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**TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**

**FROM: R. MULHOLLAND, PLANNER, EXT. 4541**

**WARD: 2**

**NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING**

**M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –  
12 OTTAWAY AVENUE**

**DATE: NOVEMBER 27, 2024**

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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 Innovative Planning Solutions, on behalf of 2820485 Ontario Inc. The subject lands are legally described as Block C, Plan 1329, in the City of Barrie and are known municipally as 12 Ottawa Avenue.

The Zoning By-law Amendment application proposes to amend the 'Residential Single Detached Dwelling Second Density' (R2) zone that applies to the subject lands to 'Residential Single Detached Dwelling Fourth Density' (R4) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended. The purpose of the amendment is to facilitate the construction of two (2) single detached residential dwelling units with attached garages.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 2 – 12 Ottawa Avenue](#).

### **Background**

The subject lands are located on the north side of Ottawa Avenue, south of Highway 400.

The subject lands are vacant with vegetation to the rear of the lot. A tree located in the middle of the lot is proposed to be removed to allow for the proposed single family dwelling units.

Surrounding land uses include:

**North:** Industrial uses fronting onto Davidson Street.

**South:** Low-rise Residential uses along Ottawa Avenue.

**East:** Low-rise Residential uses along Ottawa Avenue.

**West:** Residential uses fronting on Ottawa Avenue and Institutional lands approved for an affordable housing development consisting of a 9 storey and an 11 storey tower fronting onto Rose Street.



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The subject property is designated Neighbourhood Area on Map 2 – Land Use Designations in the City of Barrie Official Plan. Lands designated ‘Neighbourhood Area’ area are intended to recognize new and existing neighbourhoods and communities while permitting appropriate levels of intensification that is compatible with and sensitive to the character of the surrounding neighbourhood.

The application was submitted to the City and deemed complete on October 18, 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 proposed concept plan is attached to this memorandum as Appendix “A”.

### **Neighbourhood Meeting**

A neighbourhood meeting was held virtually through the Zoom platform on March 7, 2023. There were approximately twenty two (22) attendees including Ward 2 Councillor Craig Nixon, City Planning staff and the applicant’s consulting team.

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

- Concerns were expressed about taxing aging infrastructure by adding municipal servicing for two new lots;
- Concerns with the increased demand for on-street parking as a result of the additional units proposed;
- Residents inquired if the added development would impact Emergency Services’ access around the cul-de-sac;
- Concerns were raised about spot rezoning and setting a precedent for future rezoning around the neighbourhood;
- Residents inquired about the potential for additional residential units and raised concerns about over development;
- Residents commented that the extra development could add students to the local schools that are over capacity;
- Concerns were raised regarding the perceived loss of property value; and
- Inquires were received about the timeline for the project.

### **Zoning By-law Amendment**

The proposed Zoning By-law Amendment proposes to amend the existing ‘Residential Single Detached Dwelling Second Density’ (R2) zone that applies to the lands to ‘Residential Single Detached Dwelling Fourth Density’ (R4) pursuant to City of Barrie Comprehensive Zoning By-law 2009-141.

### **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 Provincial Planning Policy and the City’s Official Plan;
- Integration of the proposed development concept into the existing neighbourhood, and conformity with the envisioned development and character of the area;
- Ensuring that any shared boundary and private vegetation is protected from proposed development activities, in accordance with City standards;

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- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and
  - The impact that the development may have on traffic and parking along Ottaway Avenue.

**Next Steps**

Staff will continue to work with the applicant and members of the public 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 at the Neighbourhood and Public Meetings, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in Quarter 1 of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment. If approved, a subsequent application for Consent will be required.

For more information, please contact Rachel Mulholland, Planner at 705-739-4220 ext. 4541 or by email at [rachel.mulholland@barrie.ca](mailto:rachel.mulholland@barrie.ca)

Attached: Appendix "A" – Proposed Concept Plan

APPENDIX "A"

Proposed Concept Plan

