



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Affordability Committee

Thursday, March 2, 2023

5:30 PM

Council Chambers/Virtual Meeting

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001* which provides for ELECTRONIC and/or IN-PERSON participation.

1. PUBLIC MEETING(S)

Public Meetings are held ELECTRONICALLY and IN PERSON. If you wish to provide oral comments virtually, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Thursday, March 2, 2023, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings, and will be considered public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or call 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT - 377 BIG BAY POINT ROAD (WARD 9) (FILE: D30-026-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by The Jones Consulting Group Ltd. on behalf of Big Bay 4 Inc. for lands known municipally as 377 Big Bay Point Road, Barrie.

The subject lands are described as: Part East half of Lot 11, Concession 12, (former Town of Innisfil) as in RO1458403, in the City of Barrie. The parcel is 0.57 hectares (1.4 acres) in area and currently occupied by a single detached residential dwelling which previously operated as a childcare centre.

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-362) to 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-XXX) to facilitate the development of twenty-nine (29) two storey condominium townhouse units and an associated private amenity area.

<u>Proposed Zoning Amendments</u>	<u>RM2 SP-362 (Current)</u>	<u>RM2 SP-XXX (Proposed)</u>
Permitted Use	Shall be for no other purpose than for <i>childcare</i> and a <i>single detached dwelling unit</i> and that <i>front yard parking</i> be permitted	Permitted uses as consistent with Table 5.2 for RM2 Zone
Development Standard	Required	Proposed
Tandem Parking (Table 4.6)	Not Permitted	Permitted
Density (5.2.5.1)	40 units per hectare	51 units per hectare
Front Yard Depth (Table 5.3)	7.0 metres	3.2 metres

Presentation by representatives of The Jones Consulting Group Ltd.

Presentation by Logan Juffermans, Planner, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 377 Big Bay Point Rd](#)
[PM Presentation 377 Big Bay Point Rd](#)
[PM Memo 377 Big Bay Point Road](#)
[PM Correspondence 377 Big Bay Point Rd](#)
[ADDITIONS PM - Correspondence 377 Big Bay Pt Rd](#)

1.2 APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2) (FILE: D30-028-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting and Scott Shields Architects, on behalf of Collier Owen Development Corporation. The subject lands are known municipally as 49 Collier Street, Barrie.

The application proposes to amend the existing 'Central Area Commercial' (C1-2) zone with special provisions to facilitate the development of a 32-storey mixed-use building with 23,708 square metres of gross floor area, including 1,271 square metres of ground floor retail. A total of 253 residential units are proposed with 234 parking spaces. One (1) level of underground parking is proposed with three (3) levels of parking in an above-ground structure in the podium.

Zoning By-law Amendment - Site-Specific Provisions

The proposed Zoning By-law Amendment seeks to amend the existing 'Central Area Commercial - Second Density' (C1-2) to 'Central Area Commercial - Second Density with Special Provisions' (C1-2) (SP-XXX) to allow for a high-rise mixed-use development. The site-specific provisions requested are detailed in Table 1 below.

Table 1: Site-specific Zoning Provisions - 49 Collier Street

<u>Zoning Standard</u>	<u>Requirement - C1-2 Zone</u>	<u>Proposed - C1-2 (SP-XXX)</u>
6.3.1 Maximum Gross Floor Area	600%	947%
6.3.2 Maximum Building Height	45m	98m
	10m within 5m of the front lot line and flankage	14m within 5m of the front lot and flankage on Owen Street
4.6.1 Parking	1 space per dwelling unit = 253 parking spaces	0.92 spaces per dwelling unit = 234 parking spaces
4.7.1 Loading Spaces	5 loading spaces	1 loading space
6.3.7.1 Minimum Landscape Buffer (side and rear lot lines)	3m	0m

Presentation by representative(s) of Weston Consulting.

Presentation by Jordan Lambie, Senior Urban Design Planner, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 49 Collier St](#)
[ADDITIONS - PM Presentation 49 Collier St](#)
[PM Memo 49 Collier St](#)
[PM Correspondence 49 Collier St](#)

1.3 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 54 AND 76 ROSS STREET, 61 WELLINGTON STREET WEST AND 150 TORONTO STREET (WARD 2) (FILE: D30-041-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of Victoria Village, for the lands municipally known as 54 and 76 Ross Street, 61 Wellington Street West and 150 Toronto Street.

The property is 2.7 hectares (6.7 acres) in area, with frontage of approximately 225 metres along Ross Street, 185 metres along Toronto Street, and 180 metres along Wellington Street.

The application proposes to amend the existing 'Institutional Special Provision' (I) (SP-299) zone over 76 Ross Street and 61 Wellington Street West to include additional residential uses and to amend the zoning on the lands located at 150 Toronto Street and 54 Ross Street from 'Residential Multiple Dwelling Second Density' (RM2) and 'Institutional' (I) to 'Institutional Special Provision' (I) (SP-299). The proposed rezoning would facilitate the future expansion of the existing Victoria Village Seniors Retirement Community to include the provision of one hundred and twenty-eight (128) Long-Term Care beds, affordable residential units, commercial and retail spaces, and community spaces.

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Dana Suddaby, Planner, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 54 and 76 Ross St, 61 Wellington St W and 150 Toronto St](#)
[PM Presentation 54 and 76 Ross St 61 Wellington St W 150 Toronto St](#)
[PM Memo 54 and 76 Ross St 61 Wellington St W 150 Toronto St](#)
[PM Correspondence 54 and 76 Ross St, 61 Wellington St W and 150 Toronto S](#)

1.4 APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 844 VETERAN'S DRIVE (WARD 7) (FILE: D30-025-2022)

The purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of 2528286 and 2431805 Ontario Inc. for lands known municipally as 844 Veteran's Drive. The subject lands are located within the Salem Secondary Planning Area.

The Zoning By-law Amendment is proposed to rezone the lands from 'Agricultural General' (AG) to 'Neighbourhood Residential with Special Provisions' (R5) (SP-XXX) to permit the proposed Draft Plan of Subdivision which reflects ten (10) residential blocks containing eighty (80) Street Townhouse units located on a municipal road. The special provision has been requested to permit a maximum building height of four (4) storeys, whereas a maximum building height of three (3) storeys is permitted.

Presentation by representatives(s) of Innovative Planning Solutions.

Presentation by Tyler Butler, Planner, Development Services Department.

Attachments: [PM Notice 844 Veterans Dr](#)
[PM Presentation 844 Veterans Drive](#)
[PM Memo 844 Veterans](#)

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**3.1 PRESENTATION CONCERNING A BUILDING SERVICES 101**

Attachments: [Presentation Building Services 101 230302](#)

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

Nil.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT**HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

