



# INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

January 3<sup>rd</sup>, 2022

Municipal Services Office - Central Ontario  
16th floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

Attention: Julianna Zhuo, [Julianna.Zhuo@ontario.ca](mailto:Julianna.Zhuo@ontario.ca)  
Senior Planner | Municipal Services Office – Central Region  
Ministry of Municipal Affairs and Housing (MMAH)

Re: City of Barrie Official Plan Comments re: 95 Cook Street  
ERO number: 019-5530  
Ministry reference number: 43-OP-20296

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Since 2004, Innovative Planning Solutions (“IPS”) has, and continues to be, an active planning consulting firm in the City of Barrie (the “City”). Throughout this period, IPS has worked with City planning officials and the City’s Council on a significant number of development applications, while also initiating and participating in a number of amendments to the City of Barrie Official Plan.

On March 7, 2022, the City of Barrie adopted a new Official Plan pursuant to Sections 17 and 26 of the Planning Act by By-law 2022-16. The City of Barrie Official Plan is now before the Minister of Municipal Affairs and Housing for a decision under the Planning Act. The new Official Plan sets out the urban structure and proposes updates to its land use designations, policies and schedules.

On behalf of 2556055 Ontario Inc., Innovative Planning Solutions is pleased to submit the following comments on the City’s draft new Official Plan in relation its property located at 95 Cook Street. Based on our review of the draft new Official Plan, we have the following comments for your consideration.

## **Proposed development**

The proposal seeks to develop thirty-five townhome dwellings, while maintaining the existing two single detached dwellings, along with a portion of the former church building. The proposed development will

enhance the subject lands through intensification of underutilized lands, representing an infill development. This development promises to efficiently utilize the lands while introducing a new built form (Townhomes) to the area, which predominantly consists of single detached dwelling styles. The development proposal is demonstrated in the Concept Plan contained in **Appendix 1**.

The 35 townhomes are contained within a total of six (6) blocks. The two existing single detached residential lots will be maintained at 103 and 107 Napier Street, on appropriate lot sizes consistent with those in the surrounding area. Each townhome unit is provided surface and garage parking spaces, equating to 2 spaces for each unit. Total parking spaces provided will be 78, inclusive of 8 visitor spaces with an optional/potential for 21 additional parking spaces within the dwellings (double garages), should purchasers wish for such a layout.

The development proposal includes an internal condominium road network, connecting common elements of the lands. Access is proposed from Cook Street along the western lot line, via the proposed Street 'A' and Street 'B'. Internal sidewalks are provided throughout the development for pedestrian flow and active transportation.

An amenity area of 420m<sup>2</sup> will be provided directly north of the townhomes and south of the single detached lots. Appropriate snow storage space is provided throughout (116m<sup>2</sup>). The lands will be serviced by private garbage collection, snow clearing and landscape maintenance in accordance with the condominium structure.

The development applications further propose to preserve a portion of the former church building on the lands. A couple of years ago the former Church (St. Giles) deemed this building / site no longer necessary, selling the property to 2556055 Ontario Inc. St. Giles congregation was merged with another Church in the area, with the structure having been vacant since this time. It is unknown at this time what the former church building will be utilized for in the future, however, it could be institutional, residential, commercial, or some combination of those uses. The resulting church building (following demolition of a portion of the 'wing') will be positioned on a reduced lot size, sufficient to maintain functionality of the building, while allowing for efficient development of the balance of the property with much needed housing.

### **Summary of existing policy**

The 95 Cook Street property is entirely designated Institutional in the current Official Plan. This designation is reflective of the historical use of the property (St. Giles Church). This use (Church) has been defunct for several years now, with the property and structure not being utilized for anything (approximately 1.8 acres).

103 and 107 Napier Street are each designated Residential within the current Official Plan. Two single detached dwellings are situated on these two parcels of land, representing a significant underutilization of land (approximately 1 acre).

In order to facilitate the proposed project, an Official Plan Amendment (to the current OP) is required in order to redesignate the 95 Cook Street property from Institutional to Residential. This is actively being pursued, with formal applications and required studies anticipated to be submitted to the City in January 2023.

### **Draft new Official Plan Mapping Review**

Map 2            Community Hub (95 Cook Street), Neighbourhood Area (103 & 107 Napier Street)

Map 8            Historic Neighbourhood – East End

The delineation between Community Hub & Neighbourhood Area is reflective of existing lot lines and historical uses. Taking the future development into consideration, coupled with the fact that the historical institutional use (St. Giles Church) was no longer viable or required, and the fact that the future use of the former church building is unknown, 95 Cook Street would be best designated as Neighbourhood Area, consistent with what the Official Plan Amendment noted above seeks to achieve.

### **Draft new Official Plan Policy Review**

Policy 2.6.4.2 a) stipulates that lands designated as Community Hub shall be anchored by a permitted public service facility or institutional-type use and may be supported by a mix of complementary uses which are secondary to the principal institutional-type use.

Policy 2.6.4.2 c) stipulates Should a public service facility or institutional-type use, or lands planned for the same, no longer be required or no longer exist on the land designated as Community Hub, then

development in accordance with the majority surrounding land use designation may be considered without an amendment to this Plan.

### **Mapping Modification Request**

The Community Hub designation requires an anchor institutional use. In the case of the subject lands (95 Cook Street), that institutional anchor use is no longer required and no longer exists.

1. Consistent with new OP Policy 2.6.4.2 c), considering the lack of required or existing institutional use on the subject lands, we request that the 95 Cook Street property designation be consistent with the surrounding land use designation (Neighbourhood Area), rather than Community Hub.
2. Alternatively, should the entire property not be designated Neighbourhood Area, at the very least, we request that only the modified former church property (see Appendix 1) maintain the Community Hub designation while the balance of the 95 Cook Street property be designated Neighbourhood Area, consistent with the surrounding area.

### **Conclusion**

We would like to thank the Ministry of Municipal Affairs and Housing for the opportunity to provide comments on the City's new Official Plan, and for your consideration of our comments. We are available to discuss should you have any questions or comments. Please do not hesitate to contact the undersigned.

Respectfully submitted,

### **Innovative Planning Solutions**

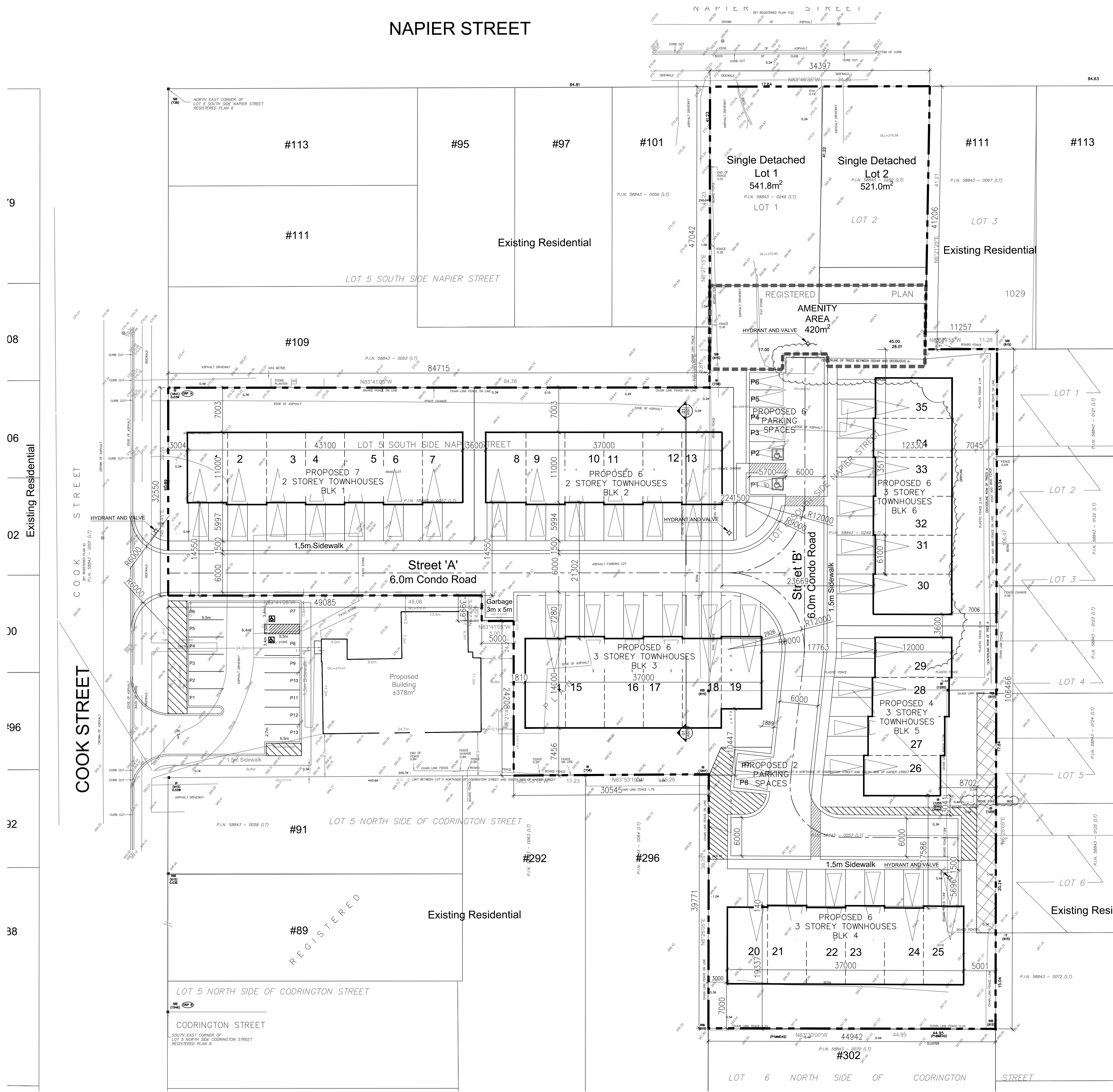


Cameron Sellers  
Partner

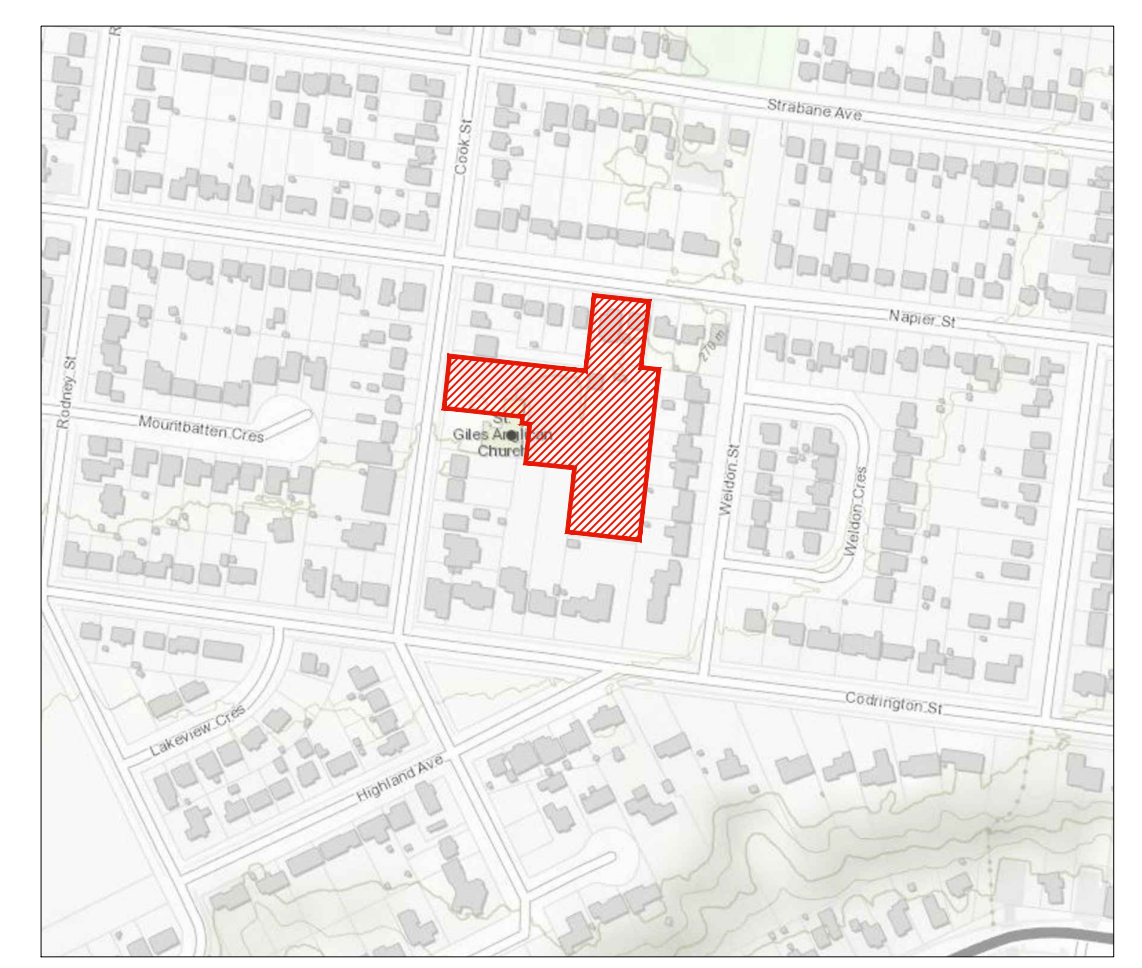
CC: 2556055 Ontario Inc.

## **APPENDIX 1**

# NAPIER STREET



1 site plan  
A101 scale: 1:300



2 context plan  
A101 nts

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notes:

revisions:

d-m-yr

architectural team:

mark zwicker  
melina andretto

planning:

structural:

electrical:

mechanical:

landscape:

site services:

owner:

project:  
95 Cook St  
barrie, ontario

site and context  
plan

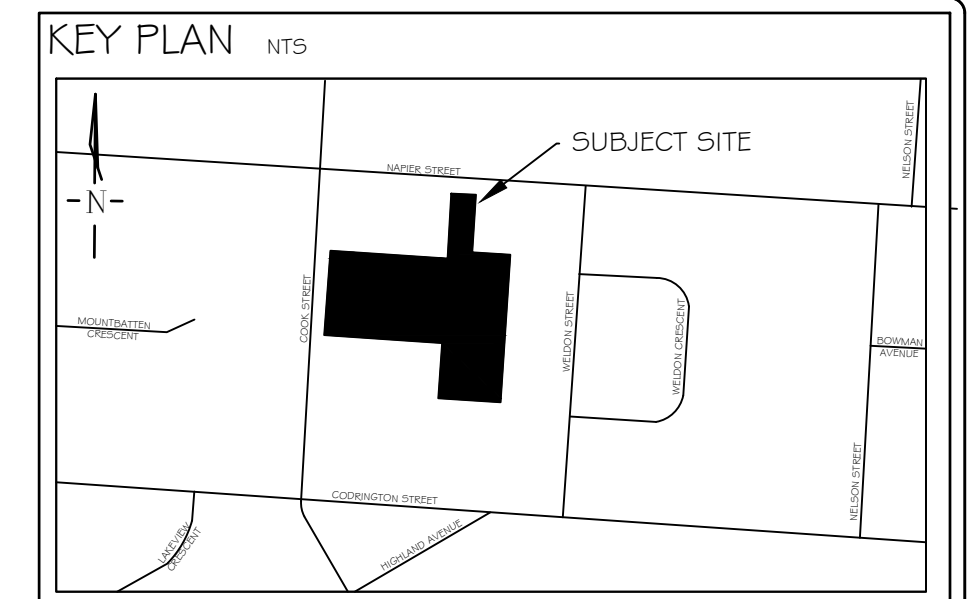
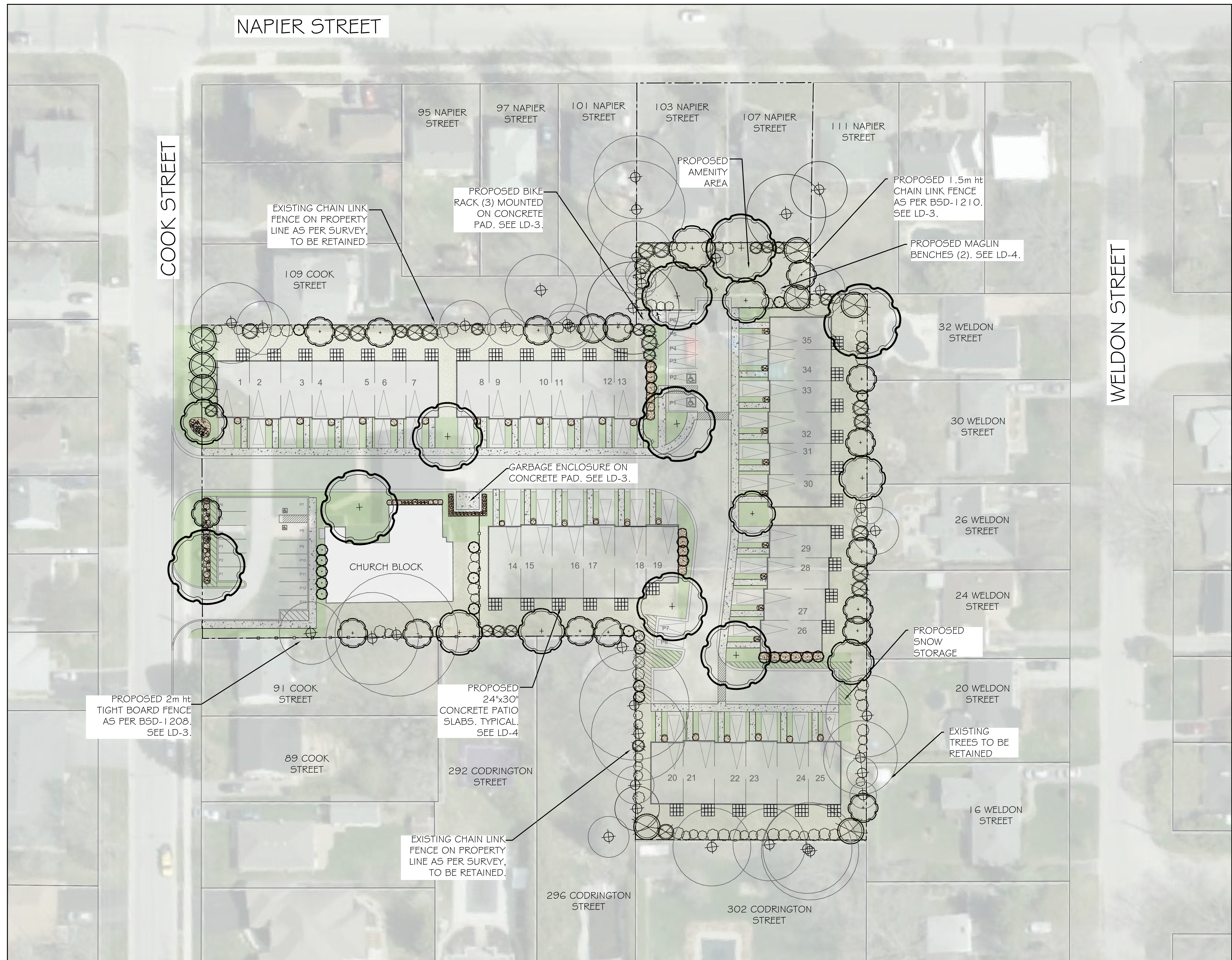
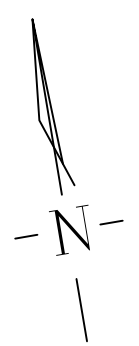
nov. 17, 2022  
as indicated

ma

drawing number:  
A101

STATISTICS - 99 Cook				
November 17, 2022				2239
	m2	ft2	acres	density (FSI)
<b>ZONING</b>	RM2			
<b>SITE AREA</b>	TOTAL 9,823.6	105,740	2.43	1.5
<b>SALEABLE AREA</b>	<b>PROPOSED</b>			
BLOCK 1	1,201.3	12,931		
BLOCK 2	1,032.8	11,117		
BLOCK 3	1,514.1	16,298		
BLOCK 4	1,348.5	14,515		
BLOCK 5	892.8	9,610		
BLOCK 6	1,348.5	14,515		
<b>GRAND TOTAL</b>	<b>14,676.0</b>	<b>157,971.0</b>		
<b>UNITS</b>	<b>3B + FAMILY RM (2 STOREY)</b>		<b>3B + FAMILY RM (3 STOREY)</b>	
<b>PROPOSED</b>				<b>TOTAL</b>
BLOCK 1	7	0		7
BLOCK 2	6	0		6
BLOCK 3	0	6		6
BLOCK 4	0	6		6
BLOCK 5	0	4		4
BLOCK 6	0	6		6
<b>GRAND TOTAL</b>	<b>13</b>	<b>22</b>		<b>35</b>
<b>HEIGHT</b>	PERMITTED 10M			
	PROPOSED <10M			
<b>PARKING</b>	REQUIRED 1.5 parking per unit		53	
	<b>PROPOSED</b>			
	<b>RESIDENTIAL</b>			
	TH	70	(includes 7 BF spaces)	
	OPTIONAL 2ND P.	21		
	<b>Total</b>	<b>91</b>		
	<b>VISITORS</b>			
	SURFACE	8		
	<b>Total</b>	<b>8</b>		
	<b>GRAND TOTAL: (residential+visitors)</b>	<b>99</b>		

3 statistics  
A101



**GENERAL NOTES**

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

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- LEGEND**
- ONSITE TREE LOCATION WITH CANOPY
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED CONIFEROUS SHRUBS
  - PROPOSED DECIDUOUS SHRUBS
  - PLANT KEY
  - PROPOSED SOD (1,355m<sup>2</sup>)
  - PROPOSED SEED (2,613m<sup>2</sup>)
  - PROPOSED CEDAR MULCH
  - PROPOSED CONCRETE
  - PROPERTY BOUNDARY
  - PROPOSED CHAIN LINK FENCE BSD-1210 (85 in. m)
  - PROPOSED TIGHBOARD FENCE BSD-1208 (69 in. m)
  - EXISTING CHAIN LINK FENCE TO REMAIN

NO.	DATE	BY	REVISIONS
2	DEC 14 2022	R.T	DESIGN CONCEPT PLAN AS PER UPDATED SITE PLAN
1	NOV 17 2022	D.L	AS PER UPDATED SITE PLAN

STAMP

APPROVAL

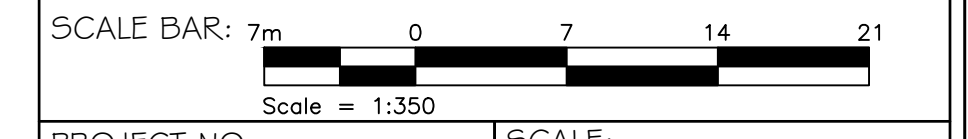
AERIAL COURTESY SIMCOE COUNTY GIS  
 SITE PLAN PROVIDED BY INNOVATIVE PLANNING SOLUTIONS INC.  
 FILE NO. 20-1006 DATED: NOVEMBER 23, 2021

**LANDMARK ENVIRONMENTAL GROUP LTD.**  
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS  
 OFFICE: 705-796-1122  
 info@LEGroupLtd.com  
 www.LEGroupLtd.com

CLIENT: MK & COMPANY

PROJECT: 103 NAPIER STREET/95 COOK STREET, BARRIE  
 RESIDENTIAL-INSTITUTIONAL DEVELOPMENT

DRAWING: L-1 (A): LANDSCAPE CONCEPT PLAN C/W AERIAL

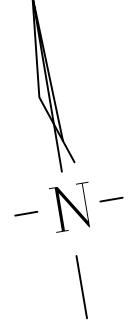


PROJECT NO.: LA 602-21  
 MUNICIPAL FILE NO.: D28-050-2021

SCALE: 1:350  
 DATE: JANUARY 11, 2022

DRAWN BY: D.L/R.T  
 CHECKED BY: J.H  
 DRAWING No.: L-1 (A)

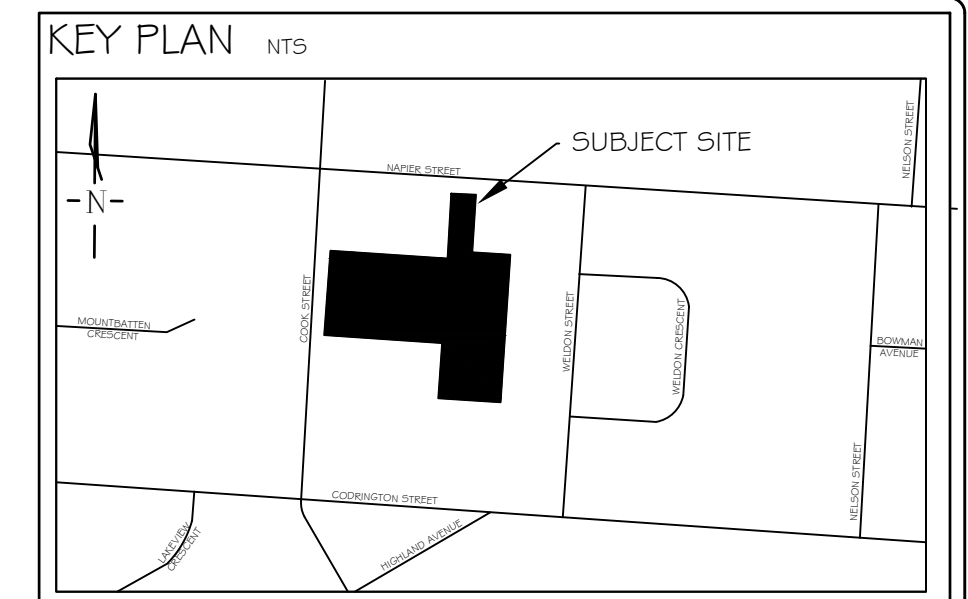
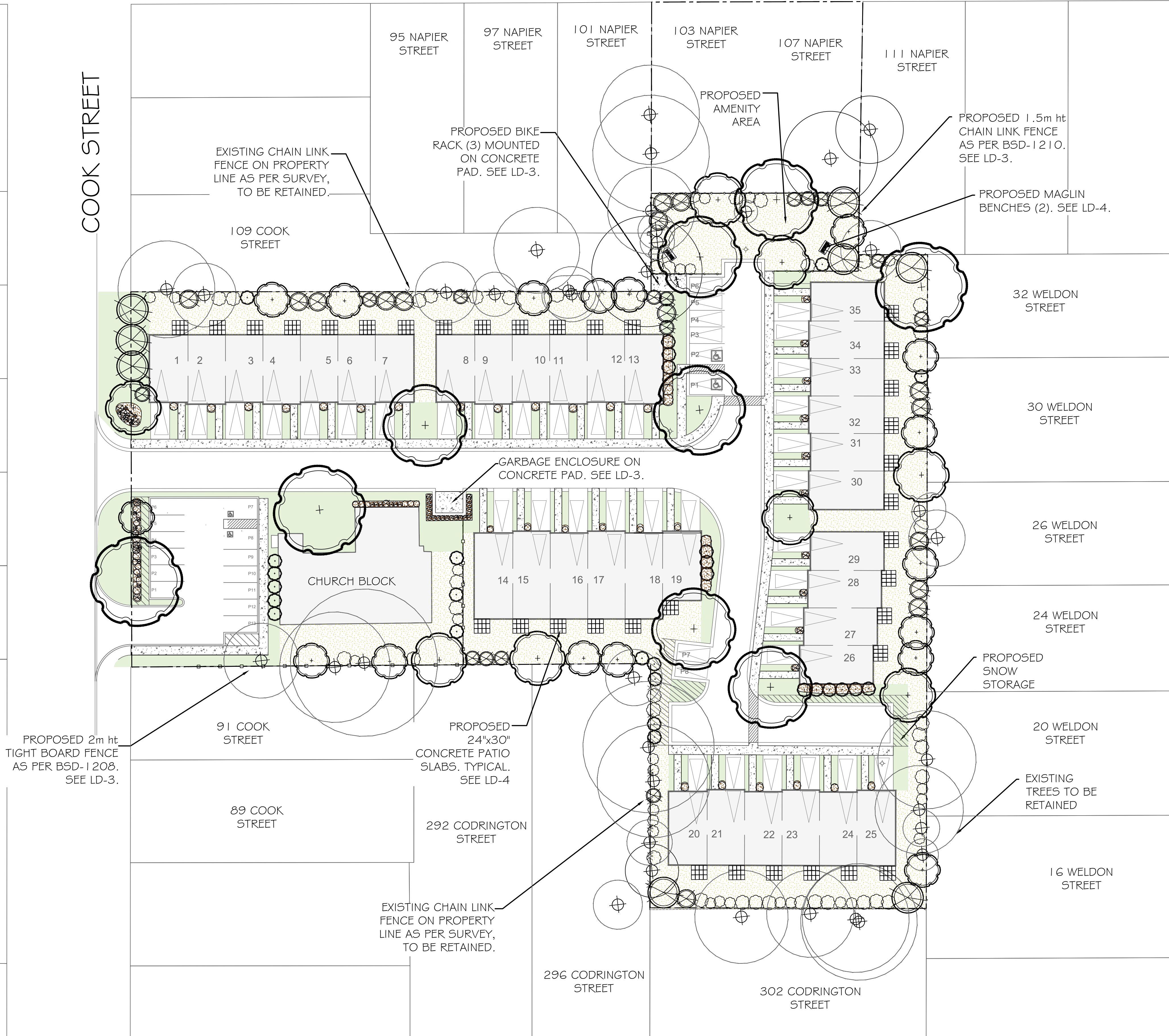
\*AERIAL DOES NOT REFLECT EXISTING CONDNTIONS  
 \*\*TREE LOCATIONS GATHERED THROUGH TRIMBLE GNSS UNIT AND ARCGIS SOFTWARE



NAPIER STREET

COOK STREET

WELDON STREET



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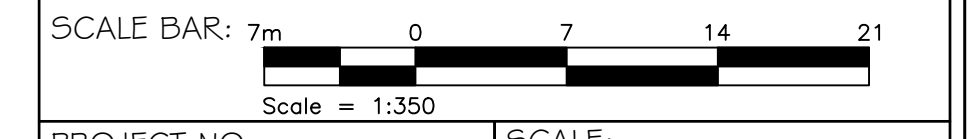
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PROJECT: 103 NAPIER STREET/95 COOK STREET, BARRIE  
 RESIDENTIAL-INSTITUTIONAL DEVELOPMENT

DRAWING: L-1: LANDSCAPE CONCEPT PLAN



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notes:

revisions: d-m-yr

architectural team :

mark zwicker  
melina andretto

planning:

structural:

electrical:

mechanical:

landscape:

site services:

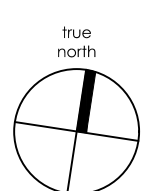
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project:  
95 Cook St  
barrie, ontario

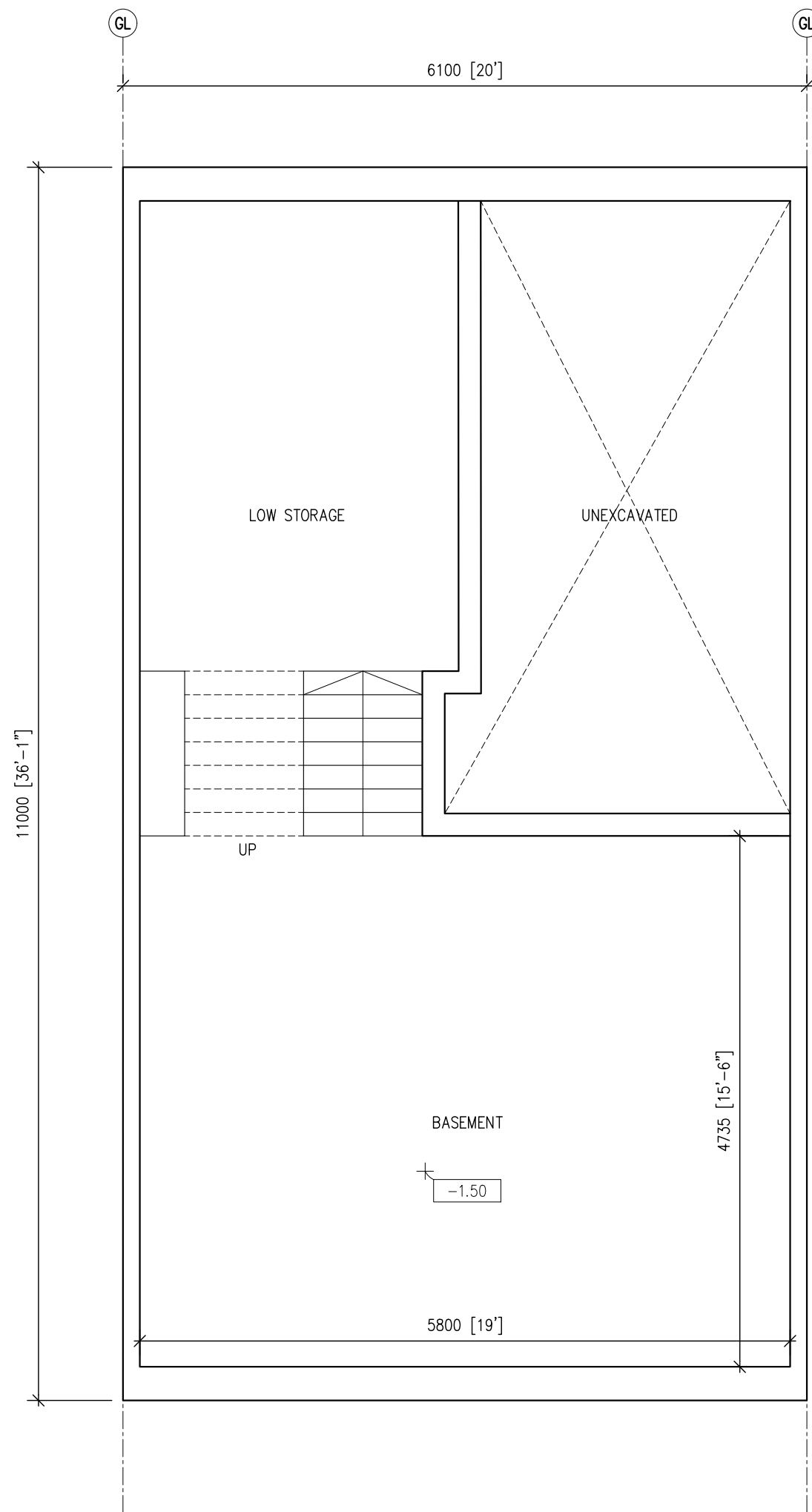
two storey  
typology

nov. 17, 2022  
1:50  
22-39  
ma

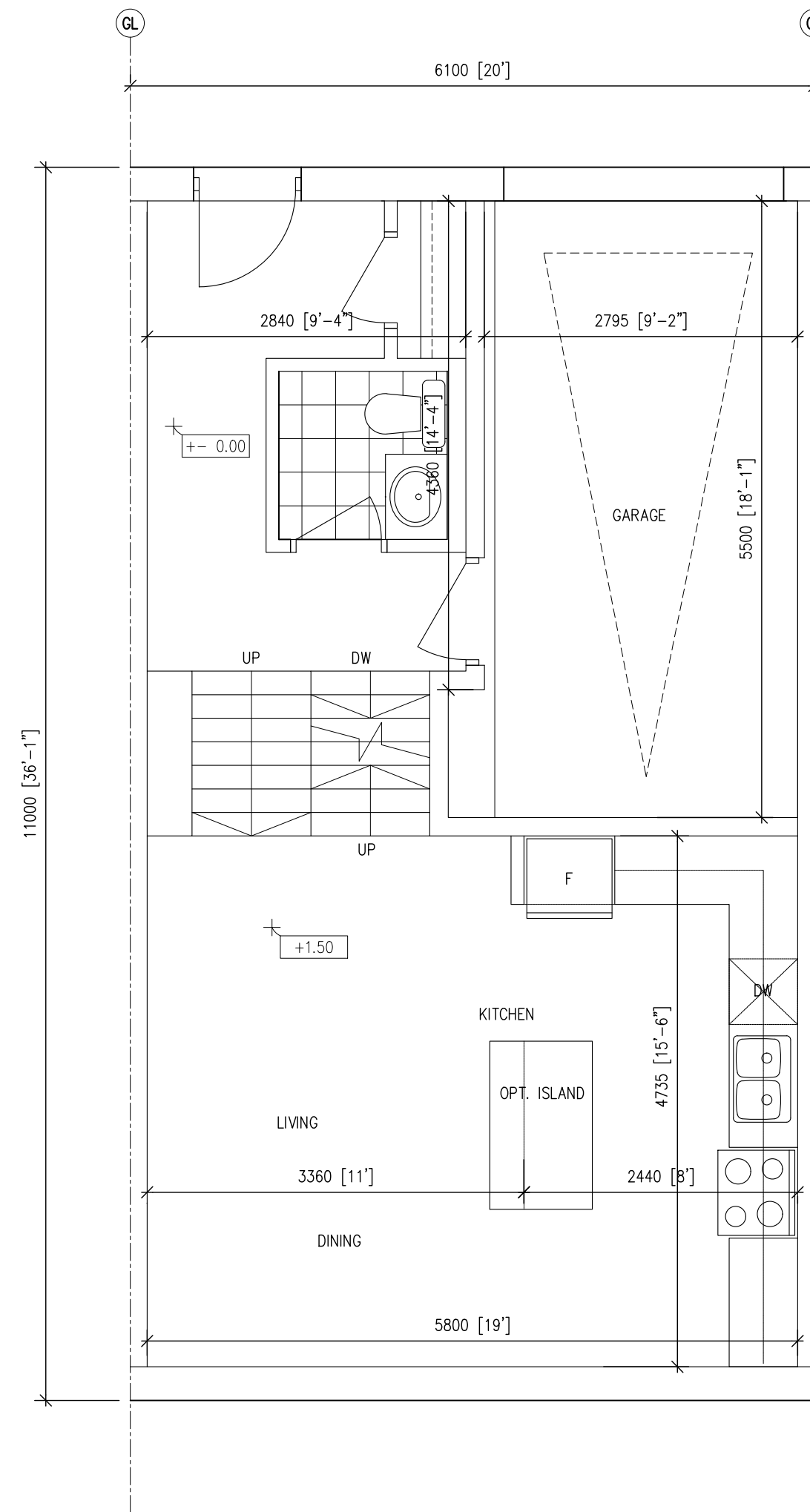
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scale:  
project:  
drawn by:



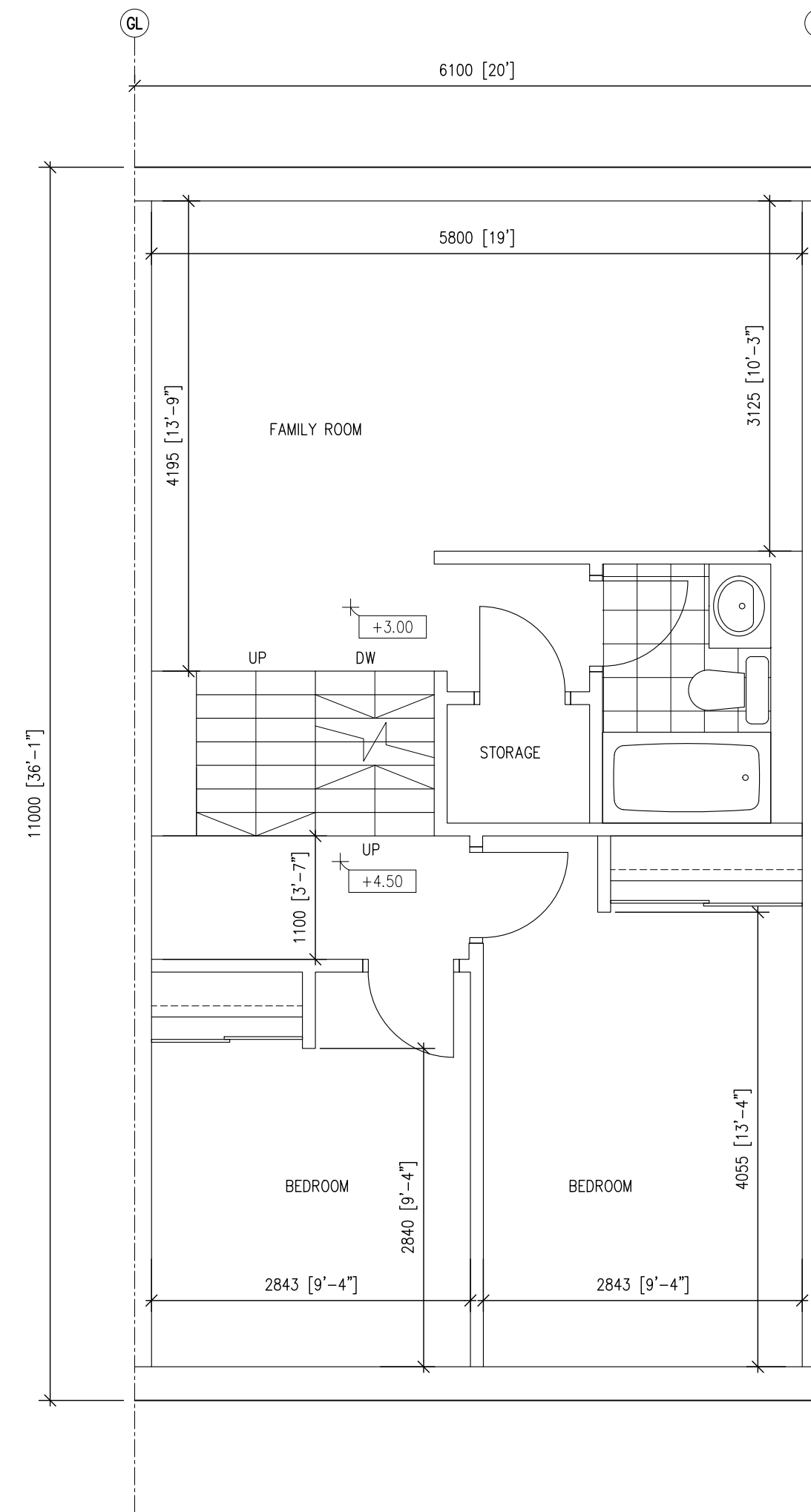
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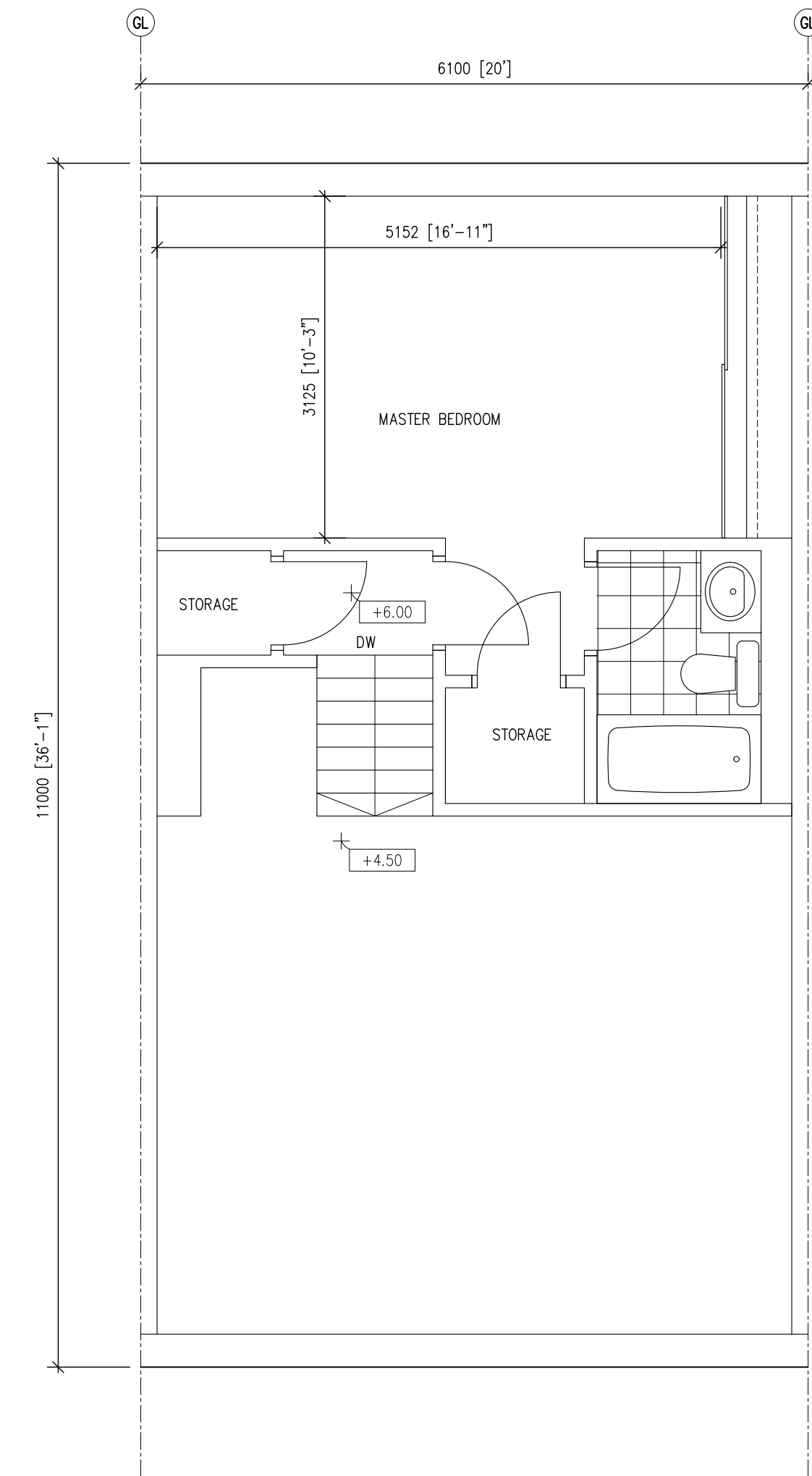
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A304



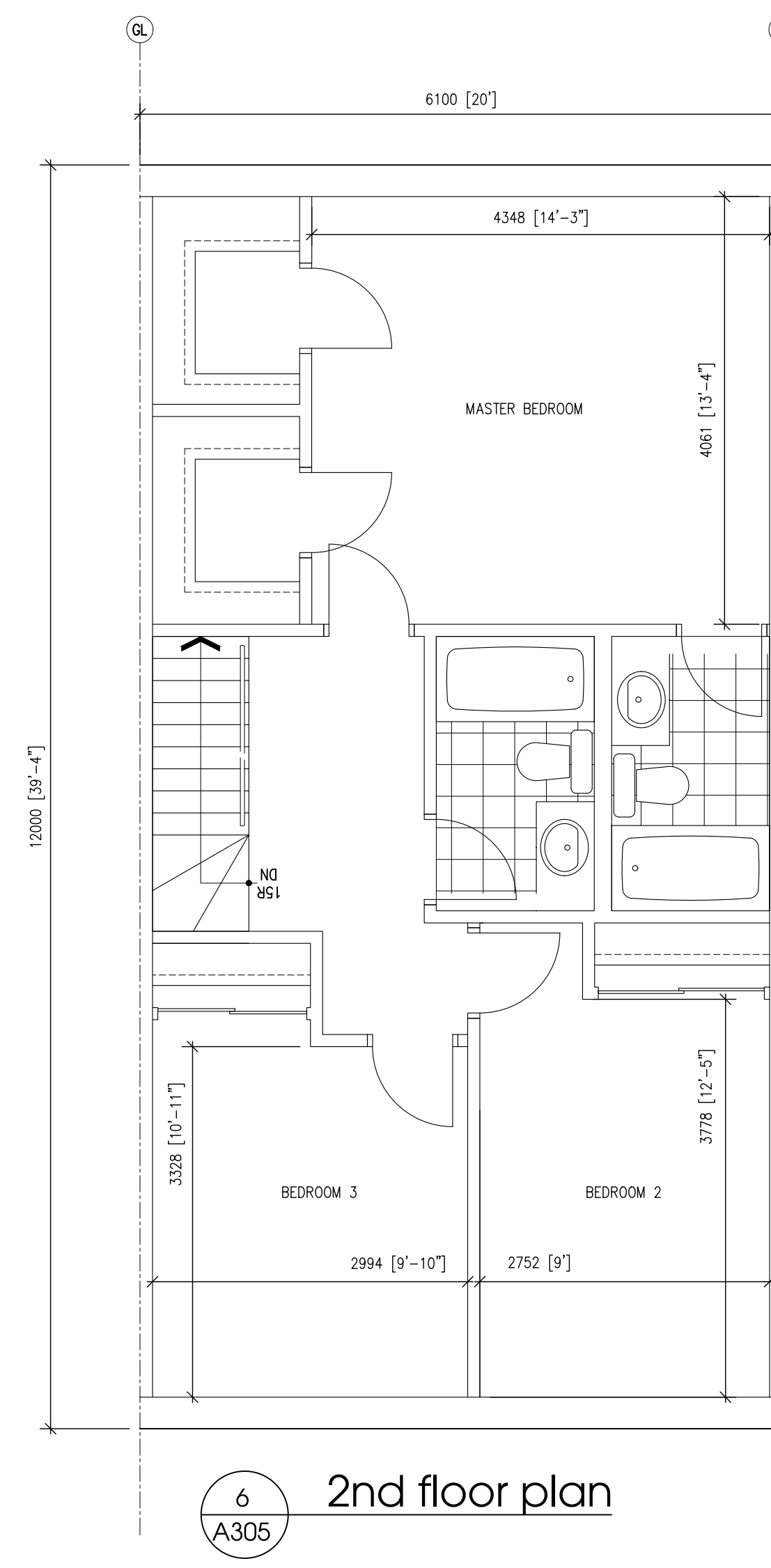
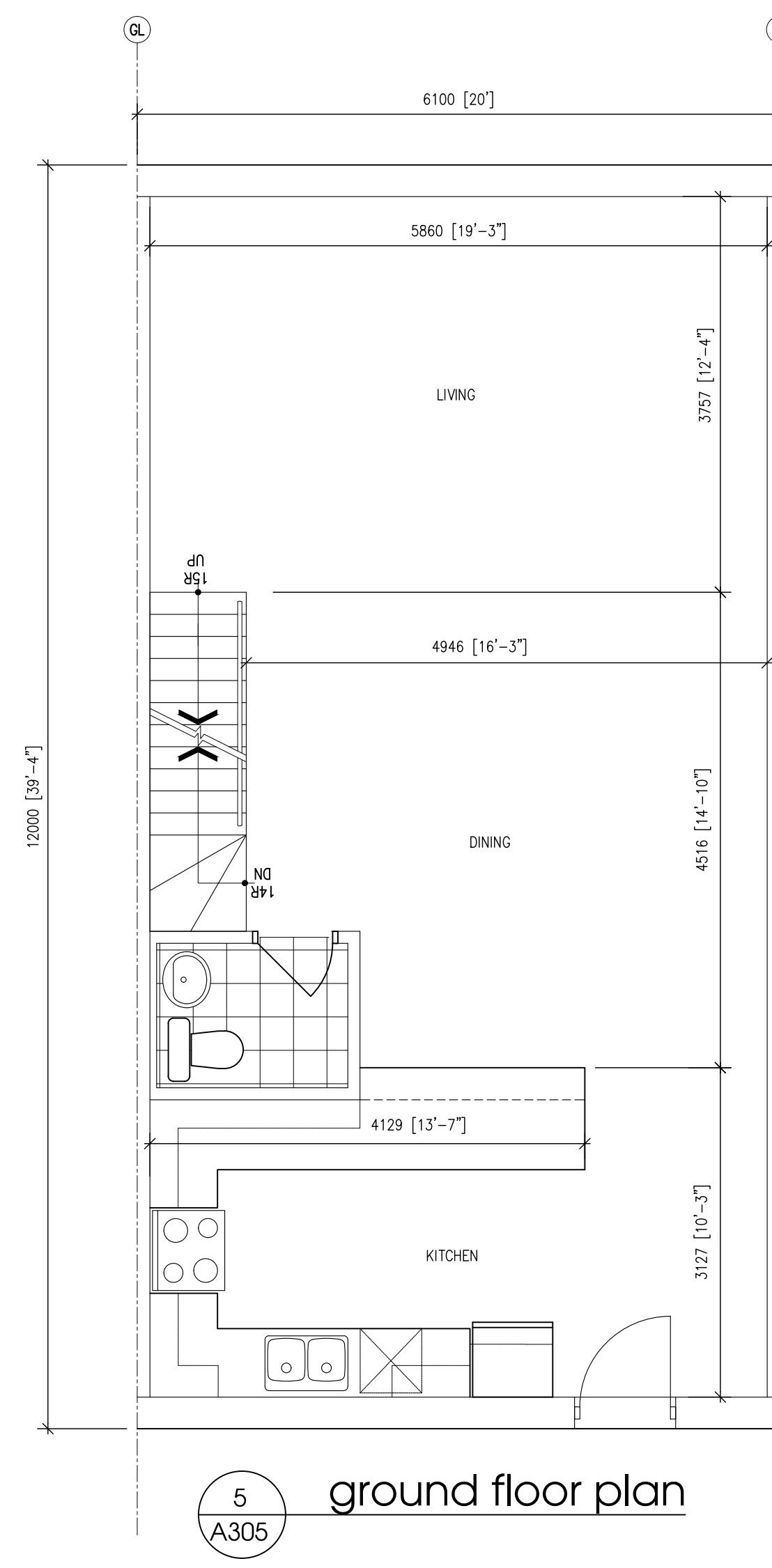
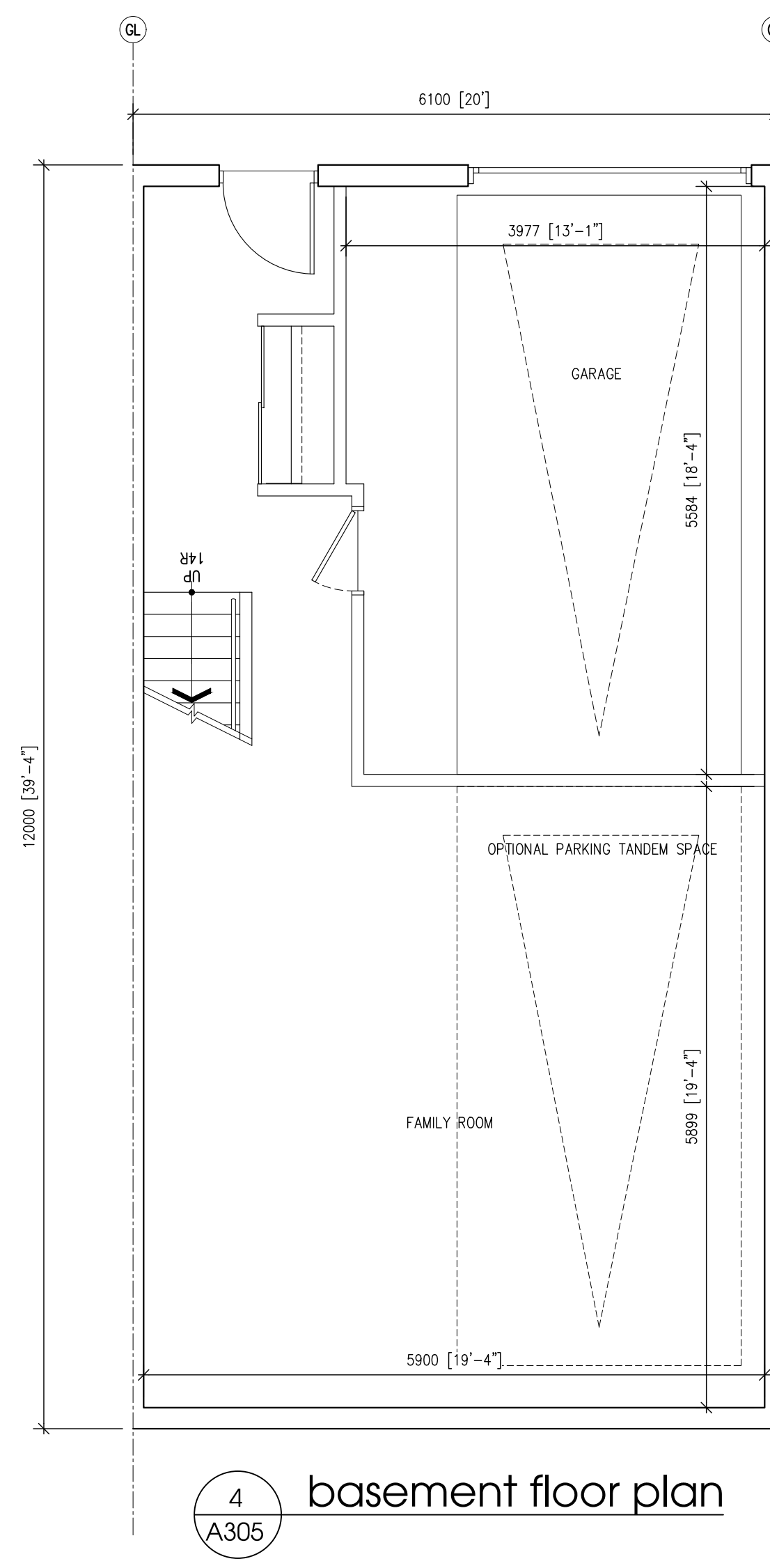
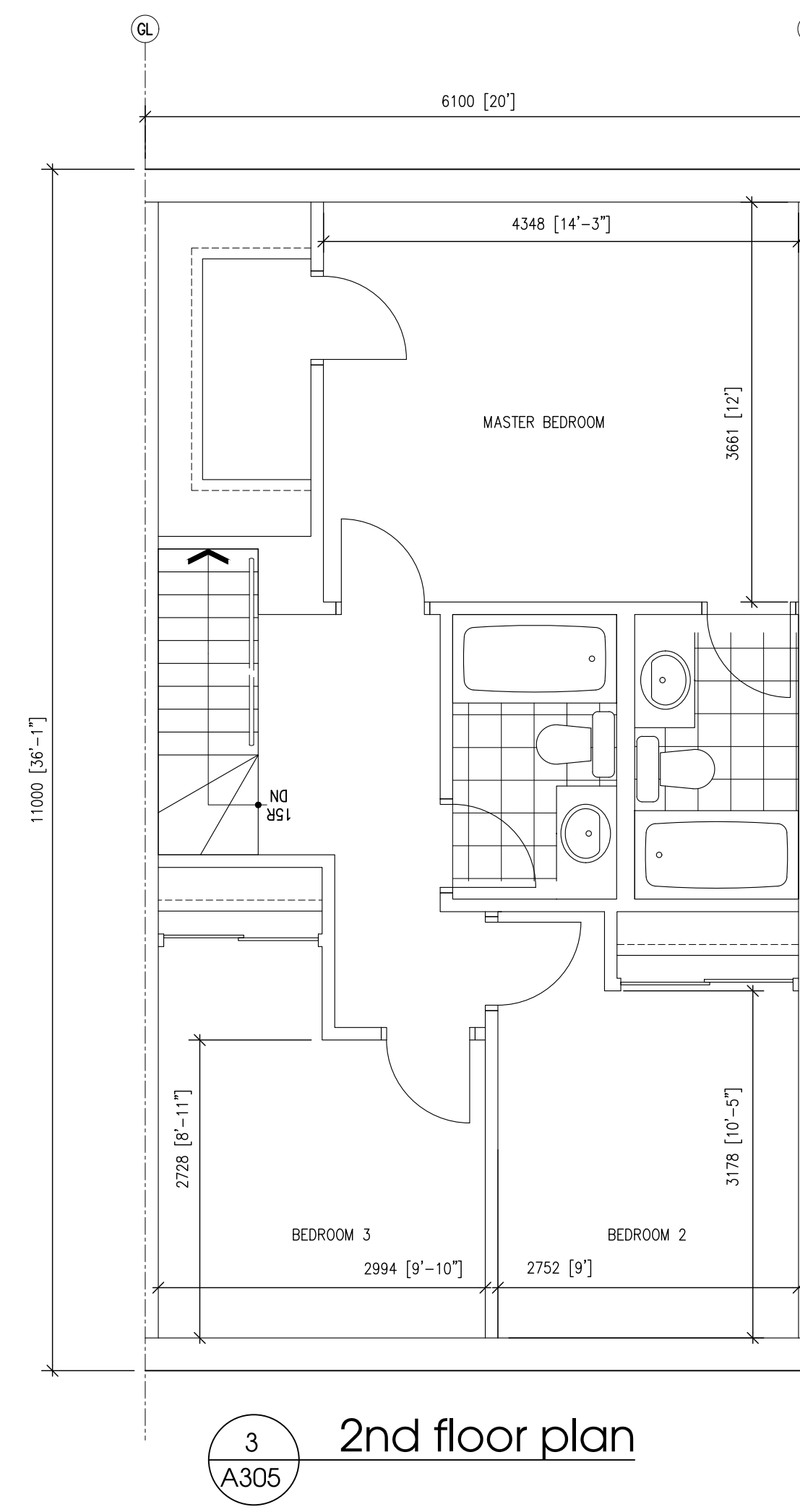
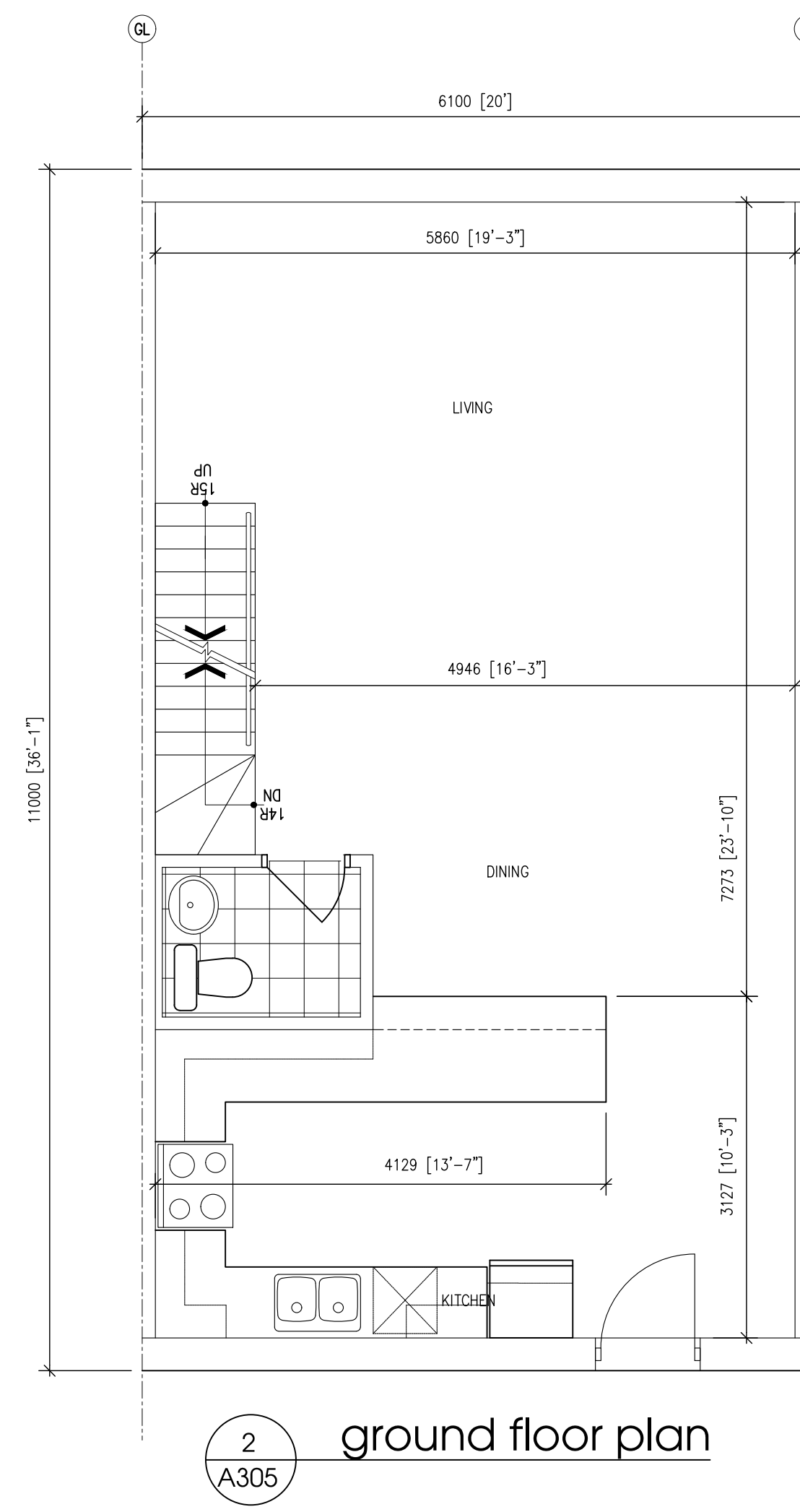
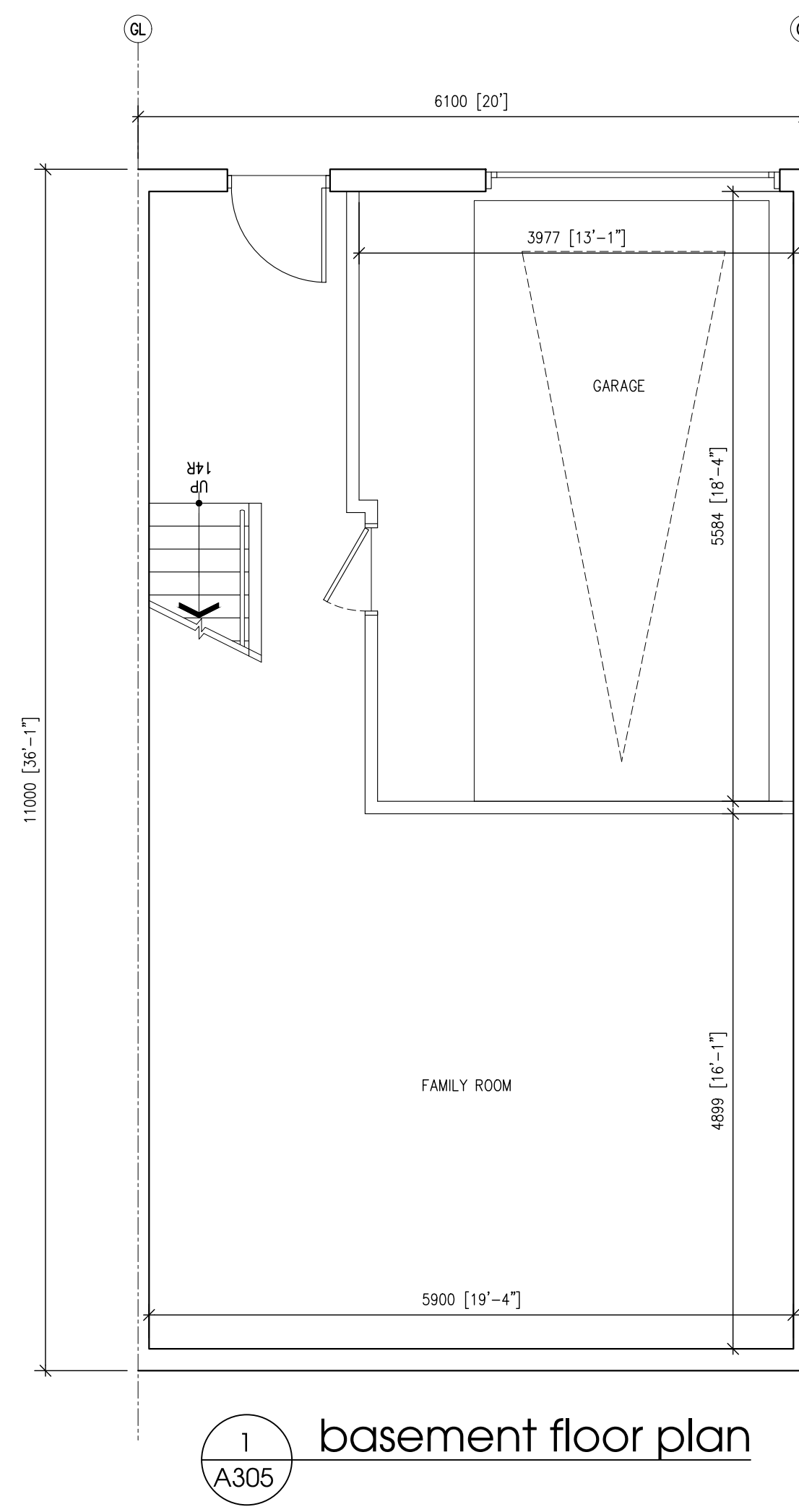
2 ground floor plan  
A304



3 2nd floor plan  
A304



4 mezzanine plan  
A304



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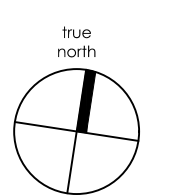
- planning:
- structural:
- electrical:
- mechanical:
- landscape:
- site services:
- owner:

project:  
95 Cook St  
barrie, ontario

three storey  
typology

nov. 17, 2022  
1:50  
22-39  
ma

date:  
scale:  
project:  
drawn by:



drawing number:  
**A305**

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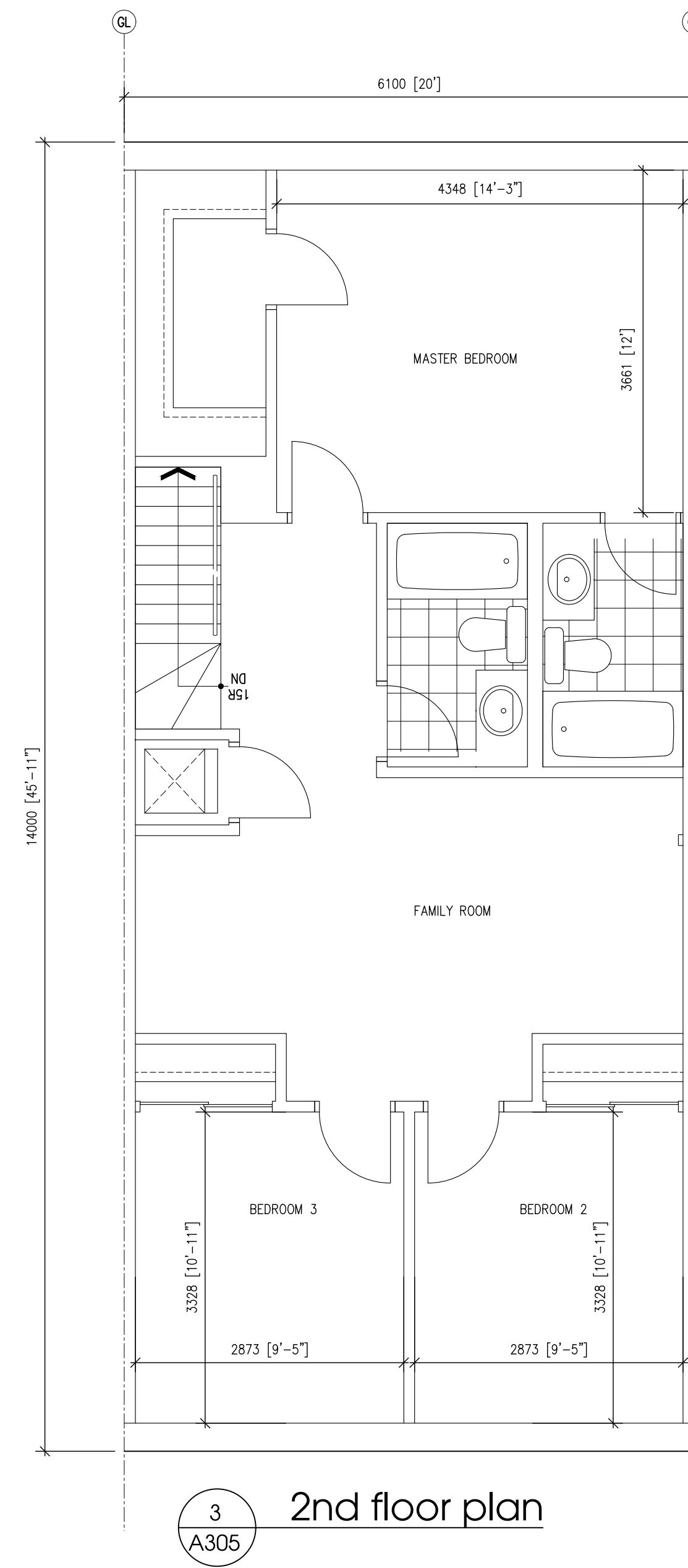
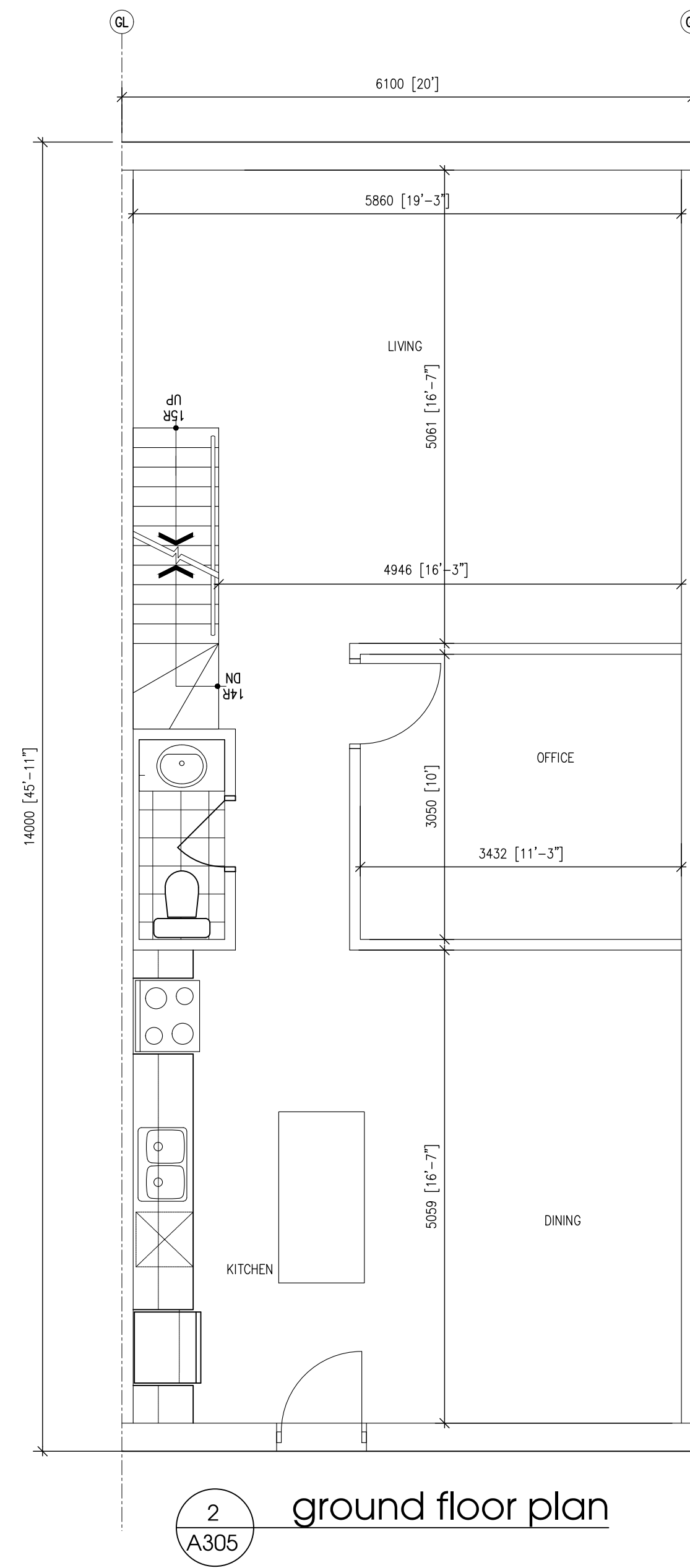
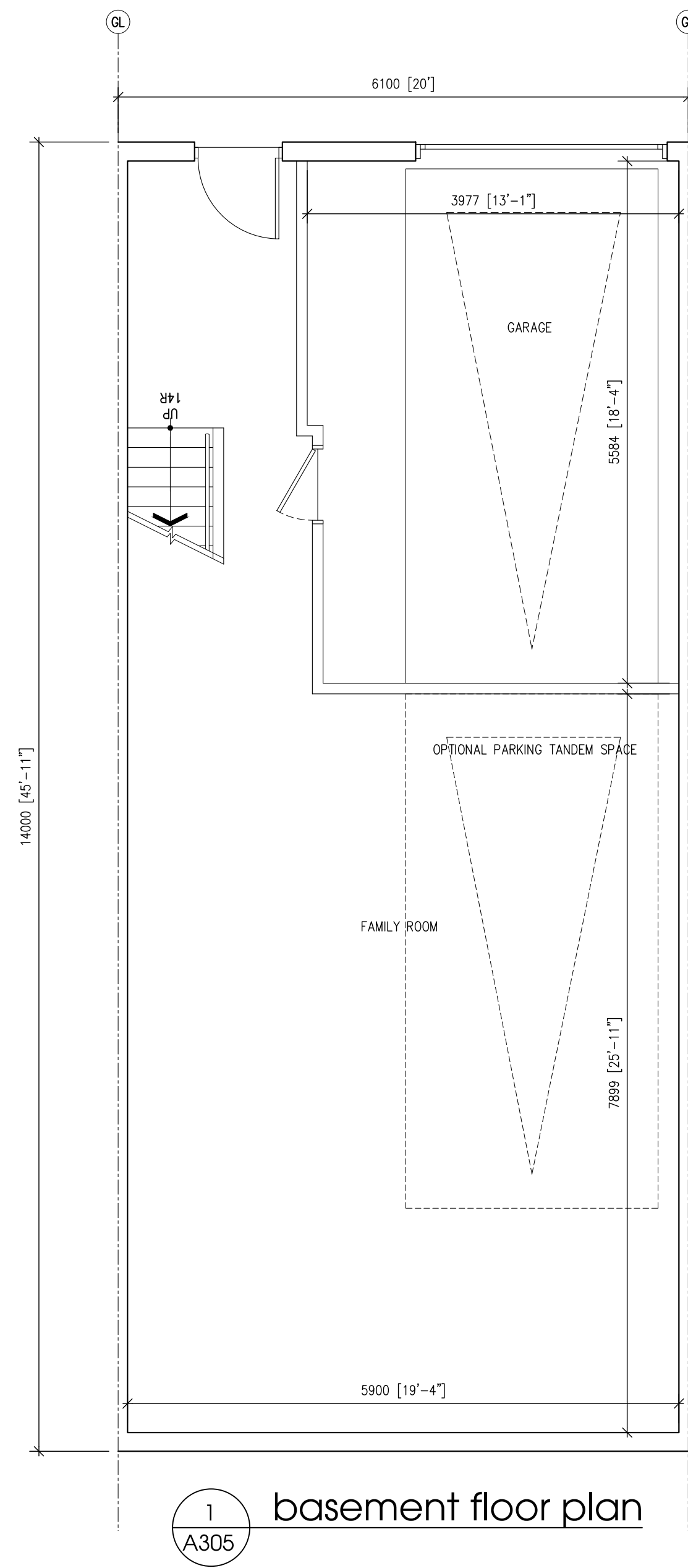
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landscape:

site services:

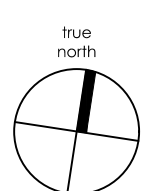
owner:

project:  
95 Cook St  
barrie, ontario

three storey  
typology

nov. 17, 2022  
1:50  
22-39  
ma

date:  
scale:  
project:  
drawn by:



drawing number:  
**A306**

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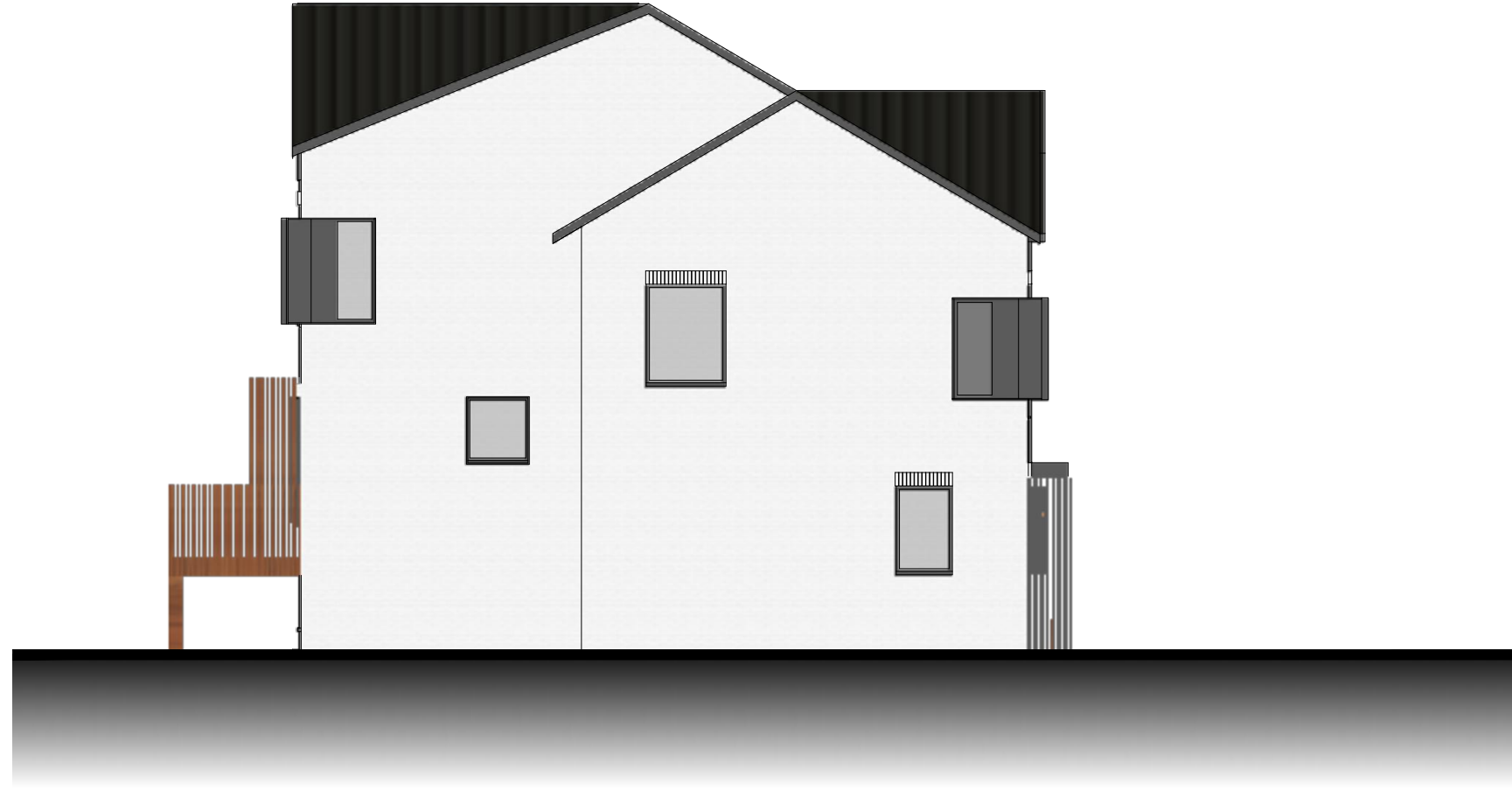
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notes:



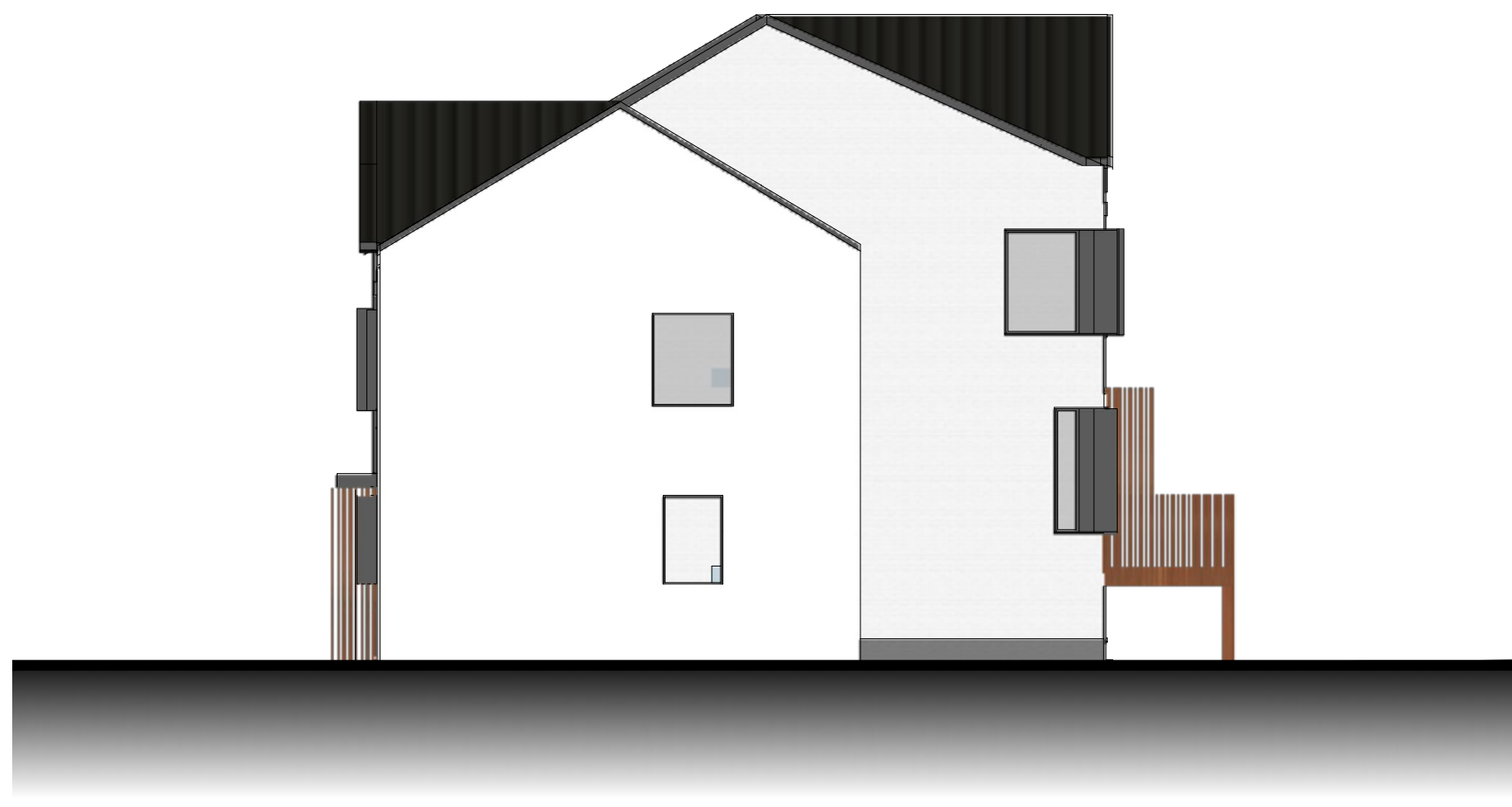
1 front elevation  
A401



2 side elevation  
A401



3 back elevation  
A401



4 side elevation  
A401

revisions: d-m-yr

architectural team :

mark zwicker  
melina andretto

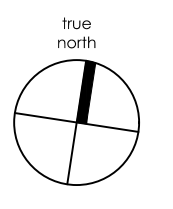
- planning:
- structural:
- electrical:
- mechanical:
- landscape:
- site services:
- owner:

project:  
95 Cook St  
barrie, ontario

two storey  
typology

nov. 17, 2022  
1:100  
22-39  
ma

date:  
scale:  
project:  
drawn by:



drawing number:  
**A401**

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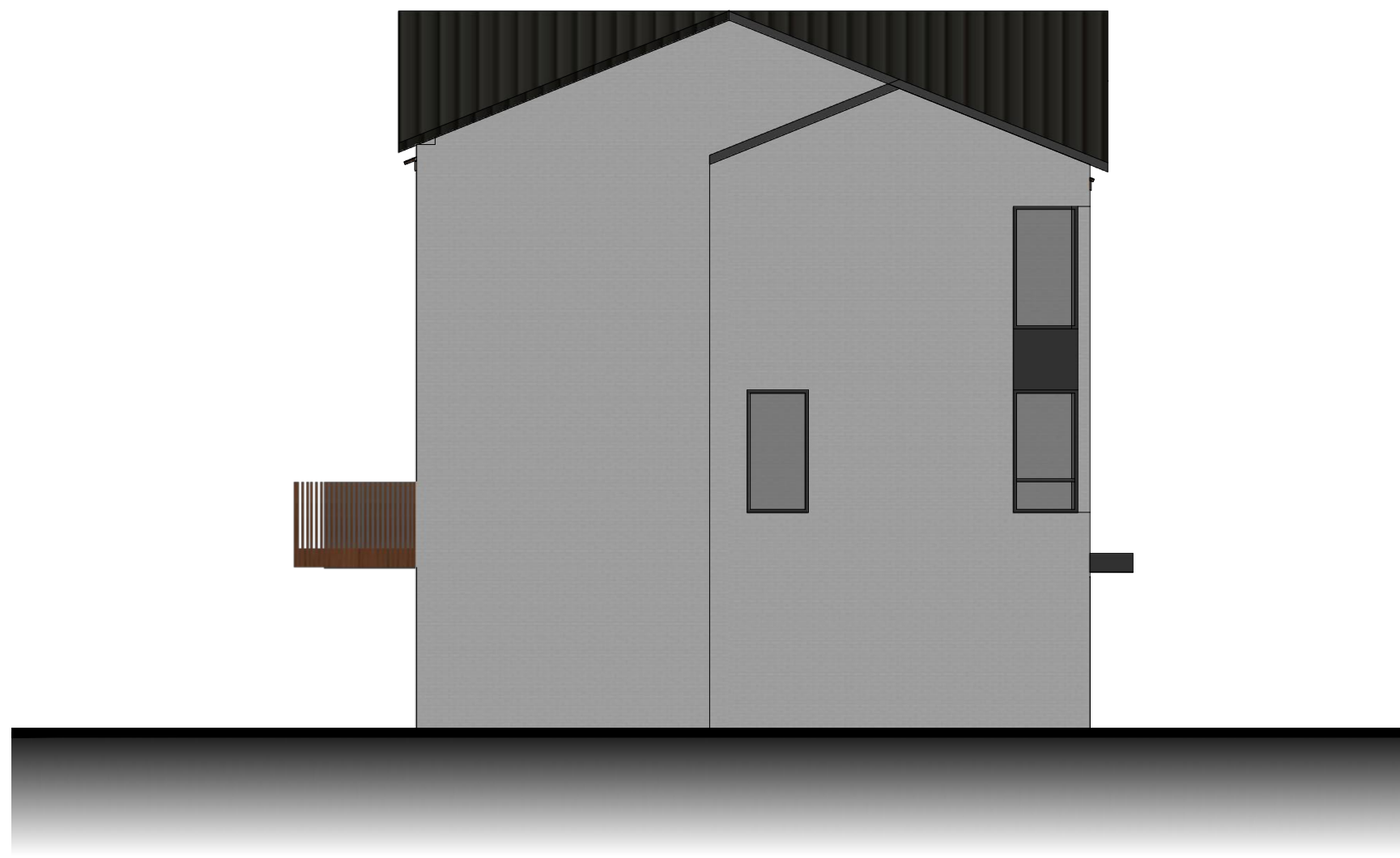
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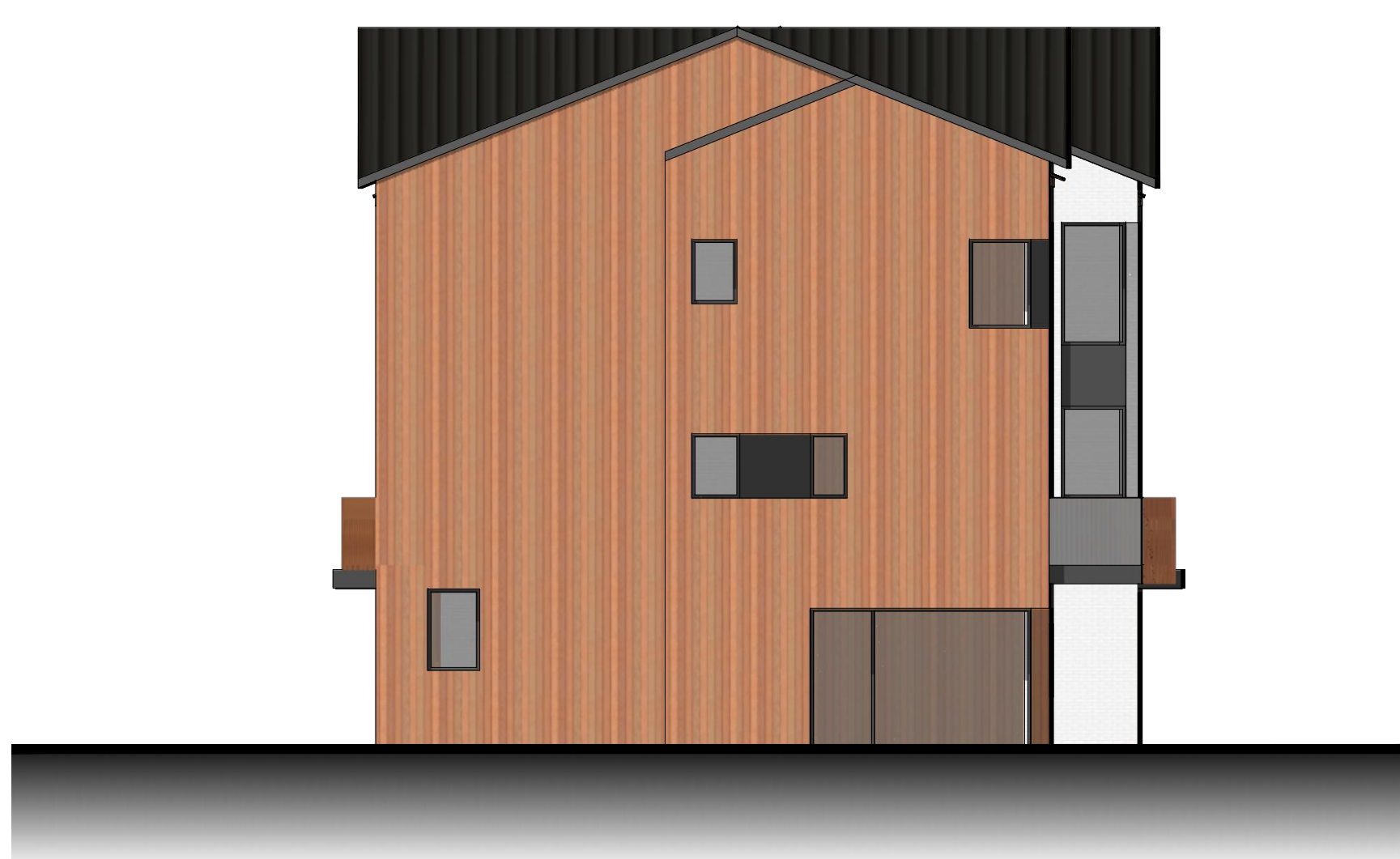
1 front elevation  
A402



2 side elevation  
A402



3 back elevation  
A402



4 side elevation  
A402

notes:

revisions:

d-m-yr

architectural team :

mark zwicker  
melina andretto

planning:

structural:

electrical:

mechanical:

landscape:

site services:

owner:

project:  
95 Cook St  
barrie, ontario

three storey  
typology

nov. 17, 2022

1:100

22-39

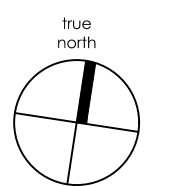
ma

date:

scale:

project:

drawn by:



drawing number:  
**A402**



1  
A403 3 storey TH  
front elevation



2  
A403 3 storey TH  
back elevation



3  
A403 2 storey TH  
front elevation



4  
A403 2 storey TH  
back elevation

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notes:

revisions: d-m-yr

architectural team :

mark zwicker  
melina andreto

planning:

structural:

electrical:

mechanical:

landscape:

site services:

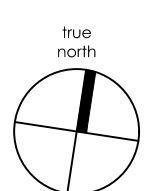
owner:

project:  
95 Cook St  
barrie, ontario

perspectives

nov. 17, 2022  
nts  
22-39  
ma

date:  
scale:  
project:  
drawn by:



drawing number:  
**A403**