



**DEVELOPMENT SERVICES
MEMORANDUM**

Page: 1
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2024/D30-007-
2024
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: M. FREETHY, SENIOR PLANNER, RPP

WARD: 3

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

**RE: PUBLIC MEETING FOR CITY-INITIATED OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENTS - 29 AND 35 SPERLING DRIVE**

DATE: MAY 29, 2024

OVERVIEW

The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for City-initiated Amendments to the Official Plan and Comprehensive Zoning By-law 2009-141 for lands described legally as 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 and municipally as 29 and 35 Sperling Drive in the City of Barrie.

The Official Plan Amendment seeks to amend Section 4.8 - Special Policy Area and the Amendment to the Zoning By-law seeks to re-zone the subject lands from "Highway Industrial" (HI) to "Residential Apartment Dwelling Second Density-2 with Special Provisions" (RA2-2)(SP-659)(H-163) to permit a mixed-use residential development, including approximately 1035 residential units, 3426 m² of non-residential uses, 833 parking spaces, and up to 30 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 3](#).

BACKGROUND

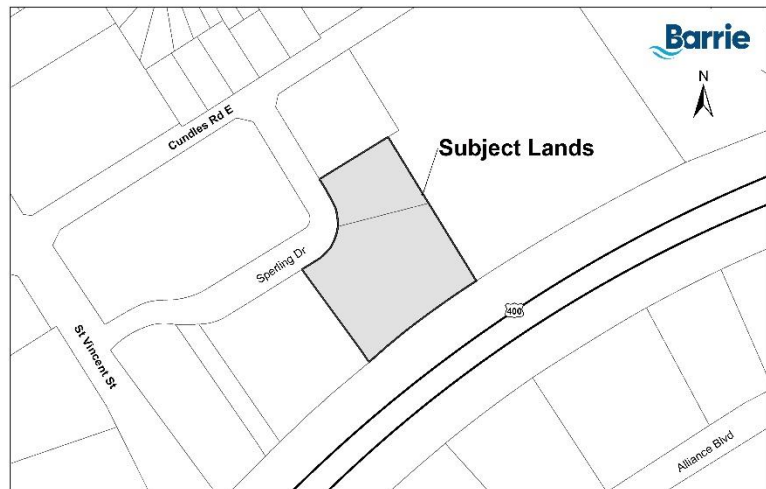
The Federal Government is encouraging and incentivizing local initiatives to increase housing supply and accordingly Council adopted motion 23-G-274 which directed staff to consider feasible development potential for surplus lands in Barrie. The City retained consultant Smart Density to conduct Highest and Best Use studies of City-owned properties for the purposes of increasing housing supply and availability in the City.

The applications are intended to facilitate the development of the subject lands based on the intent of the Official Plan and on the Highest and Best Use (HBU) study dated March 22, 2024. The purpose of the study was to determine a reasonable, probable, and legal use of property, that is physically possible, supportable, and financially feasible and results in the highest value of the property. The General Committee initially considered a development which would have resulted in a lower height and density but adopted motion 24-G-082 to further examine the possibility of additional height and density to maximize the use of the lands. A conceptual plan and 3D massing are included as Appendix "A" to this memo which demonstrates the development being considered through these applications.

SUBJECT LANDS

The subject lands comprise two adjacent lots on the southeast side of Sperling Drive which is north of Highway 400 and east of St. Vincent Street. 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.

The lands are located within a Strategic Growth Area as identified in Map 1 – ‘Community Structure’ of the Official Plan and are designated Strategic Employment and Economic District (SEED) in ‘Map 2 – Land Use Designations’.



Features and land uses immediately surrounding the site include the following:

- **North:** Immediately adjacent are lots designated ‘Commercial District’ with strip plaza retail, Cundles Road East and a lot designated ‘SEED’ with a 3-storey low-rise mixed-use retail/office building. A “Neighbourhood Area” with ground-related residential buildings are located further to the north;
- **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 abuts the subject lands along the south lot line and employment lands exist along the south side of 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. Land use further west comprises a “Neighbourhood Area” with ground-related residential buildings.

NOTICE AND CIRCULATION

Notification of the City-initiated official plan amendment, amendment to zoning by-law 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.



OFFICIAL PLAN AMENDMENT

The proposed Official Plan Amendment seeks to add a provision to Section 2.8 Special Policy Area to permit an increased height of 30 storeys on the subject lands.

ZONING BY-LAW AMENDMENT – SITE SPECIFIC PROVISIONS

The proposed Zoning By-law Amendment seeks to rezone the properties from “Highway Industrial” to “Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP-659)(H-163)” to facilitate a future mixed-use development with employment and residential uses. The following site specific provisions are proposed:

Standards	Zoning By-law 2009-141 (RA2-2)	Proposed Site-Specific Provisions (RA2-2)(SP-659)
Front Yard (min.)	7m	5m
Lot Coverage (max.)	35%	52%
Gross floor area (max. % of lot area)	200%	499%
Building Height (max)	45 m	91.5 m (30 storeys)
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.78 parking spaces per dwelling unit

A Hold Provision (H-163) is proposed to address the requirement for a Phase II Environmental Site Assessment and a Record of Site Condition as well as the need to address affordable housing policies as part of a future site plan control application.

PLANNING AND LAND USE MATTERS UNDER REVIEW

The applications are currently under review by Planning staff. 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;
- Review of adjacent 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.

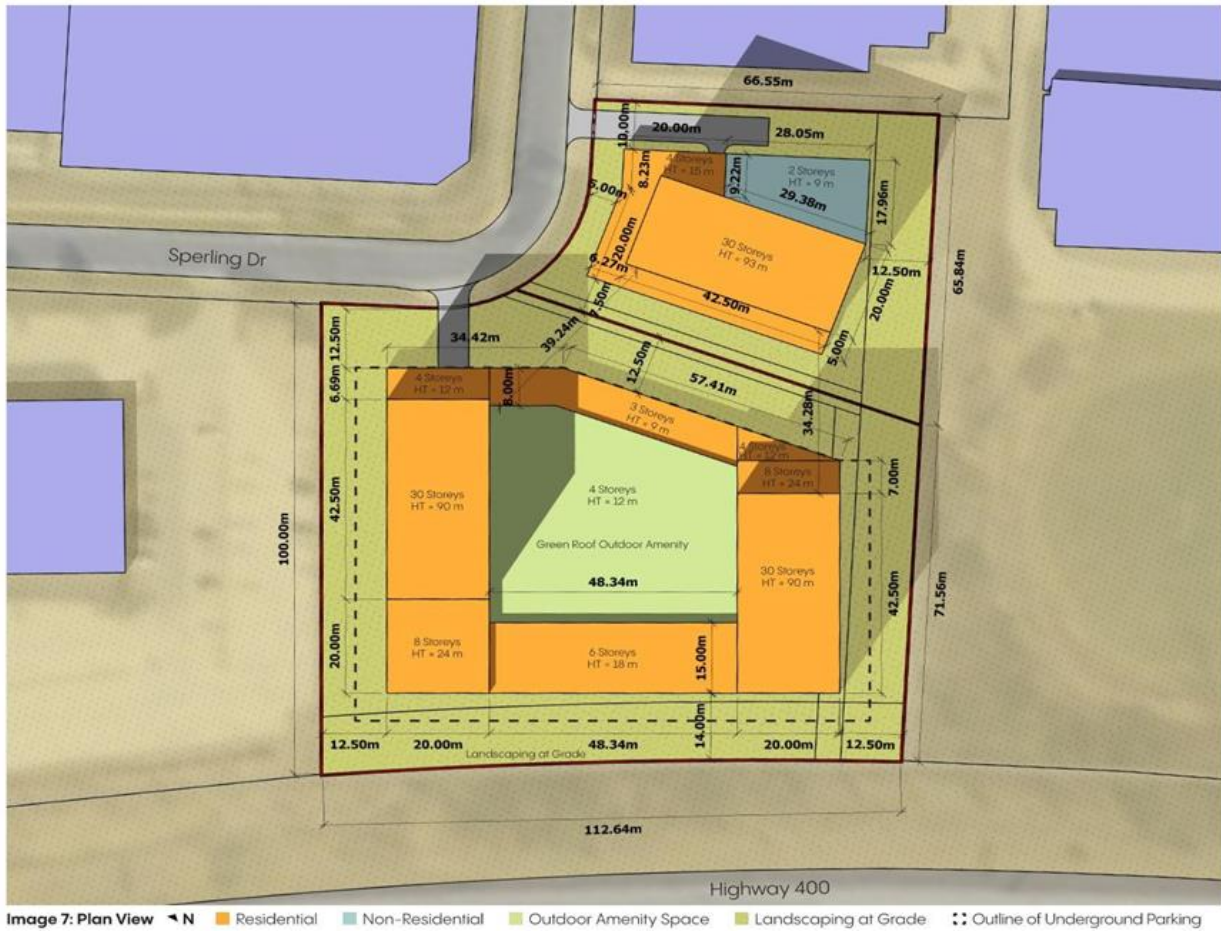
All technical review comments that are received, as well comments provided at the Public Meeting, will be considered. A staff report to the Affordability Committee is anticipated to be brought forward on June 12, 2024 for consideration. If approved, subsequent applications for Site Plan Control will be required.

If you have any questions, please contact the planning file manager, Michele Freethy at 705-739-4220 ext. 4117 or via email at michele.freethy@barrie.ca.

ATTACHMENTS: Appendix “A” – Conceptual Site Plan & 3D Massing

APPENDIX "A"

Conceptual Site Plan



Conceptual 3D Massing



Image 8: View to Northwest



Image 9: View to Southeast