

File: D30-003-2024

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34 (12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND ZONING BY-LAW

Re: City-Initiated Amendments to the Official Plan and Comprehensive Zoning By-law 2009-141 –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 **Wednesday, May 29, 2024 at 6:00 p.m.** to review a City-initiated application for an Official Plan Amendment and 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, and known municipally as 29 and 35 Sperling Drive.

The subject property is located on the south-west side of Sperling Drive, north of Highway 400 and east of St. Vincent Street, within Ward 3.

The City of Barrie retained a consultant, Smart Density to determine the highest and best use for 29 & 35 Sperling Drive (D30-003-2024).

THE PURPOSE of application D30-003-2024 is to amend the City's Official Plan (2023) and Zoning By-law 2009-141 to facilitate the highest and best use of the subject lands, to expedite any future planning approvals and to 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 applications seek the following:

- (1) An **Official Plan Amendment** application to add a Defined Policy Area to Section 2.8 of the Official Plan; and
- (2) A **Zoning By-law Amendment** application to rezone the lands from "Highway Industrial" to "Apartment Dwelling Second Density-2 with Special Provisions" (RA2-2)(SP-XXX).

Both applications could facilitate a future mixed-use development of up to 30 storeys.

Based on Smart Density's concept, the City is considering the following site-specific zoning by-law 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%	499%
Maximum Building Height	45 m	91.5 m (30 storeys)
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.78 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 May 27, 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. If you would like to participate virtually, you will need access to a computer with internet service or a telephone.

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 May 27, 2024, by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

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 Amendments to the Official Plan and the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Amendments to the Official Plan and 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.

All information including opinions, studies, presentations, reports, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

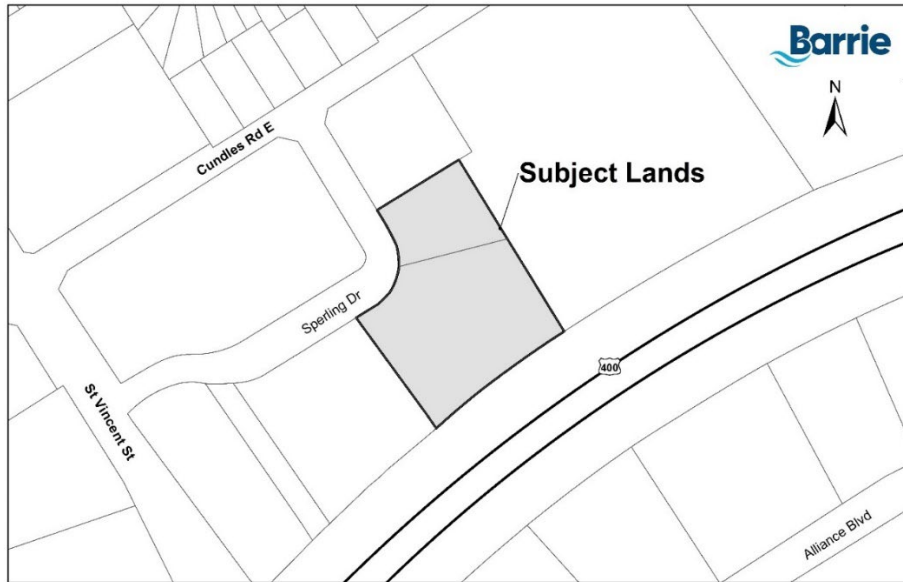
All information including studies, presentations, and reports, are considered part of the public record. The submission is posted under **Development Projects** on the City's website at the following link: [29 and 35 Sperling Drive | City of Barrie](#)

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

Michele Freethy, Senior Planner
michele.freethy@barrie.ca
 705-739-4220 ext. 4117

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

KEY MAP



CONCEPT PLAN

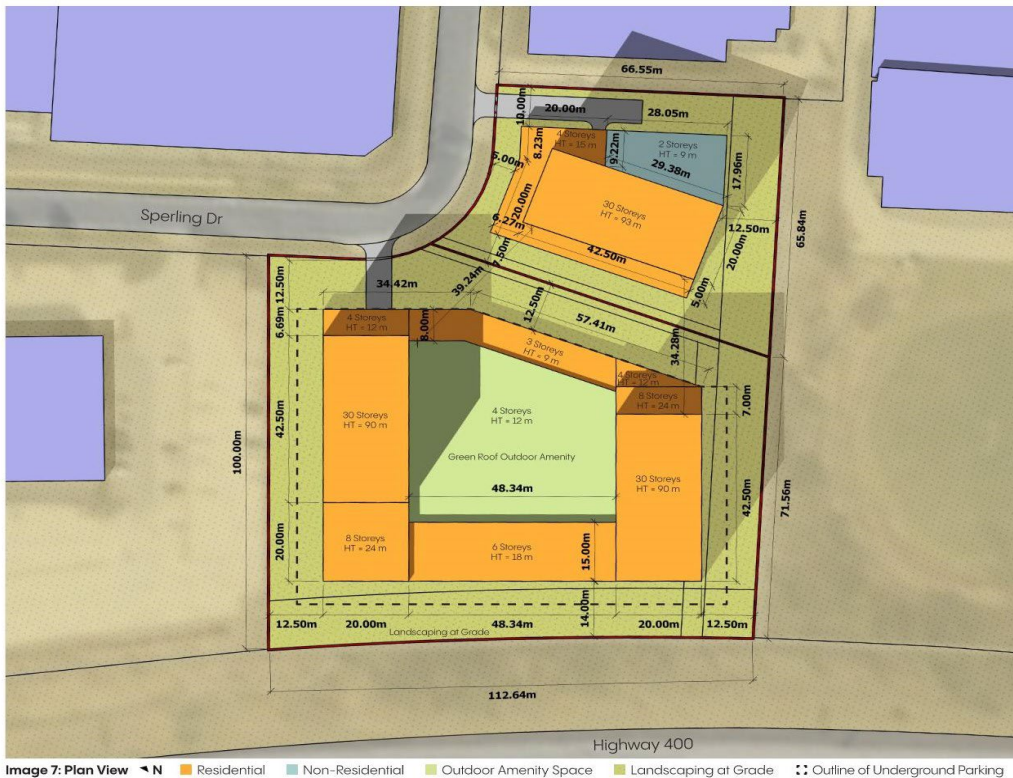


Image 7: Plan View ◀ N Residential Non-Residential Outdoor Amenity Space Landscaping at Grade :: Outline of Underground Parking

CONCEPTUAL 3D MASSING



Image 8: View to Northwest



Image 9: View to Southeast