

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for an Amendment to the Zoning By-law 461, 463, 465, 467, 471 and 473 Yonge Street
Date	September 10, 2025
Ward	8
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

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 (IPS), on behalf of DBZ Yonge Ltd. The subject lands are legally described as Lots 32 to 37, Registered Plan 885, and are known municipally as 461, 463, 465, 467, 471 and 473 Yonge Street, Barrie.

Overview

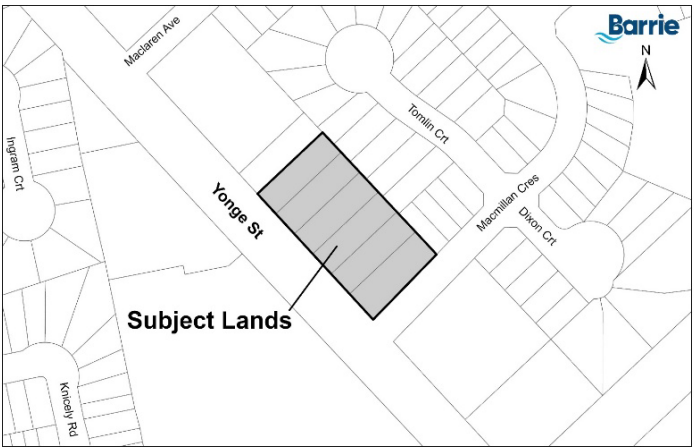
The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The purpose of the amendment is to facilitate a 6-storey, mixed-use development with 233 residential units and 6 commercial units. 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	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

The complete submission package is posted on the **Development Projects** webpage on the City’s website under **Ward 8 – 461-473 Yonge Street** at www.barrie.ca/DevelopmentProjects.

Background

The subject lands are located on the northeast corner of Macmillan Crescent and Yonge Street. The site is approximately 0.67 hectares in size with a frontage of approximately 110 metres on Yonge Street and flankage of 61 metres on Macmillan Crescent.



The subject lands are located along the Yonge Street Intensification Corridor and designated ‘Neighbourhood Area’ in the City’s Official Plan, and are zoned ‘Residential Single Detached Dwelling First Density’ (R1) in Comprehensive Zoning By-law 2009-141.

The subject lands currently contain single detached dwellings that are intended to be redeveloped into a 6-storey, mixed-use building. The surrounding land uses around 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 application was submitted to the City and deemed complete on July 22, 2025. Notification of the filing of a complete application and a public meeting was circulated in accordance with the *Planning Act*. A public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City’s website. The application has been circulated to all applicable City departments and external agencies for review and comment.

The proposed development seeks to provide a total of 233 purpose built rental apartment units consisting of various unit types as follows:

Unit Type	# of Units
1 Bedroom	173
1 Bedroom + Den	18
1 Bedroom/Studio	16
2 Bedrooms	12
3 Bedrooms	14
Total	233

Of the 233 proposed units, 10% of the units are proposed to be affordable units.

The Conceptual Site Plan is attached to this memorandum as Appendix A.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on October 7, 2024. There were approximately forty (40) attendees including Ward 8 Councillor Jim Harris, City Planning staff, and the applicant's consultants in attendance.

Residents expressed concerns about the reduced parking ratio as well as sight triangles, and increased traffic. Residents noted that there is a significant grade difference between the subject lands on Yonge Street and the residential properties on Tomlin Court, which has created concerns such as shadow impact, privacy, groundwater and stormwater management, and building height.

Planning and Land Use Matters Under Review

The application currently under review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the requested site-specific provisions to the City's Comprehensive Zoning By-law to accommodate the proposed development;
- Compatibility with surrounding land uses, including transition to the existing low-rise neighbourhood and anticipated development along Yonge Street;
- Ensuring that the proposal meets the operational standards of all City Service Departments; and,
- Traffic and parking impacts, pedestrian circulation, and site design.

Next Steps

Staff will continue to work with the applicant and members of the public 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 as any comments provided at the Neighbourhood and Public Meetings, 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 the application.

A staff report is anticipated to be brought forward in Quarter 4 of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Daniel Frangione, Planner, at 705-739-4220 ext. 5149

or by email at Daniel.Frangione@barrie.ca.

Appendix:

Appendix A – Conceptual Site Plan

Memo Author:

D. Frangione, Planner, Development Services

File #:

D30-006-2025

Pending #:

Not Applicable

Appendix A – Conceptual Site Plan

