
NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34 (12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW

Re: City-Initiated Amendments to Comprehensive Zoning By-law 2009-141 – FILE: D30-001-2024 – 50 Worsley Street

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, February 27, 2024 at 6:00 p.m.** to review a City-initiated application for an Amendment to the Zoning By-law for the lands described as: Lots 3 to 8, Lots 30 to 35, Lots 39 to 44 and Part of Lanes on Plan 154 being Parts 1 & 2 on Plan 51R-21643, save and except Parts 1 to 4 on Plan 51R-25400, in the City of Barrie, located in Ward 2, and known municipally as: 50 Worsley Street.

The City of Barrie retained a consultant, Smart Density to determine the highest and best use for select municipal properties. These properties include 50 Worsley Street (D30-001-2024), 48 Dean Avenue (D30-002-2024), and 29 & 35 Sperling Drive (D30-003-2024).

THE PURPOSE of application D30-001-2024 is to amend Zoning By-law 2009-141 to align the zoning standards for 50 Worsley Street with the policies of the City's new Official Plan to expedite any future planning approvals and increase housing supply.

The site currently contains the Barrie Public Library - Downtown Branch, John Edwin Coupe Park, surface parking, and landscaped area. The subject lands comprise the surface parking of the property and has a site area of 0.64 hectares / 1.58 acres. The application seeks to rezone the lands from "Central Area Commercial Second Density (C1-2)" to "Central Area Commercial Second Density with Special Provisions (C1-2)(SP-XXX)" which could facilitate a future mixed-use development up to 33 storeys. The Barrie Public Library and John Edwin Coupe Park **do not** form a part of this application.

Based on Smart Density's concept, the City is considering the following site-specific standards:

Standards	Zoning By-law 2009-141 (C1-2)	Proposed Site-Specific Provisions (C1-2)(SP-XXX)
Building Height (max.)	10m within 5m of the front lot line and lot flange, 45m beyond 5m of the front lot line and lot flange.	10m within 5m of the front lot line and lot flange, 99m beyond 5m of the front lot line and lot flange.
Minimum Coverage for Commercial uses (% of lot area)	50%	25%
Gross floor area (max. % of lot area)	600%	710%
Minimum Parking Requirements	1 parking space per dwelling unit	0.6 parking spaces per dwelling unit

The public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments (virtually or in-person) at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220, Ext. 5500 during regular office hours prior to **Monday, February 26, 2024, by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Monday, February 26, 2024, by 12:00 p.m.**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Zoning By-law Amendment, you must make a written submission to the undersigned or cityclerks@barrie.ca.

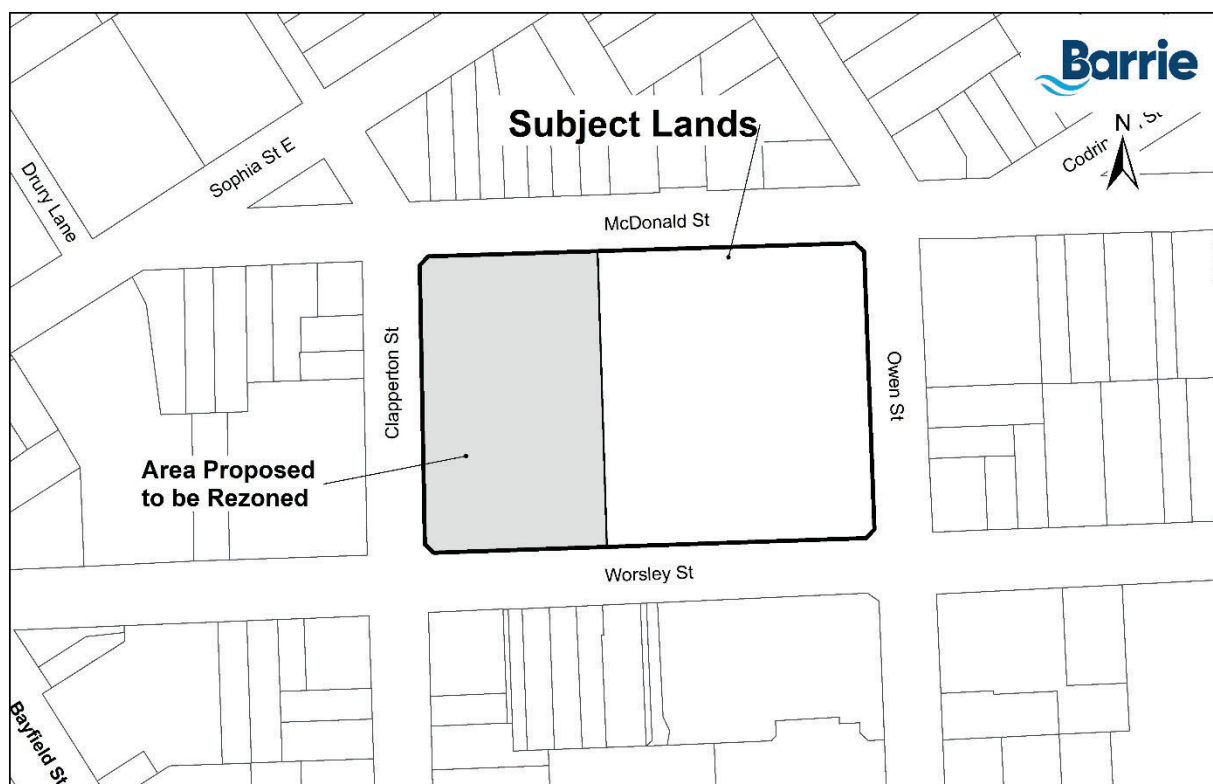
All information including opinions, studies, presentations, reports, are considered part of the public record and may be posted on the City of Barrie website and/or made available to the public upon request.

All information including studies, presentations, and reports, are considered part of the public record. The submission is posted under **Development Projects** on the City's website at the following link: [50 Worsley Street | City of Barrie](#)

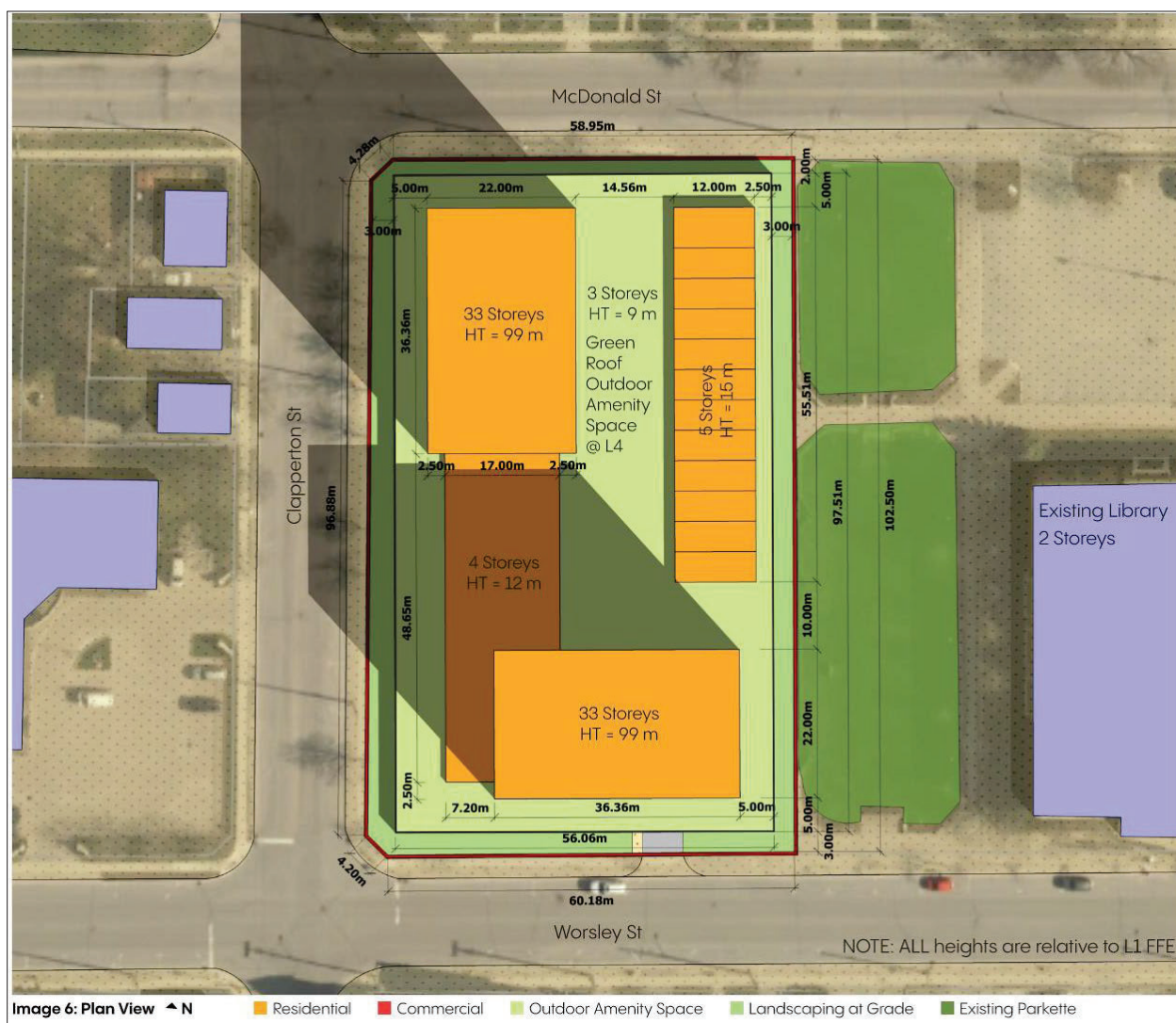
Any person seeking further information or clarification about the Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Jordan Lambie, Senior Urban Design Planner jordan.lambie@barrie.ca 705-739-4220 ext. 4705	Development Services Department - Planning City of Barrie, 70 Collier Street, P.O. Box 400 Barrie, Ontario, L4M 4T5
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KEY MAP



CONCEPT PLAN



CONCEPTUAL 3D MASSING



Image 7: View to Northeast



Image 8: View to Southwest

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34 (12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW

Re: City-Initiated Amendments to Comprehensive Zoning By-law 2009-141 – FILE: D30-002-2024 – 48 Dean Avenue

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, February 27, 2024 at 6:00 p.m.** to review a City-initiated application for an Amendment to the Zoning By-law for the lands described as: Block 132 on Plan 51M-672, in the City of Barrie, located in Ward 9, and known municipally as: 48 Dean Avenue.

The City of Barrie retained a consultant, Smart Density to determine the highest and best use for select municipal properties. These properties include 50 Worsley Street (D30-001-2024), 48 Dean Avenue (D30-002-2024), and 29 & 35 Sperling Drive (D30-003-2024).

THE PURPOSE of application D30-001-2024 is to amend Zoning By-law 2009-141 to align the zoning standards for 48 Dean Avenue with the policies of the City's new Official Plan to expedite any future planning approvals and increase housing supply.

The subject lands are comprised of a 0.67-hectare / 1.66-acre vacant landscape area to the east of the Barrie Public Library – Painswick Branch. The application seeks to rezone these lands from "Shopping Centre Commercial with Special Provisions (C3)(SP-161)" to "Residential Apartment Dwelling, Second Density-1 with Special Provisions (RA2-1)(SP-XXX)" which could facilitate a future housing development of up to 10 storeys and a residential density of 300 units per hectare. The Barrie Public Library and parking area **do not** form a part of this application.

Based on Smart Density's concept, the City is considering the following site-specific provisions:

Standards	Zoning By-law 2009-141 (RA2-1)	Proposed Site-Specific Provisions (RA2-1)(SP-XXX)
Side Yard (min.)	5m	3m
Lot Coverage (max.)	35%	57%
Gross Floor Area (max. % of lot area)	200%	209%
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	1.28 parking spaces per dwelling unit

The public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

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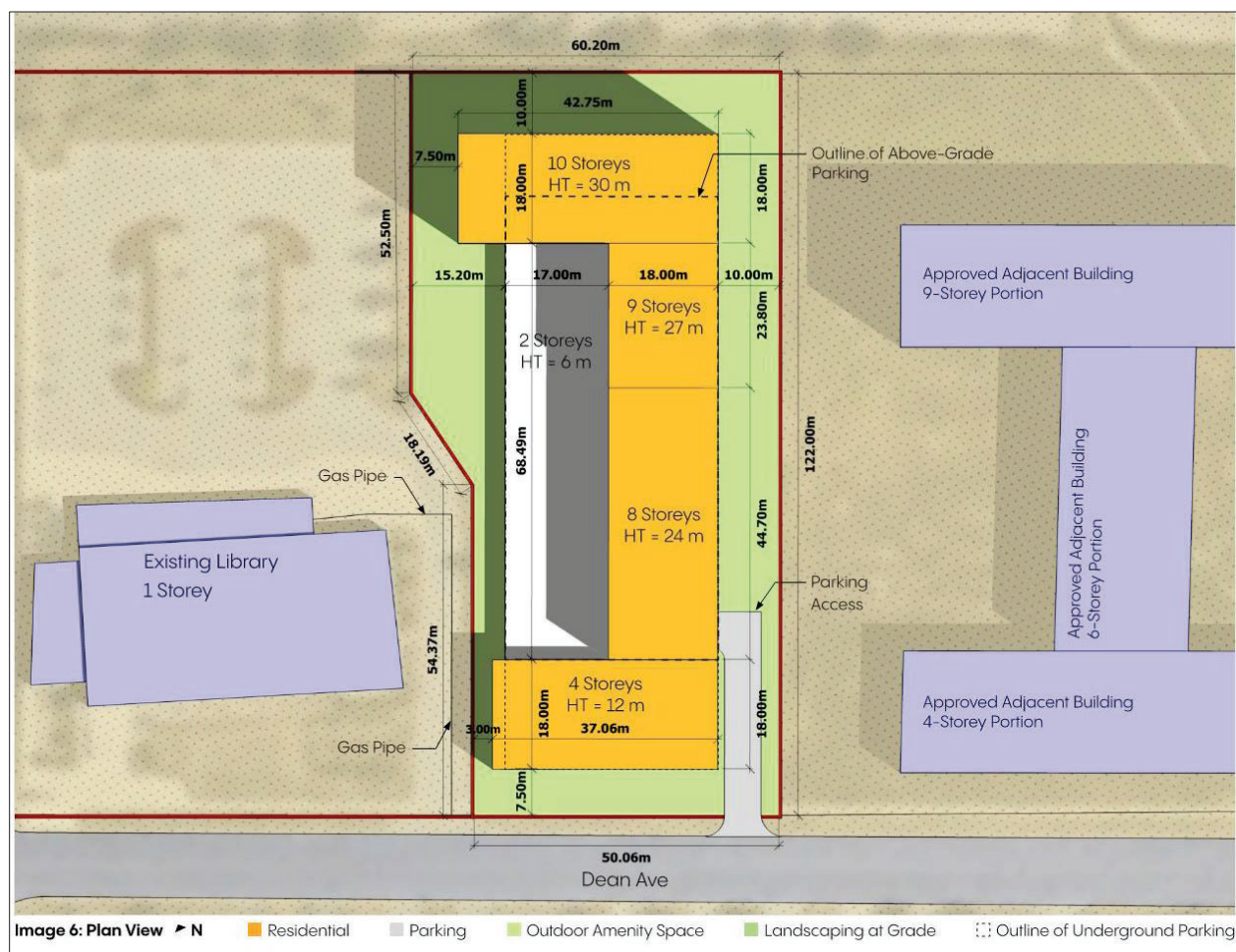
Any person seeking further information or clarification about the Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Jordan Lambie, Senior Urban Design Planner
jordan.lambie@barrie.ca
705-739-4220 ext. 4705

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP

CONCEPT PLAN



CONCEPTUAL 3D MASSING



Image 7: View to Northeast

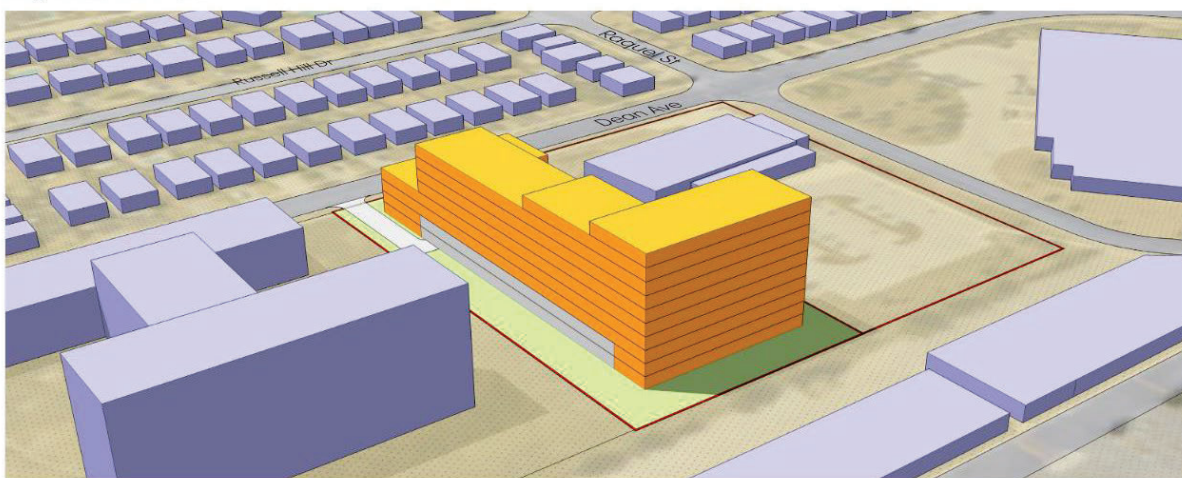


Image 8: View to Southwest

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34 (12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW

Re: City-Initiated Amendments to Comprehensive Zoning By-law 2009-141 – FILE: D30-003-2024 – 29 & 35 Sperling Drive

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, February 27, 2024 at 6:00 p.m.** to review a City-initiated application for an Amendment to the Zoning By-law for the lands described as: Lot 7 & Blocks 19, 20 & 22; Part Lot 6 & Part Block 23 being Parts 2 & 5 on 51R-18592, S/T LT123922; Part Sperling Drive being Parts 8, 19 & 12 on 51R-23867; AND Part Lot 8 being Parts 5 & 14 on 51R-23867, S/T LT124906; Block 18, S/T LT123922; Part Sperling Drive being Parts 6 & 7 on 51R-23867, S/T Right as in LT249542; all on Plan 51M-344 in the City of Barrie, located in Ward 3, and known municipally as: 29 and 35 Sperling Drive.

The City of Barrie retained a consultant, Smart Density to determine the highest and best use for select municipal properties. These properties include 50 Worsley Street (D30-001-2024), 48 Dean Avenue (D30-002-2024), and 29 & 35 Sperling Drive (D30-003-2024).

THE PURPOSE of application D30-003-2024 is to amend Zoning By-law 2009-141 to align the zoning standards for 29 & 35 Sperling Drive with the policies of the City's new Official Plan to expedite any future planning approvals and increase housing supply.

The site contains the former Ontario Provincial Police Station and surface parking. The subject lands comprise 2 lots in an irregular shape with a site area of 1.4 hectares / 3.5 acres. The application seeks to rezone the lands from "Highway Industrial" to "Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)" which could facilitate a future mixed-use development up to 12 storeys.

Based on Smart Density's concept, the City is considering the following site-specific provisions:

Standards	Zoning By-law 2009-141 (RA2-2)	Proposed Site-Specific Provisions (RA2-2)(SP-XXX)
Front Yard (min.)	7m	5m
Lot Coverage (max.)	35%	52%
Gross floor area (max. % of lot area)	200%	265%
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.87 parking spaces per dwelling unit

The public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

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Any person seeking further information or clarification about the Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

<p>Jordan Lambie, Senior Urban Design Planner jordan.lambie@barrie.ca 705-739-4220 ext. 4705</p>	<p>Development Services Department - Planning City of Barrie, 70 Collier Street, P.O. Box 400 Barrie, Ontario, L4M 4T5</p>
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CONCEPTUAL 3D MASSING

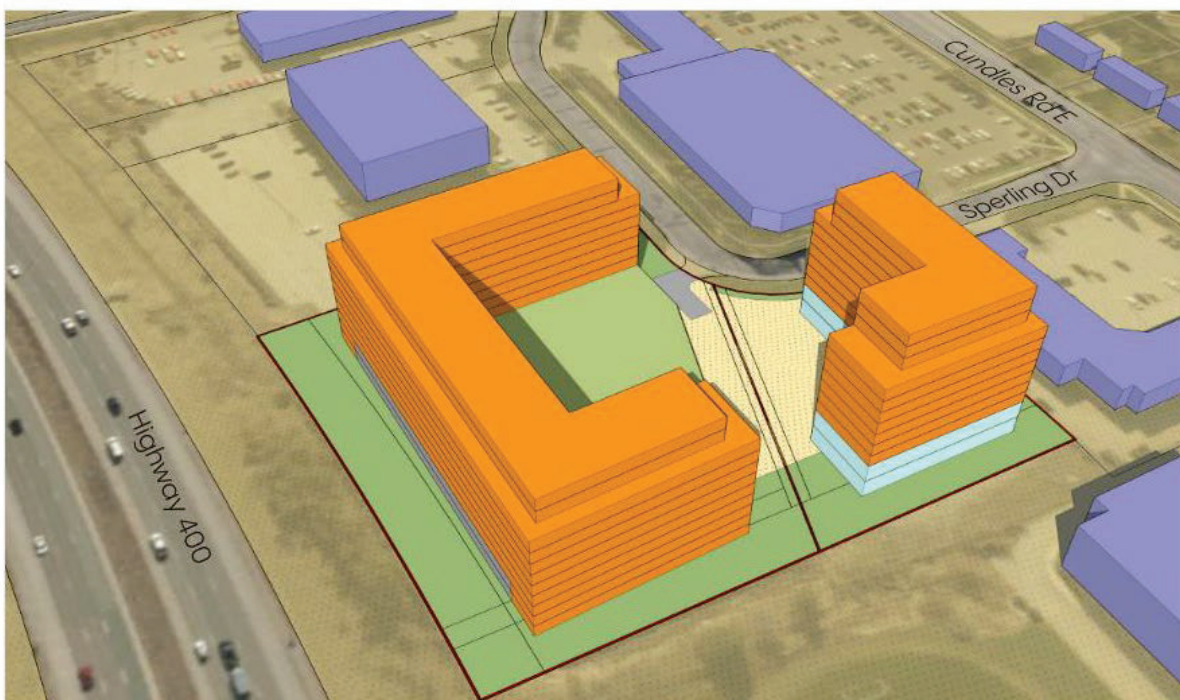


Image 6: View to Northwest

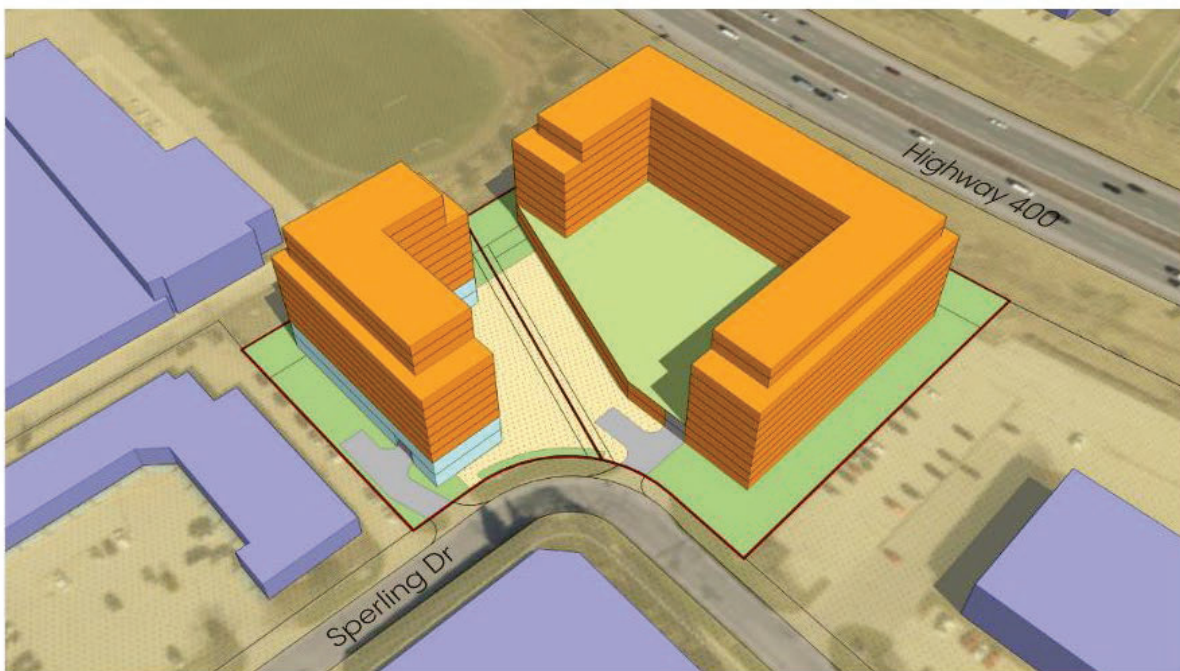


Image 7: View to Southeast