
TO: GENERAL COMMITTEE

SUBJECT: CITY-INITIATED ZONING BY-LAW AMENDMENT APPLICATION
– 29 AND 35 SPERLING DRIVE

WARD: 3

PREPARED BY AND KEY CONTACT: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117

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 29 and 35 Sperling Drive from “Highway Industrial” (HI) to “Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold” (RA2-2)(SP-659)(H-163) as attached as Appendix “A” to Staff Report DEV014-24 be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
 - a) Permit a front yard setback of 5 metres, whereas a minimum front yard setback of 7 metres is required in the RA2-2 Zone;
 - b) Permit a lot coverage of 52%, whereas a maximum lot coverage of 35% is required in the RA2-2 Zone;
 - c) Permit a gross floor area of 265%, whereas a maximum gross floor area of 200% is required in the RA2-2 Zone; and
 - d) Permit a parking standard of 0.87 parking spaces per residential unit, whereas 1.5 parking space per unit is the standard.
3. That all other sections, standards, and clauses of Comprehensive Zoning By-law 2009-141 apply to the lands.
4. That the Holding provision (H-163) be removed from site-specific zoning on the subject lands, municipally known as 29 and 35 Sperling Drive, when the following has been completed to the satisfaction of the Director of Development Services:
 - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit;
 - b) That the owner/applicant undertake and agree to satisfy the requirements of a Phase II Environmental Site Assessment prior to approval of a Site Plan Application; and
 - c) Section 6.4.2 e) iii) of the Official Plan [Affordable Housing].

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 DEV014-24.
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

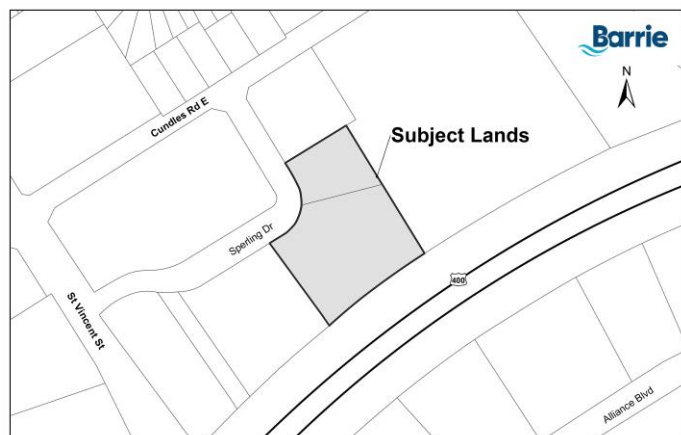
7. The purpose of this report is to recommend approval of a City-Initiated Zoning By-law Amendment application for lands known municipally as 29 and 35 Sperling Drive. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview 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 DEV014-24 as Appendix "A".

Proposal

9. The application, if approved, would rezone the subject lands from "Highway Industrial (HI)" to "Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-XXX)".
10. The site-specific provisions would permit a reduction in parking to 0.87 parking spaces per unit, a reduced front yard setback of 5 metres, an increased lot coverage of 52% of the lot area and an increased gross floor area of 265% of the lot area.

Site and Location

11. The subject lands comprise two adjacent lots on the southeast side of Sperling Drive which runs south from Cundles Drive East to the east side of St. Vincent Street. Highway 400 extends along the south property boundary. The subject lands have a total site area of 1.4 hectares (3.5 acres) and contain the former Barrie Police Station at 35 Sperling Drive and an associated vacant lot currently used as a surface parking lot at 29 Sperling Drive.



12. The surrounding land uses include the following:

North: Lands designated as SEED and Commercial District which currently comprise retail uses in a low-rise plaza along the south side of Cundles Road East and low-rise mixed-use retail/office uses and a funeral home on the north side of Cundles Road East. An established low density Neighbourhood Area is located further north which largely comprises ground-related residential dwellings.

East: A Community Hub site to the east which includes the St. Joseph's Catholic High School and the Frère-André Catholic Elementary School.

South: Highway 400 and an Employment Area along the south side of Highway 400.

West: Lands designated as SEED and Commercial District which currently comprise Simcoe Muskoka District Health Unit and Rogers TV as well as lands designated Neighbourhood Area comprising ground-related residential dwellings.

Existing Policy

13. The subject property is identified as being within a Strategic Growth Area on Map 1 – Community Structure, designated as “Strategic Employment and Economic District (SEED)” on Map 2 - Land Use Designation in the City's Official Plan.
14. The lands are currently zoned as “Highway Industrial” (HI) in the City's Comprehensive Zoning By-law 2009-141, as amended.

Background Studies

15. 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 [29 and 35 Sperling Drive | City of Barrie](#).
- a) Highest and Best Use Study (SMART DENSITY, January 12, 2024)
 - b) Phase 1 Environmental Site Assessment

Public Consultation

16. A statutory Public Meeting was held on February 27, 2024 to present the subject application to the Affordability Committee and the public. No members of the public were in attendance for the 29 and 35 Sperling Drive application (D30-003-2024). While no members of the public provided comment at the Public Meeting the following comment was received about all three surplus land Zoning By-law amendment applications:

a) **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.

b) **Increased height and Density**

The proposed height for the highest and best use was guided by the Official Plan. A request to explore a 30 storey building was provided at the public meeting. Staff had another Highest and Best Use concept plan prepared which showed 2 – 30 Storey towers that would include approximately 1,035 units. This is beyond what is included in the current Official Plan. In the ERO

posting submission to Minister Paul Calandra about the City's Official Plan staff brought this site to his attention and suggested a Special Policy Area be identified as part of the approval as per the feedback from Council. No decision has been made on this request as yet, therefore the staff recommendation is to support the initial concept plan but an alternative is provided to prepare a Special Policy Area to support higher height and density on this site which would have to be brought back to Council at a later date.

Department and Agency Comments

17. 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 identifying future requirements for any subsequent Site Plan Control application:

- a) Building Department
- b) Zoning
- c) Barrie Fire & Emergency Services
- d) Development Services - Transportation Planning
- e) Development Services - Parks Planning
- f) Development Services – Approvals Branch
- g) Business Performance and Environmental Sustainability – Environmental Sustainability

Any comments that were provided will be addressed through subsequent approvals.

18. **Business Performance and Environmental Sustainability – Environmental Risk Management & Compliance** advised that staff support the design concept pending a Holding Provision related to the provision of a Record of Site Condition given the change of use from a commercial use to a more sensitive residential use. All other comments will be addressed as part of a site plan submission.

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 proposed Zoning By-law Amendment is consistent with the applicable policies of the Provincial Policy Statement (2020). The subject lands are within an identified Strategic Growth Area (SGA) of the City where redevelopment and intensification are directed and within a Strategic Employment and Economic District where compact, mixed-use development is encouraged by the PPS. The PPS promotes efficient, transit supportive development, the accommodation of a full range of affordable and market-based residential types and an appropriate mix and range of employment uses. The application aligns with the policies of a liveable, resilient and compact community and will facilitate an 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. The proposed amendment will facilitate the development of higher density mixed use buildings on existing municipal servicing infrastructure and public facilities within a Strategic Growth Area of the City where growth and intensification are directed by Provincial policies. The application will assist the City in meeting intensification targets

required by the Growth Plan, enhance the goal of creating a complete community and support economic development within a strategic employment area.

City of Barrie Official Plan (OP)

22. 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 development conforms to the policies that guide development on the subject lands. The policies of the City's Official Plan strive to provide housing while transitioning toward more compact and sustainable development and encourage developments which contribute to an increase in medium and high density housing. As noted, the subject lands are identified as being within a Strategic Growth Area on Map 1 – Community Structure and are designated “Strategic Employment and Economic District (SEED)” 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 in the SEED designation are provided in Section 2.6.8.
23. Development is directed toward Strategic Growth Areas (SGA) which comprise key locations in the city intended as focal points and long-term centres of residential growth, commerce, jobs and social interaction and within the SEED designation, are intended as centres for non-industrial economic and employment growth. SGAs are planned as complete communities with a critical population mass that will attract food retailers and are expected to develop as transit supportive mixed use areas that incorporate residential development and support higher levels of intensification, tall buildings and higher densities, but with a sensitive transition to adjacent areas. The proposed Zoning By-law Amendment application will facilitate a higher density, mixed-use and transit-supportive development, and result in the efficient re-development of City properties on existing infrastructure and based on reduced parking ratios.
24. Policies in Section 2.6.8 guide development within the Strategic Employment and Economic District (SEED). The SEED designation identifies lands with the City where there is development potential for clusters of employment uses which are established or emerging in Barrie. A wide range of uses are permitted including commercial uses and retail, office, public facilities, health and institutional uses as well as residential uses within Strategic Growth Areas. The ground floor of buildings within the SEED designation and in a SGA shall be primarily used for non-industrial economic and employment functions, however mixed and residential uses may be supported on the upper levels. Any proposed development that introduces a sensitive land use, like residential, must be compatible with the existing employment uses.
25. A Highest and Best Use (HBU) study was undertaken to recommend an appropriate development for the subject lands. The proposed design provides a density of 386 units per hectare and includes two buildings, one mixed use with ground floor commercial and upper residential along Sperling Avenue and one residential at the rear, with heights up to 12 storeys. The lands are adjacent to existing commercial and institutional uses which would be considered compatible with a mixed use building and would be supported by the new proposed residential units. The proposed design also supports the SGA policies which encourage a mix of uses including higher density residential to support a complete community. Studies will be completed as part of a future Site Plan Application to ensure any proposed design will be compatible with the adjacent Highway 400 and other existing employment areas located adjacent to the sites.
26. Development policies in Section 2.6.8.3 require that buildings within the SEED designation are designed to a high architectural standard and integrate well with adjacent areas as per Section 3 (Urban Design) policies of the Plan. The height of buildings generally should be limited to 6 storey, however, mixed use buildings with upper floor residential uses may be permitted to exceed the 6 storey limit in accordance with the Zoning By-law. Development with a residential component shall have a minimum residential density of 50 units per hectare. The application proposes a Zoning By-law amendment re-designating the site as RA2-2 which permits heights up to 12 storeys. The

application, as noted, proposes ground floor commercial with upper storey residential uses at a density that greatly exceeds the minimum requirements. Architectural requirements will be addressed as part of a future Site Plan Application.

27. Urban Design policies in Section 3.2 strive to create context-appropriate built form and street frontage which engages with and animates adjacent streets and open spaces and appropriate transitions between existing and planned land uses. Height and density are built form characteristics, that are interrelated and proposed developments must seek a balance that is context sensitive. Policies strive to ensure the development of complete neighbourhoods through design that contributes to diversity of uses, open spaces and housing types and connectivity to transit and active transportation networks and community spaces. Stepbacks have been incorporated into the site design which will facilitate built form transition between the subject lands and adjacent properties. Staff are of the opinion that the proposed Zoning By-law Amendment application generally conforms to Section 3.2.1, however, design requirements will be further addressed as part of a future Site Plan Application should the amendment be approved.

Comprehensive Zoning By-law 2009-141

28. The proposal is to amend the zoning on the subject lands from “Highway Industrial” (HI) to “Residential Apartment Dwelling Second Density-2 with Special Provisions, Hold” (RA2-2)(SP-659)(H-163).
29. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed development.

Zoning Standard (RA2-2)	Required	Proposed
Table 4.6 - Parking Standards	1.5 per unit	0.87 per unit
Table 5.3 – Residential Standards Front Yard Setback	7 metres	5 metres
Table 5.3 – Residential Standards Maximum Lot Coverage	35%	52%
Table 5.3– Residential Standards Maximum Gross Floor Area	200%	265%

Parking Standard (Table 4.6)

30. The application proposes a parking standard of 0.87 spaces per residential unit, whereas 1.5 space per unit is required by the Comprehensive Zoning By-law in the RA2-2 zone.
31. Staff are of the opinion that the proposed parking ratio is appropriate and meets the intent of the Zoning By-law. Background studies for the City’s new draft Comprehensive Zoning By-law established parking ratios within the City which range from 0.8 parking spaces per dwelling unit (inclusive of visitor parking) to 1.55 parking spaces per unit and the proposed parking ratio is within this range. Furthermore, reduced parking standards are 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 within walking distance to local bus services running along St. Vincent Street and Cundles Road East as well as to local convenience commercial uses, public service facilities and institutional uses including St. Joseph’s Catholic High School and Frere-Andre Catholic Elementary School. Bicycle parking also will be encouraged to enhance active transportation and use of nearby active transportation facilities, including trails.

Front Yard Setback

32. The application proposes that the front yard setback be 5 meters, whereas a minimum of 7 meters is required by the Comprehensive Zoning By-law in the RA2-2 zone.
33. Planning staff are of the opinion that the requested site-specific zoning provision to permit a reduced front yard setback is appropriate and meets the intent of the Zoning By-law. The purpose of a front yard setback requirement is to maintain the streetscape, preserve privacy and lighting for residential uses and provide sufficient area for landscaping, drainage and utilities. Given the ground floor commercial uses, the reduced front yard setback is appropriate but still provides sufficient area for landscaping, drainage and utilities and generally will be in keeping with setbacks along Sperling Drive.

Lot Coverage

34. The application proposes a lot coverage of 52%, whereas a maximum lot coverage of 35% is required by Comprehensive Zoning By-law 2009-141 in the RA2-2 zone.
35. 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 a significant area of the subject lands 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.

Maximum Gross Floor Area

36. The application proposes a Gross Floor Area of 265% of the lot area, whereas a maximum 200% is permitted by Comprehensive Zoning By-law 2009-141 In RA2-2 zone.
37. Planning staff are of the opinion that the proposed increase to Gross Floor Area is minor 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

38. Staff have recommended that the Holding provision (H-163) be removed from site-specific zoning on the subject lands when certain tasks have 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:
 - a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.

It is a standard requirement under the *Environmental Protection Act*, that a Record of Site Condition is required to be filed with the MECP to verify the site is free of contaminants and/or can be mitigated to the extent required to permit a more sensitive land use at this location with a Certificate of Property Use. The Hold is placed on the zoning permission for future development because the intent of this application is to introduce residential use on a site that is currently used and zoned for commercial uses. In addition, City staff will be reviewing to confirm there are no potential impacts

from contaminants on the municipal drinking water supply and stormwater management infrastructure.

- b) That the owner/applicant undertake and agree to satisfy the requirements of a Phase 2 Environmental Site Assessment prior to site plan approval.

A Phase I Environmental Site Assessment was undertaken for the subject lands which recommended that a Phase 2 Environmental Site Assessment be conducted. The proposed holding provision will ensure that that a Phase 2 study be undertaken and any recommendations are implemented prior to approval of a Site Plan Application.

- c) Section 6.4.2 e) iii) 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.

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

- 39. 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. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
- 40. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

- 41. 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 which concluded that a Phase II ESA is required. A holding provision has been recommended which requires a Phase II ESA be undertaken as part of a future Application for Site Plan Control.
 - 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

42. 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 'Highway Commercial' (HI) zoning over the subject property.

This alternative is not recommended as the proposed development 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 of 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

43. While no development proposal is being considered through this application, the proposed Zoning By-law Amendment could facilitate approximately 546 new residential units and 2119 square metres of new commercial or non-residential space. 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.

44. 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

45. 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

46. 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" – 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.

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 described as: PLAN 51M344 LOT 7 PT LOT 6 BLKS 19 20 22 PT BLK 23 PT OF SPERLING DR CLOSED RP and PLAN 51M344 PT LOT 8 BLK 18 PT SPERLING DR AND RP 51R23867 PARTS 5 TO 7 AND 14; City of Barrie, County of Simcoe, known municipally as: 29 and 35 Sperling Drive and as shown on Schedule "A" to this By-law, 'Highway Industrial' (HI) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions and Hold' (RA2-2)(SP-659)(H-163) and,

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-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 'Highway Industrial' (HI) to 'Residential Apartment Dwelling Second Density-2 with Special Provisions and Hold' (RA2-2)(SP-659)(H-163); pursuant to 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 in Table 4.6 – Parking of Comprehensive Zoning By-law 2009-141, the minimum required parking standards shall be 0.87 parking spaces per unit in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-659)(H-XXX) zone;
3. **THAT** notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a minimum front yard setback of 5 metres is required in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-659)(H-XXX) zone;
4. **THAT** notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum lot coverage of 52% is required in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-659)(H-XXX) zone;
5. **THAT** notwithstanding the provisions set out Table 5.3 of Comprehensive Zoning By-law 2009-141, a maximum gross floor area of 265% is required in the Residential Apartment Dwelling Second Density-2 – Special Provision (RA2-2)(SP-659)(H-XXX) zone;
6. **THAT** the Holding symbol (H-YYY) can be removed from site-specific zoning 'Residential Apartment Dwelling Second Density-2 with Special Provisions and Hold' (RA2-2)(SP-659)(H-163); as shown on Schedule "A" attached to this By-law, when the following has been submitted to the satisfaction of the Executive Director of Development Services:
 - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks (MECP) under the *Environmental Protection Act* prior to any site works or issuance of a Building Permit.
 - b) That the owner/applicant undertake and agree to satisfy the requirements of a Phase 2 Environmental Site Assessment prior to site plan approval.
 - c) Section 6.4.2 e) iii) of the Official Plan [Affordable Housing].



7. **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.

8. **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.

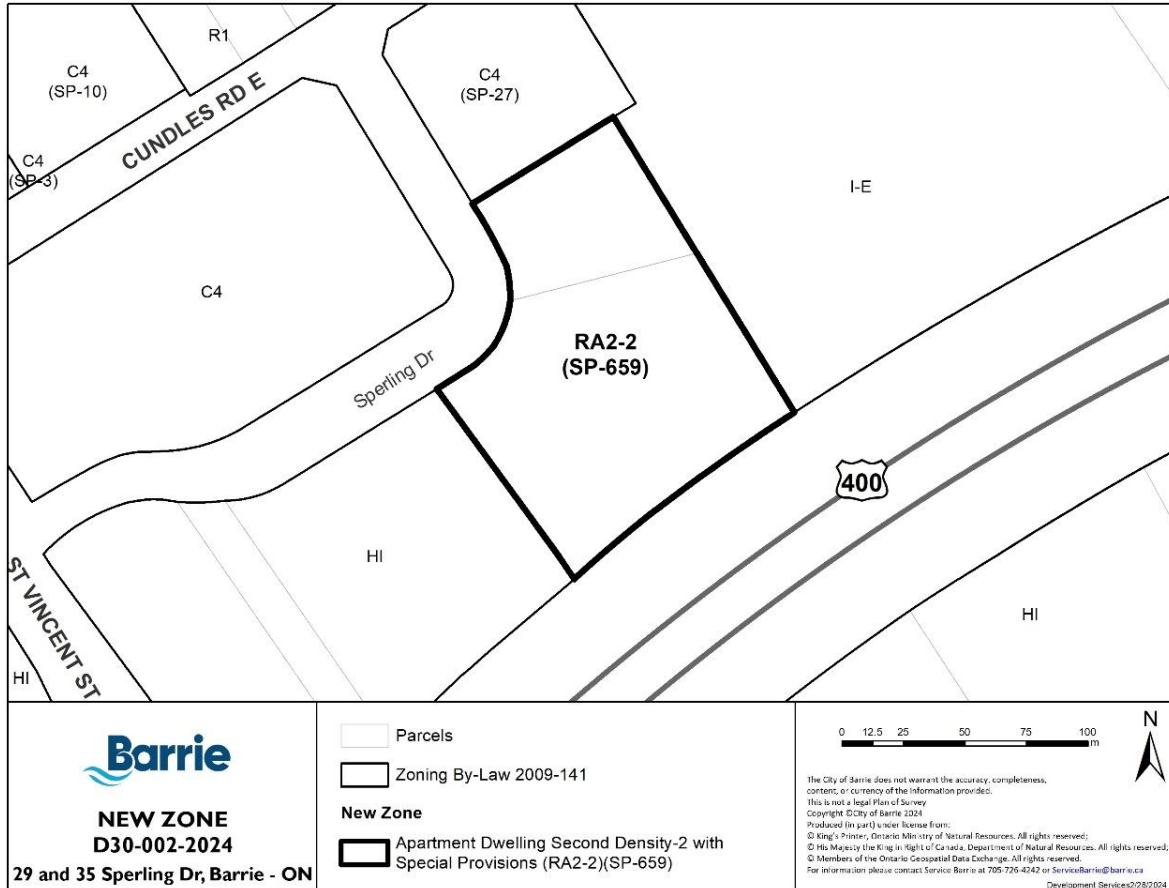
READ a third time and finally passed this day of , 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – ALEX 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

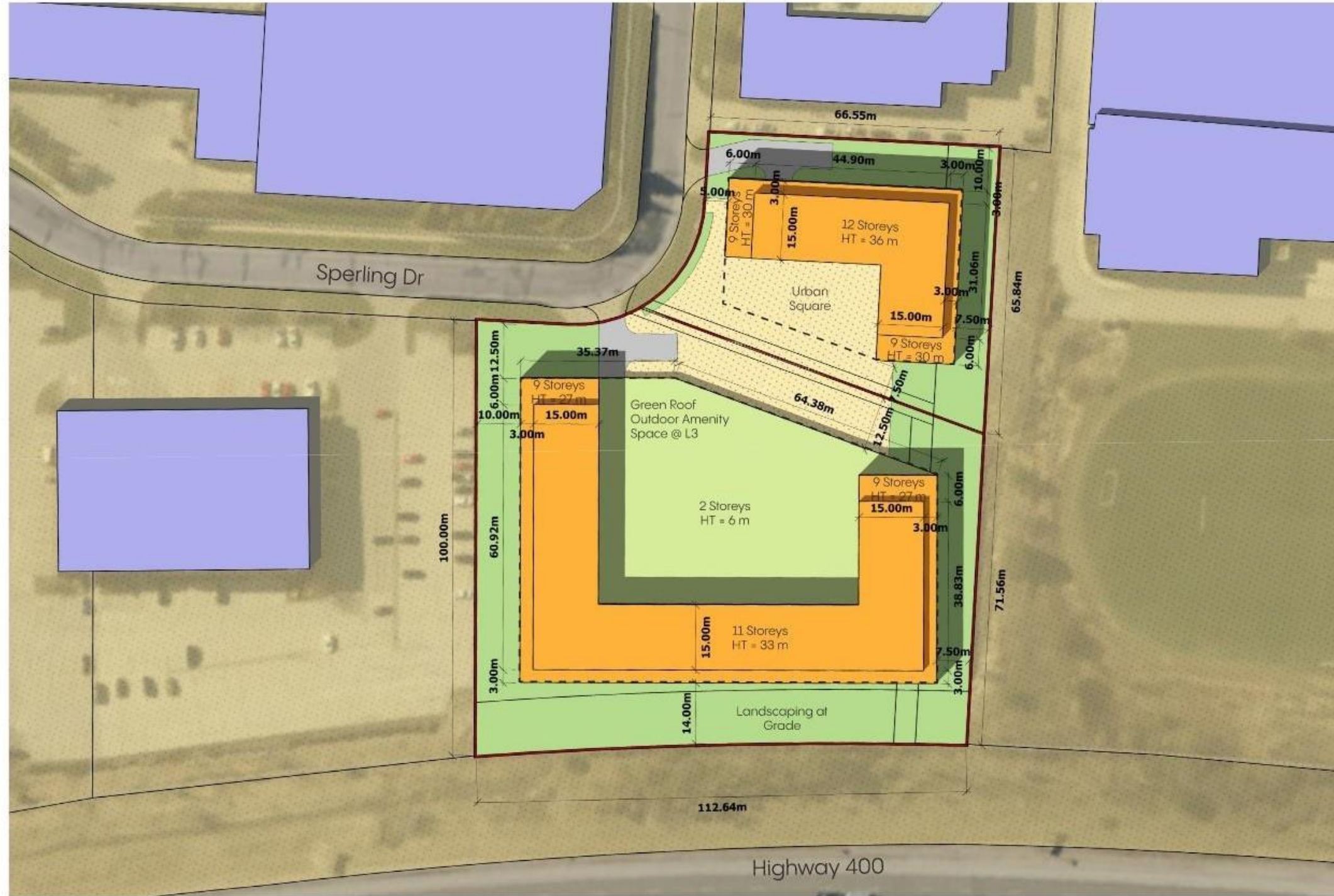


Image 5: Plan View ◀ N ■ Residential ■ Non-Residential ■ Outdoor Amenity Space ■ Landscaping at Grade Outline of Underground Parking

APPENDIX "B"

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



Image 6: View to Northwest

APPENDIX "B"

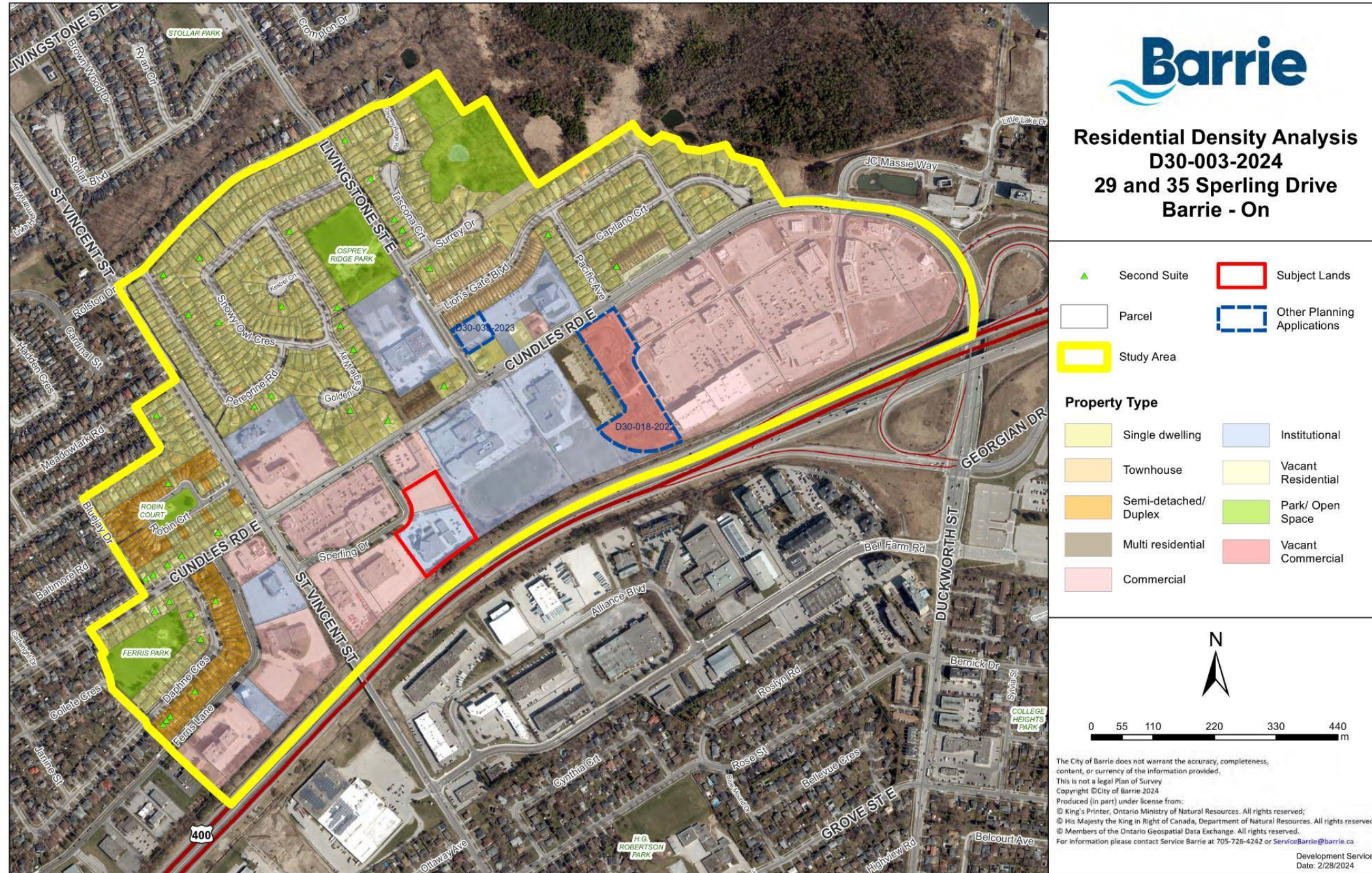
Smart Density - Highest and Best Use Conceptual Site Plan and Massing



Image 7: View to Southeast

APPENDIX "C"

Residential Density Analysis



APPENDIX “C”

Residential Density Analysis

RESIDENTIAL DENSITY ANALYSIS
D30-003-2024
29 AND 35 SPERLING DRIVE, BARRIE - ON

Total Study Area	103.15 ha
Total Developable Area - <i>Only residential</i> (Private properties)	35.66 ha
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)	72.78 ha
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways	5.91 ha
Total Area Roads right of way	24.46 ha

PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	525	25.11	20.91
Semis/ Duplex	102	3.09	32.97
Townhouse Dwelling Unit	73	1.67	43.72
Multiresidential	131	1.42	92.11
Vacant residential		0.65	
Non- residential areas(Commercial/ Institutional)		37.13	
Parks/ Open Space/ Walkway / Laneway		5.91	
Other Proposed Developments in the area			
<u>D30-018-2022 - 303 Cundles Rd</u> <i>Approved Zoning By-law Amendment to facilitate the development of three residential apartment buildings, 8, 10 and 12 storeys in height with a total of 505 units.</i>	505	1.99	254.02
<u>D30-038-2023 - 290 Cundles Rd E</u> <i>Proposed Zoning By-law Amendment to permit the development of twenty-two (22) townhouse units.</i>	22	0.30	74.44
Subject Property 29 and 35 Sperling Drive - D30-003-2024 <i>A City-initiated Zoning By-Law Amendment.</i> <i>The subject lands comprise 2 lots in irregular shapes with a combined site area of 3.5 acres.</i> <i>The development concept for the subject lands consists of two 9-storey buildings, with a combined footprint of approximately 7,400m². The concept maximizes housing while incorporating non-residential uses that contribute to the local economy.</i>	546	1.43	382.51
Current Residential Density <i>(Only Residential Lands included)</i>	831	35.66	23.30
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	831	72.78	11.42
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	1377	35.66	38.62
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	1377	72.78	18.92
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area (OPTION 1) <i>(Only Residential Lands included)</i>	1904	35.66	53.40
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area (OPTION 1) <i>(All Residential and Non- residential lands included)</i>	1904	72.78	26.16

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.

APPENDIX "C"

Residential Density Analysis

RESIDENTIAL DENSITY ANALYSIS
D30-003-2024
29 AND 35 SPERLING DRIVE, BARRIE - ON

Total Study Area	103.15 ha
Total Developable Area - <i>Only residential (Private properties)</i>	35.66 ha
Total Developable Area - <i>All Residential and Non-Residential (Private properties)</i>	72.78 ha
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways	5.91 ha
Total Area Roads right of way	24.46 ha

PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	525	25.11	20.91
Semis/ Duplex	102	3.09	32.97
Townhouse Dwelling Unit	73	1.67	43.72
Multiresidential	131	1.42	92.11
Vacant residential		0.65	
Non- residential areas(Commercial/ Institutional)		37.13	
Parks/ Open Space/ Walkway / Laneway		5.91	
Other Proposed Developments in the area			
<u>D30-018-2022 - 303 Cundles Rd</u> <i>Approved Zoning By-law Amendment to facilitate the development of three residential apartment buildings, 8, 10 and 12 storeys in height with a total of 505 units.</i>	505	1.99	254.02
<u>D30-038-2023 - 290 Cundles Rd E</u> <i>Proposed Zoning By-law Amendment to permit the development of twenty-two (22) townhouse units.</i>	22	0.30	74.44
Subject Property 29 and 35 Sperling Drive - D30-003-2024 <i>A City-initiated Zoning By-Law Amendment. The subject lands comprise 2 lots in irregular shapes with a combined site area of 3.5 acres. The development concept for the subject lands consists of two 9-storey buildings, with a combined footprint of approximately 7,400m². The concept maximizes housing while incorporating non-residential uses that contribute to the local economy.</i>	546	1.43	382.51
Current Residential Density <i>(Only Residential Lands included)</i>	831	35.66	23.30
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	831	72.78	11.42
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	1377	35.66	38.62
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	1377	72.78	18.92
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area (OPTION 1) <i>(Only Residential Lands included)</i>	1904	35.66	53.40
Projected Residential Density Including Proposal for Subject Lands and Other Proposed Developments in the Area (OPTION 1) <i>(All Residential and Non- residential lands included)</i>	1904	72.78	26.16

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.