
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: K. RAMPERSAUD, PLANNER, EXT. 5149

WARD: 2

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
22, 28, 34 VESPRA STREET AND 97 AND 101 BRADFORD STREET**

DATE: NOVEMBER 27, 2024

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 Weston Consulting, on behalf of Black Creek Vespra GP Inc. The Public Meeting for this application was originally scheduled for October 23, 2024, but has been rescheduled to November 27, 2024.

The subject lands are legally described as Lots 11 and 12, Plan 22 in the City of Barrie, and are municipally known as 22, 28, 34 Vespra Street and 97 and 101 Bradford Street.

The Zoning By-law Amendment application proposes to amend the 'General Commercial' (C4) zone that applies to the subject lands in the City of Barrie Zoning By-law 2009-141. The proposed Zoning By-law Amendment will rezone the entirety of the subject lands to 'Central Area Commercial with Special Provisions' (C1)(SP-XXX). The purpose of the amendment is to facilitate the construction of a 36-storey mixed use development, including a 5-storey podium and above ground parking. The proposed development will consist of 462 units with 374m² of commercial/retail space along the ground floor fronting Bradford Street. The unit breakdown for the residential portion is as follows:

- One Bedroom – 371 Units
- Two Bedroom – 53 Units
- Three Bedroom – 38 Units

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 2 – 22, 28, 34 Vespra Street and 97 & 101 Bradford Street](#).

Background

The subject lands are located at the northeast corner of the Bradford Street and Vespra Street intersection. The subject lands are composed of an assembly of four (4) parcels.

The subject lands are occupied by single detached dwellings, except for 97 Bradford Street which is occupied by a Tire Repair shop.

The lands are located with the Urban Growth Centre as identified on Map 1 and are designated 'High Density' on



Map 2 of the City’s Official Plan and are zoned ‘General Commercial’ (C4) in the Comprehensive Zoning By-law.

The application was submitted to the City and deemed complete on October 2, 2024. Notification of the filing of a complete application and 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 also been circulated to all applicable City departments and external agencies for review and comment.

The Proposed Site Plan is attached to this memorandum as Appendix “A” as well as the Conceptual Building Elevations in Appendix “B”.

Zoning By-law Amendment – Site-Specific Provisions

The Subject Lands are currently zoned ‘General Commercial’ (C4), and a Zoning By-law Amendment is required to rezone the entirety of the Subject Lands to ‘Central Area Commercial with Special Provisions’ (C1)(SP–XXX) to permit the proposed use and implement appropriate site-specific development standards that will allow the site to develop as proposed. The following table outlines the proposed site-specific exceptions that are required:

Proposed Site-Specific Zoning Provisions – 22, 28, 34 Vespra Street and 97 & 101 Bradford Street

Zoning Provision	C1 – Central Area Commercial	Proposed
Gross Floor Area (Max % of Lot Area)	600%	741%
Building Height (Max)	15m	122m
Parking - Residential Dwelling(s) in the Urban Growth Centre	1 Space/Dwelling Unit	0.69 Spaces/Dwelling Unit

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on November 28, 2023. There were approximately thirty-four (34) attendees, including Ward 2 Councillor Craig Nixon and City Planning staff.

Comments and concerns were provided by residents at the meeting and the matters under review include:

- Parking and how the parking ratio will affect the final parking supply that is made available;
- Concerns regarding traffic that will result in the development;
- Building Height and how it will fit into the character of the existing neighbourhood; and,
- Concerns about the proposed increase in density, gross floor area and associated privacy concerns for adjacent properties.

Planning and Land Use Matters Under Review

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Policy and the City’s Official Plan and Zoning By-law.
- Potential impacts on the development due to the proximity of Bunkers Creek and the associated floodplain.
- Site servicing, grading, and stormwater management as it relates to conformity with City standards.
- Traffic impacts, environmental concerns, pedestrian circulation and access, and site design.



DEVELOPMENT SERVICES MEMORANDUM

Page: 3
File: D30-018-
2024
Pending #:

-
- Justification and appropriateness of the requested site-specific provisions.
 - Compatibility and consistency of the proposed development with the existing and anticipated development in the area.

Next Steps

Staff will work with the applicant 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.

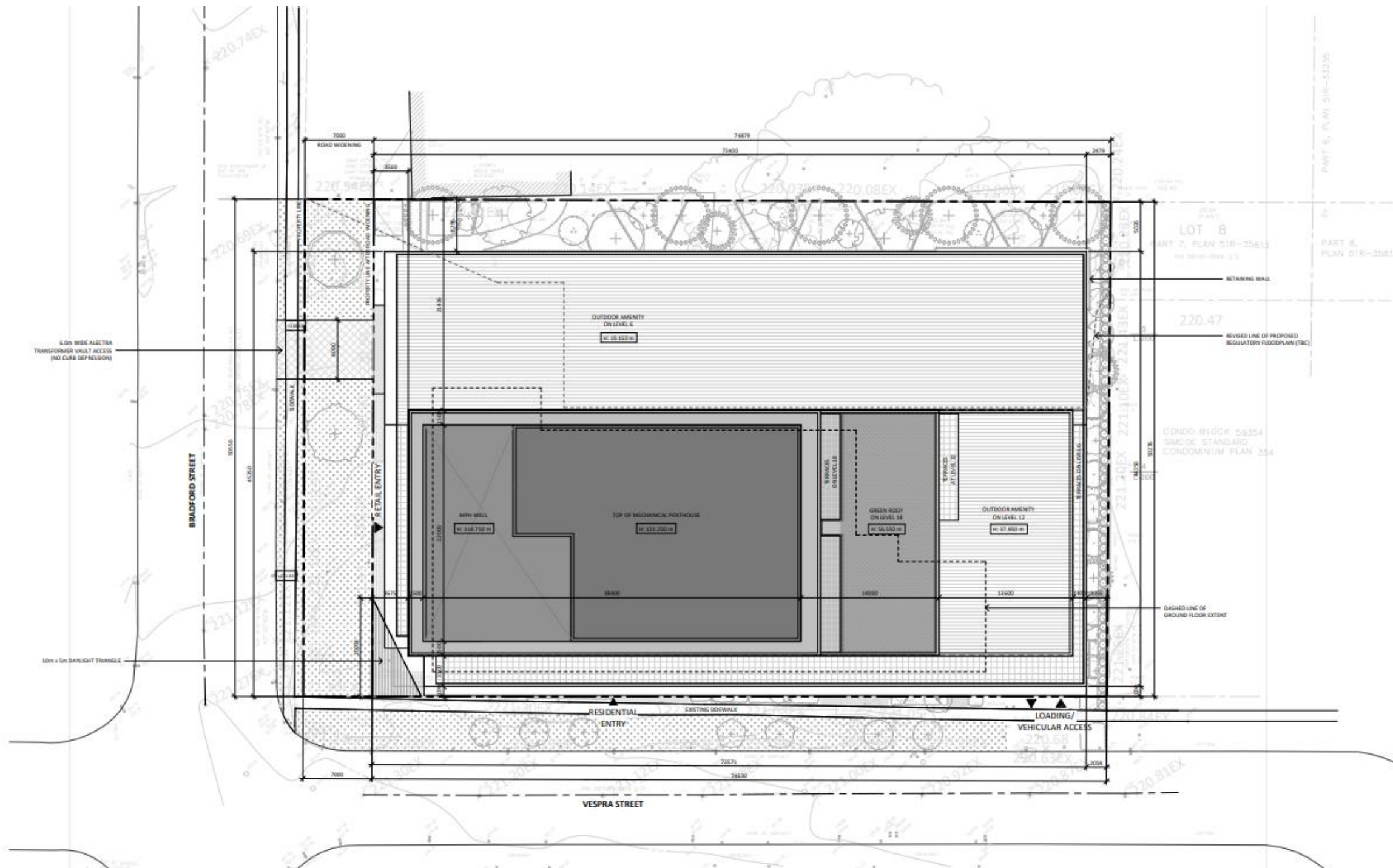
A staff report to the General Committee is anticipated to be brought forward in Q1 of 2025 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact Krishtian Rampersaud, Planner, at 705-739-4220 ext. 5149 or by email at krishtian.rampersaud@barrie.ca.

Attached: Appendix "A" – Proposed Site Plan
 Appendix "B" – Conceptual Building Elevations

APPENDIX "A"

Proposed Site Plan



APPENDIX "B"

Conceptual Building Elevations



1 SOUTH WEST VIEW AT CORNER OF BRADFORD ST AND VESPRA ST



2 NORTH WEST CORNER



3 NORTH EAST CORNER



4 SOUTH EAST CORNER