

City-Initiated Zoning By-law Amendments: 50 Worsley St, 48 Dean Ave, and 29 & 35 Sperling Dr.

PRESENTED BY:

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EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES



Public Meeting Overview

- Background and purpose of proposed zoning by-law amendments
- Overview of Highest and Best Use Studies:
 - Subject sites
 - Policy context (Land Use, Zoning)
 - Development precedents
 - Concept plans and proposed zoning by-law standards
- Next Steps

Background

- The Federal and Provincial governments are encouraging and incentivizing local initiatives to increase housing supply.
- City of Barrie Council adopted recommendation and direction of Confidential Staff Report LGL004-23 (File 23-G-274)
- Highest and Best Use studies have been completed for select municipal properties for the purposes of increasing housing supply and land availability.

Purpose of the Applications

- To rezone the selected properties to reflect and implement the policies of the City of Barrie's new Official Plan and achieve the highest and best use.
- To get these City of Barrie properties ready for future development in efforts to expedite planning approvals, site development, and increase housing supply and availability in the city on these three key sites.

Site Overview: Existing Conditions

50 Worsley Street



29 & 35 Sperling Drive



48 Dean Avenue



Image 1: Subject lands

■ Subject lands

Site Overview: Land Use

50 Worsley Street

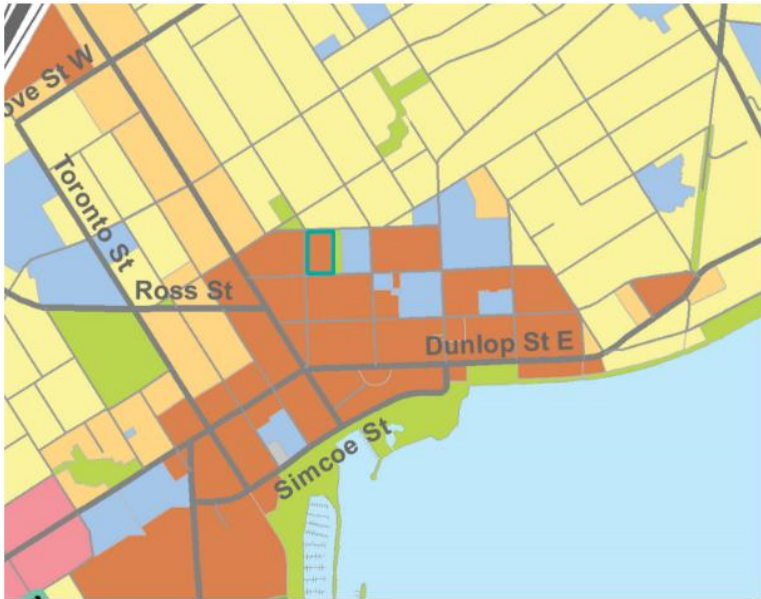


Image 2: Official Plan Map 2 - Land Use Designations

Subject lands	Community Hub	Greenspace	Medium Density
High Density	SEED	Neighbourhood Area	

29 & 35 Sperling Drive



Image 2: Official Plan Map 2 - Land Use Designations

Subject lands	Community Hub	Greenspace	Medium Density
Commercial District	SEED	Neighbourhood Area	
Employment Area - Non Industrial	Natural Heritage System		

48 Dean Avenue

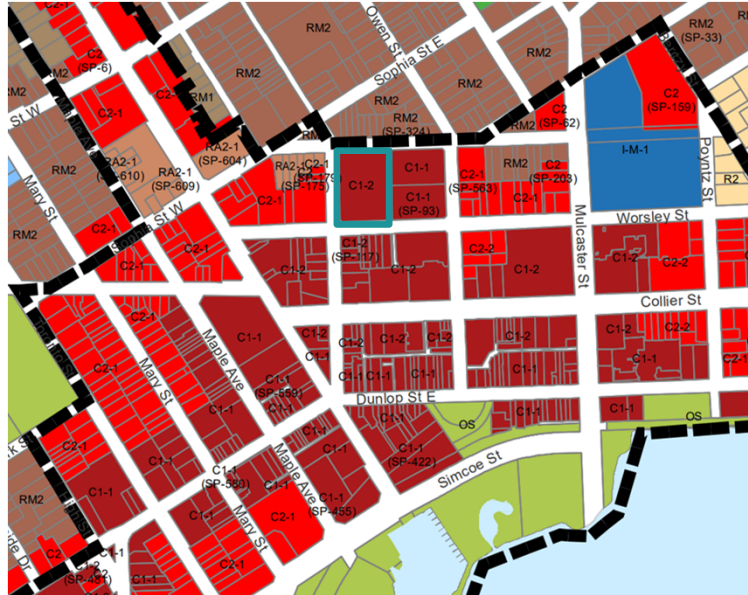


Image 2: Official Plan Map 2 - Land Use Designations

Subject lands	Community Hub	Greenspace	Natural Heritage System
Commercial District	Medium Density	Neighbourhood Area	

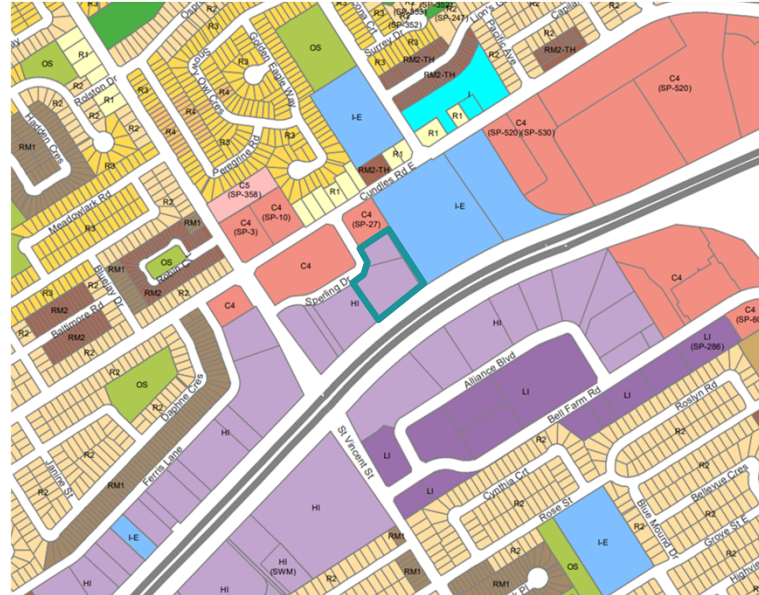
Site Overview: Existing Zoning

50 Worsley Street



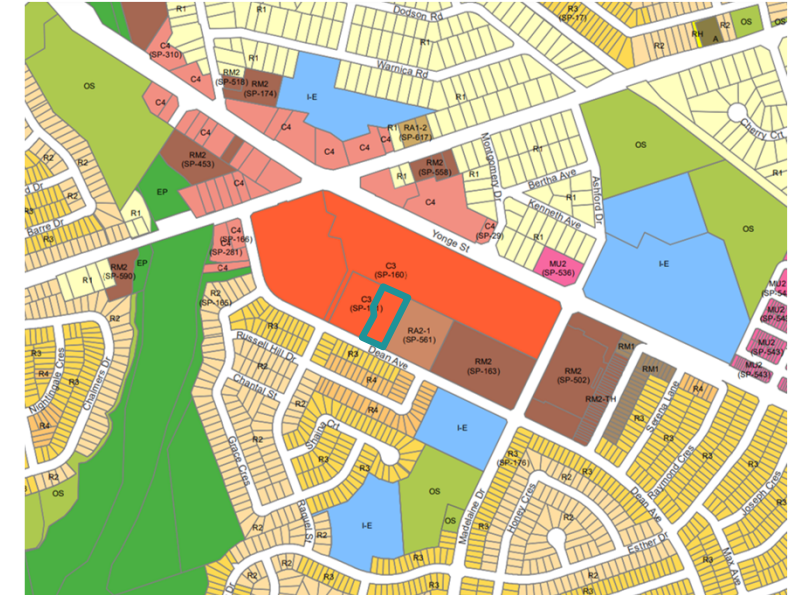
- City Centre Revitalization Area
- Application Currently Before the Local Planning Appeal Tribunal (LPAT)
- Central Area Commercial (C1, C1-1, C1-2)
- Transition Centre Commercial (C2, C2-1, C2-2)
- Major Institutional (I-M, I-M-1)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TS WS)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Open Space (OS)

29 & 35 Sperling Drive



- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Institutional (I)
- Educational Institutional (I-E)
- Open Space (OS)
- Environmental Protection Area
- Business Park (BP)
- Highway Industrial (HI)
- Light Industrial (LI)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Neighbourhood Residential (R5)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TS WS)

48 Dean Avenue



- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Neighbourhood Mixed Use (NMU)
- Institutional (I)
- Educational Institutional (I-E)
- Open Space (OS)
- Environmental Protection Area
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
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- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TS WS)

Site Overview: Surrounding Developments

50 Worsley Street



Image 4: Rendering of 55–57 McDonald Street, 61–67 Owen Street, 70–78 Worsley Street

29 & 35 Sperling Drive



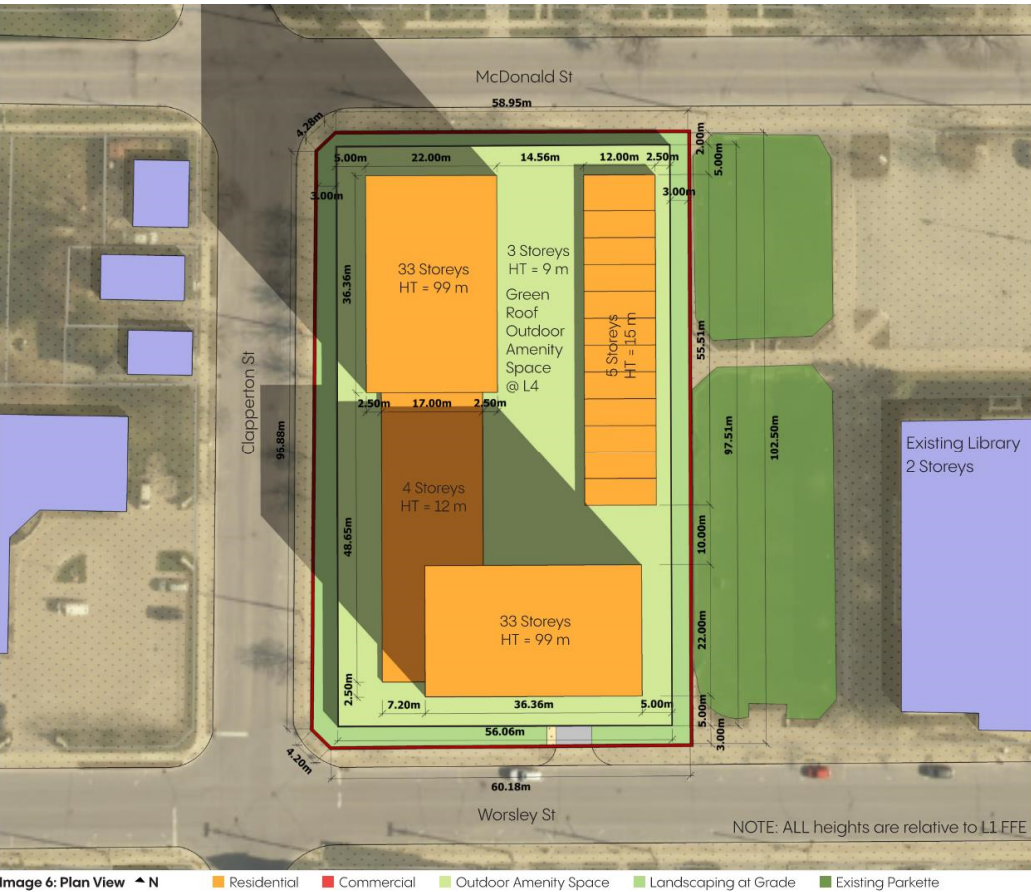
Image 4: Rendering of 303 Cundles Road East

48 Dean Avenue



Image 4: Rendering of 70 Dean Avenue

Concept: 50 Worsley Street

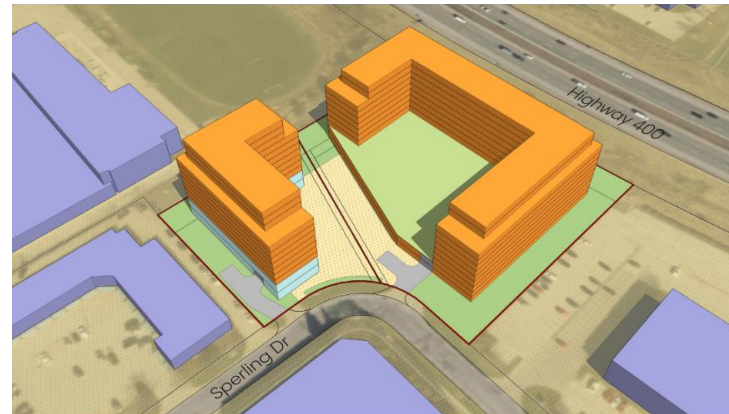
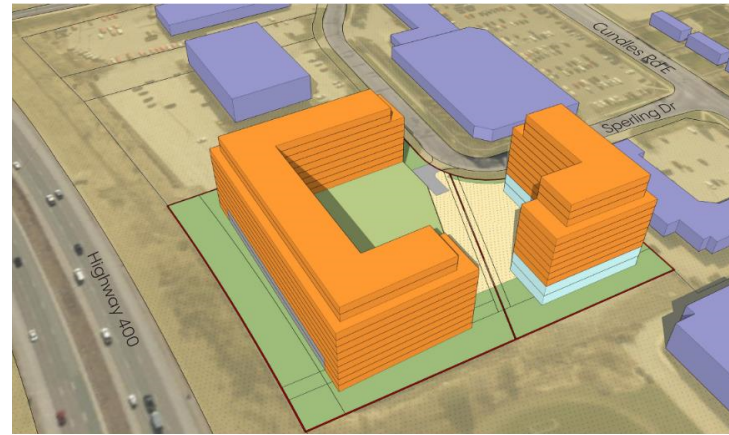
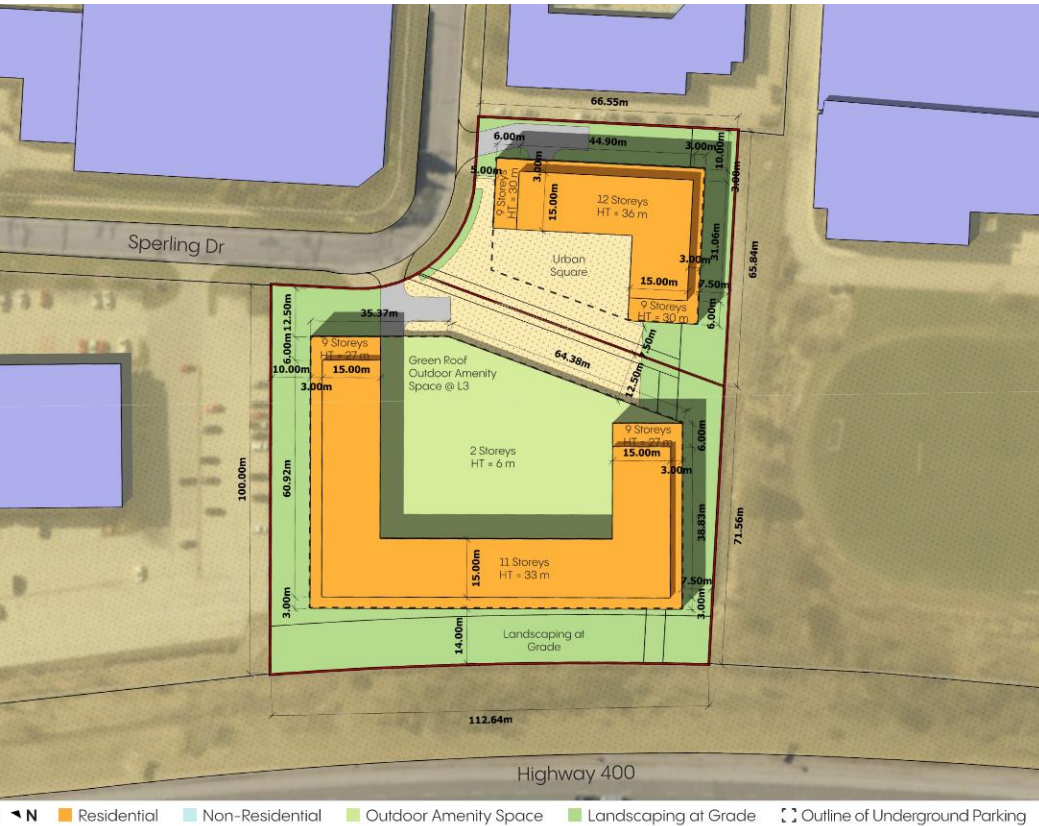


- Two 33 storey towers
- 3 storey podium with retail at grade
- Approximately 628 units
- Approximately 1,645m² of retail space
- Approximately 395 parking spaces

Concept: Site-Specific Standards

	50 WORSLEY STREET	
Zone	<i>Central Area Commercial Second Density (C1-2)</i>	<i>Proposed</i> <i>Central Area Commercial Second Density (C1-2) (SP-XXX)</i>
Maximum Building Height	10m within 5m of front lot line and flankage, 45m beyond	10m within 5m of front lot line and flankage, 99m beyond
Gross Floor Area (max. % of lot area)	600%	710%
Min. Commercial Coverage (% of lot area)	50%	25%
Parking	1 space per dwelling unit	0.6 spaces per dwelling unit

Concept: 29 & 35 Sperling Drive

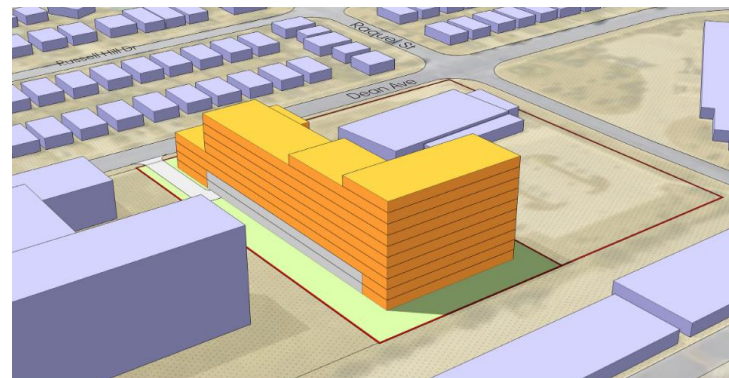
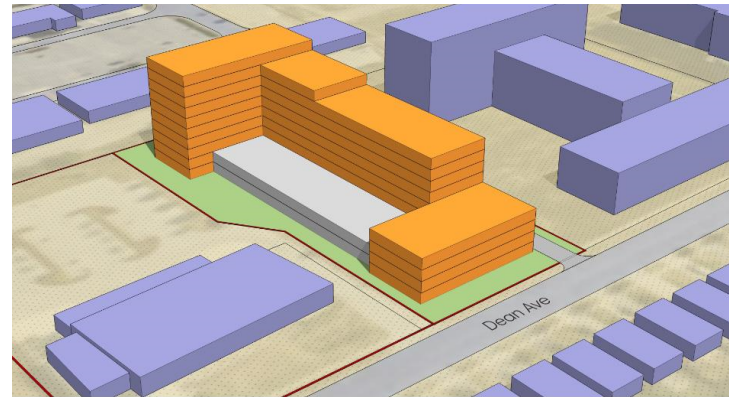
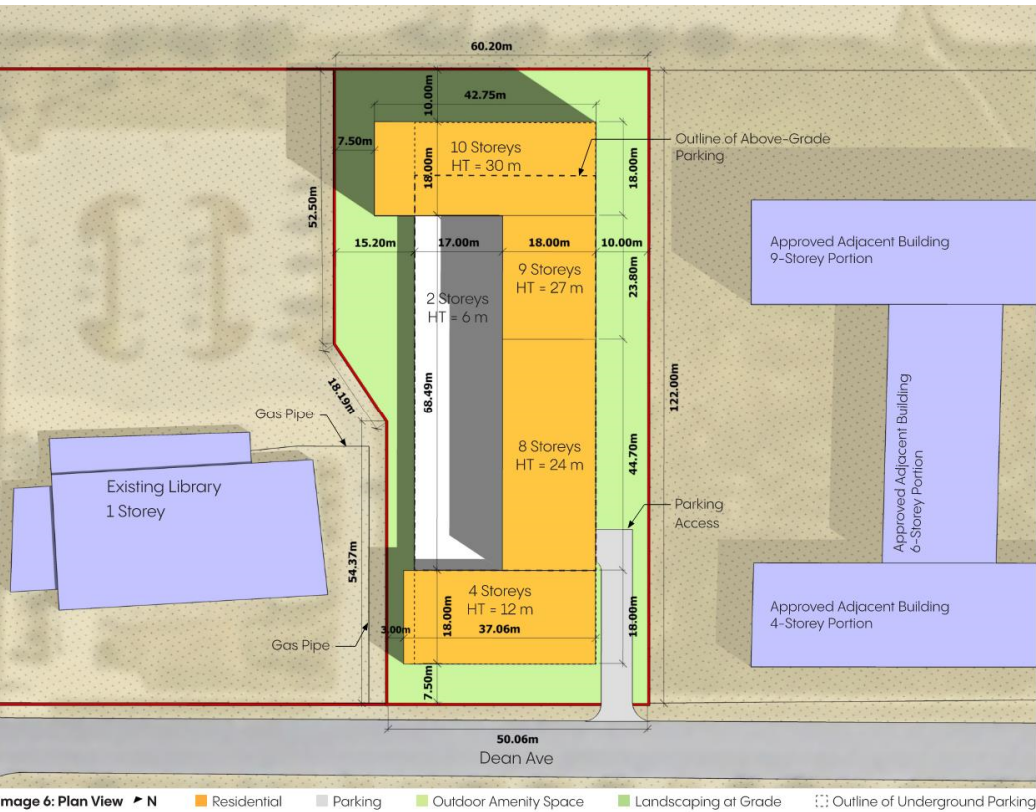


- 11 and 12 storey buildings
- 2,119m² of non-residential uses
- Approximately 546 units
- Approximately 473 parking spaces

Concept: Site-Specific Standards

	29 & 35 SPERLING DRIVE	
Zone	<i>Residential Apartment Dwelling Second Density-2 (RA2-2)</i>	<i>Proposed</i> <i>Residential Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SPXXX)</i>
Minimum Front Yard Setback (dwelling unit)	7m	5m
Gross Floor Area (max. % of lot area)	200%	265%
Maximum Lot Coverage	35%	52%
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.87 parking spaces per dwelling unit

Concept: 48 Dean Avenue



- 10 storey building
- 4 storeys fronting Dean Avenue
- Approximately 201 units
- Approximately 257 parking spaces

Concept: Site-Specific Standards

	48 DEAN AVENUE	
Zone	<i>Residential Apartment Dwelling, Second Density-1 (RA2-1)</i>	<i>Proposed</i> <i>Residential Apartment Dwelling, Second Density-1 with Special Provisions (RA2-1)(SP-XXX)</i>
Minimum Side Yard Setback	5m	3m
Gross Floor Area (max. % of lot area)	200%	209%
Maximum Lot Coverage	35%	57%
Parking	1 space per dwelling unit	1.28 spaces per dwelling unit

Next Steps

- Staff will review all comments received through the technical review and public consultation and finalize zoning standards
- Staff will prepare a Staff Report based on technical review and public feedback
- Report to Council in March 2024 for consideration

Further information on the proposed Zoning By-law Amendment:

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<https://www.barrie.ca/planning-building-infrastructure/current-projects/development-projects>