



## Meeting Agenda Affordability Committee

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Wednesday, March 22, 2023

6:00 PM

Council Chambers/Virtual Meeting

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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 now being in-person at the City Hall, Council Chambers, as well as virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday March 22, 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 as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500.

#### 1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT 427, 429, 431, 435 YONGE STREET (WARD 8) (FILE: D30-040-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Barrie Yonge Developments GP Inc., for lands known municipally as 427, 429, 431, 435 and 437 Yonge Street.

The subject lands are legally described as Lots 20 to 35, Registered Plan 885 in the City of Barrie and is 0.66 hectares (1.65 acres) in area, with frontage of 60.9 metres on McLaren Avenue and 109.7 metres of flankage along Yonge Street. The subject lands are located on an intensification corridor are currently occupied with single detached residential dwellings that are proposed to be demolished.

#### Zoning By-law Amendment

A Zoning By-law Amendment is proposed to rezone the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 196 dwelling units and 717 square metres of ground floor commercial space. The Special Provisions being requested are as follows:

Table 1. Requested Special Provisions

<b>Zoning Standard</b>	<b>Required by Zoning By-law 2009-141</b>	<b>Proposed</b>
Front Yard Area	Shall be fully paved	Soft landscaping
Side yard Setback triangle	Minimum 3.0 metres	0.0 metres to daylight
	Maximum 3.0 metres	Maximum 11.1 metres
Parking Structure Setback	Minimum 1.8 metres	Minimum 0.6 metres
Lot Coverage for Required Parking	35% Maximum	38.6% Maximum

Presentation by representatives of Innovative Planning Solutions Inc.

Presentation by T. Butler, Senior Planner, Development Services Department

See attached correspondence.

**Attachments:** [PM Notice 427 429 431 435 Yonge Street](#)  
[PM Presentation combined 427 to 455 Yonge Street](#)  
[PM Memo 427 429 431 435 Yonge Street](#)  
[PM Correspondence 427 to 455 Yonge Street](#)  
[ADDITIONS Correspondence 427 to 455 Yonge St](#)

## 1.2

### **APPLICATION FOR ZONING BY-LAW AMENDMENT - 447, 449, 451, 453 AND 455 YONGE STREET (WARD 8) (FILE : D30-039-2022)**

The purpose of the Public Meeting is. to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Barrie Yonge Developments GP Inc., for lands known municipally as 447, 449, 451, 453 and 455 Yonge Street.

The subject lands are legally described as Lots 26 to 30, Registered Plan 885 in the City of Barrie and are 0.55 hectares (1.37 acres) in area, with frontage of 56.5 metres on McLaren Avenue and 91.4 metres of flankage along Yonge Street. The subject lands are located on an intensification corridor are currently occupied with single detached residential dwellings that are proposed to be demolished.

#### **Zoning By-law Amendment**

A Zoning By-law Amendment is proposed to rezone the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 177 dwelling units and 572 square metres of ground floor commercial space. The Special Provisions being requested are as follows:

Table 1. Requested Special Provisions

<b>Zoning Standard</b>	<b>Required by Zoning By-law 2009-141</b>	<b>Proposed</b>
Front Yard Area	Shall be fully paved	Soft landscaping
Side yard Setback triangle	Minimum 3.0 metres	0.0 metres to daylight
	Maximum 3.0 metres	Maximum 5.5 metres
Parking Structure Setback	Minimum 1.8 metres	Minimum 0.7 metres
Lot Coverage for Required Parking	35% Maximum	35.9% Maximum

Presentation by representatives of Innovative Planning Solutions Inc.

Presentation by T. Butler, Senior Planner, Development Services Department.

See attached correspondence.

**Attachments:** [PM Notice 447 449 451 453 and 455 Yonge Street](#)  
[PM Presentation combined 427 to 455 Yonge Street](#)  
[PM Memo 447 449 451 453 and 455 Yonge Street](#)  
[PM Correspondence 427 to 455 Yonge Street](#)  
[ADDITIONS Correspondence 427 to 455 Yonge St](#)

## **2. OPEN DELEGATIONS**

Nil.

## **3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

Nil.

## **4. STANDING ITEMS/COMMITTEE UPDATES**

Nil.

## **5. REFERRED ITEMS**

Nil.

**6. REPORTS OF ADVISORY COMMITTEES**

REPORT OF THE HERITAGE BARRIE COMMITTEE DATED FEBRUARY 28, 2023.

Attachments: [Heritage Barrie Committee Report 230228](#)

**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](mailto:cityclerks@barrie.ca) to ensure availability.

