
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 8

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 – 427, 429, 431, 435, 437 YONGE STREET

DATE: MARCH 22, 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 Barrie Yonge Developments GP Inc. The subject lands are known municipally as 427, 429, 431, 435, 437 Yonge Street and are legally described as Lots 20 to 35, Registered Plan 885 in the City of Barrie. The subject lands are located on an identified Intensification Corridor pursuant to Schedule “I” of the City of Barrie Official Plan – Intensification Areas.

The Zoning By-law Amendment application proposes to amend the zoning on the subject lands from ‘Residential Single Detached Dwelling First Density’ (R1) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-XXX) to permit a seven (7) storey mixed use apartment with 196 dwelling units, 717 square metres of ground floor commercial space, and 226 Parking spaces to service the development (see Appendix “A” – Conceptual Site Plan). The proposed parking is being provided at a ratio in accordance with the Zoning By-law.

The complete submission package is available for viewing on the City’s [Proposed Developments](#) webpage under [Ward 8 – 427, 429, 431, 435, 437 Yonge Street](#).

Background

The subject lands are rectangular in shape and are located at the northeast corner of the intersection at Maclaren Avenue and Yonge Street. The subject lands are designated ‘Residential’, on Schedule ‘A’ – Land Use Plan in the City of Barrie Official Plan and are currently zoned ‘Residential Single Detached Dwelling First Density’ (R1).

The land comprises 5 lots currently occupied by single detached dwellings, for which demolition permits will be obtained by the applicant. The site is 0.53 hectares in size with approximately 91.4 metres of flankage along Yonge Street and 56.5 metres of frontage on



Maclaren Avenue [see Appendix “B” – Proposed Development Concept Rendering (From Southwest View)].

The subject development application is being reviewed concurrently with an additional development proposal (File: D30-039-2022 – 447, 449, 451, 453, 455 Yonge Street) by the same owner, Barrie Yonge Developments GP Inc., located at the southeast corner of Maclaren Avenue and Yonge Street. A rendering detailing images of both proposals is attached as Appendix “C” – Proposed Development Concept Rendering (From West View).

The subject application was submitted to the City and deemed complete on January 10, 2023. Notification of the 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 has been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A combined Neighbourhood Meeting was held on May 4, 2022 for the subject application and the proposed development to the south. The meeting was attended by approximately 36 residents, Ward 8 Councillor, Jim Harris, the applicant’s planning consultant, the owner of the property, and City Planning staff. The comments from residents concerning the proposed development are summarized as follows:

- Traffic concerns regarding increased traffic utilizing the intersection at Yonge Street and Maclaren Avenue;
- Concerns were expressed regarding the provision of adequate parking within the development so as to avoid on street parking on adjacent residential streets;
- Privacy concerns and shadowing impacts on abutting single detached residential properties on Bates Court and Maclaren Avenue as it relates to the proposed height of the building;
- Concerns related to insufficient amenity areas being provided within the proposed development and the potential impacts to existing parks and amenity spaces in the area;
- Potential impacts to adjacent properties as it relates to groundwater and stormwater management; and
- Residents asked if affordable units will be included within the development.

Concept Plan Revisions

Previous concept plans have been reviewed by Planning staff prior to the current proposal being submitted for consideration (see Appendix “D” – Neighbourhood Meeting – Preliminary Conceptual Site Plan). The applicant has made changes to the original concept plan submitted to address staff’s comments, and to address feedback received through the Neighbourhood Meeting process. These changes include:

- Reducing the proposed number of dwelling units from 337 to 196 dwelling units;
- A reduction in height from eight (8) storeys to seven (7) storeys, including altering the building footprint to increase the overall setback to adjacent single detached residential properties; and

- Increasing and maintaining a minimum 3.4 metre wide landscape buffer adjacent to the existing single detached residential properties located on Bates Court and Maclaren Avenue in order to maintain a greater amount of the existing vegetation.

Zoning By-law Amendment – Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested 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 a seven (7) storey mixed use apartment with 196 dwelling units (370 units per hectare), 717 square metres of ground floor commercial space, and 226 Parking spaces to service the proposed development. The surface parking is proposed to be screened in accordance with the Zoning By-law with a minimum 3.0 metre wide landscape buffer area and a 2.0 metre tall tight board wooden fence. No reduction in required parking or landscaped buffer area required to screen the parking area has been requested. In order to accommodate the development as proposed, the following site-specific provisions have been requested:

Zoning Standard	Required by Zoning By-law 2009-141	Proposed
Front Yard Lot Line for Zoning Purposes	Maclaren Avenue	Yonge Street
Front Yard Area	Shall be fully paved	Soft landscaping including grass
Side yard Setback	Minimum 3.0 metres	0.0 metres to daylight triangle
	Maximum 3.0 metres	Maximum 11.1 metres
Parking Structure Setback	Minimum 1.8 metres	Minimum 0.6 metres
Lot Coverage for Required Parking	35% Maximum	38.6% Maximum

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review by Planning Staff and the City's Technical Review Team. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for Council's consideration. The primary planning and land use matters being considered at this time include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the proposed density and height, impacts on and compatibility with the surrounding uses, and integration of the proposed development into the existing neighbourhood;
- Justification and appropriateness of the requested site-specific provisions;
- Analysis of intensification targets;
- Site servicing, drainage and grading associated with the proposed development;
- Traffic impacts/calming as a result of the proposed increase in density in the area and pedestrian safety; and
- The efficient use of land and resources that optimize the use of existing and planned services and infrastructure.

Next Steps

Staff will continue to work with both the applicant and residents to address any 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 comments



DEVELOPMENT SERVICES MEMORANDUM

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2022
Pending #:

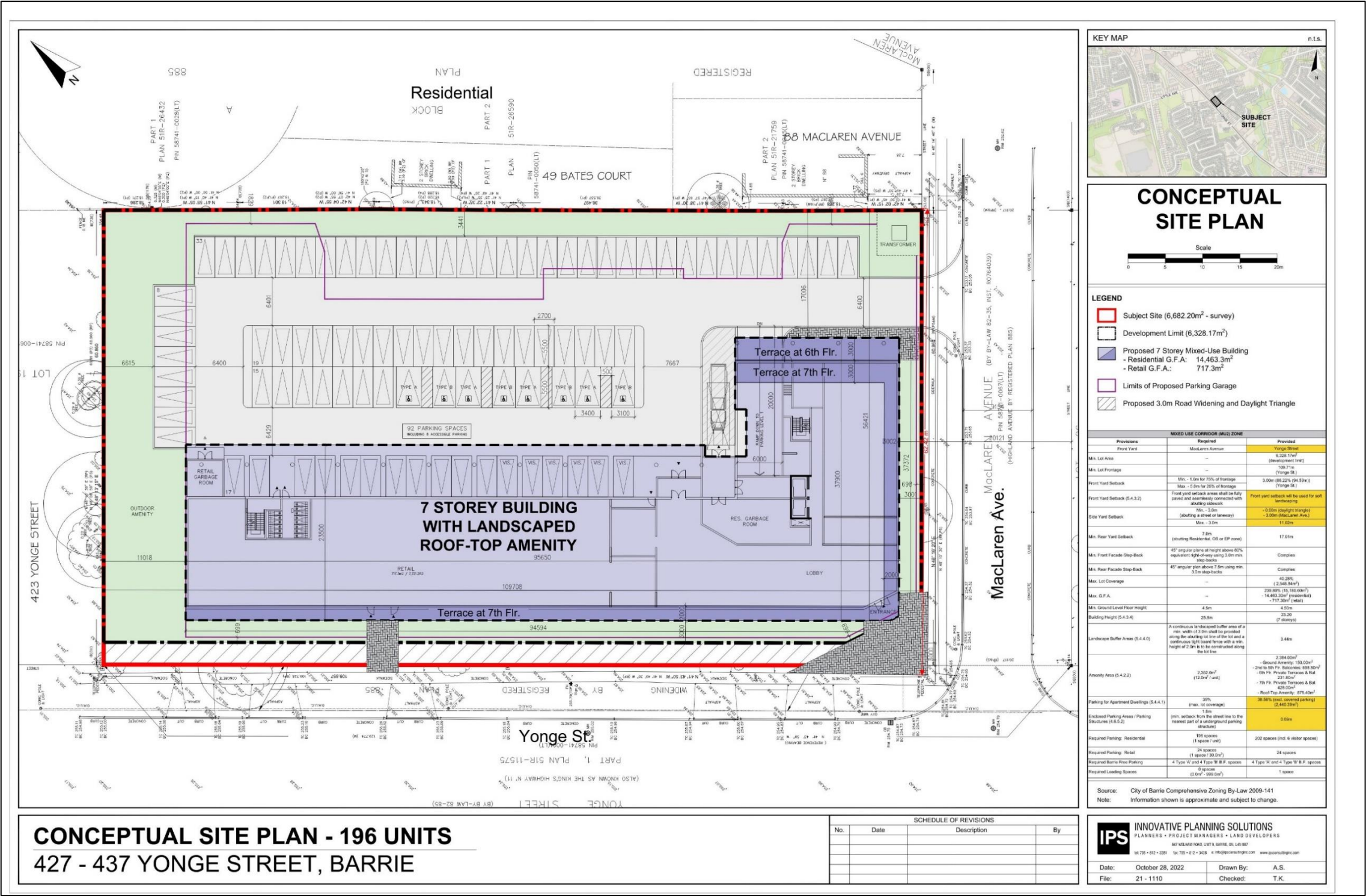
provided in the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of these applications.

A staff report to Council 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, a subsequent application for site plan control would be required to facilitate the development.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca

Attached: Appendix "A" –Conceptual Site Plan
 Appendix "B" – Proposed Development Concept Rendering (From Southwest View)
 Appendix "C" – Proposed Development Concept Rendering (From West View)
 Appendix "D" – Neighbourhood Meeting – Preliminary Conceptual Site Plan

APPENDIX "A"
Conceptual Site Plan



APPENDIX “B”
Proposed Development Conceptual Rendering (From Southwest View)



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All work to be completed in accordance with the Code and below of the Architect's Notes section.

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notes:

revisions:

m.d.yr

architectural team :
mark zwicker



project:
427 Yonge St
Barrie, ON L4N 4E1

render

dec. 06.22
1:150
21-47
nb



date:
scale:
project:
drawn by:

drawing number:
A410

Appendix “C”
Proposed Development Rendering (From West View)

Copyright of this drawing and design is reserved by the Designer. The drawing and all associated documents are an instrument of service to the Designer. The drawing and the associated documents herein may not be reproduced or used in any manner other than permitted by the Designer.

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Drawings are not to be used for construction. Contractors to verify all existing conditions and dimensions before to confirm the work and report any discrepancies with the Contract Documents to the architect before proceeding with the work.

Portions of existing or proposed improvements or structures shown, streets, and other existing or proposed features, the location shown in the architectural drawings, shall not be used for construction or other purposes. These drawings are not to be used for construction unless noted below as "As Shown for Construction".

All work to be carried out in accordance with the Code and Rules of the applicable governing jurisdiction.

The Designer, of these plans, and specifications, does not, warrant or represent to the project owner the construction of the project by them. All construction is subject to the project owner's approval and all other conditions that may properly be required by the project owner.

notes:

revisions: m.d.yr

architectural team:

mark zwicker



project:
427 Yonge St
Barrie, ON L4N 4E1

render

dec. 06.22
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21-47
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date:
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project:
drawn by:



drawing number:
A411

PROPOSAL — 427-437 Yonge St

Architectural site plan for 49 Bates Court. The plan shows a proposed 8-story building with a mechanical penthouse. The building is situated on a lot bounded by McClellan Avenue to the east, 42nd Young Street to the south, and 49 Bates Court to the north. The plan includes various annotations such as "PROPOSED 8 STORY BUILDING", "MECHANICAL PENTHOUSE", and "49 BATES COURT". It also shows surrounding streets, lot dimensions, and various engineering notes.