



**DEVELOPMENT SERVICES
MEMORANDUM**

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TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE
FROM: C. KITSEMETRY, RPP, SUPERVISOR OF GROWTH MANAGEMENT
WARD: ALL
NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER
RE: PUBLIC MEETING FOR A NEW COMPREHENSIVE ZONING BY-LAW
DATE: OCTOBER 1, 2024

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding the new proposed Zoning By-law for the City of Barrie. With the final approval of the City’s Official Plan 2051 (May 2024), staff are prepared to move forward with implementing the standards to grow the community as initiated by the Official Plan and follow the guiding principles for the new Zoning By-law as approved by Council on November 8, 2023, by motion 23-G-252.

In addition to the guiding principles outlined in more detail in this memorandum, public engagement, information and communication were key aspects of the process undertaken by staff. The actions taken to date include:

Date	Description
October 20, 2022	Memo to Council advising of the upcoming Public Information Centre (PIC)
November 9, 2022	Virtual Public Information Centre (PIC)
November 10, 2022	In-Person Public Information Centre (PIC)
March 29, 2023	Memo to Council advising on the release of Draft 1 of the Zoning By-law
March 27, 2023	Release of Draft 1 and public comment period
April 19, 2023	In-Person Public Information Centre (PIC)
April 20, 2023	Virtual Public Information Centre (PIC)
June 28, 2023	Memo to Council with a summary of comments on Draft 1 and advising of the release of Draft 2
July 5, 2023	Release of Draft 2 and public comment period
November 1, 2023	Memo to Council advising on comments received on Draft 2
November 1, 2023	Staff Report DEV059-23 - Zoning By-Law Guiding Principles
August 21, 2024	Memo to Council advising of upcoming consultation, release of Draft 3 and statutory consultation period
August 28, 2024	Release of Draft 3 and brochure mail out to all City residents
September 3, 2024	Notice for Open Houses and Public Meeting
Throughout September 2024	Several pop-up events across the City in recreation centres and at events, along with robust social media messages
September 17, 2024	In-Person Open House
September 19, 2024	Virtual Open House
October 1, 2024	Public Meeting, Staff Presentation, Memorandum

Guiding Principles for the New Zoning By-law

The five guiding principles approved by Council on November 8, 2023, by motion 23-G-252 are outlined below with a corresponding comment from staff describing how these principles have been incorporated into Draft 3 of the Zoning By-law:

1. Affordability

- Create a Zoning By-law that expands the number and type of housing units permitted on lots in neighbourhood areas, thereby ending exclusionary zoning (zoning that only allows single detached homes).
- Permit and encourage opportunities for a full range of housing forms, types, and options, including affordable housing and housing with supports.
- Permit the “Missing middle” housing types, such as low-rise buildings, City-wide, in a context sensitive manner.
- Allow more density in neighbourhoods (increase building heights and number of units).
- Draft standards for more as of right permissions.
- Permit more compact communities (smaller setbacks, reduce minimum lot sizes).

Highlights of Draft 3

The new Zoning By-law expands building types in all neighbourhood areas providing more housing options (e.g., single, semi, rowhouses, walk-up apartments and multiplexes) to aid in improving housing affordability. The new by-law permits additional height and density in all neighbourhood areas.

Given that the new Zoning By-law expands the number and type of housing units permitted on lots in neighbourhood areas, we are recommending a change from outdated exclusionary zoning practices.

This draft continues to permit four dwelling units on all residential lands as passed by Council on April 17, 2024, through the city-initiated amendment to the current zoning by-law (2009-141).

2. Compact Communities

- Building types aligned to road classification to encourage walking, cycling and transit use and to support the implementation of the intensification policies of the Official Plan 2.6.1.2 (c).
- Permitting a variety of uses within zones to support walkability, reduce automobile dependency, and create opportunities for connectivity to the local community.
- Integrate standards into zones that can be applied City-wide.

Highlights of Draft 3

Building types permitted in neighbourhood areas have been linked to road classification to tie denser developments to the streets that are equipped to encourage walking, cycling and transit use. Land uses have been expanded to permit a wider variety of uses to support walkability, reduce automobile dependency, and create opportunities for connectivity to the local community.

Overall lot standards and setbacks are smaller allowing for more compact built forms. Zoning standards which were historically only seen in the previous Hewitt's and Salem secondary plans have been applied, where appropriate, City-wide.

3. Appropriate Transition to Lower-scale Neighbourhoods

- Permit new development in built-out neighbourhoods that appropriately respects the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area.
- Permit minimum building heights outlined in the Official Plan in zones at the core of intensification areas, with greater heights to be permitted through a Planning Act approvals process.

Highlights of Draft 3

Design excellence is a founding principle of the Barrie Official Plan, and standards to promote community design excellence are proposed in this By-law to integrate new development into existing communities. By leveraging zoning tools such as window to wall ratios, angular plane, facing distances and step-backs to permit new development that appropriately respects the scale, height and planned function of the immediate area.

The maximum Window to Wall Ratio required for Low-Rise, Mid-rise, High-rise and Flex buildings has been reduced to 60% window to wall ratio for the overall building envelope.

Angular Plane is required for Mid-rise, High-rise and Flex buildings adjacent to a neighbourhood low zone.

Facing Distances have been decreased from Draft 2 and are required for Low-Rise, Mid-Rise, High-Rise, Flex and Cluster Rowhouses on the same property.

Building step backs are proposed between the second and sixth floors on all mid-rise, and high-rise buildings in the Urban Core, Urban Transition and Commercial District zones. Requirements for exterior finishes have been removed in Draft 3, with the exception of the Urban Zone.

4. Modernizing Parking Standards

- Reduce parking minimums across the City allowing for a more effective use of land.
- Provide flexibility in configuring off-street parking.
- Require bike parking.

Highlights of Draft 3

Overall, there has been a reduction of parking minimums across the City and an introduction of parking maximums, to support more effective use of land to allow for less land to be used for parking spaces. With the introduction of shared parking and off-site parking, there is greater flexibility to configure parking.

Draft 3 of the Zoning By-law introduced an additional parking district for the Major Transit Station Areas (MTSA) to reflect the recent provincial changes through Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* which states that there is no minimum parking requirement for lands, buildings or structures within Protected Major Transit Station Areas and Major Transit Station Areas. This is the land surrounding the GO Train stations at Allandale and Barrie South GO.

New to this by-law is a requirement for bicycle parking, visitor parking and electric vehicle ready parking. Bicycle parking is to be provided for buildings having 10 or more dwelling units at a rate of 0.1 spaces per unit, to support the reduction of auto parking requirements and active transportation.

Visitor parking minimum and maximums are prescribed separately from parking requirements to ensure overflow parking is addressed.

There are new standards proposed for all required parking spaces in residential developments to be electric vehicle ready, meaning that the parking space has energized electrical outlets installed at the time of construction that can support Level 2 charging (208-to-240-volt power source with a dedicated circuit up to 60 amps) and 20% of all required parking spaces associated with commercial and industrial uses be electric vehicle ready.

5. Existing Zoning Approvals and Special Provisions

- That, as appropriate, Zoning By-law amendment applications approved prior to the enactment of the draft new Zoning By-law, be carried forward as part of the body of the draft Zoning By-law under a new 'special provisions' section.

Highlights of Draft 3

Through the creation of Draft 3, existing Special Provisions have been reviewed, and some are proposed to be carried forward, as determined by City staff. These will remain separate by-laws, and an overlay included with Draft 3, to illustrate those properties where Special Provisions remain.

Existing approvals have been considered under Section 1.10 *Transition* which allows a grace period for active approved developments to move to the construction phase without needing a zoning review and compliance exercise to get building permits. The timelines for each type of application are based on the sunset clauses that currently exist in the approvals granted by the City to get construction underway.

Next Steps

Following the Open Houses and 'Pop-up' events at City Facilities during the month of September – providing an opportunity for residents to learn more and talk with staff about the new By-law, and the Public Meeting on October 1, 2024, staff will work to address the feedback received throughout the consultation process and draft a final version based on feedback and technical comments. A staff report is expected to be brought forward in early 2025 for Council consideration of the proposed new Zoning By-law. A notice of decision will be issued, and the Ontario Land Tribunal Appeal process is available should stakeholders wish to dispute any section(s) or standards in the Council approved By-law.

City staff welcome the public comments and feedback we have received to date. Updates and next steps will be shared on the Building Barrie site at buildingbarrie.ca/zoning.

Any person wishing further information or clarification regarding the new Zoning By-law can email newzoningbylaw@barrie.ca or contact the Zoning Team directly:

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