



## **VICTORIA VILLAGE**

54 & 76 ROSS STREET, 150 TORONTO STREET & 61  
WELLINGTON STREET WEST  
CITY OF BARRIE

### ***ZONING BY-LAW AMENDMENT APPLICATION***



Public Meeting  
March 2, 2023

## History

Victoria Village has a rich past in the City of Barrie. With its roots being the site of the original Royal Victoria Hospital, Victoria Village has touched the lives of so many people living in Barrie.

The City helped create the concept of Victoria Village and a new, not-for-profit organization was created. In 2003, Victoria Village opened to include:

- 128 Long-Term Care beds
- 57 Life Lease units
- 15,000 square feet of commercial space

## Vision

To transform our community by celebrating the ageless spirit of people

## Mission

Victoria Village is a vibrant community providing person-centred care with the goal of an individualized aging experience

# Application Background

Masterplan First Phase: Victoria Village has been approved by the Province to build 128 additional Long-Term Care beds on the current site.

Demand for Long-Term Care (LTC) beds in Barrie has never been greater. Victoria Village currently has more than 600 seniors on the waiting list for LTC beds, a waiting period of over five years.

ZBA application represents an important component of developing the entire masterplan beyond LTC.

Cohesive zoning is a standard requirement for grant applications. This application enables Victoria Village to apply for additional grants to ultimately provide additional LTC beds.



## Victoria Village Overview

### 54 Ross Street

- Area: 4608 m<sup>2</sup> (0.46 ha)
- Frontage:
  - 71.8m (Ross Street)
  - 103.2m (Toronto Street)

### 76 Ross Street

- Area: 16 551 m<sup>2</sup> (1.7 ha)
- Frontage:
  - 155.5m (Ross Street)
  - 20.1m, 32.6m (Toronto Street)

### 61 Wellington Street West

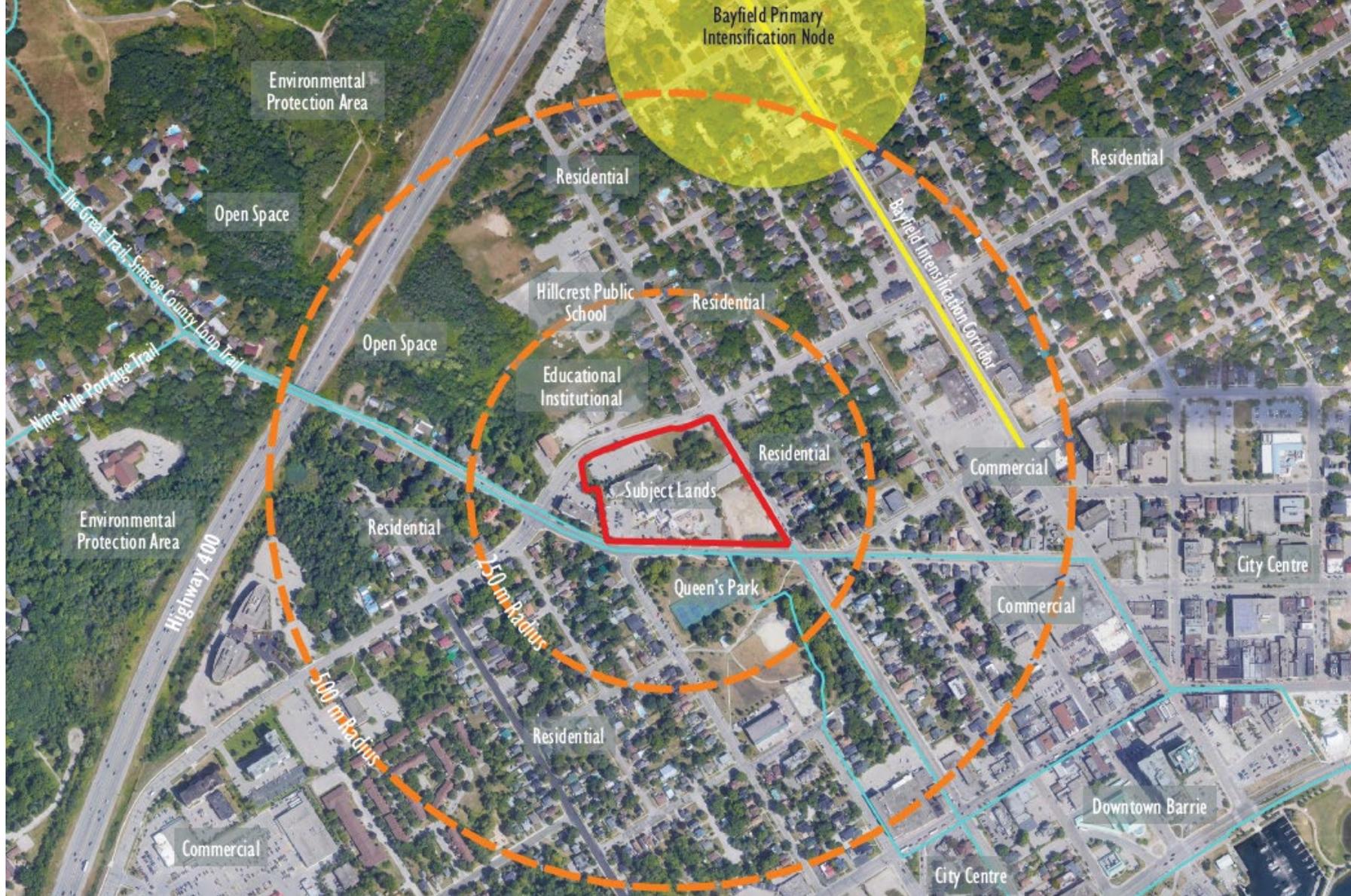
- Area: 5033 m<sup>2</sup> (1.7 ha)
- Frontage:
  - 11.6m (Toronto Street)
  - 186.3m (Wellington Street West)

### 150 Toronto Street

- 1012 m<sup>2</sup> (0.10 ha)
- Frontage: 20.2m (Toronto Street)

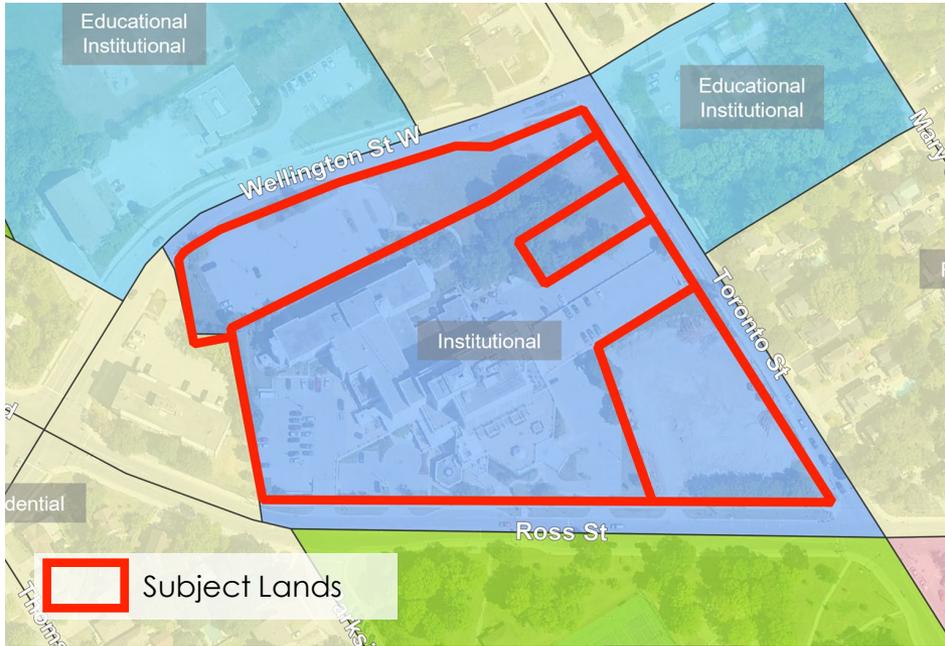


# Existing Site Conditions



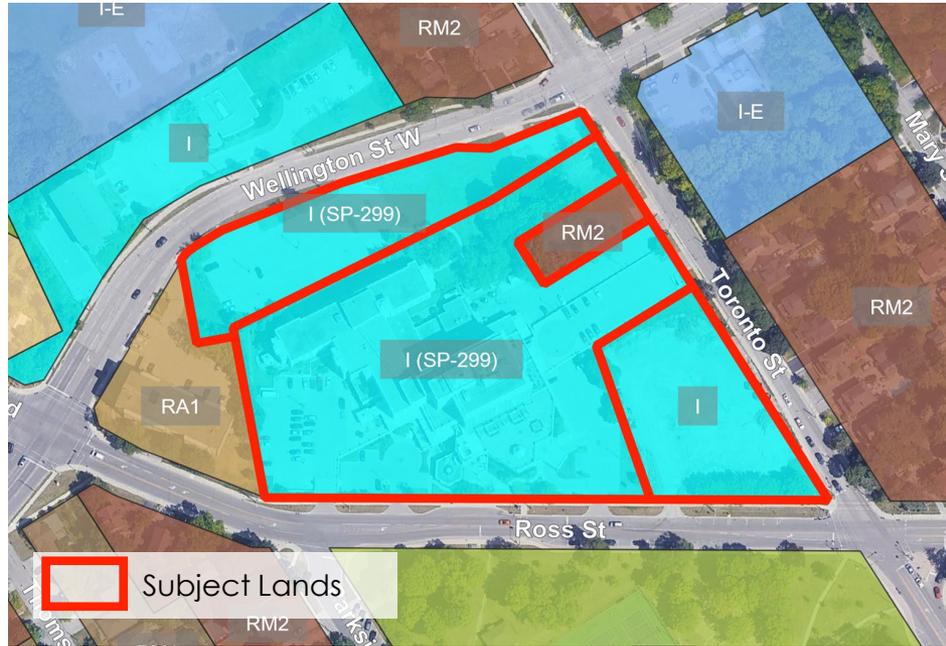
# Surrounding Uses

# Land Use Designation



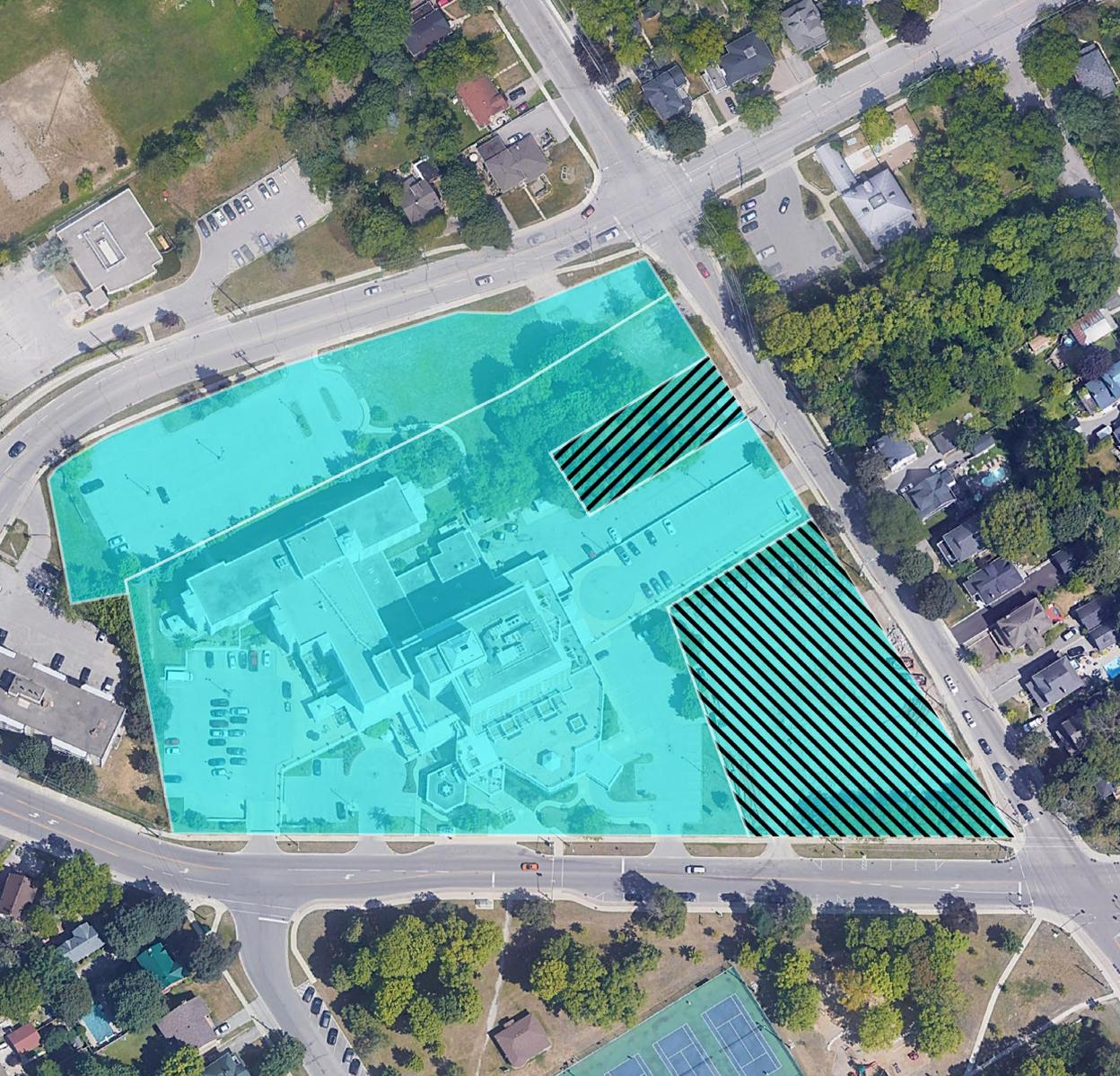
- Institutional
- Educational Institutional
- Residential
- Open Space
- City Centre

# Zoning



- I** – Institutional
  - I-E** – Educational Institutional
  - OS** – Open Space
  - R2** – Residential Single Detached Dwelling Second Density
  - RM1** – Residential Multiple Dwelling First Density
  - RM2** – Residential Multiple Dwelling Second Density
- SP-299** provides for additional uses (apartment dwellings, etc.) and increased maximum building height

# Designation and Zoning



**I-SP299** zone with amendments to provided Special Provisions



Lands rezoned from **RM2** zone to **I-SP299** zone



Lands rezoned from **I** zone to **I-SP299** zone



# Zoning By-law Amendment

# Zoning Provisions

Provision		I-SP299	Proposed
Lot Area (min.)		1500m <sup>2</sup>	1500m <sup>2</sup>
Lot Frontage (min.)		30m	30m
Front Yard (min.)		7m	0m
Side Yard (min.)		5m	0m
Side Yard Adjoining	Res. Zone (min.)	9m	9m
	Street (min.)	7m	7m
Rear Yard (min.)		7m	7m
Rear Yard Adjoining	Res. Zone (min.)	9m	9m
	Street (min.)	7m	7m
Lot Coverage (max.)		35%	35%
Landscaped Open Space (min.)		35%	35%
Building Height (max.)		39.5m	39.5m
Permitted Uses			Added Low-Rise Residential Built Form



# Supporting Studies and Technical Reports

- Affordable Housing Report
- Archaeological Assessment – Stage 1 & 2
- Functional Servicing Report
- Planning Justification Report
- Shadow Study
- Block & Context Plan
- Topographic Survey
- Traffic Impact Brief
- Tree Preservation Plan/Inventory
- Urban Design Report

Additional reports to be provided at Site Plan Approval Stage

- Permits proposed development that will provide 128, much needed Long-Term Care beds to the City
- Represents progression of the Victoria Village Masterplan
- Contributes to City intensification and redevelopment objectives
- Provides efficient use of vacant lands and existing infrastructure
- Consistent with Provincial and local planning policies and represents good planning



# Conclusion



**THANK YOU**

