

**TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**

**FROM: D. SUDDABY, RPP, PLANNER, EXT. 4473**

**WARD: 2**

**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 – 54 AND 76 ROSS  
STREET, 61 WELLINGTON STREET WEST AND 150 TORONTO STREET**

**DATE: MARCH 2, 2023**

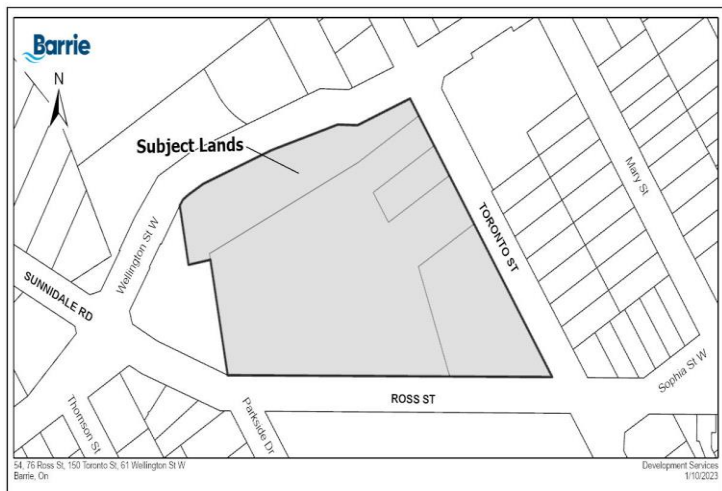
The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of Victoria Village. The subject lands are known municipally as 54 and 76 Ross Street, 61 Wellington Street West and 150 Toronto Street and are located within the Queen’s Park Planning Area.

The application proposes to amend the existing ‘Institutional Special Provision’ (I)(SP-299) zone over 76 Ross Street and 61 Wellington Street West to include additional residential uses and to amend the zoning on the lands located at 150 Toronto Street and 54 Ross Street from ‘Residential Multiple Dwelling Second Density’ (RM2) and ‘Institutional’ (I) to ‘Institutional Special Provision’ (I) (SP-299). The proposed rezoning would facilitate the future expansion of the existing Victoria Village Seniors Retirement Community to include the provision of one hundred and twenty-eight (128) Long-Term Care beds, affordable residential units, commercial and retail spaces, and community spaces.

The complete submission package is available for viewing on the City’s [Proposed Developments](#) webpage under [Ward 2 - 54 & 76 Ross Street, 61 Wellington Street West and 150 Toronto Street](#).

### **Background**

The subject lands are irregular in shape and are located on the north side of Ross Street, west side of Toronto Street and on the south side of Wellington Street West. The lands are comprised of four independent lots with a combined area of 2.7 ha (6.7 ac) in size and frontage of approximately 225 metres along Ross Street, 185 metres along Toronto Street,



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and 180 metres along Wellington Street West. The lands are occupied by the Victoria Village Seniors Retirement Community (Victoria Village).

The subject lands are designated 'Institutional' on Schedule 'A' – Land Use in the City of Barrie Official Plan.

The subject application was submitted to the City and deemed complete on January 13, 2023. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application also has been circulated to all applicable City departments and external agencies for review and comment.

The conceptual site plan is attached to this memorandum as Appendix "A" as well as the conceptual building massing as Appendix "B".

### **Neighbourhood Meeting**

Two (2) neighbourhood meetings were held virtually; the first on February 16, 2021 and the second on July 21, 2022. The first meeting was held to seek input from the public on the proposed rezoning, and the second meeting was held to present residents with the conceptual site plan illustrating the ultimate development of the site. Property owners within 240 meters of the subject lands were circulated notice of these meetings. The February meeting had twelve (12) attendees, including six (6) residents, the previous Ward 2 Councillor, Keenan Aylwin, Planning staff as well as the Agent and members of the applicant's consulting team. The July 21, 2022 meeting had ten (10) attendees, including four (4) residents, Planning staff as well as the Agent and members of the applicant's consulting team. Residents inquired about the proposed rezoning and additional development of the site, but no concerns were identified with the proposal at either of the neighbourhood meetings.

### **Zoning By-law Amendment – Site-Specific Provisions**

The proposed Zoning By-law Amendment is being requested to amend the existing 'Institutional Special Provision' (I)(SP-299) zone over 76 Ross Street and 61 Wellington Street West to allow for additional low-rise residential uses. These uses consist of: block/cluster/street/stacked townhouses, boarding, lodging and rooming houses, single detached dwellings, semi-detached, duplex, three or more-unit dwellings and walk-up apartments. The proposed Zoning By-law amendment also seeks to rezone the lands located at 150 Toronto Street and 54 Ross Street to the Institutional Special Provision (I)(SP-299) zone to maintain consistent zoning over the entire property. The lands will remain as separate parcels at this time, but for zoning purposes will be considered one lot. No site-specific deficiencies have been identified and the future development of the site will be required to comply with all zoning standards, or a subsequent planning approval would be required. The consolidation of zones is an essential component of the first phase of the Victoria Village Master Plan to secure grant and funding applications for development of the facility. It should be noted that the conceptual building massing perspectives attached as Appendix "B" are for illustrative purposes only as the building design has not been finalized. The ultimate built form will depend on the funding received and will be reviewed by staff as part of a subsequent site plan application.

### **Planning and Land Use Matters Under Review**

The subject application is 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 the City's Official Plan;



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- Appropriateness of the proposed density and height, and impacts on and compatibility with the surrounding uses;
  - Traffic impacts due to proposed increase in density; and,
  - Justification and appropriateness of the requested site-specific provisions.

### **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 that are received, as well as comments provided at the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of this application.

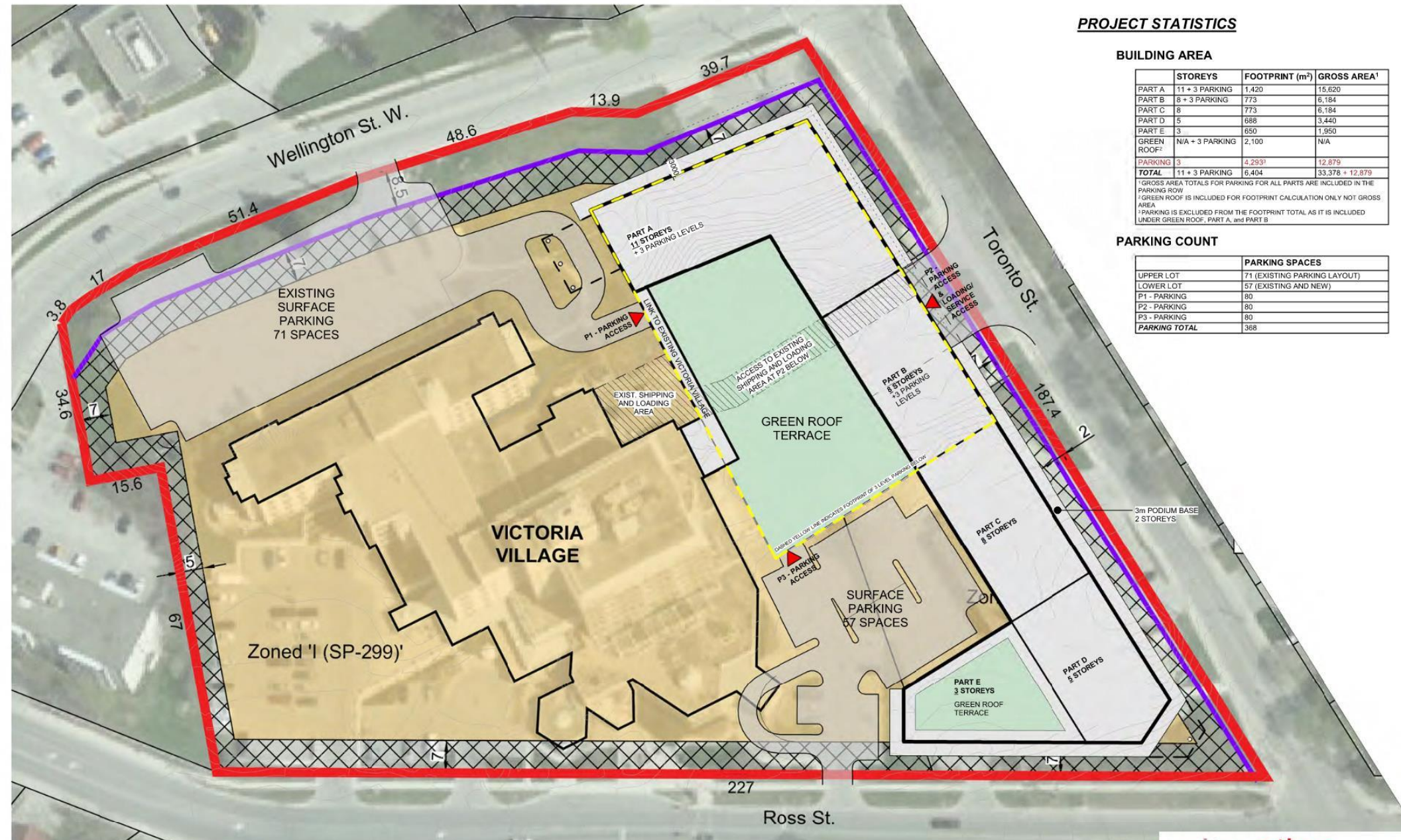
A staff report to the Affordability Committee is anticipated to be brought forward in the second quarter of 2023 for consideration of the proposed Zoning By-law Amendment application. Should Council approve the proposed Zoning By-law amendment, subsequent applications for site plan control would be required to facilitate any further development on the subject lands.

For more information, please contact Dana Suddaby, Planner at 705-739-4220 ext. 4473 or by email at [dana.suddaby@barrie.ca](mailto:dana.suddaby@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Conceptual Building Massing



APPENDIX "A"  
Conceptual Site Plan



**PROJECT STATISTICS**

**BUILDING AREA**

	STOREYS	FOOTPRINT (m <sup>2</sup> )	GROSS AREA <sup>1</sup>
PART A	11 + 3 PARKING	1,420	15,620
PART B	8 + 3 PARKING	773	6,184
PART C	8	773	6,184
PART D	5	688	3,440
PART E	3	650	1,950
GREEN ROOF	N/A + 3 PARKING	2,100	N/A
PARKING	3	4,293 <sup>2</sup>	12,879
<b>TOTAL</b>	<b>11 + 3 PARKING</b>	<b>6,404</b>	<b>33,378 + 12,879</b>

<sup>1</sup>GROSS AREA TOTALS FOR PARKING FOR ALL PARTS ARE INCLUDED IN THE PARKING ROW  
<sup>2</sup>GREEN ROOF IS INCLUDED FOR FOOTPRINT CALCULATION ONLY NOT GROSS AREA  
<sup>3</sup>PARKING IS EXCLUDED FROM THE FOOTPRINT TOTAL AS IT IS INCLUDED UNDER GREEN ROOF, PART A, and PART B

**PARKING COUNT**

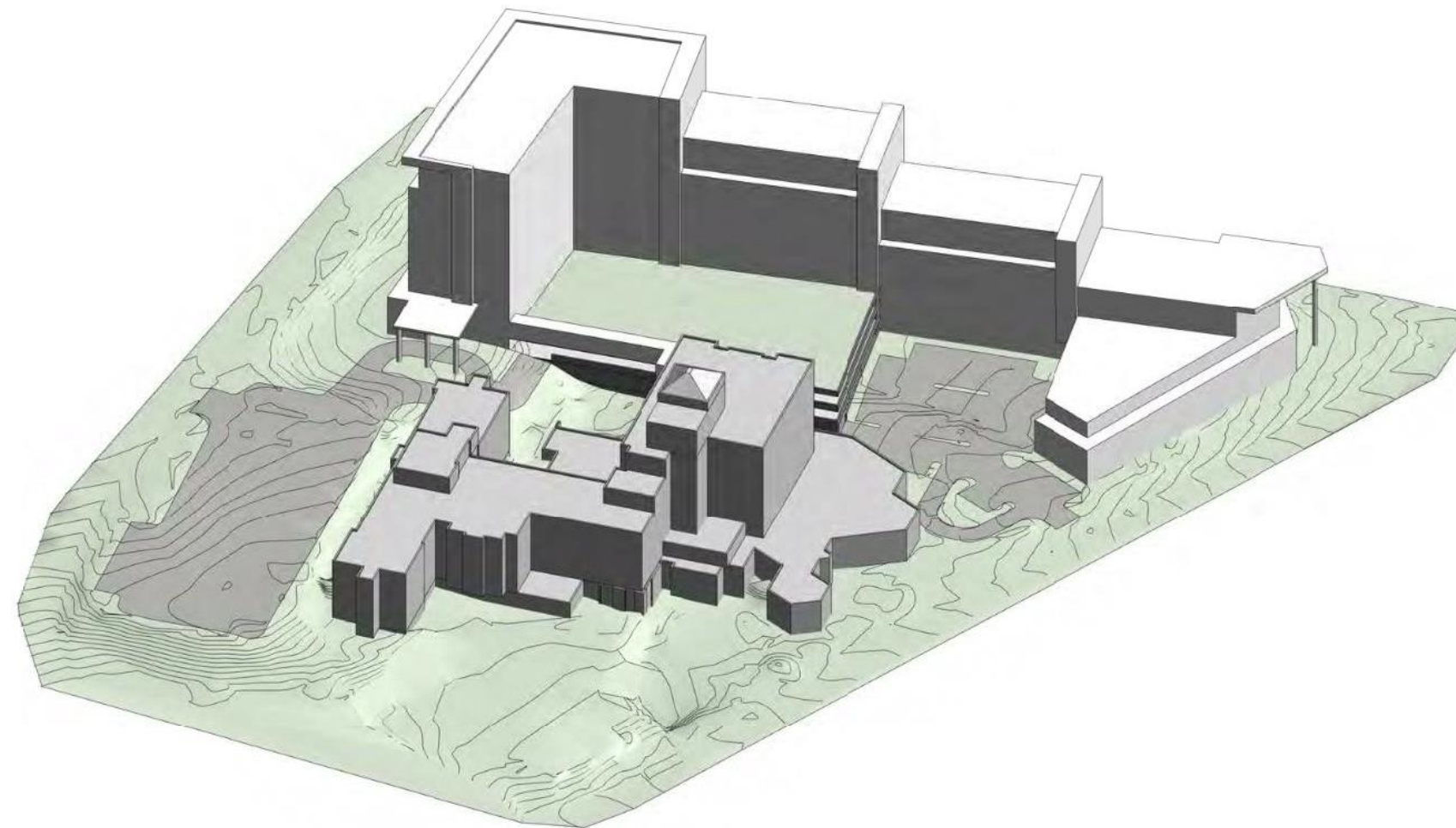
	PARKING SPACES
UPPER LOT	71 (EXISTING PARKING LAYOUT)
LOWER LOT	57 (EXISTING AND NEW)
P1 - PARKING	80
P2 - PARKING	80
P3 - PARKING	80
<b>PARKING TOTAL</b>	<b>368</b>

Site Plan - Proposal  
As indicated



**APPENDIX "B"**

**Conceptual Building Massing: South-West Elevation Perspective**



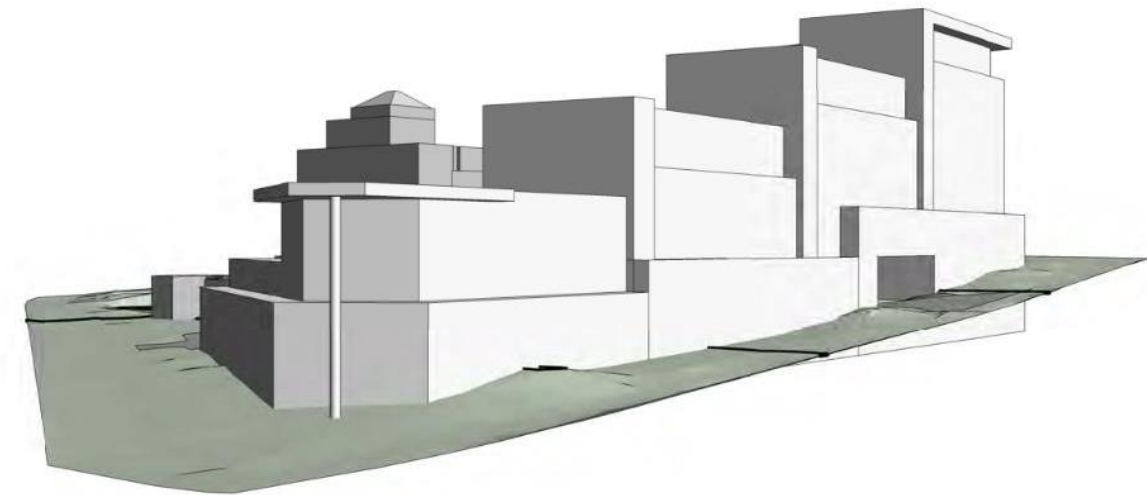
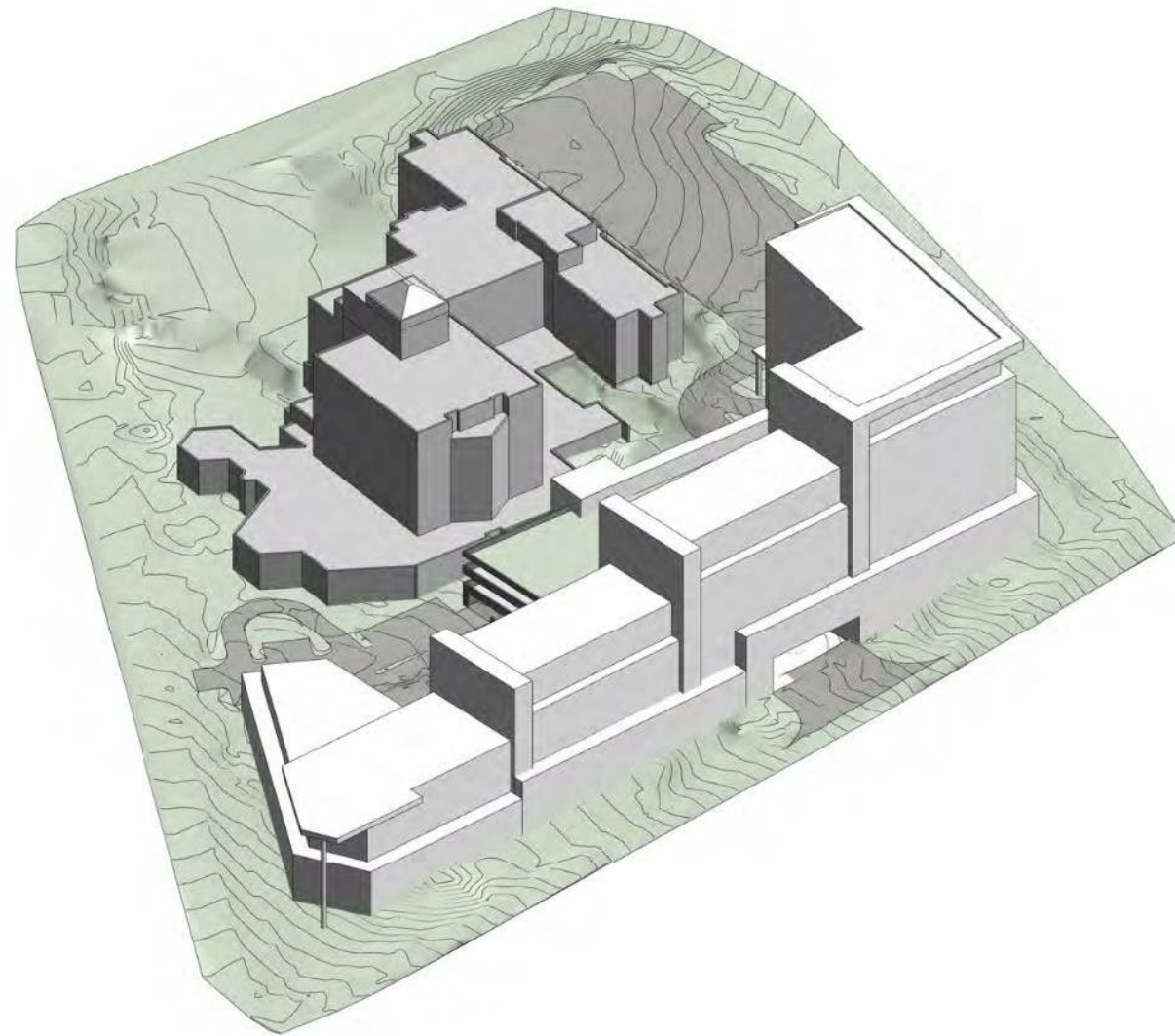
South West Corner

salterpilon<sup>architecture</sup>

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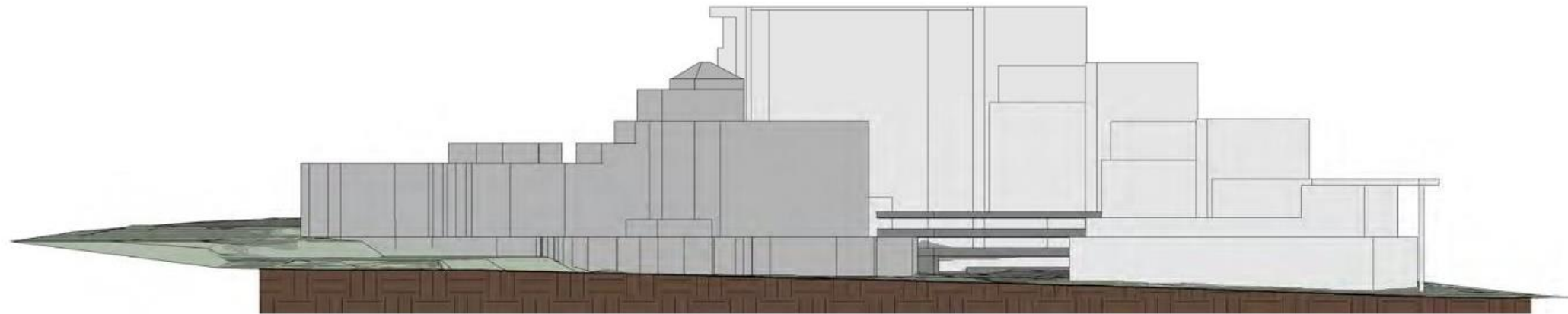
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Conceptual Building Massing: South-East Elevation Perspective



South East Corner

Conceptual Building Massing: Southern Elevation Perspective



South Elevation

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