



CITY HALL
70 COLLIER STREET
TEL. (705) 792-7916
FAX (705) 739-4278

P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
Legal Services Department
"Committed to Service Excellence"

April 1, 2010
File: D14-1480

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(10) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING

Dear Sir/Madam:

Re: Rezoning – 363 Duckworth Street, Barrie

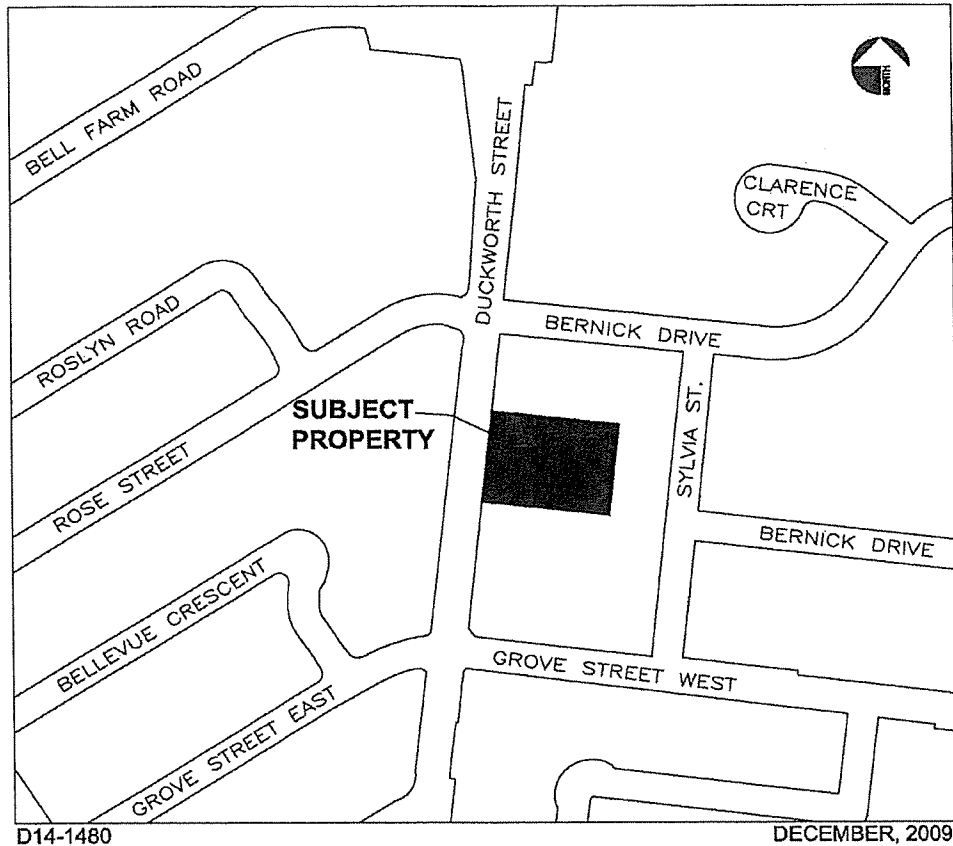
TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application for a proposed zoning by-law amendment to amend Comprehensive Zoning By-laws 85-95 and 2009-141.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, April 26, 2010 at 8:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for approval of a Rezoning submitted by Harry Froussios of Zelinka Priamo Ltd., on behalf of the owner, Ivest Properties Limited, for lands located at 363 Duckworth Street. The property is legally described as Part Lot 27 Reference Plan No. 112, City of Barrie and is located within the Georgian Drive Planning Area. The property is known municipally as 363 Duckworth Street and has a total area of approximately 4,923m² (1.2 acres).

The lands are designated Residential within the City's Official Plan and are zoned Residential Multi Unit First Density RM1 in accordance with Zoning By-law 85-95 and Zoning By-law 2009-141.

The proposed Rezoning to Apartment Dwelling Second Density Special Provision RA2-(SP) could permit an apartment building/buildings of more than 12m in height at densities of more than 53 units per hectare provided it meets all other standards of the Zoning By-law. The applicant is proposing two four-storey apartment buildings with 16 units in each, and is proposing for the following special Provision exceptions to the RA2 zone standards:

Standard	Required RA2 Zone for Apartments	Special Provisions Applied for / Proposed
Front Yard (min.) By-law 85-95 and 2009-141	7m	5.98m
Landscaped Open Space (minimum percentage of the site) By-law 85-95 and 2009-141	35% = 1,723.35m ²	29% = 1,460.28m ²
Parking Screen/Landscape Buffer Section 5.3.8 By-law 2009-141	2m tight board fence plus a 3m landscape strip.	1.5m landscape strip on north and south lot lines and 2m tightboard fence on the easterly lot line.



Any person wishing further information or clarification with regard to this proposed Rezoning should contact the Planning Services Department during regular office hours at (705) 739-4208.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by Wednesday April 21, 2010.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Rezoning before the Corporation of the City of Barrie gives or refuses to give approval to the Rezoning:

- a) the person or public body is not entitled to appeal the decision of the Corporation of the City of Barrie to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of the Corporation of the City of Barrie in respect of the proposed Rezoning, you must make a written submission to the undersigned.

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, ON L4M 4T5

Public Meeting Presentation Outline

Proposed Rezoning – 363 Duckworth Street

1. Introduction
 - Project Team
 - Overview of Proposed Rezoning from RM1 to RA2 (SP)
2. Site Description/Locational Context
 - Location
 - Size/Configuration
 - Existing Use
 - Surrounding Land Uses
3. Existing Policy Framework
 - Official Plan
 - Zoning By-law
4. Detailed Description of Proposal
 - Refer to Site Plan/Elevations
5. Required Zoning By-law Amendment
 - Special Provision Requirements
6. Planning Rationale for Proposed Amendment
 - Provincial Policy Statement/Growth Plan Conformity
 - Official Plan Conformity
 - Appropriateness of Proposed Development
7. Conclusions/Closing Remarks



ZELINKA PRIAMO LTD
A Professional Planning Practice

February 24, 2010

Kathy Brislin
Senior Policy Planner
Planning Services Department
The Corporation of the City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

Dear Ms. Brislin:

Re: Zoning Amendment Application
Red Brick Realty Corp./Ivest Properties Limited
363 Duckworth Street
City File: D14-1480
Our File: STA/BAR/10-01

Further to our recent discussions regarding the above, we are pleased to provide you with an amended application form for the proposed rezoning of the subject lands.

Firstly, please note that the registered property owners are now Red Brick Corp. and Ivest Properties Limited. The attached application form contains the revised ownership information.

As you will recall, the original application was processed by the City as a request to change the zoning of the subject lands from Residential Multi Unit First Density (RM1) to Residential Multi-Unit Second Density Special Provision (RM2-SPXX) to permit two (2) *walk-up* apartment buildings based on the assumption that the proposed buildings were less than four (4) storeys in height. However, upon subsequent discussions with City Staff to verify the nature and type of use proposed by our client, it has been confirmed by Staff that the proposed structures are four (4) storeys in height and should be categorized as an apartment use, consistent with the definition(s) contained within the Zoning By-law that relate to such a use.

As such, the amended application requests a zoning change from Residential Multi Unit First Density (RM1) to an Apartment Dwelling Second Density Special Provision (RA2-SPXX) zone for the purpose of permitting two (2) four storey apartment buildings on the subject property.

The proposed use is consistent with and satisfies the intent of the Residential land use designation of the Official Plan, which permits all forms of housing. The proposed development would be classified as high density residential as it proposes densities in excess of 53 units per hectare. According to Section 4.2.2.3(c) of the Official Plan, high density residential uses are encouraged in areas that are *“adjacent to arterial roads which support public transit, and where it has been determined that planned services and facilities such as schools, parks, roads, sewers and watermains, and other municipal services are adequate.”*

The subject lands are located along Duckworth Street, which is classified as an Arterial Road in the Official Plan. The site is also situated in close proximity to schools (Georgian College), parks (Steel St. Park), and is adjacent to a commercial development immediately to the south. The lands are also situated amongst other similar high and medium density residential developments to the north and east. As such, the proposed zoning amendment is appropriate and satisfies the intent of the Official Plan.

The subject lands are also located within the Built Boundary and are identified as a Primary Node Intensification Area in Schedule I to the City’s new Official Plan. The City’s new Official Plan contains policies that encourage residential intensification within Intensification Nodes. Lands within the Primary Node Intensification Areas are expected to yield densities in the range of 40-120 units/ha. The proposed development will include 32 residential units on 0.49 ha of land, which equates to a density of 65 units/ha. As such, the proposed development is a good example of residential intensification within a built boundary, which is consistent with the policies contained within the Provincial Policy Statement, The Growth Plan, and the new City of Barrie Official Plan.

The proposed development satisfies the standards of the proposed RA2 zone, except for the following:

1. A minimum front yard setback of 7.0 metres is required, whereas the proposed development is proposing a setback of 5.98 metres; and
2. A minimum landscaped open space of 35% of the land area is required, whereas the proposed development is proposing a landscaped open space area that is 29.66% of the total land area.

It is our understanding that the proposed development, as per the attached site plan, satisfies all other minimum standards that apply to the RA2 zone. As such, the requested special provision to the RA2 zone is necessary to acknowledge the two (2) deficiencies noted above.

Based on the above, we believe that the proposed zoning amendment is appropriate as it satisfies provincial and municipal goals and objectives for intensification; makes efficient

use of existing infrastructure; and represents appropriate and orderly development on a site that is currently underutilized, thus allowing it to meet its planned function.

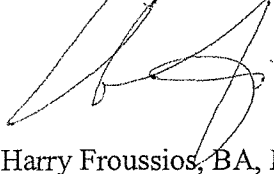
Please find attached the following information in support of the amended application:

- Two (2) copies of the completed application form;
- Signed Letters of Authorization from Red Brick Realty Corp., and Ivest Properties Limited;
- Ten (10) copies of the site plan (SP:1) and elevations (A:6, A:7) for the proposed development; and
- One (1) reduced copy of each of the above-noted drawings.

We trust that the information attached is complete and satisfactory and look forward to a timely approval process. If we can be of any assistance, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Senior Planner

Attach.

cc: Red Brick Realty Corp.
Ivest Properties Limited



Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

Phone: (705) 728-7570
Fax: (705) 728-2265
www.scdsb.on.ca

Handwritten notes:
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Apr
16/10
mg

April 12, 2010

Ms. Laura Johnston
City Clerk's Assistant
City Clerk's Office
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE NO. D14-1480

Dear Ms. Johnston:

**ZONING BY-LAW AMENDMENT
IVEST PROPERTIES LIMITED
363 DUCKWORTH STREET
CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted rezoning application. The proposed Zoning By-law Amendment will rezone the property from Residential Multi Unit First Density (RM1) to Apartment Dwelling Second Density Special Provision Special Provision RA2 - (SP) to permit apartment building/buildings of more than 12 metres in height at densities of more than 53 units per hectare provided it meets all other standards of the Zoning By-law.

Planning staff have no objections to the rezoning of the property. Elementary pupils may attend Steele Street Public School and secondary pupils may attend Eastview Secondary School.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

Holly Spacek, MCIP, RPP
Senior Planner

c: Planning Services