



DEVELOPMENT SERVICES MEMORANDUM

Page: 1
File: D30-001-
2024, D30-002-
2024, D30-003-
2024
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324

WARD: 2, 3 AND 9

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR CITY-INITIATED ZONING BY-LAW AMENDMENTS - 50 WORSLEY STREET, 48 DEAN AVENUE, 29 AND 35 SPERLING DRIVE

DATE: FEBRUARY 27, 2024

OVERVIEW

The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for three (3) City-initiated Zoning By-law Amendments. The sites are described as:

1. PLAN 154 LOTS 3 TO 8 N WORSLEY ST & S MCDONALD ST LOTS 30 TO 35 39-44 RP, and municipally known as 50 Worsley Street in the City of Barrie (D30-001-2024).
2. PLAN M672 BLK 132, and municipally known as 48 Dean Avenue in the City of Barrie (D30-002-2024).
3. PLAN 51M344 PT LOT 8 BLK 18 PT SPERLING DR AND RP 51R23867 PARTS 5 TO 7 AND 14 and PLAN 51M344 LOT 7 PT LOT 6 BLKS 19 20 22 PT BLK 23 PT OF SPERLING DR CLOSED RP, municipally known as 29 and 35 Sperling Drive in the City of Barrie (D30-003-2024).

The Zoning By-law Amendments seek to amend Comprehensive Zoning By-law 2009-141 for the above-noted sites, respectively:

1. from 'Central Area Commercial Second Density (C1-2)' to 'Central Area Commercial Second Density with Special Provisions (C1-2) (SP-XXX) to permit a mixed-use residential development including approximately 628 residential units, 395 parking spaces, 1,645m² of retail, and up to 33 storeys in height.
2. from 'Shopping Centre Commercial with Special Provisions' (C3)(SP-161) to 'Residential Apartment Dwelling, Second Density-1 with Special Provisions' (RA2-1)(SP-XXX) to permit a 10-storey residential development with approximately 201 residential units and 257 parking spaces.
3. from 'Highway Industrial' (HI) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions' (RA2-2)(SP-XXX) to permit a mixed-use residential development, including approximately 546 residential units, 2,119m² of non-residential uses, 473 parking spaces, and up to 12-storeys in height.

The subject applications with conceptual plans and 3D massing are available for viewing on the City's Proposed Developments webpage under [Ward 2](#), [Ward 3](#), and [Ward 9](#).

BACKGROUND

Where the Federal Government is encouraging and incentivizing local initiatives to increase housing supply, and Council adopted motion 23-G-274 with recommendations of Confidential Staff Report LGL004-23 - the City of Barrie retained consultant Smart Density to conduct Highest and Best Use studies of the above-noted City-owned properties for the purposes of increasing housing supply and availability in the City.

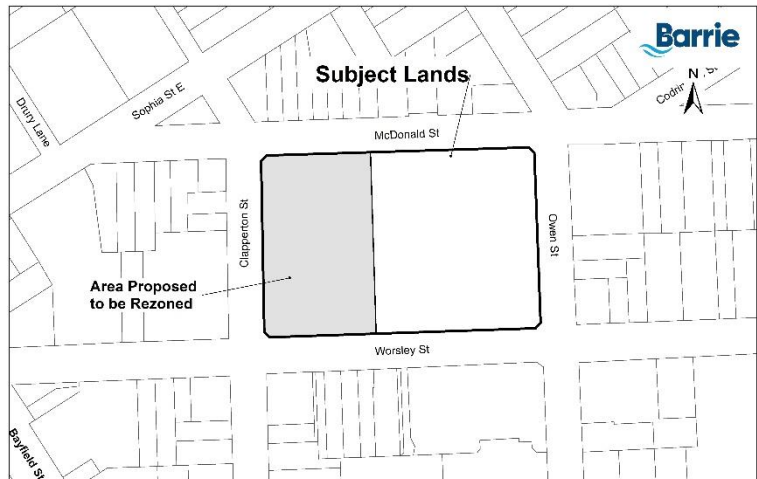
The subject applications to amend Zoning By-law 2009-141 are intended to implement the policies of the new Official Plan demonstrated by the concept plans developed by the company, Smart Density, as they completed a Highest and Best Use study for each site. A highest and best use study is done to determine a reasonable, probable and legal use of property, that is physically possible, appropriately supported and justified, and financially feasible, and that results in the highest value of the property. The three conceptual plans are included as Appendix "A" to this memo.

SUBJECT SITES

Below is an overview of the context of each site:

D30-001-2024 – 50 Worsley Street

The subject site is located between McDonald Street and Worsley Street, with approximately 60m of frontage on both streets, and 100m of frontage on Clapperton Street. The site contains the Barrie Public Library - Downtown Branch, John Edwin Coupe Park, surface parking lots, and landscaped area. The subject lands comprise the western surface parking lot of the property and has a site area of 0.64 hectares (1.58 acres). The site is located within the Urban Growth Centre as identified in 'Map 1 – Community Structure' of the Official Plan and is designated 'High Density' in 'Map 2 – Land Use Designations'.



Features and land uses immediately surrounding the site include:

- **North:** McDonald Street, residential 'Neighbourhood Area' with ground-related and low-rise buildings, and Green Space (Lions Park);
- **East:** Green Space and Community Hub uses including John Edwin Coupe Park, the Barrie Public Library – Downtown Branch, and 'High Density' sites permitting a mix of uses in mid-rise and high-rise buildings within the Urban Growth Centre;
- **South:** Worsley Street, 'High Density' sites permitting a mix of uses in mid-rise and high-rise buildings within the Urban Growth Centre which are currently occupied with various commercial uses, (banks, offices, Service Canada, restaurants, retail, and small businesses) and community

uses (Trinity Anglican Church), as well as waterfront Green Spaces such as Memorial Square and Heritage Park; and

- **West:** Clapperton Street, 'High Density' sites permitting a mix of uses in mid-rise and high-rise buildings within the Urban Growth Centre and currently occupied by single detached homes and converted dwellings with commercial uses, vacant parcels, mid-rise apartments and office buildings and a funeral home.

D30-002-2024 – 48 Dean Avenue

The subject site is located between Yonge Street and Dean Avenue, and Big Bay Point Road and Madelaine Drive within a Strategic Growth Area as identified in 'Map 1 – Community Structure' of the Official Plan. The site is designated 'Community Hub' in 'Map 2 – Land Use Designations'. The site has approximately 50m of frontage along Dean Avenue. The subject lands are comprised of a 0.67-hectare (1.66 acre) vacant landscape area directly to the east of the Barrie Public Library – Painswick Branch.

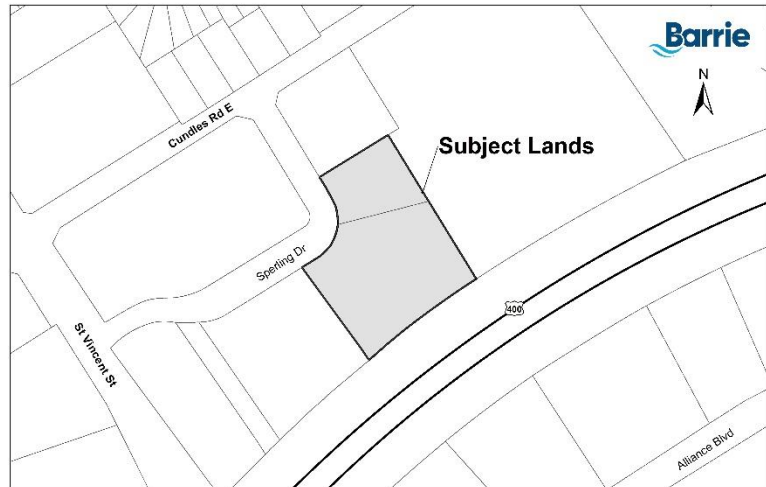


Features and land uses immediately surrounding the site include:

- **North:** 'Commercial District' sites permitting mid-rise and high-rise mixed use developments, currently occupied with single-use commercial buildings and strip plazas;
- **East:** 'Medium Density' sites, permitted mid-rise residential buildings, and occupied by mid-rise residential buildings and seniors housing;
- **South:** Dean Avenue, 'Neighbourhood Area' residential uses with ground-related and low-rise buildings, and Green Space and Natural Heritage System (Madelaine Park, Lovers Creek), and Community Hub uses (French and English elementary schools); and
- **West:** Immediately to the west of the subject site are the 'Community Hub' (Barrie Public Library – Painswick Branch), 'Commercial District' (a Grocery Store), 'Neighbourhood Area' (single detached homes), and Natural Heritage System (Lovers Creek).

D30-002-2024 – 29 and 35 Sperling Drive

The subject sites are located within a Strategic Growth Area as identified in Map 1 – ‘Community Structure’ of the Official Plan. The lands are designated Strategic Employment and Economic District (SEED) in ‘Map 2 – Land Use Designations’. The subject lands are comprised of 2 lots in an irregular shape with a total site area of 1.4 hectares (3.5 acres) and contain the former Barrie Police Station (35 Sperling Dr.) and an associated vacant lot currently being used as a surface parking lot (29 Sperling Dr.).



Features and land uses immediately surrounding the site include:

- **North:** Immediately adjacent to the North are lots designated ‘Commercial District’ with strip plaza retail, Cundles Road East, a lot designated ‘SEED’ with a 3-storey low-rise mixed-use retail/office building which includes a pharmacy, and ‘Neighbourhood Area’ with ground-related residential buildings;
- **East:** A Community Hub site, currently containing St. Joseph’s Catholic High School, immediately abuts the subject site. Further east is the Frère-André Catholic Elementary School, 6-storey Junction Condominium buildings; and a commercial centre;
- **South:** Highway 400;
- **West:** Immediately to the west of the subject sites are SEED sites, currently containing the Simcoe Muskoka District Health Unit and Rogers TV.

NOTICE AND CIRCULATION

Notification of the City-initiated rezonings and this public meeting was circulated to property owners within 120 metres of the subject properties, 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.

ZONING BY-LAW AMENDMENTS – SITE SPECIFIC PROVISIONS

The proposed Zoning By-law Amendments seek to amend the current zoning on subject properties to align the properties with the policies of the new Official Plan and facilitate future residential and/or mixed-use residential developments. The following rezonings and site-specific provisions are being considered:

D30-001-2024 – 50 Worsley Street

The application proposes to maintain the parent “Central Area Commercial Second Density” (C1-2) zone and add the following special provisions to facilitate a future mixed-use development up to 33 storeys:

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 flankage, 45m beyond 5m of the front lot line and lot flankage.	10m within 5m of the front lot line and lot flankage, 99m beyond 5m of the front lot line and lot flankage.
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

Table 1: Proposed Special Provisions – 50 Worsley

D30-002-2024 – 48 Dean Avenue

The application proposes to rezone the site from “Shopping Centre Commercial with Special Provisions (C3)(SP-161)” to “Residential Apartment Dwelling, Second Density-1 with Special Provisions (RA2-1)(SP-XXX)” to facilitate a future residential development up to 10 storeys with a maximum residential density of 300 units per hectare. The in effect Special Provision (SP-161) provides for additional permitted uses to the C3 zone already permitted through the new Official Plan, as well as a requirement for a 3m wide landscape area along the boundary of the property with Dean Avenue (except driveways). The landscape area requirement would be maintained/increased through the required front yard setback.

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

Table 2: Proposed Special Provisions – 48 Dean Avenue



DEVELOPMENT SERVICES MEMORANDUM

Page: 6
File: D30-001-
2024, D30-002-
2024, D30-003-
2024
Pending #:

D30-003-2024 – 29 and 35 Sperling Drive

The application proposes to rezone the site from “Highway Industrial” to “Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)” to facilitate a future mixed-use development with employment and residential uses, up to 12 storeys.

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

Table 3: Proposed Special Provisions – 29 and 35 Sperling Drive

PLANNING AND LAND USE MATTERS UNDER REVIEW

The subject applications are 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:

- Consistency and conformity with Official Plan and Provincial policies;
- Compatibility with surrounding land uses, including proposed developments surrounding the subject sites;
- Impacts on traffic and parking;
- Ensuring proposed site layout, built form and massing, and overall design integrates with adjacencies and minimizes impacts on adjacent sensitive uses;
- Confirmation of adequate services and infrastructure; and
- Ensuring future developments meet operational standards of all City Service Departments.

NEXT STEPS

Staff will work to address feedback received through the public consultation process, as well as comments raised through technical analysis of the applications by staff and agency partners.

All technical review comments that are received, as well comments provided at the Public Meeting, will be considered. A staff report to the Affordability Committee is anticipated to be brought forward in Q1 of 2024 for consideration. If approved, subsequent applications for Site Plan Control will be required.

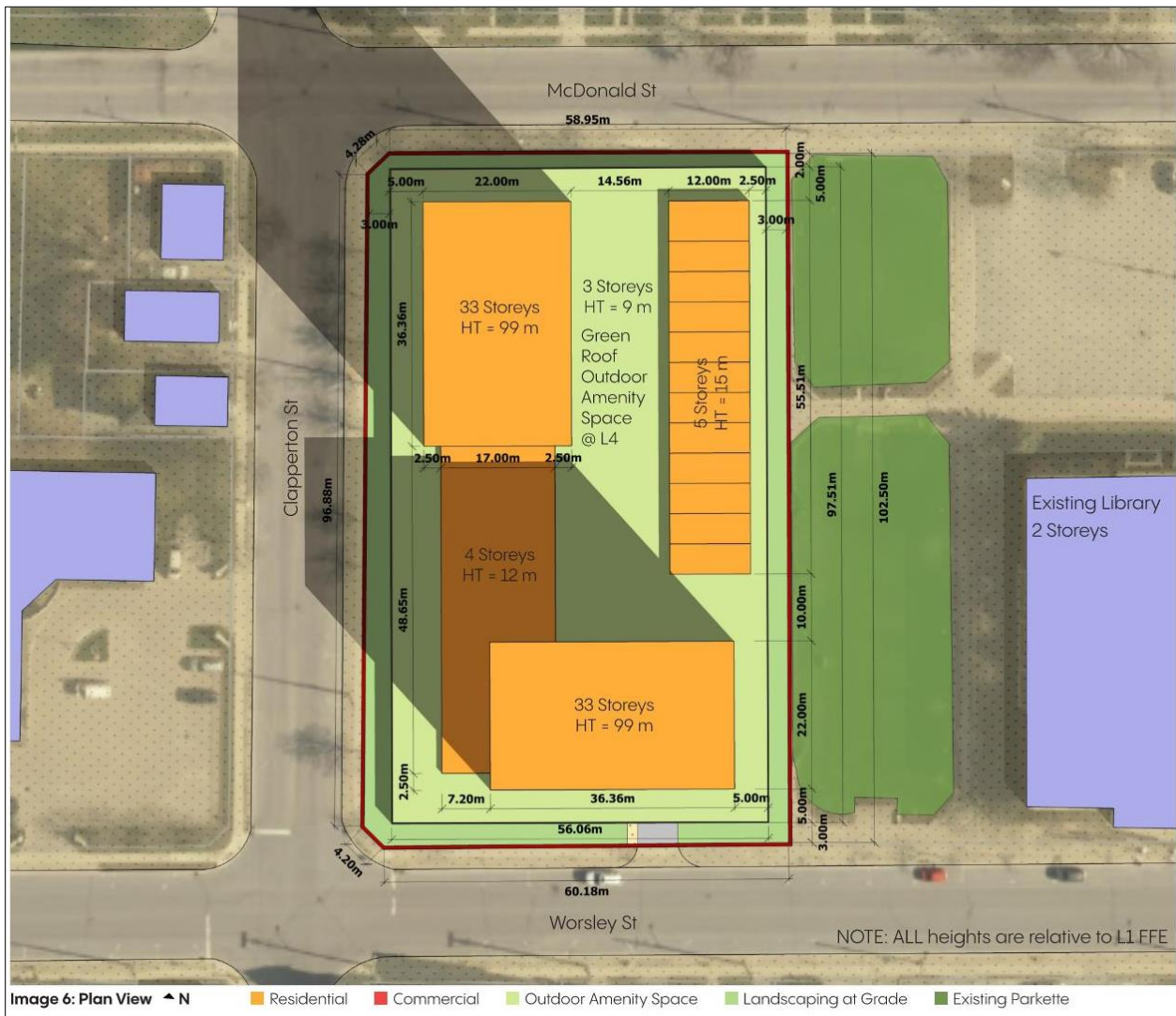
If you have any questions, please contact the planning file manager, Jordan Lambie at 705-739-4220 ext. 4324 or via email at jordan.lambie@barrie.ca

ATTACHMENTS:

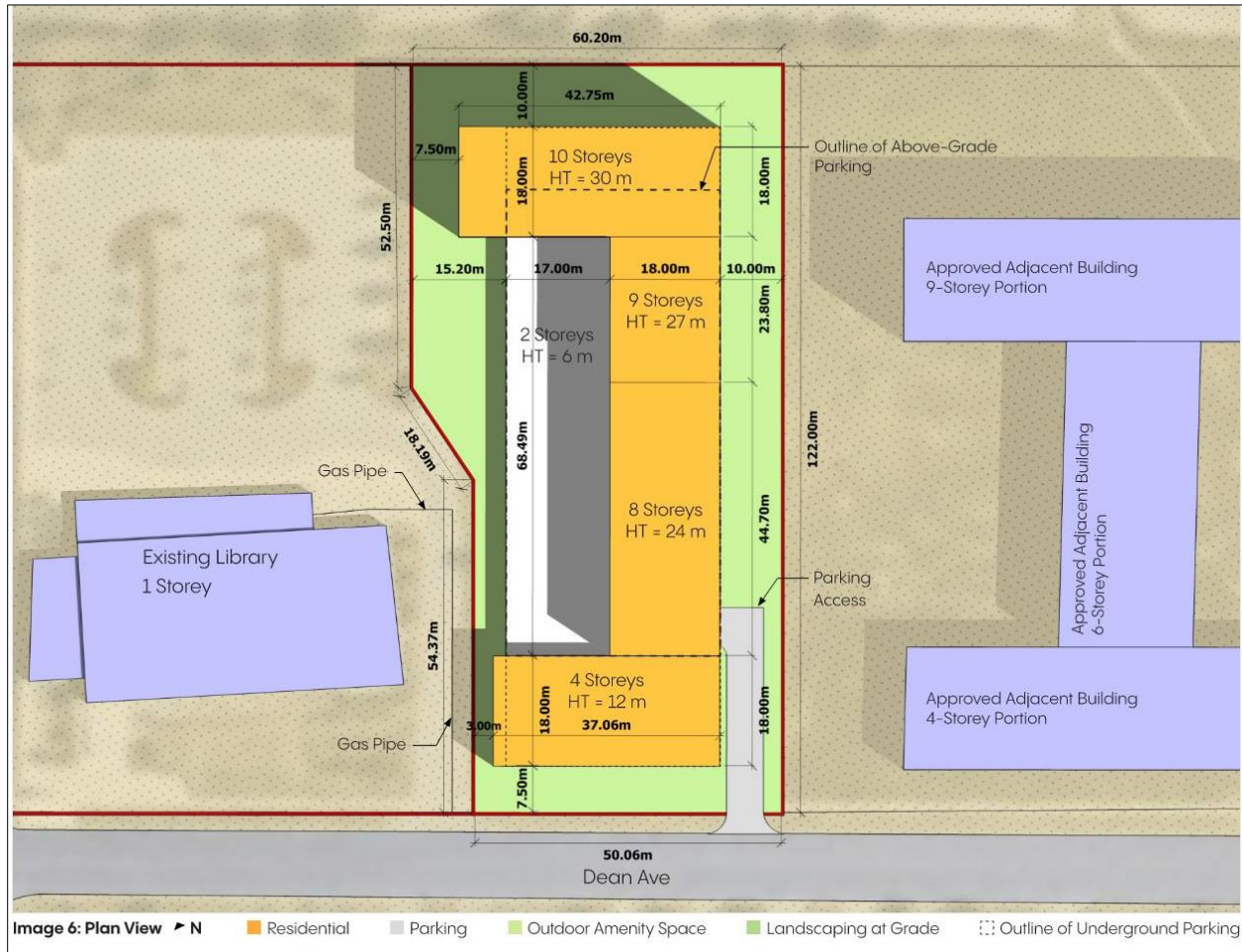
Appendix “A” – Conceptual Site Plans

APPENDIX "A"

Conceptual Site Plan – 50 Worsley Street (D30-001-2024)



Conceptual Site Plan – 48 Dean Avenue (D30-002-2024)



Conceptual Site Plan – 29 and 35 Sperling Drive (D30-003-2024)

