

CITY HALL  
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BARRIE, ONTARIO  
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE  
Planning and Building Services  
"Committed to Service Excellence"

April 12, 2017  
File: D14-1596

**NOTICE OF AN APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW AND  
NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT,  
R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.**

Dear Sir/Madam:

**Re: Amendment to the Zoning By-law – Green Valley Construction Corp., 101 Kozlov Street, Barrie**

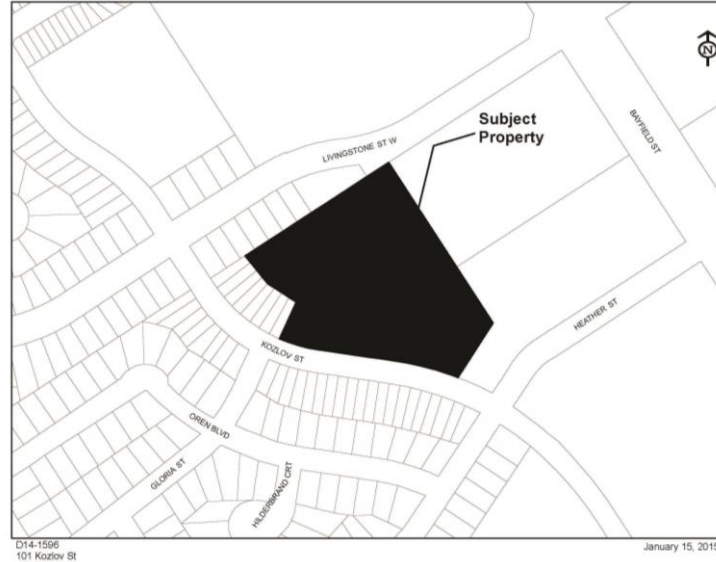
**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, May 8, 2017**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-Law submitted by Zelinka Priamo Ltd. on behalf of Green Valley Construction Corp. The property is legally described as Part of Lot 20, Concession 5 and Part 1, Registered Plan 51R-6468, City of Barrie and is located within the Sunnidale Planning Area. The property is known municipally as 101 Kozlov Street and has a total area of approximately 2.3ha.

The lands are designated Residential Area within the City's Official Plan and are currently zoned Multiple Residential Dwelling Second Density (RM2) in accordance with Zoning By-law 2009-141.

The owner has applied to amend the current zoning of the property from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density Special (RM2-SP) to permit the development of 92 residential units in the form of stacked townhouses in addition to the existing 7-storey (129 units) apartment building on the subject lands. The existing parking area on the site is proposed to be reconfigured and expanded to include a total of 288 spaces on site.

The current RM2 zoning over the subject lands would permit the proposed stacked townhouse use, however it does not permit the existing apartment building on site. The proposed RM2-SP zoning would serve to recognize the existing apartment building as well as the following site specific provisions associated with the proposed stacked townhouse units on site:

	Required (RM2)	Proposed
Density (max.)	53 units per hectare	94 units per hectare
Gross Floor Area (max.)	60%	85%
Building Height (max.)	10m	12m
Height of Stacked Townhouse	3 Storeys	3.5 Storeys (9.6m)
Parking (min.)	1.25 spaces/unit for existing Apartment = 160 spaces 1.5 spaces/unit for proposed stacked townhouse units = 138 spaces TOTAL Required = 298	1.15 spaces/unit TOTAL Proposed = 288



A reduced copy of the plan is attached for your information.

**Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the Planning and Building Services Department during regular office hours at 705-739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter, it should be directed to Legislative and Court Services by **Tuesday, May 2, 2017**. Any person may make representation at the meeting; however, written submissions are encouraged. Notification of the amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

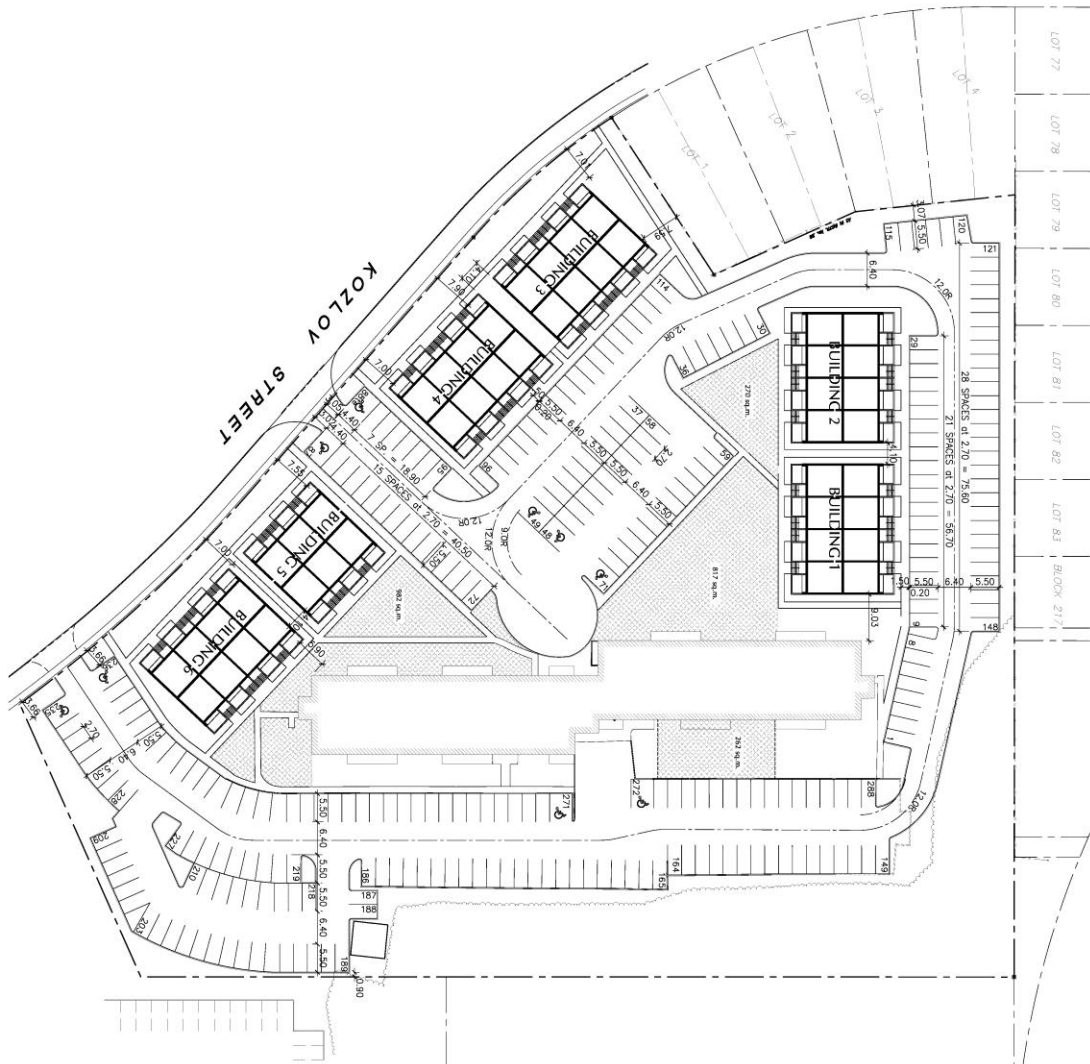
If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Carlissa McLaren, Planner  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5



ZONING - RM-2		
EXCESSIVE APARTMENT UNITS		
= 139 UNITS (7 STOREY BUILDING)		
= 57 UNITS (4 STOREY BUILDING)		
= 57 UNITS (3 STOREY BUILDING)		
= 57 UNITS (2 STOREY BUILDING)		
= 57 UNITS (1 STOREY BUILDING)		
REGULATION	REQUIRED	PROPOSED
LOT AREA	720 sq.m.	21,681.39 sq.m.
LOT FRONTAGE	21.0 m	162.02 m
FRONT YARD	7.0 m	9.18 m
REAR YARD	1.8 m	25.34 m
REAR YARD	7.2 m	42.31 m
MINIMUM LANDSCAPE OPEN SPACE	1.0% (7.20 sq.m.)	214.51 sq.m.
MAXIMUM GROSS FLOOR AREA (ESTIMATED FOR ADVANTAGE)	60,000 (14,200 sq.m.)	134,128 sq.m.
HEIGHT OF BUILDING (ESTIMATED FOR ADVANTAGE)	10.0 m	20.0 m
PARKING	1.8 SPACES / 11.0 UNIT = 146 SPACES	1.25 SPACES / 1.0 UNIT = 275 SPACES

SITE PLAN - OPTION 'B'

STACKED BACK TO BACK  
TOWNHOMES

**REID'S HERITAGE HOMES LTD.**

RR 22 CAMBRIDGE ONTARIO N3C 2V4 PHONE 519 656-6656 FAX 519 654-9746

100 Kozlov Street  
BARRIE, ONTARIO

Des. By: KSR  
Folder:  
File: SITEPLAN  
Scale: 1:400  
Date: NOVEMBER 2016  
Last Rev:

Architectural  
and  
Graphic  
Design  
Department