
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. JUFFERMANS, PLANNER, EXT. 4447

WARD: 9

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 A ZONING BY-LAW AMENDMENT – 377 BIG BAY POINT ROAD

DATE: MARCH 2, 2023

The purpose of this memorandum is to advise members of Affordability Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by the Jones Consulting Group Ltd. on behalf of Big Bay 4 Inc. The site is legally described as Part of Lot 11, Concession 12, former Town of Innisfil, Registered Plan Number 51R27401, and municipally known as 377 Big Bay Point Road in the City of Barrie, located east of Loon Avenue and west of Ward Drive on the south side of Big Bay Point Road.

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 facilitate the redevelopment of an existing single detached dwelling with six (6) blocks of standard townhomes, 2 storeys in height for a total of 29 residential units. A related application for a Draft Plan of Subdivision has also been submitted for the creation of five (5) blocks to permit condominium tenure for the future development (see Appendix "C").

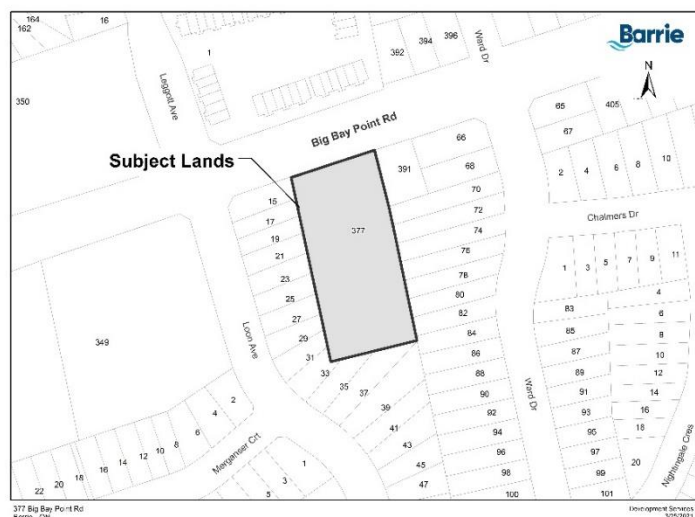
The submission materials associated with the subject applications are available for viewing on the City's [Development Projects](#) webpage under [Ward 9 – 377 Big Bay Point Road](#).

Background

The subject lands are currently occupied by a single detached dwelling which was occupied by a licensed childcare centre.

The subject lands are 0.57 hectares (1.4 acres) in area and has frontage of 51.29 metres (168 feet) along Big Bay Point Road. The land uses immediately surrounding the site are residential consisting of single detached and townhouse units with a commercial plaza and elementary school further west.

Access to the subject property is provided from Big Bay Point Road and is located directly on two (2) transit routes (3A and 3B).



The applications were submitted to the City and deemed complete on November 9, 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 applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was held on May 13, 2021, with thirty-two (32) participants including Ward 9 Councillor Sergio Morales, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Concerns with disturbance and noise in the neighbourhood as part of the proposed redevelopment;
- Concerns with existing drainage patterns;
- Identification that the height of the proposed buildings and required retaining walls will impact the use of existing properties;
- Impacts on boundary trees;
- Impacts to traffic in the surrounding neighbourhood; and,
- Consideration of parking, waste collection and school requirements for the development.

Zoning By-law Amendment – Site Specific Provisions

The proposed Zoning By-law Amendment seeks to amend the existing ‘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 a twenty-nine (29) two storey condominium townhouse development and an associated private amenity area (see Appendix “A” – Conceptual Site Plan). Current site specific zoning provisions (SP-362) limits uses on the subject site for no other purpose than for childcare, a single detached dwelling and that front yard parking be permitted.

The site specific provisions requested are detailed in Table 1 below.

Table 1: Site-Specific Zoning Provisions – 377 Big Bay Point Road

Zoning Standard	Requirement – RM2 Zone	Proposed – RM2 (SP-XXX)
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	3.0 metres

Planning and Land Use Matters Under Review

The subject application is currently under review by Planning staff and the City’s Technical Review Team. The primary planning and land use related items being considered at this time are:

- Compliance with Provincial Planning Policy and City’s Official Plan;
- Appropriateness of the proposed infill development given the existing topography, boundary trees and drainage features on the site;
- Ensuring that the development has minimal impacts upon the surrounding established neighbourhood; and,
- Ensuring that the redevelopment complies with all City standards.



DEVELOPMENT SERVICES MEMORANDUM

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Pending #:

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 the applications for a Zoning By-law Amendment and Draft Plan of Subdivision by staff and agency partners.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings, will be considered during the review of the application. A staff report for the Zoning By-law Amendment to General Committee is anticipated to be brought forward in mid-2023 for consideration.

The Draft Plan of Subdivision approval is delegated to staff and will not require a staff recommendation to Council. In addition, as the draft plan process has been initiated solely to permit condominium tenure, it is anticipated that the majority of detailed design and technical matters will be addressed through the Site Plan Control process. If approved, subsequent applications for a Condominium Exemption and Site Plan Approval will be required.

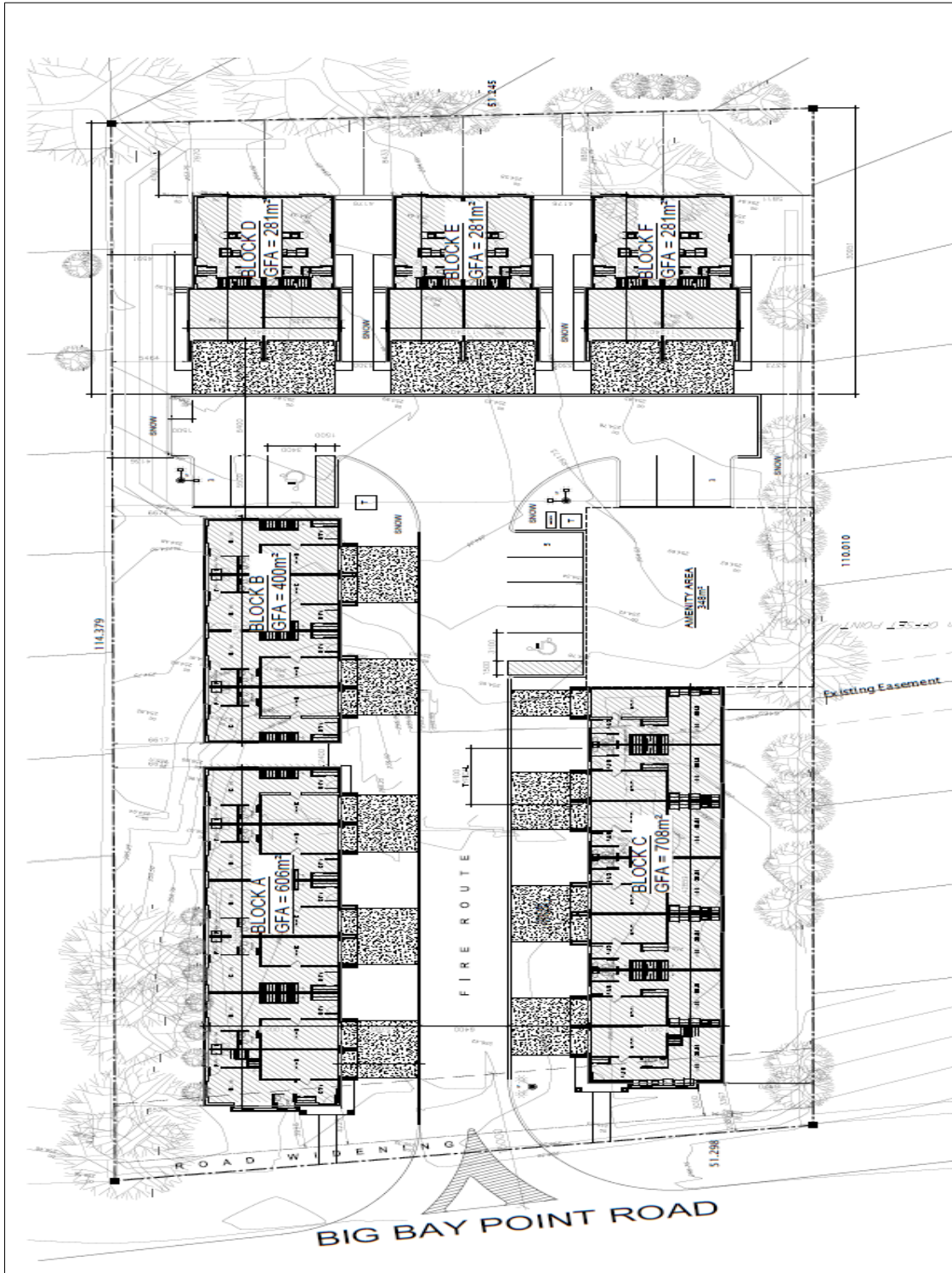
If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at logan.juffermans@barrie.ca.

Attachments:

- Appendix "A" – Conceptual Site Plan
- Appendix "B" – Conceptual Elevations
- Appendix "C" – Proposed Draft Plan of Subdivision

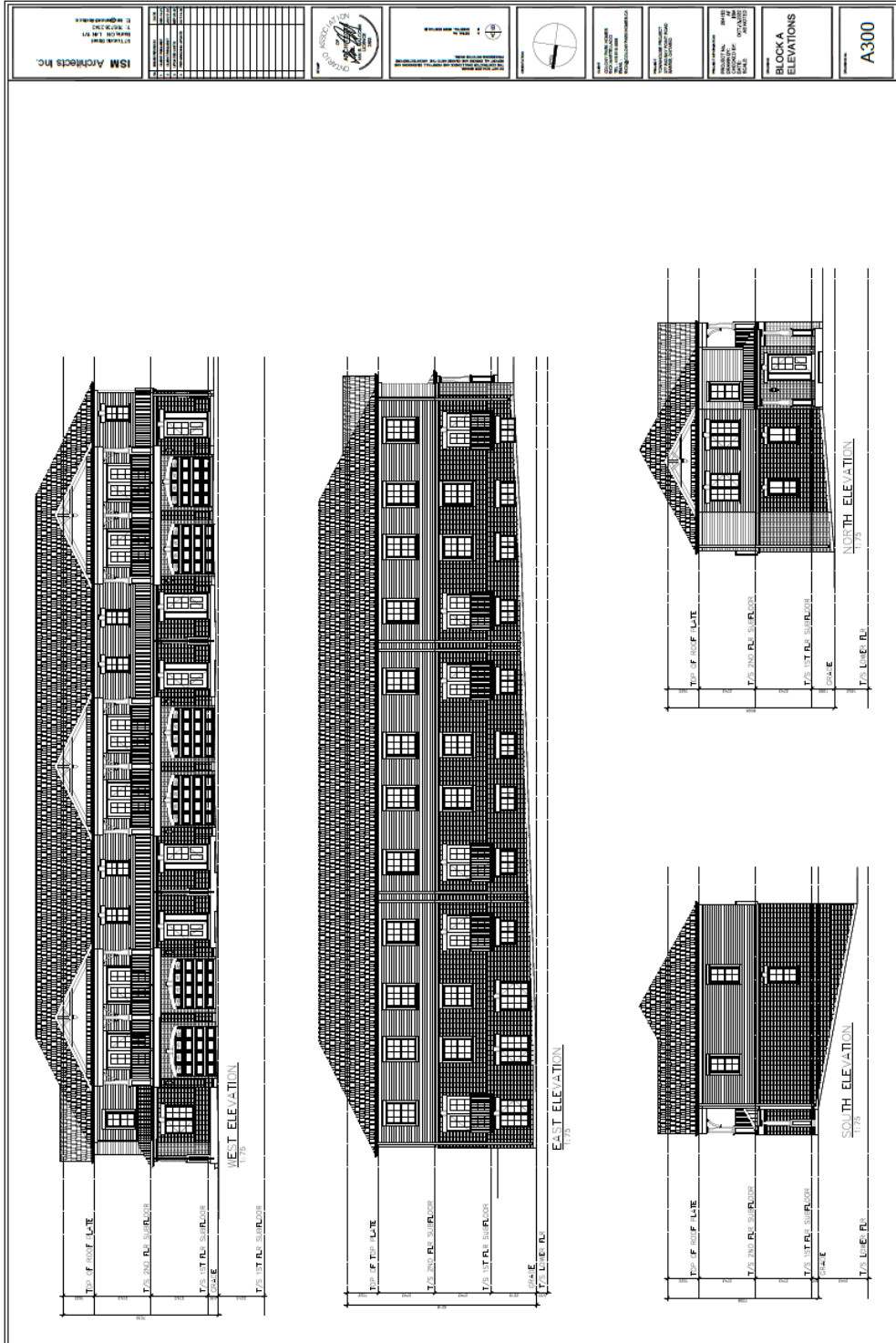
APPENDIX "A"

Conceptual Site Plan

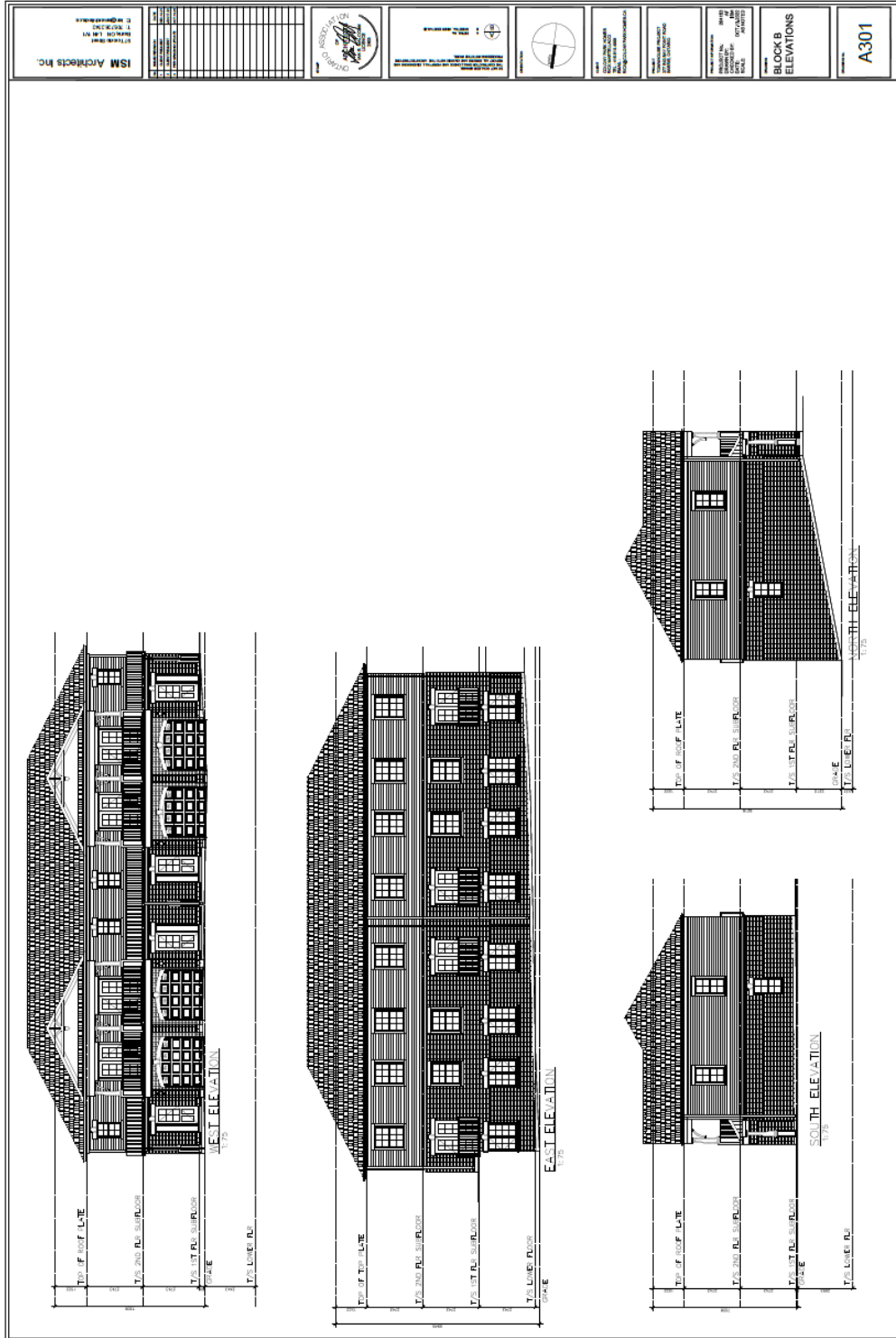


APPENDIX "B"

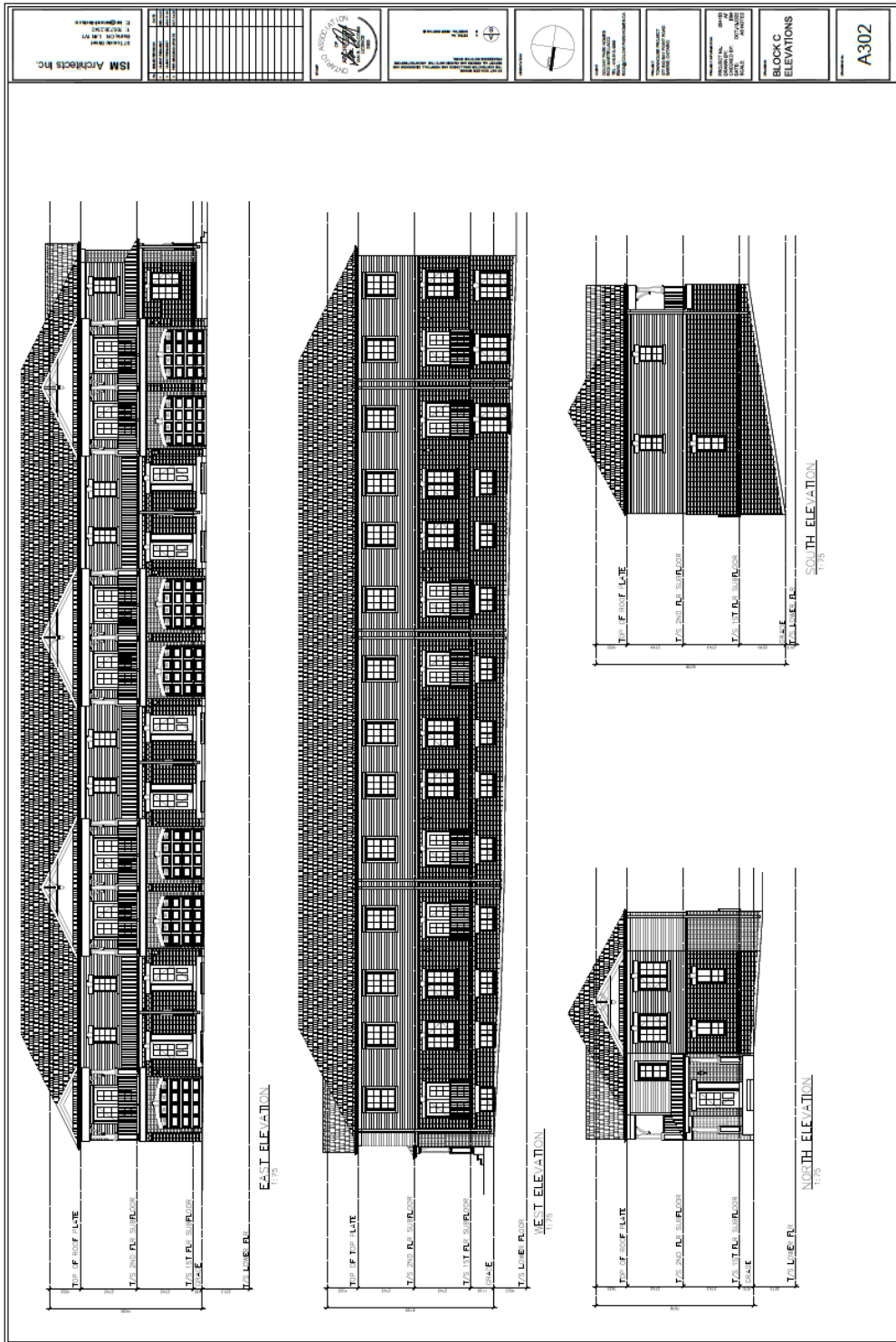
Conceptual Elevations (Block A)



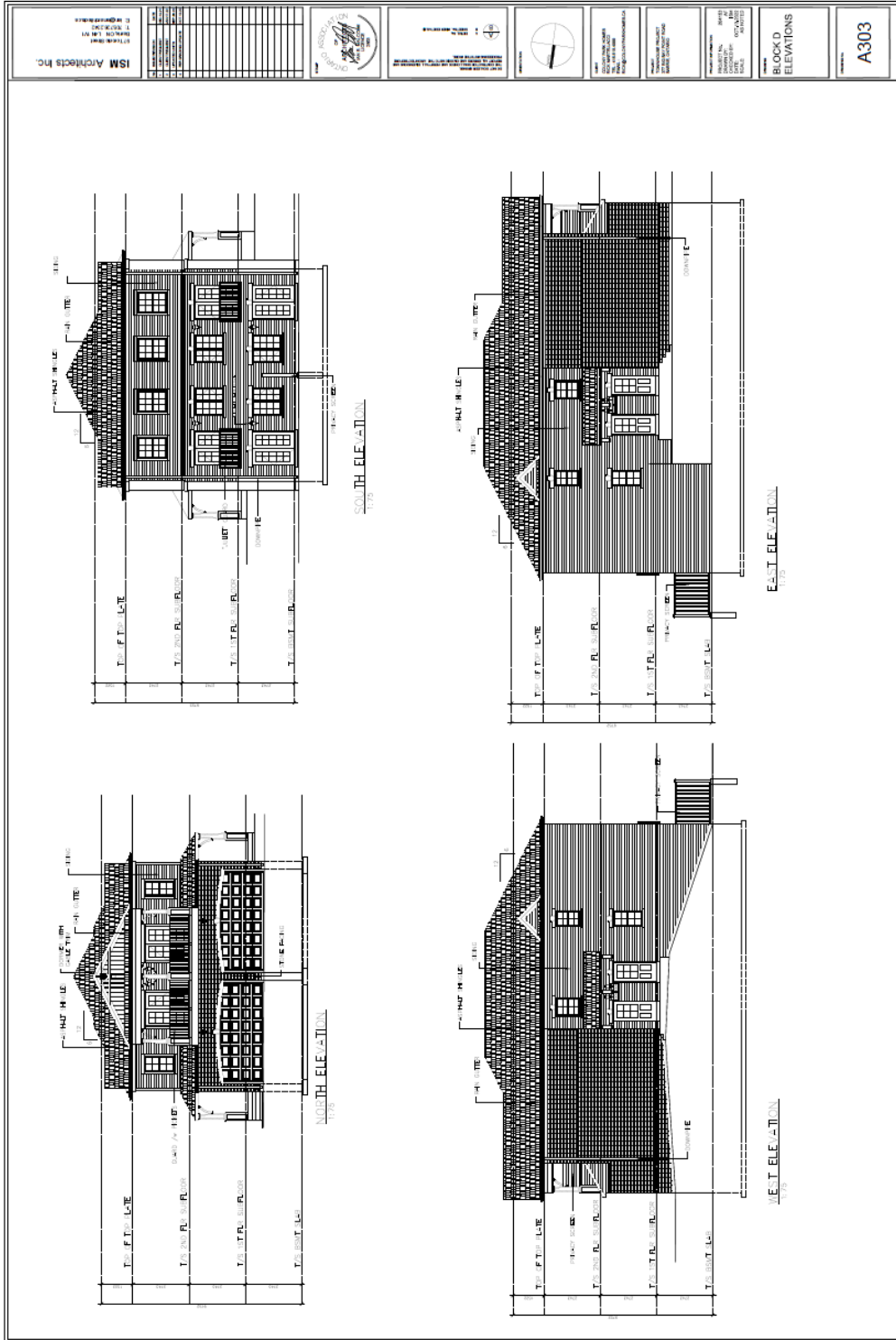
Conceptual Elevations (Block B)



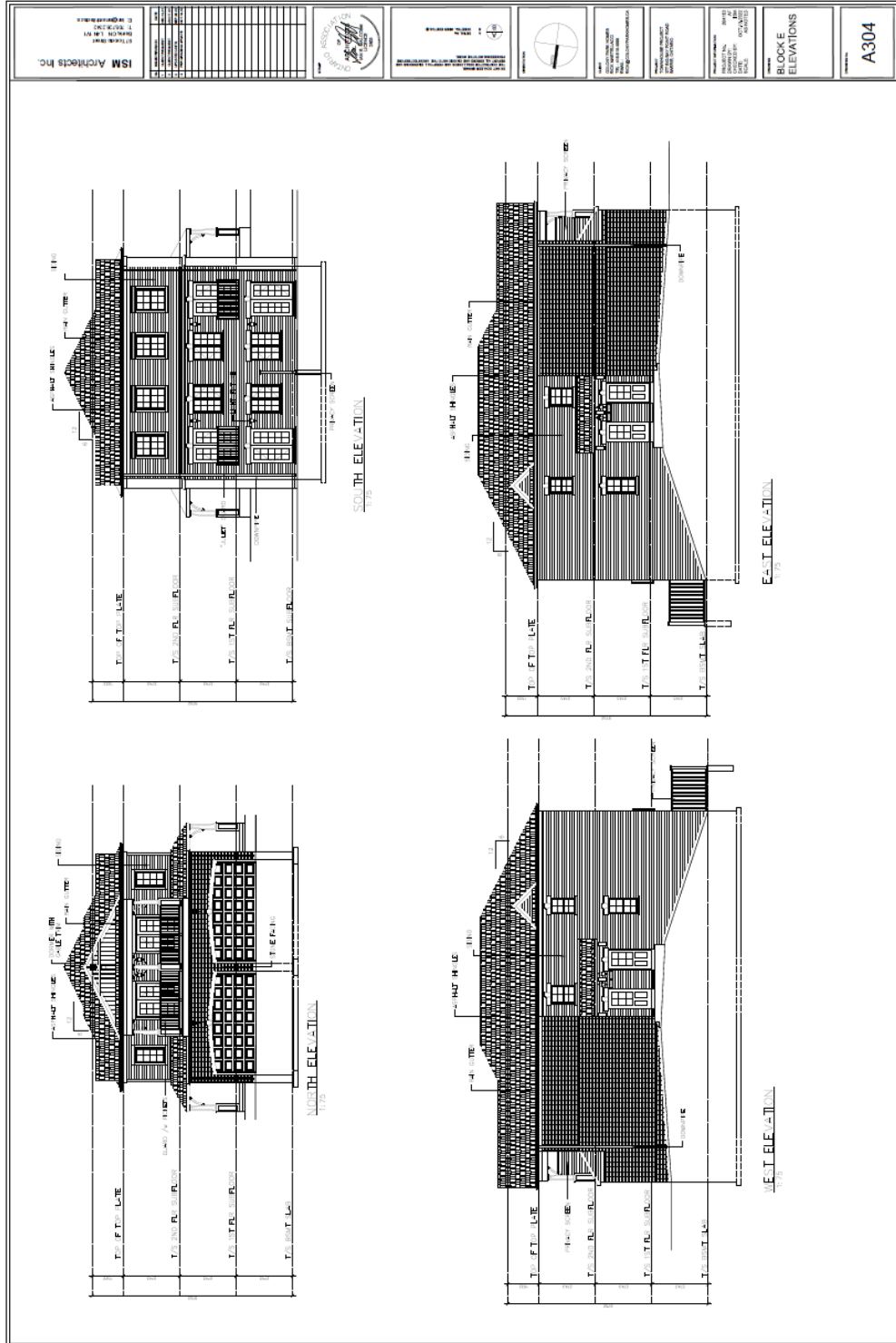
Conceptual Elevations (Block C)



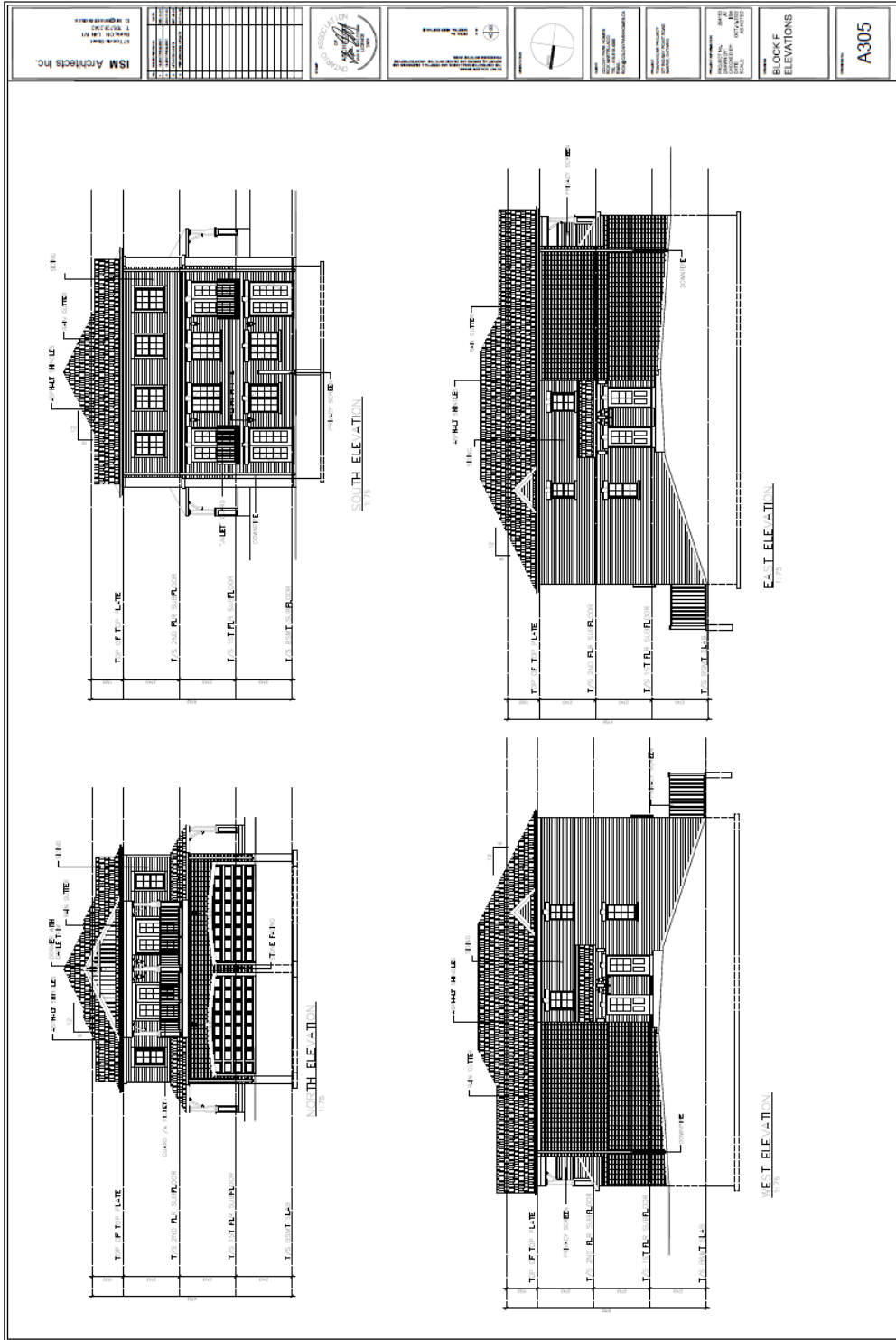
Conceptual Elevations (Block D)



Conceptual Elevations (Block E)



Conceptual Elevations (Block F)



APPENDIX "C"

Proposed Draft Plan of Subdivision

