



Meeting Agenda
Affordability Committee

Wednesday, January 8, 2025

6:00 PM

Council Chambers

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday January 8, 2025 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 or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT 375, 389 AND 393 YONGE STREET (WARD 8) (FILE: D30-027-2024)

The purpose of the Public Meeting is to review an application submitted by MHBC Planning Ltd., on behalf of 375 Yonge Street Inc., for a Zoning By-law Amendment to permit a six (6) storey mixed-use, residential apartment building with 111 rental apartment units and 1 ground floor commercial unit. The lands are municipally known as 375, 389 and 393 Yonge Street, City of Barrie.

The subject lands are approximately 1.07 hectares in size and located on the east side of Yonge Street between Lakeshore Drive and Little Avenue.

The application is intended to amend the current zoning from General Commercial (C4) and General Commercial with Site Specific Provisions (C4) (SP-264) to Mixed Use Node with Site Specific Provisions (MU1)(SP-XXX). The proposed Zoning By-law Amendment proposes site specific provisions including the following:

Mixed Use (M1) Zone Standard	Required	Proposed
Minimum Coverage For Commercial Uses	20%	8%

Front Yard Landscaping	Fully Paved	Not Fully Paved
Location of Accessory Buildings and Structures	Shall not occupy any part of the front yard	Permit an encroachment of 1.5m into the front yard
Minimum Landscaped Buffer adjacent to Residential Zone	3 m	1.2 m
Maximum parking lot Coverage for apartment Dwellings	35%	48%
Parking spaces	1 space per residential unit	0.89 spaces per residential unit

Presentation by representative(s) of MHBC Planning Ltd.

Presentation by Michele Freethy, Senior Planner of Development Services Department.

Attachments: [PM Notice - 375 389 and 393 Yonge Street](#)
[PM Presentation 375 389 and 393 Yonge St](#)
[PM Memo - 375, 389 and 393 Yonge Street](#)
[PM Correspondence - 375, 389 and 393 Yonge Street](#)

1.2 APPLICATION FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION. - 334 AND 340 ARDAGH ROAD (WARD 6) (FILE: D30-023-2024)

The purpose of the Public Meeting is to review an application submitted by Groundswell Urban Planners, on behalf of King Rich Homes Group Ltd., for a Zoning By-law Amendment to facilitate the development of 20 residential townhouse units on lands known municipally as 334 and 340 Ardagh Road, Barrie.

The site is approximately 0.3 hectares in size and is located at the intersection of Neva Road and Ardagh Road.

Zoning By-law Amendment

The Zoning By-law Amendment Application Proposes to rezone the subject lands from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling Second Density - Townhouse with Special Provisions (RM2-TH)(SP-XXX) to facilitate the development of the lands through a Draft Plan of Subdivision. The requested Special Provisions are identified below:

Zoning Standard	Required by Zoning	Proposed Zoning Standard
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	By-law 2009-141 (RM2-TH)	(RM2-TH) (SP-XXX)
Lot Area (min.)	200.0m2	134.0m2
Lot Frontage (min.)	6.0m	5.5m
Front Yard Setback (min.)	4.5m	3.5m
Rear Yard Setback (min.)	7.0m	6.5m
Front Yard Setback to Attached Garage (Min)	7.0m	6.0m
Minimum Driveway Length	11.0m	6.0m
Side Yard Setback - Interior (min.)	1.8m	1.2m
Side Yard Setback - Exterior (min.)	3.0m	2.5m
Lot Coverage (Max.)	45%	55%
Landscaped Open Space (min. % of lot Area)	35%	30%
Building Height (mid point)	10.0m	10.0m (mid point) 11.5m (roof peak)
Driveway Length (Min)	11.0m	6.0m

Draft Plan of Subdivision

The purpose of the Draft Plan of Subdivision application is to facilitate the development of twenty (20) residential townhouse units fronting Neva Road on the properties municipally known as 334 Ardagh Road and 340 Ardagh Road. The Draft Plan of Subdivision includes the urbanization of a portion of Neva Road.

Presentation by representatives of Groundswell Urban Planners.

Presentation by Tyler Butler, Planner from the Development Services Department.

Attachments: [PM Notice - 334 and 340 Ardagh Road](#)
[PM Presentation 334 340 Ardagh Rd](#)
[PM Memo - 334 and 340 Ardagh Road](#)
[PM Correspondence - 334 and 340 Ardagh Road](#)

2. OPEN DELEGATIONS

Nil.

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

3.1 PRESENTATION FROM THE COUNTY OF SIMCOE LOCAL IMMIGRATION PARTNERSHIP CONCERNING THE 2023 COMMUNITY SETTLEMENT STRATEGY

Attachments: [Presentation - County of Simcoe Community Settlement Strategy](#)

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

Nil.

7. REPORTS TO COMMITTEE

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.

