



Bill No. 068

**BY-LAW NUMBER 2024-**

**A By-law of The Corporation of the City of Barrie to  
adopt an amendment to the Official Plan (O.P.A. 001)**

**WHEREAS**, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

**AND WHEREAS**, Motion 24-G-157 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

**NOW THEREFORE**, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 001 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

**READ** a first and second time the 19<sup>th</sup> day of June, 2024.

**READ** a third time and finally passed this 19<sup>th</sup> day of June, 2024.

**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – ALEX NUTTALL**

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**CITY CLERK – WENDY COOKE**

**AMENDMENT NO. 001**

**TO THE**

**CITY OF BARRIE**

**OFFICIAL PLAN**

OFFICIAL PLAN  
FOR THE  
CITY OF BARRIE  
Amendment No. 001

Amendment No. 001 to the City of Barrie Official Plan was prepared by the Barrie Planning Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 19<sup>th</sup> day of June 2024.

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**Mayor – Alex Nuttall**

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**City Clerk – Wendy Cooke**

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2024-XXX in accordance with the provisions of the *Planning Act*, on the 19<sup>th</sup> day of June 2024.

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**Mayor – Alex Nuttall**

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**City Clerk – Wendy Cooke**



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**THE CORPORATION OF THE CITY OF BARRIE**

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**MAYOR – ALEX NUTTALL**

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**CLERK – WENDY COOKE**

This Amendment No. 001 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as Amendment No. 001 to the City of Barrie Official Plan.

\_\_\_\_\_

**Date**

\_\_\_\_\_

**City Clerk – Wendy Cooke**

**OFFICIAL PLAN AMENDMENT NO. 001**

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**AMENDMENT NO. 001  
TO THE CITY OF BARRIE  
OFFICIAL PLAN**

**THE CONSTITUTIONAL STATEMENT**

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

**PART A - THE PREAMBLE** consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

**PART B - THE AMENDMENT** sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 001 to the Official Plan of the City of Barrie.

**PART C - THE APPENDIX** consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.



## **PART A - THE PREAMBLE**

### **PURPOSE**

The purpose of this Official Plan Amendment is to amend section 4.8 Defined Policy Area and Map 2 – Land Use Designations to identify a Defined Policy Area that would permit a height of 30 storeys on the lands known municipally as 29 and 35 Sperling Drive.

An Amendment to the City of Barrie Zoning By-law and Site Plan Control approval are required for this development proposal to proceed.

### **LOCATION**

The properties subject to this amendment are known municipally as 29 and 35 Sperling Drive and are located on the southwest side of Sperling Drive, north of Highway 400 and east of St. Vincent Street. The properties are described as: Lot 7 & Blocks 19, 20 & 22; Part Lot 6 & Part Block 23 being Parts 2 & 5 on 51R-18592, S/T LT123922; Part Sperling Drive being Parts 8, 19 & 12 on 51R-23867; AND Part Lot 8 being Parts 5 & 14 on 51R-23867, S/T LT124906; Block 18, S/T LT123922; Part Sperling Drive being Parts 6 & 7 on 51R-23867, S/T Right as in LT249542; all on Plan 51M-344 in the City of Barrie. The properties have a total lot area of approximately 1.4 hectares and lot frontage of approximately 92 metres onto Sperling Avenue.

### **BASIS**

The subject lands are identified as being within a Strategic Growth Area on Map 1 – Community Structure and are designated “Strategic Employment and Economic District (SEED)” on Map 2 – Land Use. Development is directed toward Strategic Growth Areas (SGA) which comprise key locations in the city intended as focal points and long-term centres of residential growth, commerce, jobs, and social interaction and within the SEED designation, are intended as centres for non-industrial economic and employment growth. SGAs are planned as complete communities with a critical population mass and are expected to develop as transit supportive mixed-use areas that incorporate residential development and support higher levels of intensification, taller buildings, and higher densities, but with a sensitive transition to adjacent areas.

Policies in Section 2.6.8 guide development within the Strategic Employment and Economic District (SEED). The SEED designation identifies lands within the City where there is development potential for clusters of employment uses which are established or emerging in Barrie. A wide range of uses are permitted including commercial uses and retail, office, public facilities, health, and institutional uses as well as residential uses within Strategic Growth Areas. The ground floor of buildings within the SEED designation and in a SGA shall be primarily used for non-industrial economic and employment functions; however, mixed and residential uses may be supported on the upper levels. Any proposed development that introduces a sensitive land use, like residential, must be compatible with the existing employment uses.

A Highest and Best Use (HBU) study was undertaken to recommend an appropriate development for the subject lands. The proposed design provides a density of 732 units per hectare and includes two mixed use buildings with ground floor commercial and non-residential uses and heights up to 30 storeys. The lands are within a large Strategic Growth Area of the City that runs along Highway 400 and are directly adjacent to existing commercial and institutional uses to the north, east and west and Highway 400 to the south. The proposed development would be considered compatible with the surrounding mixed uses and the proposed and existing uses in the area would be supported by the new proposed residential units. The proposed design supports the

SGA policies which encourage a mix of uses including higher density residential to support a complete community. Studies will be completed as part of a future Site Plan application to ensure the proposed design will be compatible with the adjacent uses including Highway 400 and other existing employment and commercial uses in the surrounding area.

Development policies in Section 2.6.8.3 require that buildings within the SEED designation are designed to a high architectural standard and integrate well with adjacent areas as per Section 3 (Urban Design) policies of the Plan. The height of buildings generally should be limited to 6 storeys; however, mixed use buildings with upper floor residential uses may be permitted to exceed the 6 storey limit in accordance with the Zoning By-law. Development with a residential component shall have a minimum residential density of 50 units per hectare. The Official Plan Amendment application proposes adding a Defined Policy Area to Section 2.8 to permit heights of up to 30 storeys in order to facilitate the highest and best use of the subject lands. The proposed Zoning By-law Amendment would re-zone the site as Residential Apartment Dwelling Second Density -2 with Special Provisions - Hold (RA2-2)(SP-664)(H-168) to allow the additional height, increased lot coverage and gross floor area as well as a reduced parking ratio and front yard setback to accommodate the proposed development. The application, as noted, proposes ground floor commercial and non-residential uses with upper storey residential uses at a density that greatly exceeds the minimum requirements. Architectural requirements will be addressed as part of a future Site Plan Application.

Urban Design policies in Section 3.2 strive to create context-appropriate built form and street frontage which engages with and animates adjacent streets and open spaces and appropriate transitions between existing and planned land uses. Height and density are built form characteristics, that are interrelated and proposed developments must seek a balance that is context sensitive. Direction is provided to ensure high-quality urban design is achieved without overdevelopment that is excessive and undesirable or results in negative impacts to site functionality or adjacent properties. Finally, policies strive to ensure the development of complete neighbourhoods through design that contributes to diversity of uses, open spaces and housing types and connectivity to transit and active transportation networks and community spaces.

The HBU study concluded that the proposed development would be appropriate if the surrounding area is planned holistically for intensification with community infrastructure and improvements to the public realm. Highway 400 provides a natural barrier to the south and the surrounding lands have potential for more intensive redevelopment that would be compatible with the proposed design. Podiums of 4 to 6 storeys, setbacks from property lines and between towers as well as step-backs have been incorporated into the site design which will facilitate built form transition between the subject lands and adjacent properties. The proposed future development of the site generally is compatible with the existing and future uses in the area and is in general conformity with the policies in Sections 2.6.8 and 3.2 which guide development on the subject lands and provide urban design and transition policies. Finally, by maximizing the use of the lands, a maximum number of residential units will be created and, thereby, accommodate future growth projected for the City. Design requirements will be further addressed as part of a future Site Plan Application should the amendment be approved.

## **PART B – THE AMENDMENT**

### **DETAILS OF THE AMENDMENT**

The Official Plan of the City of Barrie is hereby amended as follows:

1. Section 2.8 Defined Policy Area is amended by adding the following text:

#### **Section 2.8.X 29 and 35 Sperling Drive**

Notwithstanding Section 2.6.8.3 of this Plan, the lands known municipally as 29 and 35 Sperling Drive, are permitted to have a maximum height of 30 storeys for mixed use development.

2. Map 2 – Land Use is hereby amended by adding “See Policy 2.8.8” to the lands known municipally as 29 and 35 Sperling Drive.

### **IMPLEMENTATION**

Subsequent to the adoption of this Amendment, an implementing Zoning By-law to rezone the lands from “Highway Industrial (HI)” to “Residential Apartment Dwelling Second Density-2 with Special Provisions – Hold (RA2-2)(SP-664)(H-168) will be presented to Council in accordance with the proposed Amendment.

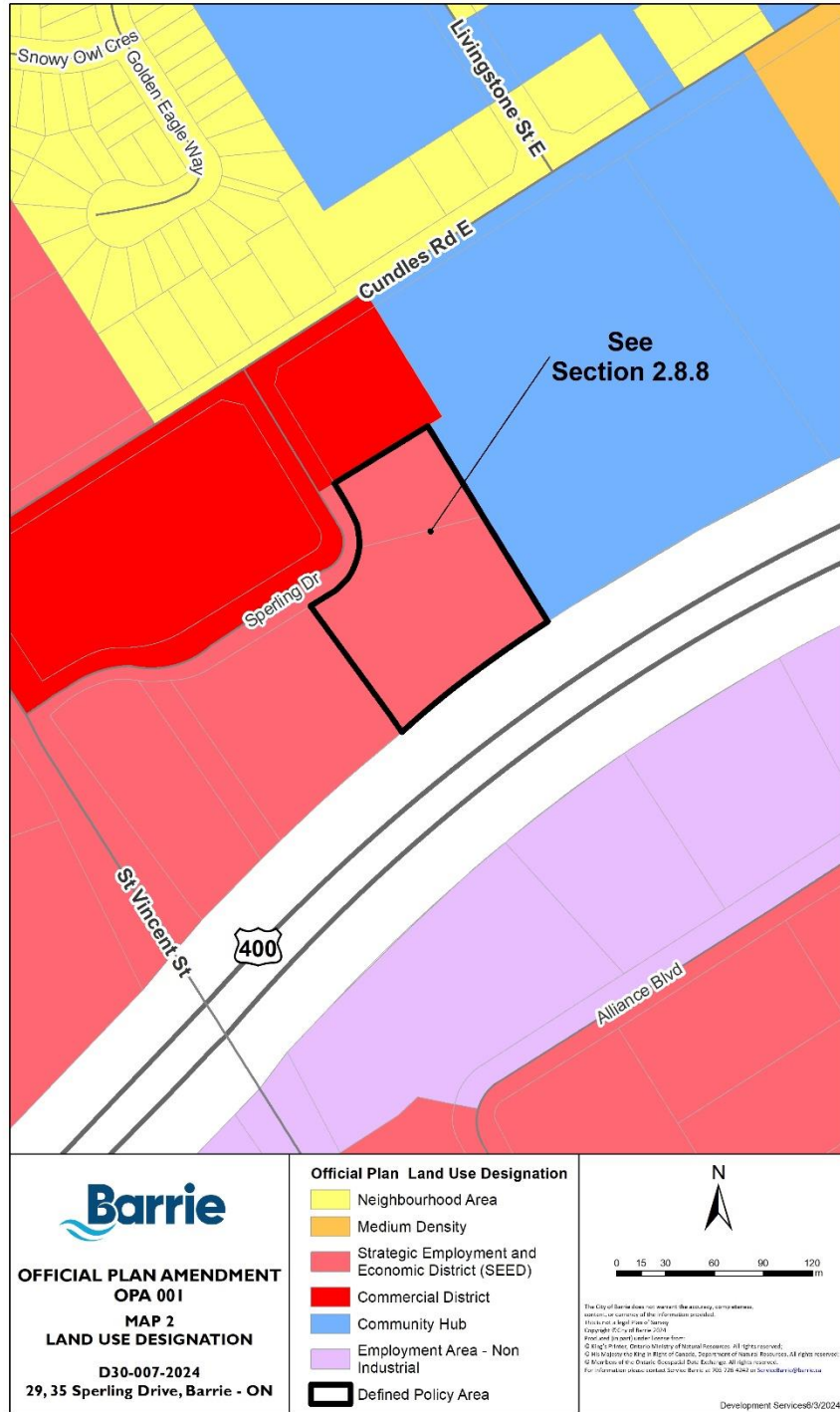
In addition, Site Plan Control will be required to ensure the proposal will integrate appropriately into the existing and future uses on the adjacent lands and in the surrounding area.

### **INTERPRETATION**

The remaining provisions of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

**Schedule A**

**to attached Official Plan Amendment No. 001**



**PART C – THE APPENDIX**

**RECORD OF COUNCIL ACTIONS**

1. On May 29, 2024, a Public Meeting was held for the proposed Official Plan Amendment and Amendment to the Zoning By-law applications at the Affordability Committee Meeting.
2. On June 12, 2024, General Committee received Staff Report DEV025-24 and accepted the recommendation of staff to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law to permit up to 30 storeys in height on the subject lands.
3. On June 19, 2024, Council ratified the decision of General Committee to approve the applications for Official Plan Amendment and Amendment to the Zoning By-law as recommended by staff in Staff Report DEV025-24 (24-G-157).