



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda

Affordability Committee

Wednesday, May 28, 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 May 28, 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 A ZONING BY-LAW AMENDMENT - 545 - 565 BIG BAY POINT ROAD, 207 - 209 MONTGOMERY DRIVE, 200 - 210 BERTHA AVENUE, AND 218 ASHFORD DRIVE (WARD 9)**

The purpose of the Public Meeting is to review a revised application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Big Bay Twins Ltd., for a Zoning By-law Amendment to permit two (2) 6-storey, residential apartment buildings with 468 purpose-built rental units. The lands are known municipally as 545 - 565 Big Bay Point Road, 207 - 209 Montgomery Drive, 200- 210 Bertha Avenue, and 218 Ashford Drive Barrie.

Phase 1 of the site is approximately 1.16 hectares in size and located on the south side of Big Bay Point Road, between Montgomery Drive and Ashford Drive. The property has a frontage of 180.93 metres on Big Bay Point Road, 58 metres on Montgomery Drive and 57.96 metres on Ashford Drive. Phase 2 is approximately 1.05 hectares in area with frontage of 53.25 metres along Ashford Drive, 51.58 metres along Montgomery Drive and 192.0 metres along Bertha Avenue. The surrounding uses of the subject property include single detached residential dwellings to the north and south, Painswick Park to the east, and single detached residential dwellings that back onto a commercial plaza fronting Yonge Street to the west.

The application is intended to amend the current zoning from Phase 1 lands from

'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling Second Density-1 with Special Provisions' (RA2-1) (SP-XXX) including the following:

Zoning Standard	Required by Zoning By-law 2009-141 (RA2-1)	Proposed Zoning Standard (RA2-1) (SP-XXX)
Front Lot Line	For a corner lot, the shorter lot line	Big Bay Point Road
Front Yard Setback to Dwelling Unit (min.)	7m	4m
Side Yard Setback (min.)	Where abuts a street: 3m Otherwise: 5m	Abutting a Street: 1.8m
Landscaped Open Space (min.)	4,071.87 m ² 35%	2,681.5 m ² 23%
Lot Coverage (max % of lot area)	4,071.87 m ² 35%	5,630.38 m ² 48.39%
Gross Floor Area (max % of lot area)	23,267.84 m ² 200%	26,992.8 m ² 232%
Parking (min.)	684 (456 x 1.5) 1.5 spaces per unit	336 Spaces 0.9 spaces per unit across the entirety of the property
Amenity Space	12m ² Per Unit	6.5m ² Per Unit
Drive Aisle Width	6.4m	6m

The Phase 2 lands are proposed to be rezoned from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling Second Density-1 with Special Provision - Hold (RA2-1)(SP-YYY)(H-XX)'.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Krishtian-Tyler Rampersaud, Planner of the Development Services Department.

Attachments: [PM Notice - 545-565 Big Bay Point Road](#)

[PM Presentation - 545-565 Big Bay Point](#)

[PM Memo - 545-565 Big Bay Point Road](#)

[PM Correspondence - 545 - 565 Big Bay Point Road](#)

1.2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 89 BIG BAY POINT ROAD (WARD 8)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions Inc., on behalf of 1417788 Ontario Limited., for a Zoning By-law Amendment to facilitate the change of use of an existing building to a dental office. The lands are known municipally as 89 Big Bay Point Road, Barrie.

The subject lands are approximately 0.43 hectares in size and located on the southeast corner of Big Bay Point Road and Bayview Drive, east of Highway 400. The property has frontage of approximately 50 metres on Big Bay Point Road and flankage of approximately 90 metres on Bayview Drive.

The Zoning By-law Amendment application proposes to amend the 'General Industrial' (GI) zone that applies to the subject lands to 'General Industrial with Special Provisions' (GI)(SP-XXX). The proposed amendment would add "Medical Office" as a permitted use in the (GI)(SP-XXX) zone in accordance with the following special provisions:

General Zoning Standard	Required	Proposed
Minimum Required Parking Aisle Width	6.4 metres	4 metres
GI Zoning Standard	Required	Proposed
Minimum Side Yard Adjoining Street	7 metres	3.5 metres

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Rachel Mulholland, Planner of the Development Services Department.

Attachments: [PM Notice- 89 Big Bay Point Road](#)
[PM Presentation - 89 Big Bay Point Road](#)
[PM Memo - 89 Big Bay Point Road](#)
[PM Correspondence - 89 Big Bay Point Road](#)

1.3

PUBLIC MEETING FOR A PROPOSED EMPLOYMENT DEVELOPMENT LANDS COMMUNITY IMPROVEMENT PLAN (CIP)

The purpose of the Public Meeting is to review a proposed Employment Lands Development CIP to support creating an 'open for business' environment to help encourage job creation by incentivizing development as part of Council's Strategic Priority of An Affordable Place to Live.

The Employment Lands Development CIP is intended to encourage investment in

Barrie's key economic sectors (advanced manufacturing and health and life sciences) in designated employment areas in the city by providing financial incentives and other programs to facilitate development and encourage job creation within the city.

Presentation from representatives of Invest Barrie.

Attachments: [PM Notice - City of Barrie Employment Lands Development CIP](#)
[PM Presentation - Proposed Employment Lands Development CIP](#)
[PM Memo - Proposed Employment Development Lands CIP](#)
[PM Appendix - Draft Employment Lands Development CIP.pdf](#)
[PM Correspondence - Employment Development Lands CIP](#)

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 DATED APRIL 22, 2025.

Attachments: [Heritage Barrie Committee Report 250422](#)

Recommendations:

HERITAGE DESIGNATION PROJECT

1. That the Cultural Heritage Evaluation Summary Report prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) dated October 2024 concerning the Bulk Heritage Designation Project has been evaluated by the Heritage Barrie Committee at their meeting dated April 22, 2025, and deemed to demonstrate that the following properties are of heritage value or interest to the community:
 - a) 14 Cumberland Street
 - b) 84 Cumberland Street

- c) 88 Cumberland Street
- d) 97 Cumberland Street
- e) 250 Dunlop Street West
- f) 90 William Street
- g) 87 Owen Street
- h) 126 Burton Avenue
- i) 22 Granville Street

2. That consent be granted in accordance with Section 29 (1.1) Ontario Heritage Act to proceed with the issuance of the Notice of the Intention to designate 14 Cumberland Street, 84 Cumberland Street, 88 Cumberland Street, 97 Cumberland Street, 250 Dunlop Street West, 90 William Street, 87 Owen Street, 126 Burton Avenue and 22 Granville Street.

MUNICIPAL HERITAGE REGISTER LISTED PROPERTY - 67 MCDONALD STREET

That the property located at 67 McDonald Street be added to the Municipal Heritage Register as a listed property.

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.

