
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

WARD: 2

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
20 ROSE STREET**

DATE: JUNE 12, 2024

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by County of Simcoe Housing Corporation. The subject lands are legally described as Plan 114 Part Lots 7 and 8 Plan 19 Part Lot 16 RP 51R42272 Parts 1 and 2 in the City of Barrie, and municipally as 20 Rose Street.

The Zoning By-law Amendment application proposes to amend the 'Institutional' (I) zone that applies to the subject lands in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to facilitate the construction of residential and institutional building with two towers (11 and 9 storeys in height), a parking structure, outdoor amenity area and green space with approximately 215 affordable housing rental units and approximately 4,750 square metres of leasable social and community space.

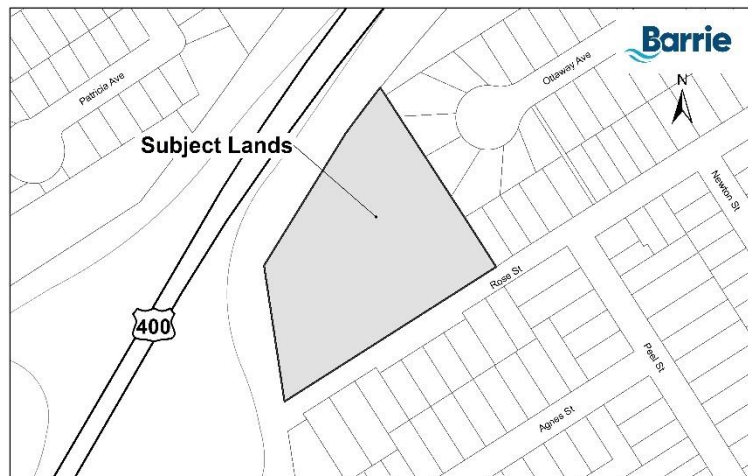
The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 2 – 20 Rose Street](#).

Background

The subject lands are located on the north side of Rose Street and east of Bayfield Street. Highway 400 is located along the northern boundary of the site.

The subject lands were previously occupied by a temporary homeless shelter operated by the County of Simcoe.

The lands are designated as 'Community Hub' in the City's Official Plan and are zoned 'Institutional' (I) in the Comprehensive Zoning By-law.



The application was submitted to the City and deemed complete on May 6, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.



The conceptual site plan is attached to this memorandum as Appendix “A” as well as Building Elevations in Appendix “B”.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on November 2, 2023. There were approximately thirty-four (34) attendees including Ward 2 Councillor Craig Nixon, City planning staff and County staff.

Comments and concerns were provided by residents at the meeting and are summarized as follows:

- Pedestrian safety concerns regarding increased foot traffic in the area and pedestrian access and crossings of Rose Street.
- Concern about the proximity and view of activities taking place on Bayfield Street/Highway 400 ramp.
- Access to transit and the need for transit along Rose Street.
- Potential loss of property value and concern about the existing (past) use of the site as a temporary shelter.
- Questions about how the project is being funded.
- Concerns about intensification and privacy concerns for adjacent properties.

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to add site specific provisions to the existing Institutional (I) zone that applies to the site. The requested site-specific zone standards are listed below:

Proposed Site-Specific Zoning Provisions – 20 Rose Street

Institutional (I) Zone Standard	Required	Proposed
Maximum Building Height	15 m	38.5 m
Parking Standards		
• Residential	1 parking space/dwelling unit	0.45 parking space/dwelling unit
• Business, Professional or Administrative Office	1 space per 30 m2	1 space per 45 m2

Planning and Land Use Matters Under Review

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with the City’s Official Plan and the intent of the Zoning By-law.
- Site servicing, grading, and stormwater management.
- Traffic impacts, pedestrian circulation and access and site design.
- Justification and appropriateness of the requested site-specific provisions.

Next Steps

Staff will work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as any comments provided in the public meeting will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.



**DEVELOPMENT SERVICES
MEMORANDUM**

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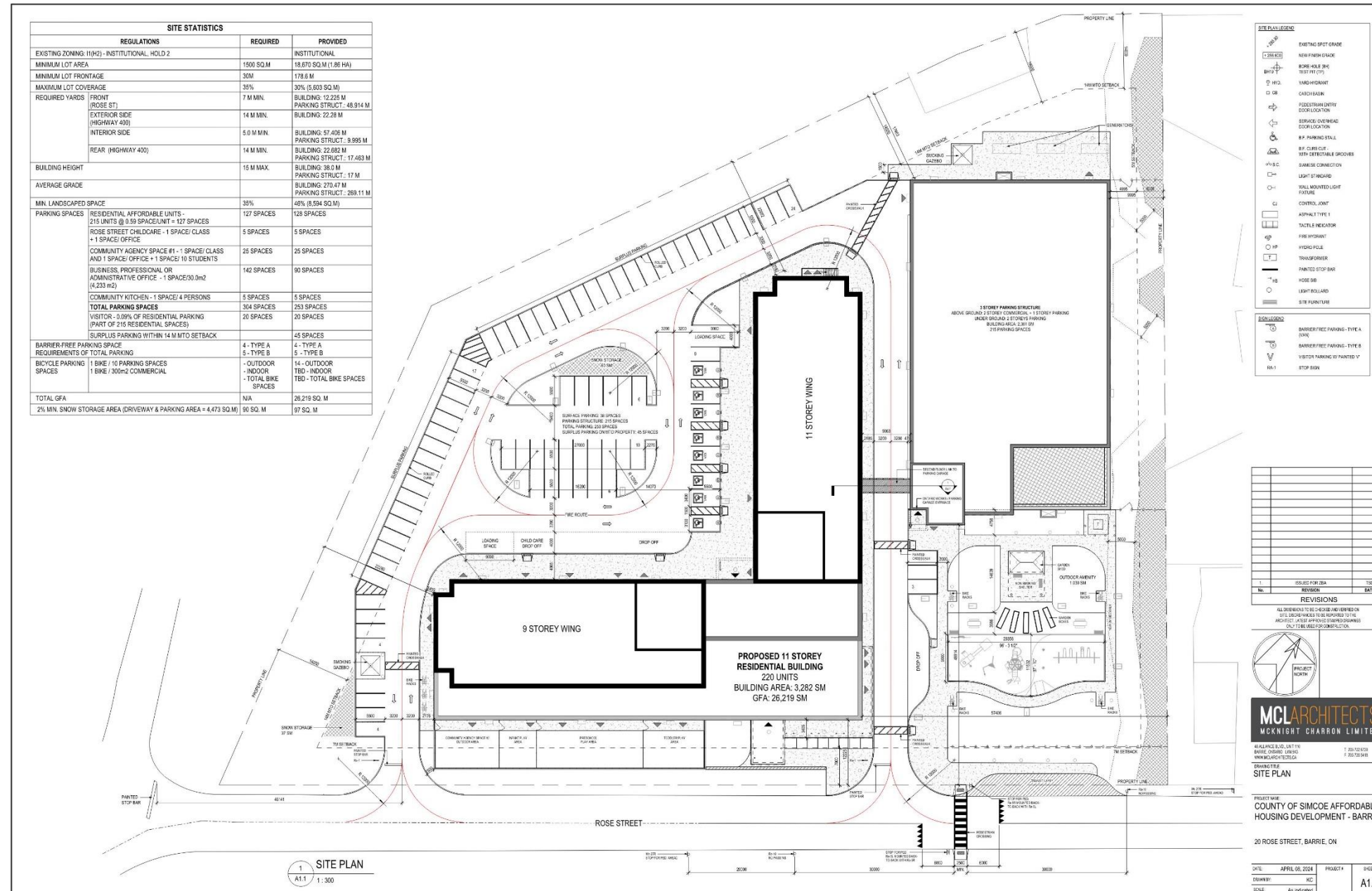
A staff report to the General Committee is anticipated to be brought forward in the fall of 2024 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Michele Freethy, RPP, Senior Planner at 705-739-4220 ext. 4117 or by email at michele.freethy@barrie.ca.

Attached: Appendix "A" – Site Plan
 Appendix "B" – Building Elevations

APPENDIX "A"

Site Plan



APPENDIX "B"

Building Elevations

