
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 8

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
B. ARANIYASUNDARAN, P. ENG., PMP
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 447, 449, 451, 453, 455 YONGE STREET

DATE: MARCH 22, 2023

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 Barrie Yonge Developments GP Inc. The subject lands are known municipally as 447, 449, 451, 453, 455 Yonge Street and are legally described as Lots 26 to 30, Registered Plan 885 in the City of Barrie. The subject lands are located on an identified Intensification Corridor pursuant to Schedule “I” of the City of Barrie Official Plan – Intensification Areas.

The Zoning By-law Amendment application proposes to amend the zoning on the subject lands from ‘Residential Single Detached Dwelling First Density’ (R1) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 177 dwelling units, 572 square metres of ground floor commercial space, and 205 parking spaces to service the development (see Appendix “A” – Conceptual Site Plan). Parking is being provided at a ratio in accordance with the Zoning By-law.

The complete submission package is available for viewing on the City’s [Proposed Developments](#) webpage under [Ward 8 – 447, 449, 451, 453, 455 Yonge Street](#).

Background

The subject lands are rectangular in shape and are located at the southeast corner of the intersection of Maclaren Avenue and Yonge Street. The subject lands are designated ‘Residential’, on Schedule ‘A’ – Land Use Plan in the City of Barrie Official Plan and are located on an identified Intensification Corridor pursuant to Schedule “I” – Intensification Areas. They are currently zoned ‘Residential Single Detached Dwelling First Density’ (R1).

The land comprises 5 lots currently occupied by single detached dwellings, for which demolition permits will be obtained by the applicant. The site is 0.55 hectares in size with approximately 91.4 metres



of flankage along Yonge Street and 60.9 metres of frontage on Maclaren Avenue [see Appendix “B” – Proposed Development Concept Rendering (From Northwest View)].

The subject development application is being reviewed concurrently with an additional development proposal (File: D30-040-2022 – 427, 429, 431, 435, 437 Yonge Street) by the same owner, Barrie Yonge Developments GP Inc., located at the northeast corner of Maclaren Avenue and Yonge Street. A rendering detailing both proposals is attached as Appendix “C” – Proposed Development Concept Rendering (From West View).

The subject application was submitted to the City and deemed complete on January 10, 2023. Notification of the 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 been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A combined Neighbourhood Meeting was held on May 4, 2022 for the subject application and the proposed development to the north. The meeting was attended by approximately 36 residents, Ward 8 Councillor, Jim Harris, the applicant’s planning consultant, the owner of the property, and City Planning staff. The comments from residents concerning the proposed development are summarized as follows:

- Traffic concerns regarding increased traffic utilizing the intersection at Yonge Street and Maclaren Avenue;
- Concerns were expressed regarding the provision of adequate parking within the development so as to avoid on street parking on adjacent residential streets;
- Privacy concerns and shadowing impacts on abutting single detached residential properties on Tomlin Court as it relates to the proposed height of the building;
- Concerns related to insufficient amenity areas being provided within the proposed development and the potential impacts to existing parks and amenity spaces in the area;
- Potential impacts to adjacent properties as it relates to groundwater and stormwater management; and
- Residents asked if affordable units will be included within the development.

Concept Plan Revisions

Previous concept plans have been reviewed by Planning staff prior to the current proposal being submitted for consideration (see Appendix “D” – Neighbourhood Meeting - Preliminary Conceptual Site Plan). The applicant has made changes to the original concept plan submitted to address staff’s comments, and to address feedback received through the Neighbourhood Meeting process. These changes include:

- An alternative built form has been provided; the current proposal no longer includes town home units within the rear yard area adjacent to the single detached residential properties on Tomlin Court. This has resulted in an overall unit increase from 171 units to 177 units;

- A reduction in height from eight (8) storeys to seven (7) storeys, including altering the building footprint to provide an appropriate street edge to match the adjacent proposal at 427, 429, 431, 435 and 437 Yonge Street to frame the intersection;
- Increasing and maintaining a minimum 3.4 metre wide landscape buffer adjacent to the existing single detached residential properties located on Tomlin Court in order to maintain a greater amount of the existing vegetation; and
- Parking is being proposed at a ratio that meets the requirements of the Zoning By-law (Residential: 177 required, 186 provided and Commercial: 19 required, 19 provided).

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 177 dwelling units (321 units per hectare), 572 square metres of ground floor commercial space, and 205 parking spaces to service the proposed development. The surface parking is proposed to be screened in accordance with the Zoning By-law with a 3.4 metre wide landscape buffer area and a 2.0 metre tall tight board wooden fence. No reduction in required parking or landscaped buffer area required to screen the parking area has been requested. In order to accommodate the development as proposed, the following site-specific provisions have been requested identified in the table below:

Zoning Standard	Required by Zoning By-law 2009-141	Proposed
Front yard for Zoning Purposes	Maclaren Avenue	Yonge Street
Front Yard Area	Shall be fully paved	Soft landscaping including grass
Side yard Setback	Minimum 3.0 metres	0.0 metres to daylight triangle
	Maximum 3.0 metres	Maximum 5.5 metres
Parking Structure Setback	Minimum 1.8 metres	Minimum 0.7 metres
Lot Coverage for Required Parking	35% Maximum	Maximum 35.9%

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review by Planning Staff and the City's Technical Review Team. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for Council's consideration. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the proposed density and height, impacts on and compatibility with the surrounding uses, and integration of the proposed development into the existing neighbourhood;
- Justification and appropriateness of the requested site-specific provisions;
- Analysis of intensification targets;
- Site servicing, drainage and grading associated with the proposed development;
- Traffic impacts/calming as a result of the proposed increase in density in the area and pedestrian safety; and,
- The efficient use of land and resources that optimize the use of existing and planned services and infrastructure.



DEVELOPMENT SERVICES MEMORANDUM

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2022
Pending #:

Next Steps

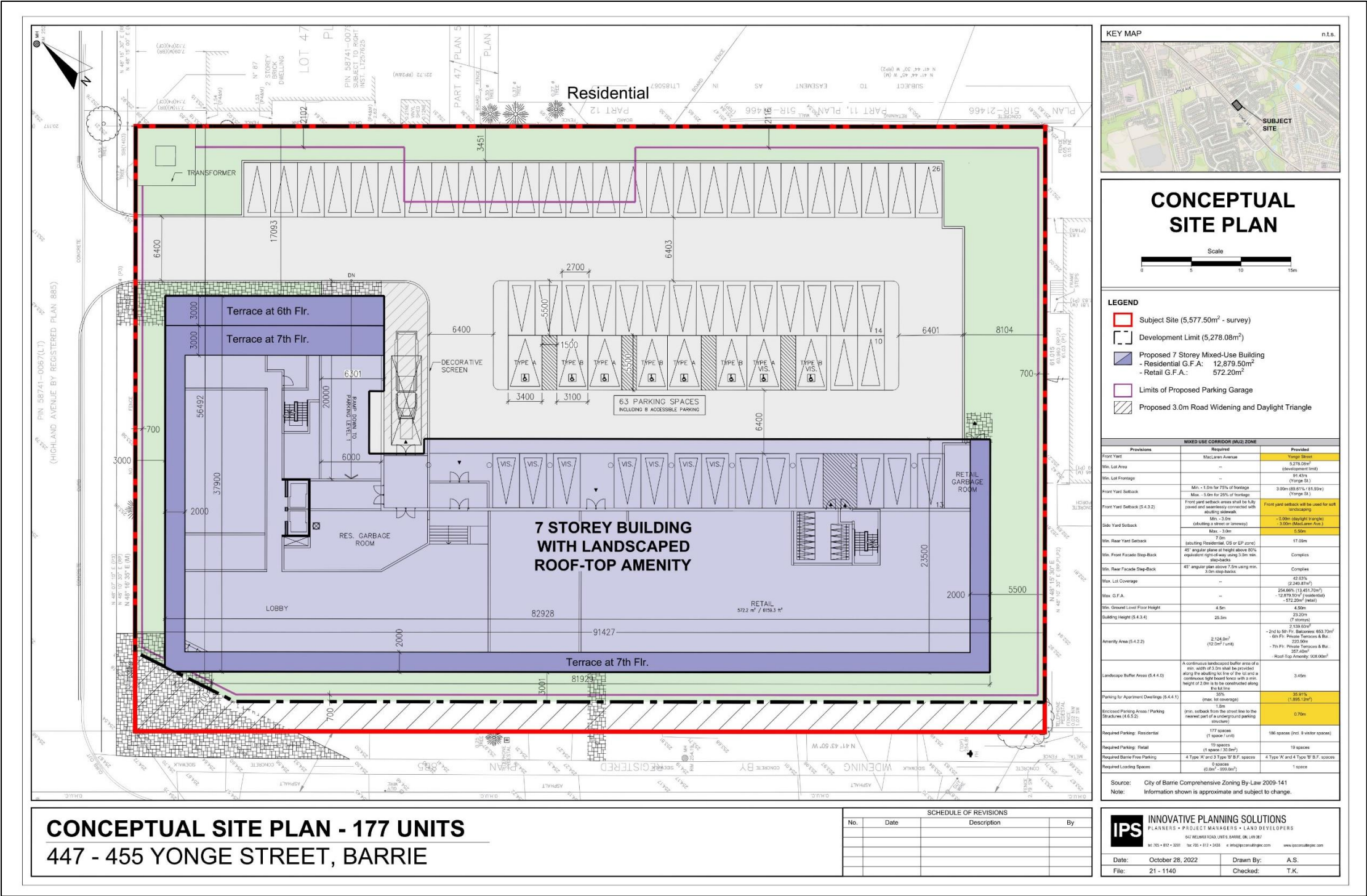
Staff will continue to work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of these applications.

A staff report is anticipated to be brought forward in the second quarter of 2023 for consideration of the proposed Zoning By-law Amendment application. Should Council approve the proposed Zoning By-law amendment, a subsequent application for site plan control would be required to facilitate the development.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca

Attached: Appendix "A" –Conceptual Site Plan
 Appendix "B" – Proposed Development Concept Rendering (From Southwest View)
 Appendix "C" – Proposed Development Concept Rendering (From West View)
 Appendix "D" - Neighbourhood Meeting – Preliminary Conceptual Site Plan

APPENDIX "A"
Conceptual Site Plan



APPENDIX “B”
Proposed Development Concept Rendering (From Northwest View)

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All work to be carried out in accordance with the Code and rules of the applicable building authorities.

The Designer of these plans and specifications, plans, and drawings is not responsible for any errors or omissions in the drawings. The Designer shall not be responsible for any errors or omissions in the drawings. The Designer shall not be responsible for any errors or omissions in the drawings.

notes:

revisions: m.d.yr

architectural team : mark zwicker

project: 455 Yonge St
Barrie, ON L4N 4E1

render

dec. 06.22
nts
21-48
hs

date:
scale:
project:
drawn by:

drawing number: A410

Appendix “C”
Proposed Development Concept Rendering (From West View)

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Drawings are not to be used for construction. Contractors to verify all existing conditions and dimensions before construction. The architect shall not be responsible for the construction of the project.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in accordance with the Code and Rules of the applicable governing jurisdiction.

The Designer, of these plans, and specifications, does not, however, or representative to any person other than the contractor of the responsibility to them, all contractors, in accordance with the terms of the contract, shall be responsible for the construction of the project.

notes:



revisions: m.d.yr

architectural team:
mark zwicker



project:
427 Yonge St
Barrie, ON L4N 4E1

render

dec. 06.22
1:150
21-47
nb

date:
scale:
project:
drawn by:



project north

drawing number:
A411

PROPOSAL — 447-455 Yonge St