



Meeting Agenda Affordability Committee

Wednesday, September 10, 2025

6:00 PM

Council Chambers

This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday September 10, 2025 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT 461, 463, 465, 467, 471 and 473 YONGE STREET (WARD 8) (FILE: D30-006-2025)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Yonge Ltd., for an Amendment to the Zoning By-law to permit a 6-storey, mixed-use development with 233 residential units and 6 commercial units on lands described as: Lots 32 to 37 on Registered Plan 885, and known municipally as: 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie.

The site is approximately 0.67 hectares in size and located on the northeast corner of MacMillan Crescent and Yonge Street. The property has a frontage of approximately 110 metres on Yonge Street and flankage of 61 metres on MacMillan Crescent. The surrounding uses of the subject property include single detached residential dwellings to the north and east, a vacant lot on the south side of MacMillan Crescent, and a Church and Retirement apartment building on the west side of Yonge Street.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Mixed Use Corridor with Special Provisions' (MU2) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The proposed amendment seeks to define the required Front Lot Line, increase the required interior side yard

setback, and reduce the required first storey GFA coverage for commercial uses, drive aisle width, and parking to permit the proposed development in accordance with the following provisions:

Mixed Use Corridor (MU2) Zone Standard	Required by Zoning By- law 2009-141 (MU2)	Proposed Zoning Standard (MU2)(SP-XXX)
Front Lot Line	For a corner lot, the shorter lot line abutting a street	Yonge Street
Interior Side Yard Setback (Max)	3 metres	4.55 metres
Minimum Coverage for Commercial uses (% of first storey GFA)	50%	30.92%
Parking (Min.)	233 spaces 1 space per unit	161 spaces 0.69 spaces per unit
Drive Aisle (Min)	6.4 metres	6.0 metres

Presentation by a representative of Innovative Planning Solutions

Presentation by Daniel Frangione, Planner of the Development Services Department

See attached correspondence.

Attachments: [PM Notice - 461 463 465 467 and 471 Yonge St](#)
[PM Presentation - 461, 463, 465 467, 471 and 473 Yonge St](#)
[PM Memo 461 463 465 467 471 and 473 Yonge St](#)
[PM Correspondence 461 463 465 467 471 and 473 Yonge St](#)

- 1.2** **Note:** The Second Public Meeting concerning the City-Initiated Proposed Amendment to the Official Plan 2051 (May 2024) (File: D30-001-2025) has been moved to a future Affordability Committee meeting.

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES**6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE REPORT DATED JUNE 24, 2025**

Attachments: [Heritage Barrie Committee Report 250624](#)

7. REPORTS TO COMMITTEE

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT**HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

