



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

SECOND PUBLIC MEETING - CITY-INITIATED PROPOSED AMENDMENT TO THE OFFICIAL PLAN 2051 TO BE CONSISTENT WITH THE PROVINCIAL PLANNING STATEMENT (MAY 2024) (FILE: D30-001-2025)

The purpose of the Public Meeting is for a City-initiated amendment to the Official Plan 2051 (May 2024) to be consistent with the Provincial Planning Statement, 2024 (PPS 2024), which came into effect on October 20, 2024. The Official Plan is the policy document that directs the future use of land, development, infrastructure and community building within the City, and it is required to be consistent with provincial planning legislation. PPS 2024 replaces the Provincial Policy Statement, 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan).

An initial public meeting was held on February 26, 2025, followed by Staff Report DEV009-25 on March 19, 2025. By direction 20-G-054, General Committee referred the report back to staff for additional consultation, with particular regard to the impact of the change to the uses permitted in the City's current Employment Area.

Revisions to the original draft Official Plan Amendment include a new Service Industrial designation, in addition to the previously proposed Business Commercial designation, and modifications to the text related to Employment. These changes require a second public meeting for this City initiated Official Plan Amendment.

The initial proposed Official Plan Amendment contemplated replacing the existing Employment Area - Non-Industrial designation with a new designation called Business Commercial. The draft Official Plan Amendment now proposes the introduction of two new designations for lands currently identified in the Employment Area that no longer meet the definition of Employment Area as amended by the PPS 2024 but continue to generate employment in the City. The proposed amendments to the Official Plan include:

- Aligning the definition of Employment Area with the PPS 2024, meaning those areas are designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses, and ancillary facilities;
- Adding new land use designations, Business Commercial and Service Industrial, intended to recognize lands that no longer meet the definition of Employment Area, and includes institutional, industrial, offices and commercial uses in association with or contributing to a primary employment use; and,
- General wording revisions to all sections of the plan that reference the PPS 2020 and the Growth Plan.

Presentation by Celeste Kitsemetry, Supervisor of Growth Management of Development Services Department

Attachments:

PM Notice - City's OPA for PPS 2024

PM Presentation - City's Official Plan Amendment for PPS 2024

PM Memo - City's OPA for PPS 2024

Appendix A - OPA D30-001-2025 Draft Text for Employment Only.docx

Appendix B - MAP 1 - Community Structure - Employment Area Changes_Draft

Appendix C - MAP 2 - Proposed EmploymentChanges_Draft2 FINAL.pdf

Appendix D Proposed Use Permissions New Draft Zoning Bylaw Categories

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.

