



**DEVELOPMENT SERVICES  
MEMORANDUM**

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File: D30-013-  
2022  
Pending #:

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**TO: MAYOR, J. LEHMAN, AND MEMBERS OF PLANNING COMMITTEE**

**WARD: 9**

**FROM: M. KOWALCHUK (SNOW), PLANNER – ZONING, EXT. 4378**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**  
**B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 667, 669, 673, AND 675 YONGE STREET**

**DATE: JUNE 21, 2022**

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The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovation Planning Solutions on behalf of Tran Group Inc. for lands known municipally as 667, 669, 673 and 675 Yonge Street and legally described as Part of lot 15, Concession 11, Part 1, 2, 3 and 4 Plan (51R40113), except Part 1, 2, 3 and 4 Expropriation Plan in the City of Barrie.

The proposed amendment seeks to rezone the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit the development of an eight (8) storey mixed use residential building with ground level commercial uses. A conceptual site plan showing the proposed building and proposed location of the parking area and driveway is provided in Appendix "A".

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 9 – 667-675 Yonge Street](#).

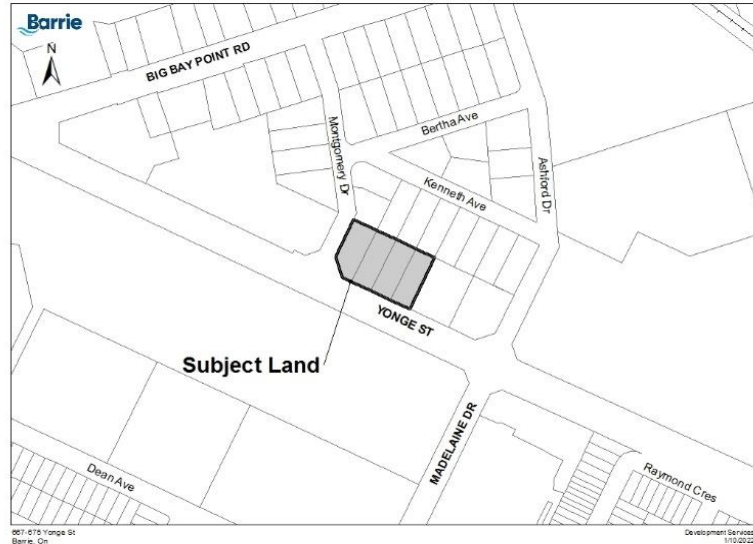
Background

The subject lands are located south of Montgomery Street and east of Yonge Street.

The property is approximately 516.9 square metres (0.0517 hectares) in area, with a lot frontage of 90 metres along Yonge Street and a lot frontage of 50 metres along Montgomery Drive.

The subject lands are comprised of four (4) lots with an existing single detached dwelling on each lot.

The subject lands are located directly on a transit line and surrounded by a mix of residential and commercial uses.



The immediate surrounding land uses are as follows:

- North** Montgomery Drive, residential uses including single detached dwellings.
- South** Commercial uses along Yonge Street and a proposed mixed use development to the south-east (File: D11-013-2019).
- East** Residential uses, including single detached dwellings along Kenneth Avenue.
- West** Yonge Street, commercial uses.

The subject lands are designated 'Residential' on Schedule "A" – Land Use in the Official Plan and located within Painswick Planning Area on Schedule "B" – Planning Areas.

The property is currently zoned 'Residential Single Detached Dwelling First Density' (R1).

The application was submitted to the City and subsequently deemed complete on May 5, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A virtual neighbourhood meeting was held on February 3, 2022. Twenty-eight (28) members of the public attended the neighbourhood meeting, along with the Ward 9 Councillor Sergio Morales, planning staff, and the applicant's planning consultant.

Questions posed were related to clarifying the planned use for the lands, the proposed height of the structure and possible traffic impacts. The applicant has provided a summary of these questions and responses in their Planning Justification Report, which is available to download from the City's Proposed Developments webpage.



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## Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit the development of an eight (8) storey mixed use residential building with ground level commercial uses.

The proposed site-specific zoning standards include:

Standards/Provisions	Required (MU2)	Proposed (MU2) (SP-XXX)
Maximum Side Yard Setback	3 metres	Increased to 7.5 metres
Minimum Side Yard Setback to a Daylight Triangle	3 metres	Reduced to 0.6 metres
Rear Façade Step-back	45 degree angular plane above 7.5m using minimum 3 metre step-backs	3 metre step-backs not applied
Minimum Coverage for Commercial Uses	50% of the gross floor area of the ground level	Reduced to 46.7%
Minimum Setback to an Underground Parking Garage	3 metres to daylight triangle	Reduced to 0.6 metres

The applicant has provided a conceptual site plan showing the proposed structure and access to the site off Montgomery Drive. A copy of the proposed zoning schedule has been included in Appendix "B".

## Planning and Land Use Matters Under Review:

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and City's Official Plan;
- Compatibility and integration with the surrounding land uses;
- Review of the appropriateness of the reduced setbacks and façade step-backs;
- Confirmation of the development limits of the site related to the Tree Inventory, Analysis and Preservation Plan;
- Impacts on traffic including the proposed entrance configuration and access to Montgomery Drive; and,
- Confirmation that the proposed development can be supported by existing or planned services and infrastructure.

## Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

All technical comments received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in the third or fourth quarter of 2022 for consideration of the proposed zoning by-law amendment. Should Council approve the proposed zoning by-law amendment, a subsequent application for Site Plan approval will be required.

If you have any questions, please contact the planning file manager, Madeline Kowalchuk (Snow) at 705-739-4220 ext. 4378 or via email at [madeline.snow@barrie.ca](mailto:madeline.snow@barrie.ca).



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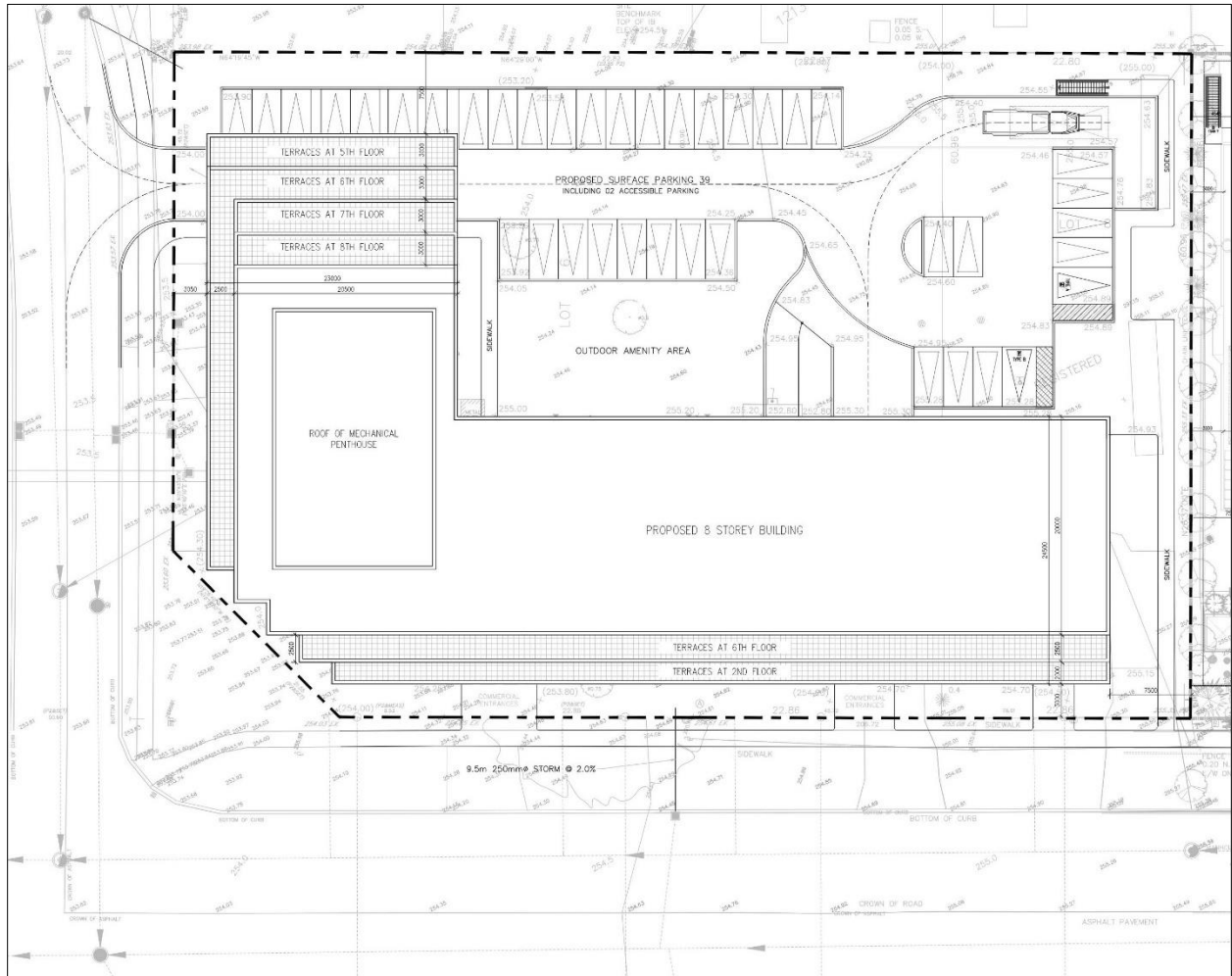
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Attached:      Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Proposed Zoning Schedule  
                  Appendix "C" – Conceptual Building Elevations

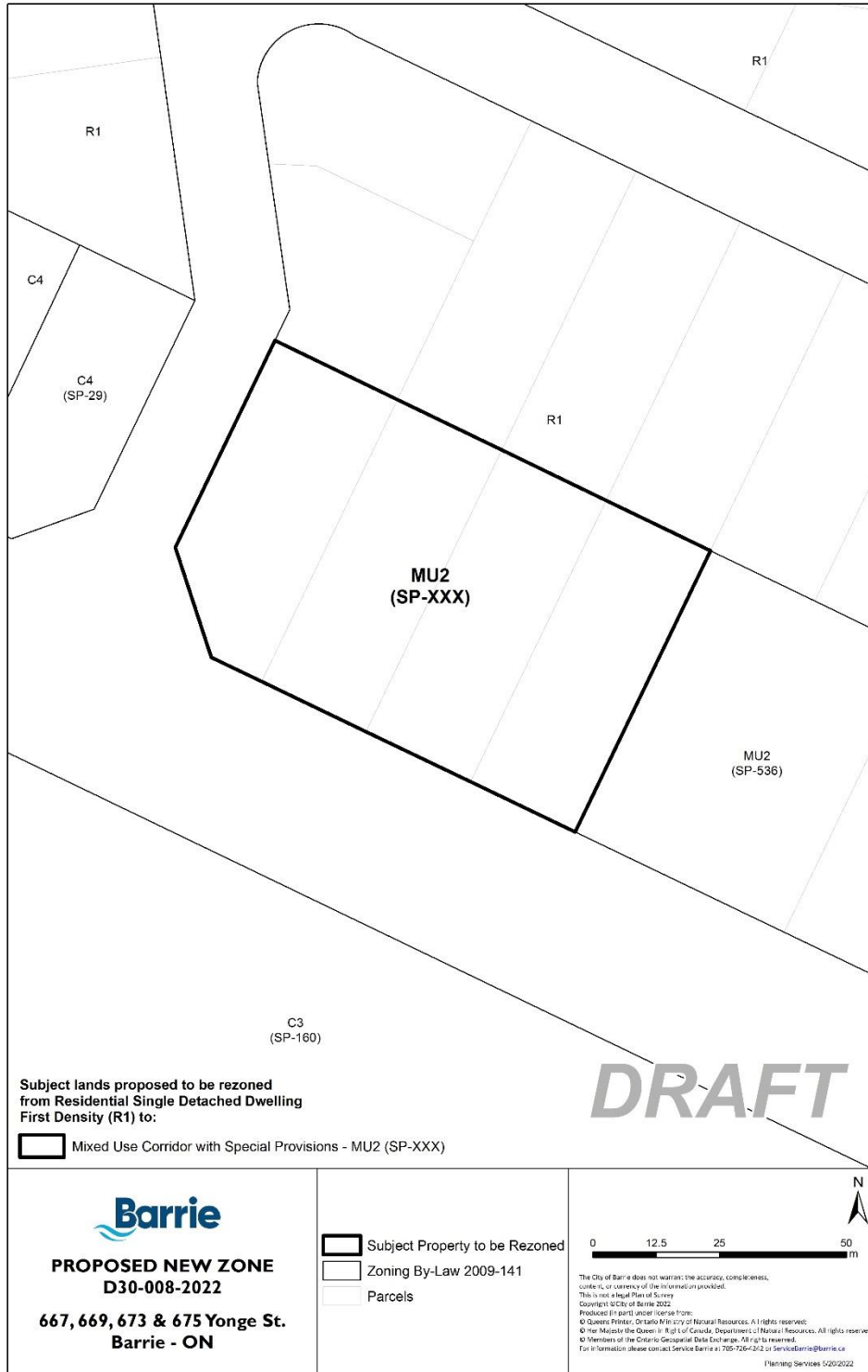
APPENDIX "A"

Conceptual Site Plan



APPENDIX "B"

Proposed Zoning Schedule



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**APPENDIX "C"**

**Conceptual Building Elevations**

