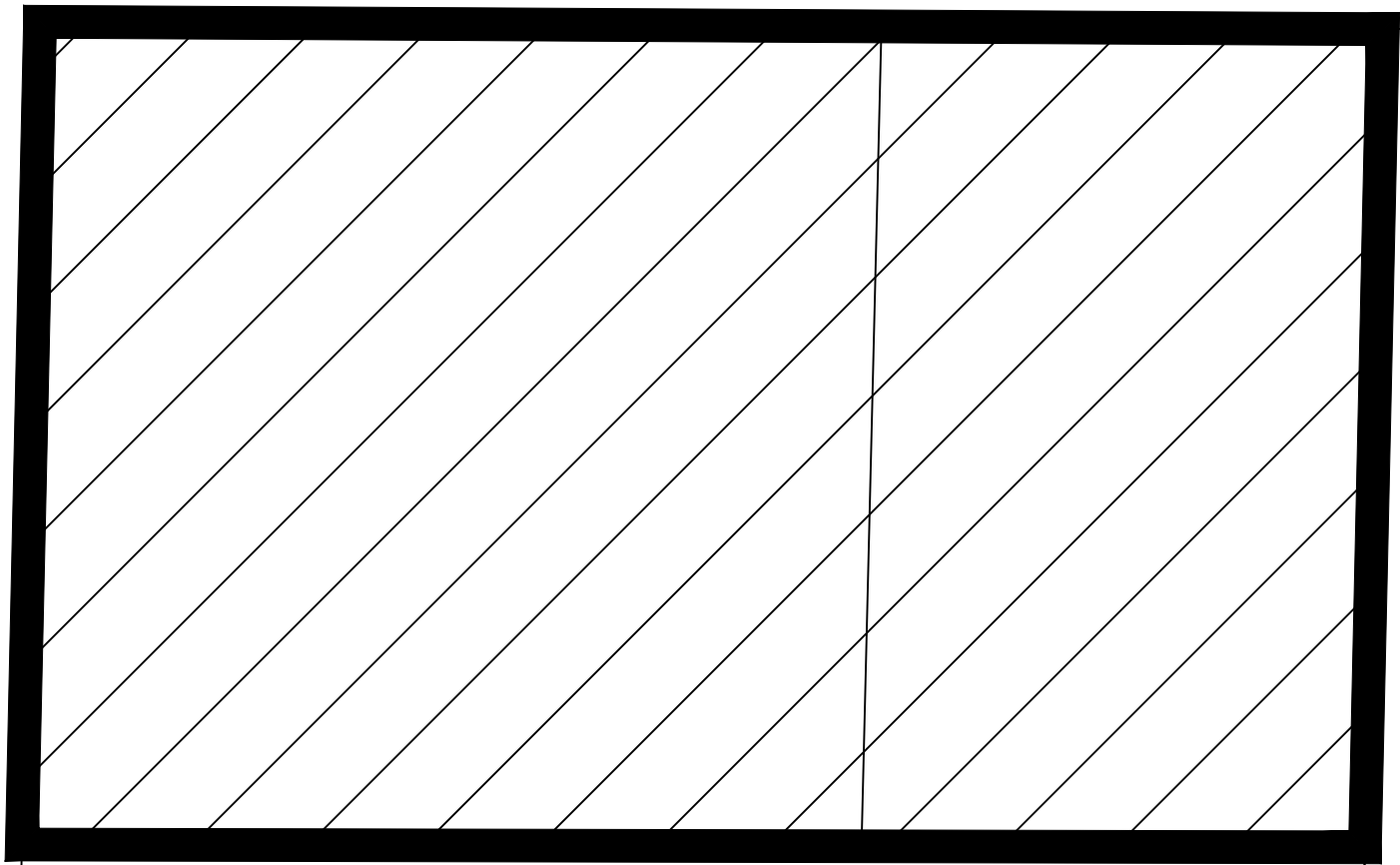
2.0 IMPLEMENTATION

This Amendment to the City of Barrie Official Plan shall be implemented by Amendment to the Official Plan, as amended, passed pursuant to Section’s 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13.

3.0 INTERPRETATION

The provisions set forth in the City of Barrie Official Plan, as amended from time to time regarding the interpretation of that Plan, shall apply in regard to this Amendment, and as may more specifically be set out or implied within the policies contained herein.

Unless precluded, altered, or exempted by any policies contained herein, all of the relevant policies of the Official Plan shall apply to the development contemplated by Schedule ‘A’.



LEGEND



Subject Lands

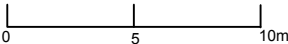


Lands to be redesignated from General Commercial to Residential

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT

193 & 197 BLAKE STREET, BARRIE, ON
LOT 4, EAST SIDE OF NELSON SQUARE, REGISTERED PLAN 6

Scale



Source:
- County of Simcoe Interactive Mapping, 2022
Note:
- Information shown is approximate and subject to change.



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Date: March 29, 2022	Drawn By: L.C.
File: 21-1092	Checked: J.H.

APPENDIX 2: 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 Lot 4, East Side of Nelson Square, Registered Plan 6, City of Barrie, County of Simcoe, municipally known as 193 and 197 Blake Street, from the General Commercial (C4) zone to the Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX) zone.

WHEREAS the Council of the Corporation of the City of Barrie adopted Motion 22-X-XXX.

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone lands known municipally as 193 and 197 Blake 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 enacts the following:

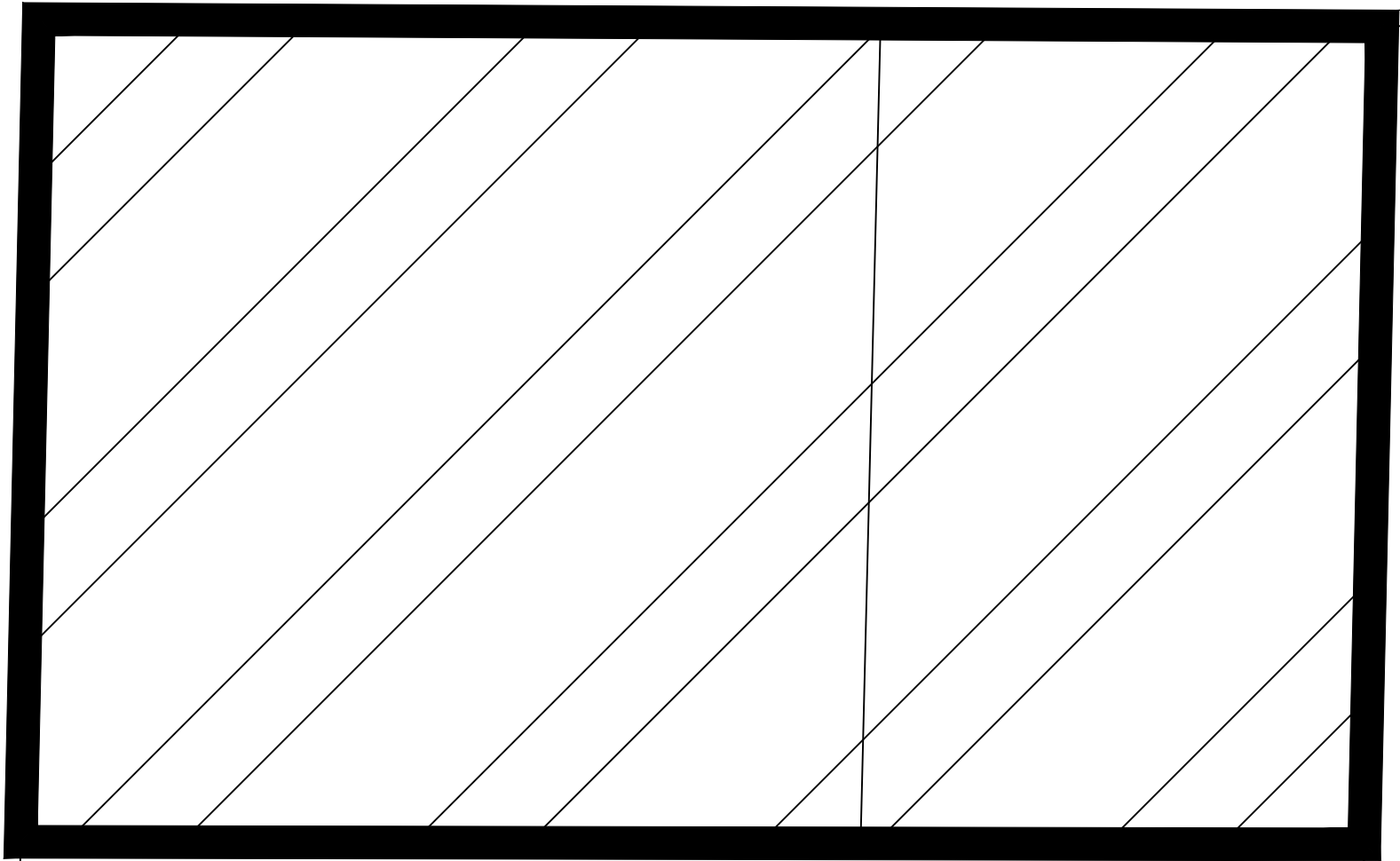
1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands municipally known as 193 and 197 Blake Street, from the General Commercial (C4) zone to the Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX) zone.
2. **THAT** Schedule 'B' attached hereto forms part of By-Law 2009-141 as amended;
3. **NOTWITHSTANDING** the provisions of the By-law, the following shall apply:
 - 1) Min. lot area of 180 m² be permitted for Lots B, C, and D (interior lots).
 - 2) Min. interior side yard (east) of 1.2 m. be permitted.
 - 3) Min. 30% landscaped open space be permitted for Lots B, C, and D (interior lots).
 - 4) Max. gross floor area (GFA) of 120% be permitted.
 - 5) Max. building height of 14.0 m. be permitted.
 - 6) Min. driveway length of 5.5 m. be permitted.
 - 7) Max. front yard parking coverage of 65% be permitted.
 - 8) Exterior side yard setback of 0.0 m. be permitted from the daylight triangle to a porch.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule 'B' to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this ____ day of _____ 2022.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk



LEGEND



Subject Lands

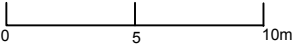


Lands to be rezoned from General Commercial (C4) to Residential Multiple Dwelling Second Density with Special Provisions (RM2-TH)(SP-XXX)

SCHEDULE "B"
ZONING BY-LAW AMENDMENT

193 & 197 BLAKE STREET, BARRIE, ON
LOT 4, EAST SIDE OF NELSON SQUARE, REGISTERED PLAN 6

Scale



Source:
- County of Simcoe Interactive Mapping, 2022
Note:
- Information shown is approximate and subject to change.

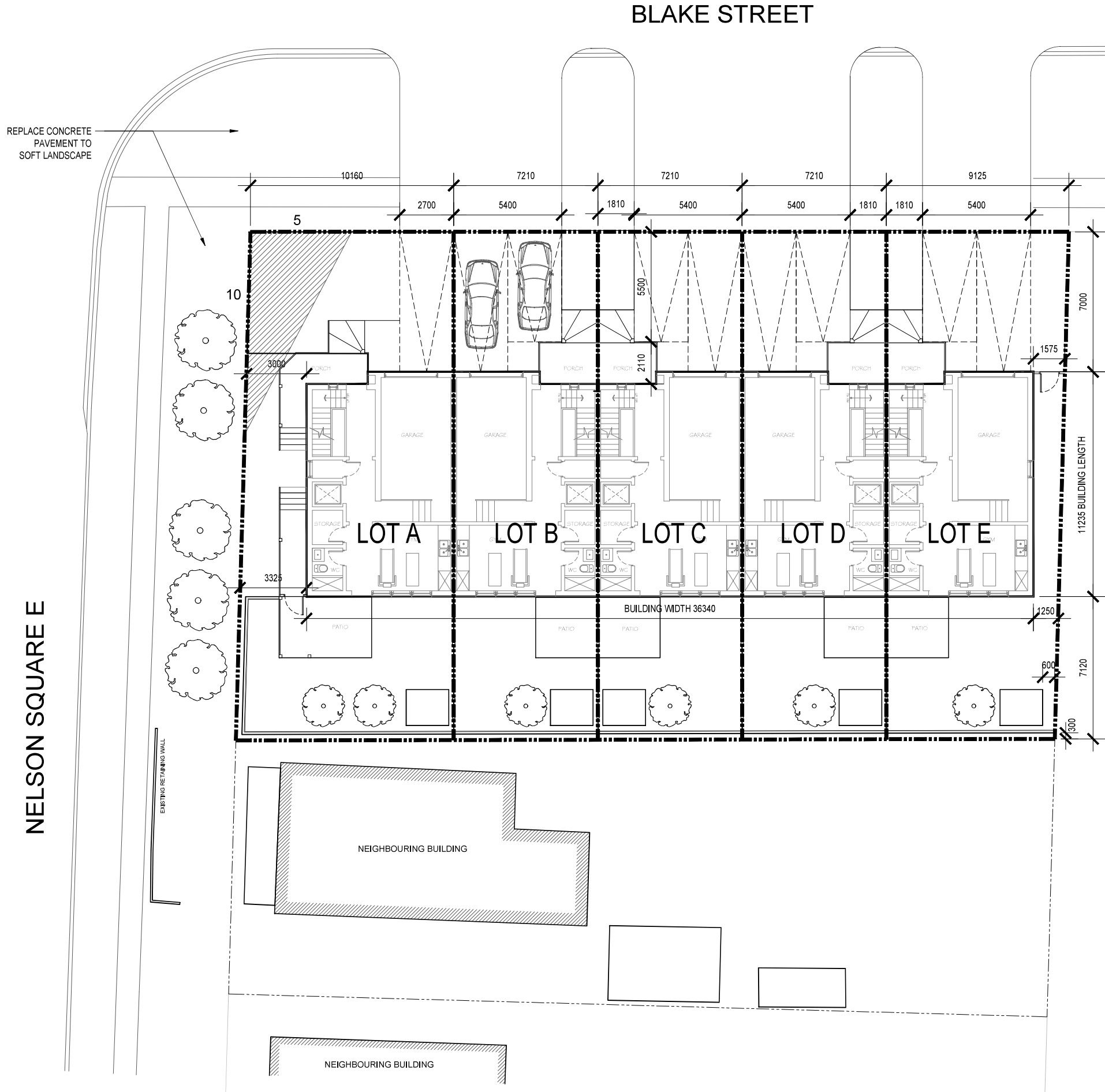


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tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 29, 2022	Drawn By: L.C.
File: 21-1092	Checked: J.H.

APPENDIX 3: SITE PLAN

V:\Project Files\2023\193-197 Blake St\193-197 Blake St\193-197 Blake St\193-197 Blake St.dwg
PLOT DATE: 11/11/2023



CONTEXT PLAN (NTS)

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NO.	DATE	ISSUED FOR
1	2023-05-16	ISSUE FOR APPLICATION

NOT FOR CONSTRUCTION

LEGEND

APPLICATION SUBMISSION
NOT FOR CONSTRUCTION



Project	193 & 197 BLAKE STREET
Address	193 & 197 BLAKE ST - BARRIE, ON
Client	JAMES MASSIE
Project no.	21-244
Scale at Arch D	1 : 100
Drawn by	ERA
Reviewed by	ERA
Drawing title	

SITE PLAN

Sheet no.

A002

SITE STATISTICS AND PROJECT ZONING TABLE

CLASS OF USE	RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2-TH)
BUILDING HEIGHT	13.91 m

	FRONT YARD	REAR YARD	EXTERIOR SIDE YARD	INTERIOR SIDE YARD
SETBACK	7.0 m	7.1 m	3.0 m	1.25 m

	LOT AREA	LOT FRONTAGE	PARKING SPOTS	OPEN LANDSCAPE
LOT A	242.4 m ²	10.16 m	2	141.5 m ²
LOT B	183.1 m ²	7.21 m	3	58.6 m ²
LOT C	183.1 m ²	7.21 m	3	58.6 m ²
LOT D	183.1 m ²	7.21 m	3	58.6 m ²
LOT E	222.5 m ²	9.13 m	3	95.4 m ²
TOTAL	1014.2 m ²	40.92 m	14	412.7 m ²

APPENDIX 4: LANDSCAPE CONCEPT

LEGEND

NELSON SQUARE E

NEIGHBOURING BUILDING

LOT E

11235 BUILDING LENGTH

EXISTING RETAINING WALL

NEIGHBOURING BUILDING

NEIGHBOURING BUILDING

E R A
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625 Church Street, Suite 600
Toronto, ON, Canada, M4Y 2G1
E.R.A. Architects Inc.

Reviewed by ERA

Sheet no. _____

A003

APPENDIX 5: ELEVATIONS

\\Project\Drawings\193-197 Blake St\Architect\Production\Drawings\193-197 Blake St - ELEV.dwg
PLOT DATE: 21/10/2022



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NO.	DATE	ISSUED FOR
1	2022-05-16	ISSUE FOR APPLICATION

NOT FOR CONSTRUCTION

LEGEND

- BRICK EXTERIOR WALL
- PANELING EXTERIOR WALL
- ROOFING

APPLICATION SUBMISSION NOT FOR CONSTRUCTION

E R A
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Toronto, ON, Canada, M5E 2G1
E.R.A. Architects Inc.



Project

193 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST - BARRIE, ON

Client JAMES MASSIE

Project no. 21-244

Scale at Arch D 1 : 75

Drawn by ERA

Reviewed by ERA

Drawing title

NORTH & SOUTH ELEVATION

Sheet no.

A300

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[illegible]

NOT FOR CONSTRUCTION

LEGEND

- BRICK EXTERIOR WALL
- PANELING EXTERIOR WALL
- ROOFING

APPLICATION SUBMISSION
NOT FOR CONSTRUCTION

project

93 & 197 BLAKE STREET

Address 193 & 197 BLAKE ST • BARRIE, ON

JAMES MASSIE

project no.	21-244
-------------	--------

Scale at Arch D 1 : 75

Drawn by ERA

Reviewed by	ERA
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Drawing title

WEST & EAST ELEVATION

Sheet no. _____

A301

APPENDIX 6: CONCEPTUAL RENDERINGS





APPENDIX 7: PART LOT CONTROL EXEMPTION POLICY



PLANNING AND BUILDING SERVICES

Part Lot Control Exemption Policy

The Planning and Building Services Department will process requests for exemption from part lot control to create additional lots only when the development proposed under the exemption from part lot control has been subject to a previous planning application and public process which clearly indicated the proposed changes to the lot configuration. Such applications would include:

- a. Creation of townhouse lots, identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- b. Creation of semi-detached lots identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- c. Minor lot realignments within non-residential plans of subdivision;
- d. Mechanical severances, such as additions to lots and creation of easements.

The exemption from part lot control process will not be utilized to re-align lots within existing residential plans of subdivision which will create additional building lots.

Any lot or block which is contemplated for further division which requires variances to the zoning bylaw will not be accepted as an application for exemption from part lot control and shall be considered by the Committee of Adjustment as a fulsome application for severance and minor variance.



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