DEVELOPMENT SERVICES MEMORANDUM

TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: L. MUNNOCH, PLANNER, EXT. 4416

WARD: ALL

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: NEW COMPREHENSIVE ZONING BY-LAW PROJECT – COMMENTS RECEIVED ON THE FIRST DRAFT

DATE: JUNE 28, 2023

The purpose of this Memorandum is to provide members of Council with an update on the comments received on the first draft of a new Comprehensive Zoning By-law released on March 28, 2023. Members of the public were invited to provide comments up until the 28th of April, comments were received through written submissions, emails, and through the online public forum on the Building Barrie website: *buildingbarrie.ca/zoning*.

In addition to the open commenting period, two Public Information Centres (PIC) were held, an in-person event on April 19, and a virtual meeting on April 20. 17 people attended the in-person meeting, while 35 attended the virtual meeting. Staff provided an overview of the key themes in the new Zoning By-law, individual thematic centres were presented at the in-person meeting, with a dedicated Staff Member available to speak with those interested in that theme. Through the virtual meeting, a presentation of these key themes was provided, with a Q&A session afterwards.

108 written comments were received through the public commenting period. 37 comment letters were received from the development/planning community, another 51 comments were received from the public and 20 from internal staff, members of Council or other external agencies (i.e., Bell, TransCanada PipeLines Ltd., etc.).

Highlights from the Comments Received

Alignment with Official Plan Policies

A few comments identified that certain proposed zone categories did not align with the new Official Plan land use designations or certain policies. Staff will incorporate new zone categories and make other revisions to address this perceived misalignment in draft two.

Design Standards

Most comments received relating to design standards were from the development/planning community. The dominant theme being that zoning standards already established in the former secondary plan areas should be carried forward, without change. Certain comments questioned the appropriateness of the inclusion of new design-related standards, specifically, there was criticism in the inclusion of:

- Window-to-Wall Ratio;
- Step-Backs;

- Facing Distances;
- Angular Plane; and
- Building Length standards.

Comments provided were detailed and suggested revisions to each of the standard tables, predominantly those in the proposed Neighbourhood zones. Most comments were in reference to current and future development within the former secondary plan areas. There was concern with any change made to the current Neighbourhood Residential (R5) Zone and Neighbourhood Residential Multiple (RM3) Zone. Staff have reviewed all comments and have made significant revisions to the lot and building standards in the Neighbourhood areas to address these concerns, providing more flexibility to tailor standards to areas across the City.

Transition to a Form-Based Code

The new Zoning By-law transitions us from a traditional zoning model to a modern form-based code, which separates building types and permitted uses. The new format has been received with mixed reviews in response to the change to a form-based code. Members of the public who have commented have not made specific comments on this change, or the change to a form-based code, whereas members of the development/planning community have suggested revisions to better align with presumed City objectives. Staff have taken comments under review and believe layout revisions in draft two will satisfy the concerns raised.

Parking, Bicycle Parking, and EV Charging Spaces

Comments relating to parking were mostly heard from members of the development/planning community. Commenters were mostly positive about the general reduction to parking requirements, however, most felt that parking prohibited in the front and exterior yards in all zones, except for the Neighbourhood Low zones, was inappropriate. Also, commenters felt that the introduction of a maximum number of parking spaces in some Parking Districts was inappropriate. Staff have taken these comments under review and believe the revisions made in draft two will clarify these standards' intent.

Bicycle parking requirements were introduced with this first draft, which have not been positively received by the development/planning community. Most commenters felt the proposed requirement for bicycle parking spaces was too onerous, with some suggesting a reduction in the number of spaces required, and others suggesting it be removed entirely. Staff have taken these comments under review and believe the revisions made in draft two will clarify these standards' intent.

Electric vehicle parking spaces were also introduced with this first draft. These were not largely commented on but were positively received by the few who did. Suggestions for revisions included creating minimum requirements for the future installation of electric vehicle supply equipment and setting a minimum requirement for parking spaces dedicated to electric vehicles. Staff have reviewed these comments and feel the current drafted standards provide appropriate flexibility. These standards may be revisited in the future.

Permitted Uses and Site-Specific Provisions

Comments were received requesting that additional uses be permitted across certain zone categories. Most comments received pertained to the Commercial and Urban zones, where there was a misunderstanding about the permitted uses being proposed. Staff will be providing revisions in draft two to clarify this and address any proposed changes to the permitted uses to zone categories related to those in the current Comprehensive Zoning By-law.

Many comments received from the development/planning community requested that site-specific uses and zone provisions be carried forward with this new Zoning By-law. Site-specific uses and provisions will be included in draft two.

Backyard Hens

Members of the public were most interested in this topic, with 29 of the 51 comments received relating to backyard hens. Most commented on their desire to see provisions for backyard hens included in the Zoning By-law. Some comments were negative, but the majority were positive about the prospect of the Zoning By-law permitting hen coops in certain areas of the City. Most requested that hen coops be permitted across the entire City, and within all Source Water Protection areas.

Revisions have been made to this section of the Zoning By-law as the document may only speak to buildings, structures, and the permitted uses of those buildings and structures. Provisions such as the number of hens permitted per property will be removed from the draft and should there be a will of Council to permit backyard hens, an amendment to the Animal Control By-law would be required, including regulations developed regarding the keeping of backyard hens. The Zoning by-law will regulate only backyard hen enclosures.

Staff thank the development/planning community, members of the public, internal City Staff, and members of Council for their meaningful comments to help refine and create draft two. All comments received during the commenting period for draft one have been recorded, reviewed, and have been considered ahead of releasing draft two.

Next Steps

Staff intend to release draft two at the end of June, with a Notice of Open House/Public Meeting. Comments will be received, recorded, and reviewed, and will be considered in the creation of a third draft. Draft three will be presented to Council for consideration at the end of 2023.