



# City of Barrie

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

## Meeting Agenda Planning Committee

---

Tuesday, March 29, 2022

7:00 PM

Council Chambers/Virtual Meeting

---

### Notice -

This meeting will be held ELECTRONICALLY AND IN PERSON in accordance with the *Municipal Act*, 2001 which provides for Electronic or In Person Participation.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

### 1. CONSENT AGENDA

### 2. PUBLIC MEETING(S)

#### Public Notice

If you wish to provide oral comments during the Public Meetings, 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 **Tuesday, March 29, 2022 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission during the Public Meeting by electronic participation. Members of public will need access to a computer with internet service or a telephone.

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.

#### PM1

### **APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 315 AND 323 MAPLEVIEW DRIVE WEST (WARD 7) (FILE: D30-020-2021)**

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and Zoning By-law Amendment submitted by MHBC Planning Ltd. on behalf of Plaza Retail REIT for lands known municipally as 315 and 323 Mapleview Drive West.

The subject lands are legally described as Parts 9 to 12 and Parts 14 to 19, Block 41 of Registered Plan 51M-882 in the City of Barrie. The property is 2.45 ha (6.06 acres) in area and is currently vacant.

The proposed Official Plan Amendment seeks to add a new site-specific policy to

permit additional commercial uses on the subject lands. The existing General Industrial designation is proposed to be retained while adding a defined policy area to permit commercial uses, including a retail store and restaurant uses and food store and supermarket on the subject lands.

The proposed Zoning By-law Amendment seeks to amend the current zoning from Light Industrial with Special Provisions (LI)(SP-367) to Light Industrial with Special Provisions (LI)(SP-XXX). The existing SP-367 permits automotive sales establishments in addition to the permitted uses under the LI zone.

The proposed Zoning By-law Amendment would permit a retail store, personal service store, food store, and supermarket, as well as standalone restaurant on the subject lands. The proposed amendment would facilitate the development of three (3), 1-storey multi-tenant commercial buildings totaling 5,789.6 square metres of commercial space.

Presentation by representative(s) of MHBC Planning Ltd.

Presentation by M. Banfield, Director of Development Services.

See attached correspondence.

**Attachments:** [PM Notice 315 and 323 Mapleview Drive West](#)  
[PM Presentation 315 and 323 Mapleview Drive West](#)  
[PM Memo 315 and 323 Mapleview Drive West](#)  
[PM Correspondence 315 323 Mapleview Drive West](#)

## **PM2**

### **APPLICATION FOR ZONING BY-LAW AMENDMENT - 505, 511, 515 AND 533 YONGE STREET (WARD 8) (FILE: D30-028-2021)**

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 2570974 Ontario Inc. (Core Advisory Group) for lands known municipally as 505, 511, 515 and 533 Yonge Street. The subject lands are legally described as Part Block C, Lots 12, 38, 39 and 40, Concession 13 on Plan 885; Parts 1 to 4 on Plan 51R-19631; and Parts 1 and 2 on Plan 51R-31208.

The applicant is proposing to rezone the subject lands from 'Residential Multiple Dwelling Second Density - Special Provision No. 98 and 468' (RM2-SP-98 & RM2-SP-468), 'Residential Single Detached Dwelling First Density' (R1), and 'Environmental Protection' (EP) to 'Residential Apartment Dwelling Second Density - 2 - Special Provision No. XXX' (RA2)(SP-XXX) and 'Environmental Protection' (EP).

The purpose of the proposed Zoning By-law Amendment Application is to permit four (4) multi-residential buildings ranging in height from 8 to 12 storeys, along with 1,076 square metres of commercial space. Together, the 4 buildings will contain a total of 400 units. The proposal would also include a total of 469 parking spaces and 8,194 square metres of amenity space.

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by M. Banfield, Director of Development Services.

**Attachments:** [PM Notice 505 511 515 and 533 Yonge Street](#)  
[PM Presentation 505 511 515 533 Yonge Street](#)  
[PM Memo 505 511 515 and 533 Yonge Street](#)

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

Nil.

**4. DEFERRED BUSINESS**

Nil.

**5. STAFF REPORT(S)**

Nil.

**6. REPORTS OF OFFICERS OF THE CORPORATION**

Nil.

**7. ENQUIRIES**

**8. 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.**

