
TO: GENERAL COMMITTEE

SUBJECT: CITY-INITIATED ZONING BY-LAW AMENDMENT APPLICATION – 48
DEAN AVENUE

WARD: 9

PREPARED BY AND KEY CONTACT: J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324

SUBMITTED BY: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the City-initiated Zoning By-law Amendment Application to rezone lands known municipally as 48 Dean Avenue from “Shopping Centre Commercial with Special Provisions (C3) (SP-161)” to “Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold” (RA2-1) (SP-XXX) (H-YYY) as attached as Appendix “A” to Staff Report DEV013-24 be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
 - a) A maximum building height of 36m, contained within a 45-degree angular plane, as measured from the centerline of the Dean Avenue Right-of-Way;
 - b) A minimum side yard setback of 3 metres;
 - c) A maximum lot coverage of 57 percent;
 - d) A maximum gross floor area of 209 percent;
 - e) A minimum parking provision of 0.8 parking spaces per unit; and
 - f) A maximum parking provision of 1.55 parking spaces per unit.
3. That a holding provision be applied to the site, to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
 - a) Section 6.4.2 e) iii) and iv) of the Official Plan [Affordable Housing].
4. That all other sections, standards, and clauses of Comprehensive Zoning By-law 2009-141, as amended from time to time, apply to the subject lands.
5. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV013-24.

6. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Summary

7. The purpose of this report is to recommend approval of a City-Initiated Zoning By-law Amendment application for lands known municipally as 48 Dean Avenue. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through technical review by staff and statutory public engagement processes.
8. With the conclusion of the technical review and public consultation process, which included a Public Meeting on February 27, 2024, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2051). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV013-24 as Appendix "A".

Proposal

9. The application, if approved, would rezone the subject lands "Shopping Centre Commercial with Special Provisions (C3) (SP-161)" to "Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold (RA2-1) (SP-XXX) (H-YYY)".
10. Site-specific provisions include:
 - a) Maximum building height of up to 36m, within a 45-degree angular plane, as applied from the centreline of the Dean Avenue Right-of-Way.
 - b) A minimum side yard of 3m.
 - c) A maximum lot coverage of 57%.
 - d) A maximum gross floor area of 209%.
 - e) A minimum parking ratio of 0.8 parking spaces per dwelling unit.
 - f) A minimum parking ratio of 1.55 parking spaces per dwelling unit.

Site and Location

11. 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 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. The area proposed to be rezoned has approximately 50m of frontage along Dean Avenue.



12. The surrounding land uses include the following:

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).

Existing Policy

13. The subject property is identified as being within a "Strategic Growth Area" on "Map 1 – Community Structure" in the City's Official Plan.
14. The subject property is designated as "Community Hub" on "Map 2 - Land Use Designation" in the City's Official Plan.

15. The lands are currently zoned as "Shopping Centre Commercial with Special Provisions (C3)(SP-161)" in the City's Comprehensive Zoning By-law 2009-141, as amended.

Background Studies

16. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City's Proposed Developments webpage under [Ward 9 – 48 Dean Avenue](#).

- a) Highest and Best Use Study (January 2024)

Public Consultation

17. A statutory Public Meeting was held on February 27, 2024, to present the subject application to the Affordability Committee and the public. The meeting was attended by approximately 3 members of the public for the 48 Dean Avenue application (D30-002-2024). Comments included the following general concerns:

- a) **Desire for public open space or publicly accessible private amenity area.**

Comments were made regarding historical development of the block, development of the Public Library and vision for additional park space for the community. There is no change to the proposal to contemplate a park as part of the rezoning, however, that could be included in discussions with any future owner of the property.

- b) **Concerns with who will design the building, how affordable housing will be achieved, and who will maintain and operate the building.**

Concerns were raised regarding how affordable housing would be achieved, and who would maintain and operate the building. A holding provision is recommended to be included in the zoning by-law amendment to ensure the Official Plan policies on Affordable Housing are addressed at a later stage in the development process.

- c) **Concerns with the proposed density, traffic, site access and community safety.**

Concerns were expressed regarding the proposed density and community safety. Increased traffic along with design of site access and potential street crossings. Additional studies will be required at a later stage in the development process.

- d) **Concerns with construction staging**

Concerns regarding construction staging and impacts on the community. Construction management plans will be required at a later stage in the development process.

- e) **Affordable Housing**

A letter dated March 18, 2024, received from Tim Kent, Redwood Park Communities, raised concerns with the sale of public land at market rates with no associated requirements or guarantees for provision of affordable units.

Department and Agency Comments

18. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections or concerns with the proposed rezoning were received from the following departments, with comments generally noting future requirements for any subsequent Site Plan Control application:
- a) Development Services - Transportation Planning
 - b) Development Services - Parks Planning
 - c) Development Services - Approvals Branch
 - d) Building Department
 - e) Barrie Fire and Emergency Service
 - f) Business Performance and Environmental Sustainability – Risk Management Official
 - g) Business Performance and Environmental Sustainability – Environmental Sustainability and Environmental Compliance
 - h) Alectra Utilities, Enbridge Gas
 - i) The Lake Simcoe Region Conservation Authority (LSRCA)

POLICY ANALYSIS

19. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Provincial Policy Statement (2020) (PPS)

20. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020) which direct growth to settlements and identified growth areas and promote efficient, transit supportive development. The subject lands are located within the built boundary of the city and the application proposes intensification. The proposed development aligns with the policies of creating a healthy, liveable, and compact community and would be serviced by existing municipal infrastructure and services, thereby representing efficient and cost-effective development.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

21. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe.
22. The subject lands are located within a defined Built-up Area, per the Growth Plan, which are planned to accommodate 50% of all residential development annually. The City's strategy to achieve this minimum intensification target includes identifying Strategic Growth Areas within the Official Plan and recognizing them as key focus areas of development. The subject site is located within a Strategic Growth Area.
23. The proposed amendment will permit the development of a mid-rise building on existing municipal servicing infrastructure and public facilities and is located within a walkable proximity of transit

routes, natural heritage network and parks, schools, and a variety of services and amenities located within the Strategic Growth Area. The proposed development at this location will contribute to the City's intensification targets required by the Growth Plan, and the goal to create a complete community and to support planned transit.

City of Barrie Official Plan (OP)

24. Staff have reviewed the relevant policies in the City of Barrie Official Plan which applies to the application and are of the opinion that the proposed application conforms to the policies that guide development on the subject lands.
25. The subject lands are identified as being within a 'Strategic Growth Area' on Map 1 – Community Structure and are designated 'Community Hub' on Map 2 – Land Use. General policies for Strategic Growth Areas are provided in Section 2.3.3 and land use policies that guide development of Community Hub designations are provided in Section 2.6.4.
26. Section 2.3.3 identifies that SGA's are focus areas for growth and planned to become walkable and pedestrian-friendly complete communities with a mix of uses to serve both residents and wider city. SGA's are to be connected by higher-order transit facilities along intensification corridors and are to be designed with transit-supportive development.
27. The proposed Zoning By-law Amendment application will facilitate a medium density residential development, up to 12 storeys tall, which represents an efficient use of the site on existing infrastructure. The application will implement developments standards that will encourage future development designs to be accessible by walking and cycling and is located within proximity to transit along Yonge Street Intensification corridor.
28. Policies in Sections 2.6.4 guide development of Community Hub sites. Policy 2.6.4.2 (c) states:

"Should a public service facility or institutional-type use, or lands planned for the same, no longer be required or no longer exist on the land designated as Community Hub, then development in accordance with the majority surrounding land use designation may be considered without an amendment to this Plan."
29. As Council has determined that the lands are deemed surplus for municipal purposes, staff note that the predominant land use designation surrounding the subject lands is 'Medium Density'. The Land Use and Development policies outlined in section 2.6.2 guide development on lands designated 'Medium Density'.
 - a) 2.6.2.3 (c) identifies that buildings should be a minimum of six storeys and shall be limited to 12 storeys.
 - b) 2.6.2.3 (d) outlines that the residential density for development on lands designated Medium Density shall be in the range of 125.0 to 300.0 units per hectare.
 - c) 2.6.2.3 (e) expresses that where the minimum residential density target can be met, building heights lower than six storeys may be permitted.
 - d) 2.6.2.3 (f) states that new development must appropriately transition to any Neighbourhood Area lands either adjacent to the property or across the street and must satisfy the transition policies in Section 3 of the Official Plan.

Comprehensive Zoning By-law 2009-141

30. The application proposes to amend the zoning on the subject lands from “Central Area Commercial – Second Density” (C1-2) to “Central Area Commercial – Second Density with Special Provisions and Hold” (C1-2) (SP-XXX) (H-YYY).

31. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed development.

	Existing Zoning	Zoning By-law 2009-141	Proposed Special Provisions
Standards	Shopping Centre Commercial with Special Provisions (C3)(SP-161)	Residential Apartment Dwelling, Second Density-1 (RA2-1)	Residential Apartment Dwelling, Second Density-1 (RA2-1)(SP-XXX)(H-YYY)
Building Height (max.)	14m	30m	36m
Lot Coverage (max.)	30%	35%	57%
Side Yards	15m	7m	3m
Gross Floor Area (max. % of lot area)	60%	200%	209%
Minimum Parking	1 space per 18.6m ² of gross leasable floor area	1.5 spaces/unit	Minimum: 0.8 space/unit Maximum: 1.55 spaces/unit

Parking Standard (Table 4.6)

32. The application proposes a range for parking provisions from 0.8 to 1.55 parking spaces per dwelling unit, whereas a minimum of 1.5 parking spaces per unit is required by Comprehensive Zoning By-law 2009-141 in RA2 zones.
33. A reduced parking standard is considered an appropriate design consideration to encourage walkable communities, multi-modal transportation options and transit use, and is understood to support overall affordability. The subject lands are suitably located for ease of public transit with local bus service running along Dean Avenue and Yonge Street. Bicycle parking will also be encouraged to enhance active transportation and use of nearby active transportation facilities, including trails. Local convenience commercial uses are located within walking distance throughout the SGA and public service facilities and institutional uses including the Barrie Public Library, and Mapleview Heights Elementary School, La Source Elementary School, and St. Peter's Catholic High School within walking distance.
34. Through research and background studies as part of work related to the new draft comprehensive zoning by-law, City staff have identified a minimum supportable parking ratio of 0.8 parking spaces per dwelling unit (inclusive of visitor parking) and a maximum parking ratio of 1.55 parking spaces per unit.
35. The highest and best use study, completed by Smart Density, demonstrated a parking ratio of 1.28 spaces/unit. Planning staff are of the opinion that providing a supportable range of parking adds flexibility for future design and development of the site and that the range identified is appropriate.

Maximum Building Height

36. The application proposes a maximum building height up to 36m within a 45-degree angular plane, as measured from the centerline of Dean Avenue Right-of-Way, whereas 30m is required by Comprehensive Zoning By-law 2009-141 in the RA2-1 zone.

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37. The Highest and Best Use study identifies a terraced 10-storey mid-rise courtyard-style building. It illustrates a 4-storey building along Dean Avenue, 8-9 storey mid-section, and 10 storeys at the rear of the site. Planning staff note that the Official Plan permits heights up to 12 storeys and recommend the additional 6m to conform with City policy.
38. Official Plan policies for Medium Density designations, which apply to the subject site, identify that transition policies apply to any lands adjacent to Neighbourhood Areas. The lands opposite of the subject site on Dean Avenue are designated Neighbourhood Area. In November 2023, Council approved Staff Report DEV059-23, which outlined principles for achieving good transition in the City's new Comprehensive Zoning By-law. The report identifies that where a mid-rise building is proposed across the street from a designated Neighbourhood Area, a 45-degree angular plane can be a tool to help guide neighbourhood fit for new growth and to create compatible streetscape massing. In these transition areas, the City's new draft zoning by-law contemplates a 45-degree angular plane, taken from the centre line of a shared right-of-way. In the case of the subject lands, the shared right-of-way is Dean Avenue, which is planned to be 23m wide. In this context, an angular plane would permit a maximum building height of approximately 6 storeys along Dean Avenue, assuming the minimum 7m front yard setback that applies to RA2-1 zones.
39. Planning staff are of the opinion that the proposed maximum height will result in appropriate development that meets the intent of the City's Official Plan and Zoning By-law and that further refinements could be accommodated through detail design at time of site plan control.

Side Yard Setback

40. The application proposes 3m side yard setback, whereas a minimum of 7m is required by Comprehensive Zoning By-law 2009-141 in RA2 zones.
41. Planning staff believe the proposed setbacks are appropriate and meet the intent of the Official Plan and Zoning By-law. The purpose of requiring a 3m minimum side yard setback is to create a suitable landscape buffer between the development and adjacent lots. Additional considerations regarding building separation, views and privacy could be resolved through any future site plan control application.

Lot Coverage

42. The application proposes a minimum commercial coverage equivalent to 57% of the lot area (approximately 3,820 square metres / 41,118 square feet), whereas 35% is required by Comprehensive Zoning By-law 2009-141 in the C1-2 zone.
43. The general intent of the provision is to ensure adequate lands for landscaping and ground level amenity space. Planning staff are of the opinion that the requested site-specific zoning provision is appropriate, providing additional flexibility for development while still maintaining 43% of site area for landscape and amenity space. Staff also note that modern apartments and condominiums often offer rooftop amenity areas and green roofs which contribute to landscape and amenity requirements, reduce urban heat island effect, and improve storm water management.
44. Comments from the Public Meeting regarding the provision of some privately owned public space (POPS) may be determined through detailed design in a future site plan control application.

Maximum Gross Floor Area

45. The application proposes a Gross Floor Area equivalent to 209% of the lot area (approximately 14,000 square metres / 150,695 square feet), whereas a maximum 200% is permitted by Comprehensive Zoning By-law 2009-141 In C1-2 zones.
46. Planning staff are of the opinion that the proposed increase to Gross Floor Area is modest and appropriate, and consistent with the intent of the zoning by-law, as well as Provincial and City policies, recent development approvals, and will facilitate desirable development in an efficient use of the land.

Holding Provision

47. Staff have recommended that the Holding provision be added to the site-specific zoning on the subject lands when a confirmation on the provision of affordable housing has been completed to the satisfaction of the Executive Director of Development Services. The task is outlined below, with a brief explanation of the requirement from staff:

c) Section 6.4.2 e) iii) and iv) of the Official Plan [Affordable Housing].

Affordable Housing: Official Plan policy found in Section 6.4.2 e) iii) requires that all development proposals with more than 40 residential units proposed are required to demonstrate the provision of affordable units. Section 6.4.2 e) iv) requires that percentage to be 15% of the total housing units for Medium Density proposals.

Further to the above, Staff propose adding a condition to the holding provision to ensure that this policy is also satisfied by any future development application on the subject lands, through provision of an Affordable Housing report and associated confirmation that arrangements to satisfy these policies has taken place.

Site Plan Control

48. Subject to Council approval of the proposed application, the property would be subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands, access, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing and parking. A construction management plan would also be required as part of an approval. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
49. Should the subject application be approved, staff are satisfied that detailed design elements could be adequately addressed through a subsequent site plan control application.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

50. The following environmental and/or climate change impact matters have been considered in the development of the recommendation.
 - a) A Phase I ESA has been completed on the subject property. The report concluded that a Phase II ESA is not necessary.
 - b) Future development applications on the subject property will be required to submit a Community and Sustainable Design Report, an Energy Conservation Report, and a

Construction Management report; which should outline all proposed sustainable design and construction practices proposed for the development.

ALTERNATIVES

51. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing "Shopping Centre Commercial with Special Provisions (C3)(SP-161)" zoning over the subject property.

This alternative is not recommended as the proposed application is consistent with, and conforms to, all Provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use for the subject lands.

Alternative #2 General Committee could refer the application back to staff to further examine any additional standards that Committee deems worth exploration beyond the permissions in the Official Plan.

This would require staff to explore a Special Policy Area to permit increased height and density on the site.

FINANCIAL

52. While no development proposal is being considered through this application, the proposed Zoning By-law Amendment could facilitate a development with up to 300 units per hectare. Any future development application will generate income for the City through applicable development charges, levies, cash in-lieu of parkland, community benefits, and through any applicable property taxes.
53. Additional financial information related to this application, and the potential sale of the subject lands, will be sent in confidence to General Committee.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

54. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- ☒ Affordable Place to Live
 - ☒ Community Safety
 - ☒ Thriving Communities
55. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional rental units and add the potential for more affordable and attainable housing options and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Smart Density - Highest and Best Use Conceptual Site Plan and Massing
Appendix "C" – Demonstration of Angular Plane
Appendix "D" – Residential Density Analysis

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 202X-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as: PLAN M672 BLK 132 in the City of Barrie, County of Simcoe, known municipally as 48 Dean Avenue, shown on Schedule "A" attached to this By-law from 'Shopping Centre Commercial with Special Provisions' (C3)(SP-161) to 'Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1)(SP-XXX)(H-YYY).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 23-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'Shopping Centre Commercial with Special Provisions' (C3)(SP-161) to 'Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1)(SP-XXX)(H-YYY)' in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out Section 5.3.1 and 5.3.2 of Comprehensive Zoning By-law 2009-141, the maximum building heights within the 'Residential Apartment Dwelling, Second Density-1 with Special Provisions' (RA2-1)(SP-XXX)' zone shall be 36m, contained within a 45-degree angular plane, as applied from the centreline of the Dean Avenue Right-of-Way.
3. **THAT** notwithstanding the provisions set out in Section 5.3.1 of Comprehensive Zoning By-law 2009-141, the minimum sideyard setback permitted in the 'Residential Apartment Dwelling, Second Density-1 with Special Provisions' (RA2-1)(SP-XXX)' zone shall be 3 metres.
4. **THAT** notwithstanding the provisions set out Section 5.3.1 of Comprehensive Zoning By-law 2009-141, a minimum gross floor area of 209% of the lot area shall be permitted in the within the 'Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1)(SP-XXX)(H-YYY)' zone.

5. **THAT** notwithstanding the provisions set out Section 5.3.1 of Comprehensive Zoning By-law 2009-141, the maximum lot coverage within the 'Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1)(SP-XXX)(H-YYY)' zone shall be 57%.
6. **THAT** notwithstanding the provisions set out in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.80 parking spaces per dwelling unit and the maximum parking provision shall be 1.55 parking spaces per dwelling unit in the 'Residential Apartment Dwelling, Second Density-1 with Special Provisions and Hold' (RA2-1)(SP-XXX)(H-YYY)' zone.
7. **THAT** a holding provision be placed on the subject lands, to be removed when the below policies and technical requirements have been addressed to the satisfaction of the Executive Director of Development Services:
Section 6.4.2 e) iii) and iv) of the Official Plan [Affordable Housing].
8. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
9. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof

READ a first and second time this ____ day of ____, 2024.

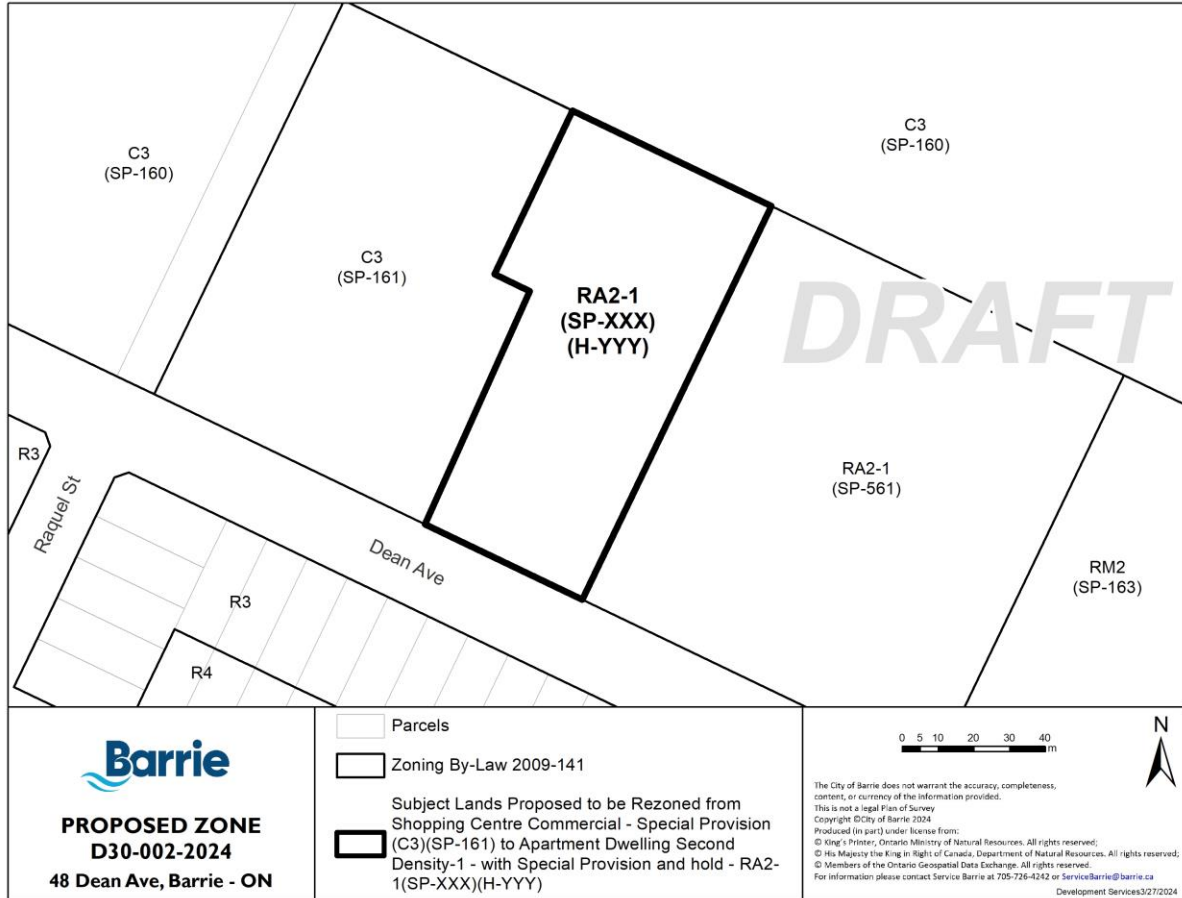
READ a third time and finally passed this ____ day of ____, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

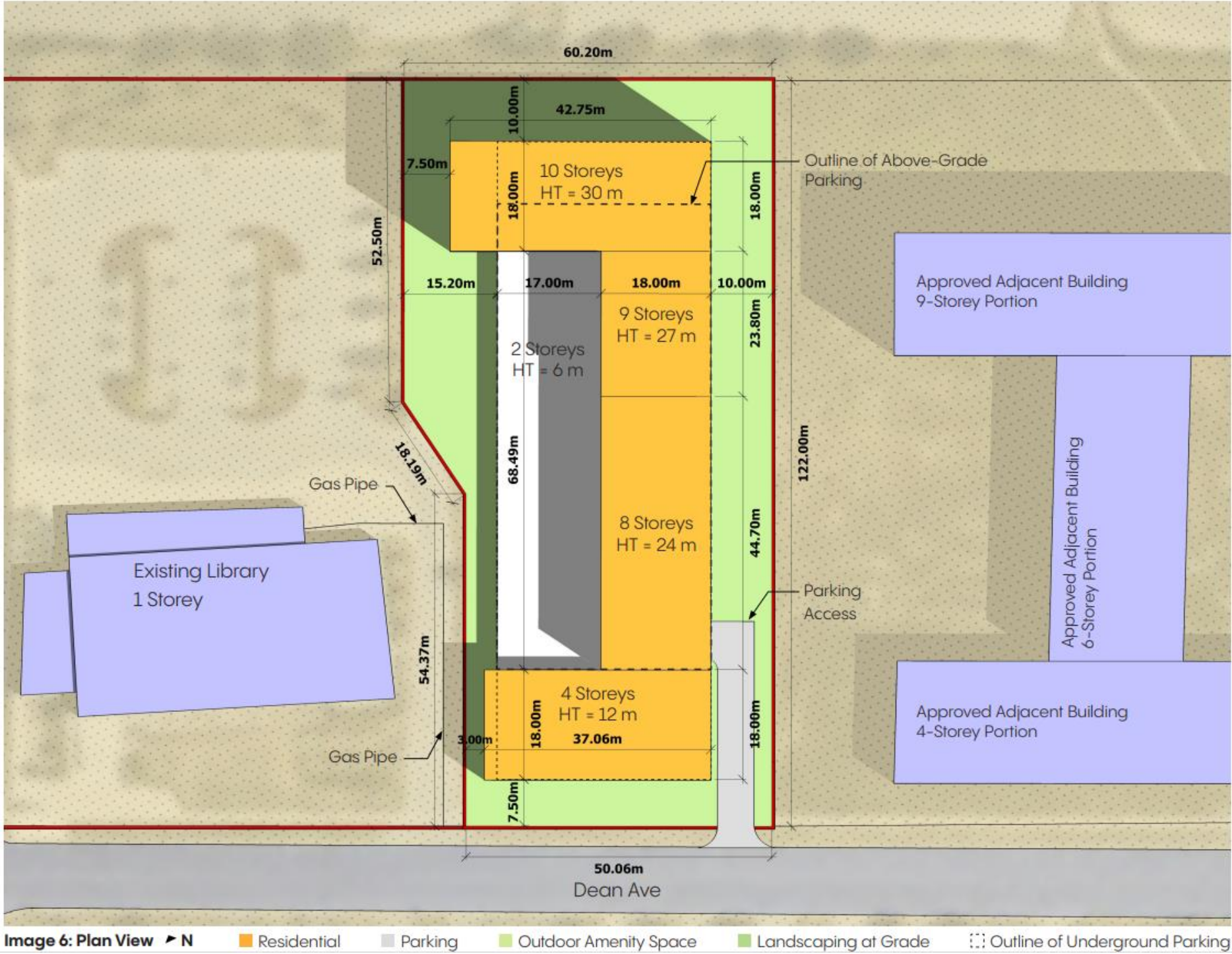
CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024-XXX



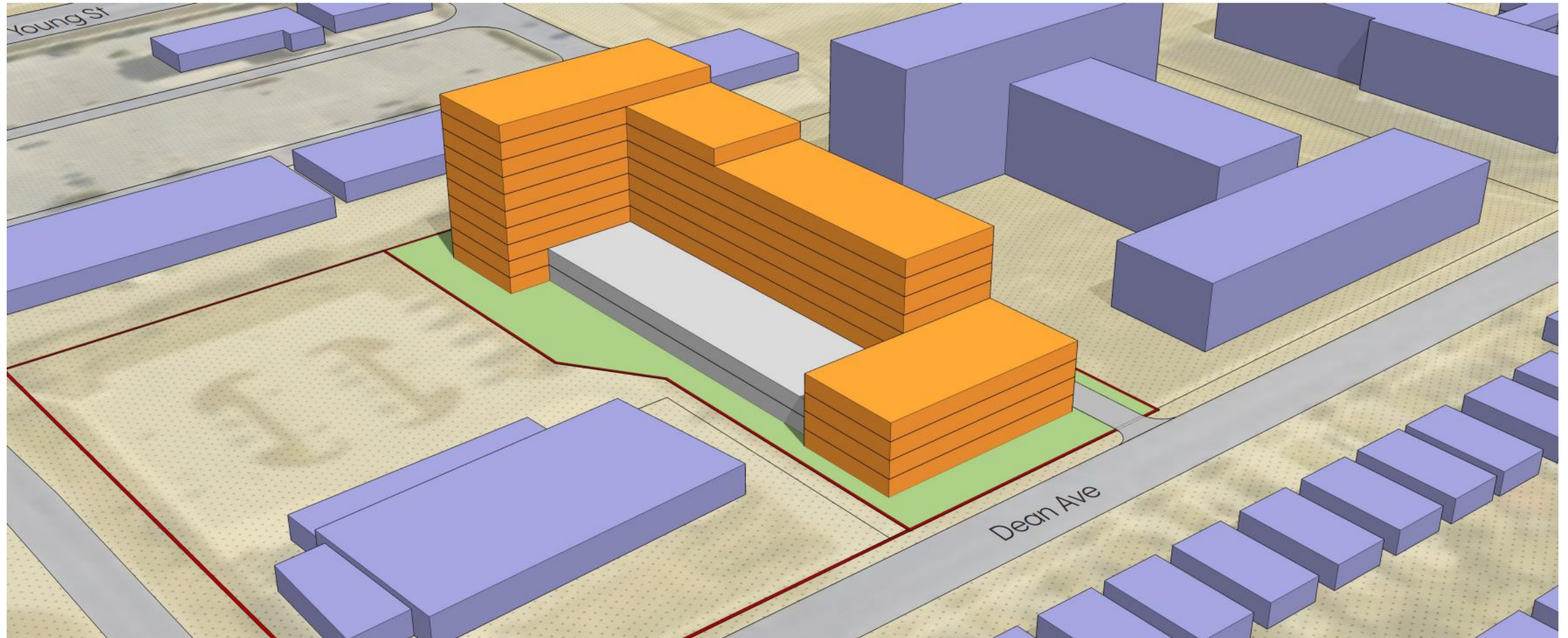
APPENDIX “B”

Smart Density - Highest and Best Use Conceptual Site Plan and Massing

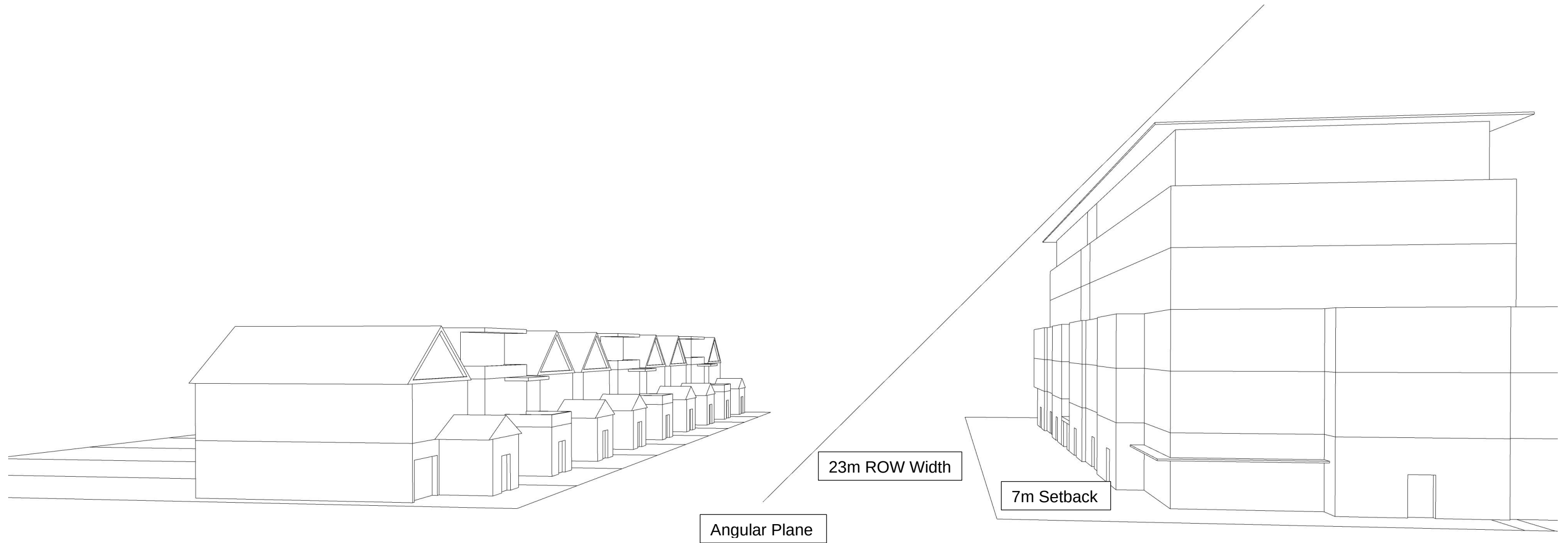


Site Stats

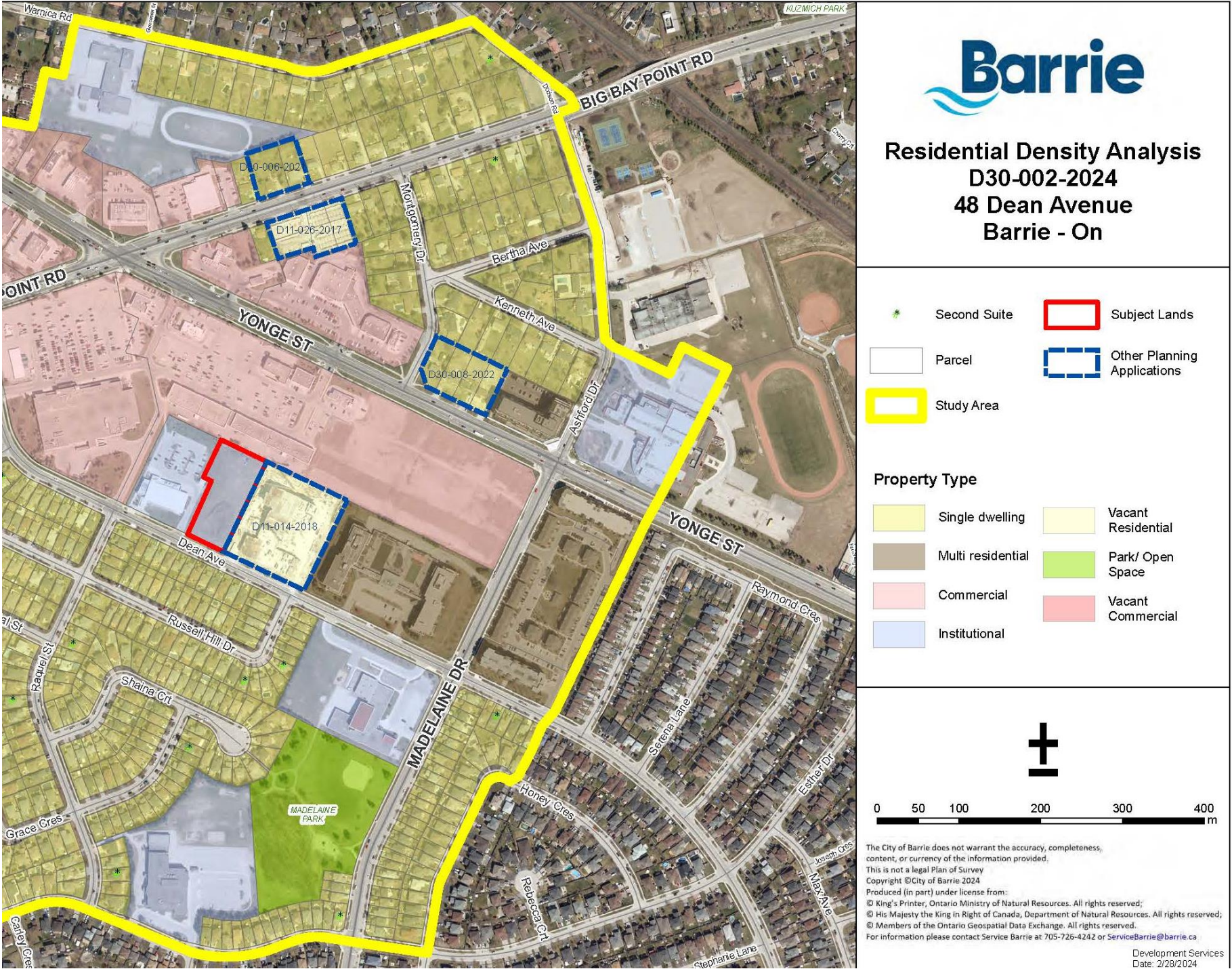
	Area	
	m ²	ft ²
Site Area	6,715.8	72,288.1
Building Footprint	3,833.7	41,265.0
Building Coverage	57%	
Paved Area	208.0	2,238.9
Landscaped Area	2,674.1	28,784.2
	40%	
Total Floor Area (TFA)	17,628.6	189,752.9
Estimated Gross Floor Area (GFA)	14,102.9	151,802.3
Floor Space Index (GFA/Site Area)	2.1	
Estimated # of Residential Units	201	
Estimated # of Units per Hectare	300	
Parking Area	9,008.0	96,961.2
Estimated # of Parking Spaces Provided	257	
Estimated # of Parking Spaces Required	201	
Parking Spaces Provided Per Unit (Incl. Visitor)	1.3	



APPENDIX "C"
Demonstration of Angular Plane



APPENDIX “D”
Residential Density Analysis



APPENDIX "D"

Residential Density Analysis

RESIDENTIAL DENSITY ANALYSIS
D30-002-2024
48 DEAN AVENUE, BARRIE -ON

Total Study Area		87.82 ha	
Total Developable Area - <i>Only residential</i> (Private properties)		37.55 ha	
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)		65.41 ha	
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways		3.08 ha	
Total Area Roads right of way		19.33 ha	
PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	435	28.19	15.43
Multiresidential	540	5.94	90.84
Vacant residential and Commercial lands		1.64	
Non- residential areas(Commercial/ Institutional)		27.86	
Parks/ Open Space/ Walkway / Laneway		3.08	
Other Proposed Developments in the area			
<i>D11-026-2017 - 521, 527, 531 Big Bay Point Rd</i> Approved Site Plan and Zoning By-law Amendment to develop 58 back-to-back townhouse units in three buildings.	58	0.49	118.20
<i>D11-014-2018 - 521, 527, 531 Big Bay Point Rd</i> Approved Site Plan now under construction for a building of varied heights (3-9 storeys) with 199 residential rental units.	199	1.34	148.99
<i>D30-006-2021 - 520-526 Big Bay Point Rd</i> Approved Zoning By-law Amendment to facilitate the development of a 6 storey, 46 unit apartment building.	46	0.35	131.63
<i>D30-008-2022 - 667-675 Yonge St</i> Approved Zoning By-law Amendment to facilitate the development of an 11 storey mixed use building with 249 residential units (condominium) and commercial space on the ground floor.	249	0.57	433.17
Subject Property 48 Dean Ave - D30-002-2024 A City-initiated rezoning application. The Zoning By-law Amendment would facilitate future highest and best use development and is based on a concept comprised of a 10-storey building with one level of underground parking and two levels of above-grade structured parking, achieving a total density of 300 units per hectare.	200	0.67	299.36
Current Residential Density <i>(Only Residential Lands included)</i>	975	37.55	25.96
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	975	65.41	14.91
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	1175	37.55	31.29
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	1175	65.41	17.96
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area <i>(Only Residential Lands included)</i>	1721	37.55	45.83
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area <i>(All Residential and Non- residential lands included)</i>	1721	65.41	26.31

Prepared by: Development Services
Date: February 28, 2024

Note:

This Density Analysis is based on the Assessment Database.
MPAC property Code was used to identify the number of residential units in the Area.

Second Suite units registered in the area were also added; they were counted on their corresponding dwelling unit.

Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.

Any residential units existing in the properties listed under Other Proposed Developments in the Area as well as in the Subject Lands have been included in the analysis; adding them for current density calculation and subtracting them for the Projected Densities as needed.