

City-Initiated Official Plan and Zoning By-law Amendments for 29 and 35 Sperling Drive

PRESENTED BY:

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EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES



Public Meeting Overview

- Background and purpose of proposed official plan and zoning by-law amendments
- Overview of revised Highest and Best Use Study (March 2024):
 - Subject site
 - Policy context
 - Concept plan and proposed official plan special policy area and zoning by-law standards
- Next Steps

Purpose

- To implement adopted recommendation and direction from Confidential Staff Report LGL004-23 (File 23-G-274) and from Council motion no. 24-G-082
- To rezone municipally owned lands to fulfill their highest and best use.
- To prepare the subject lands for development in efforts to scope planning approvals, site development, and increase housing supply and availability in the city.

Site Overview: Existing Conditions



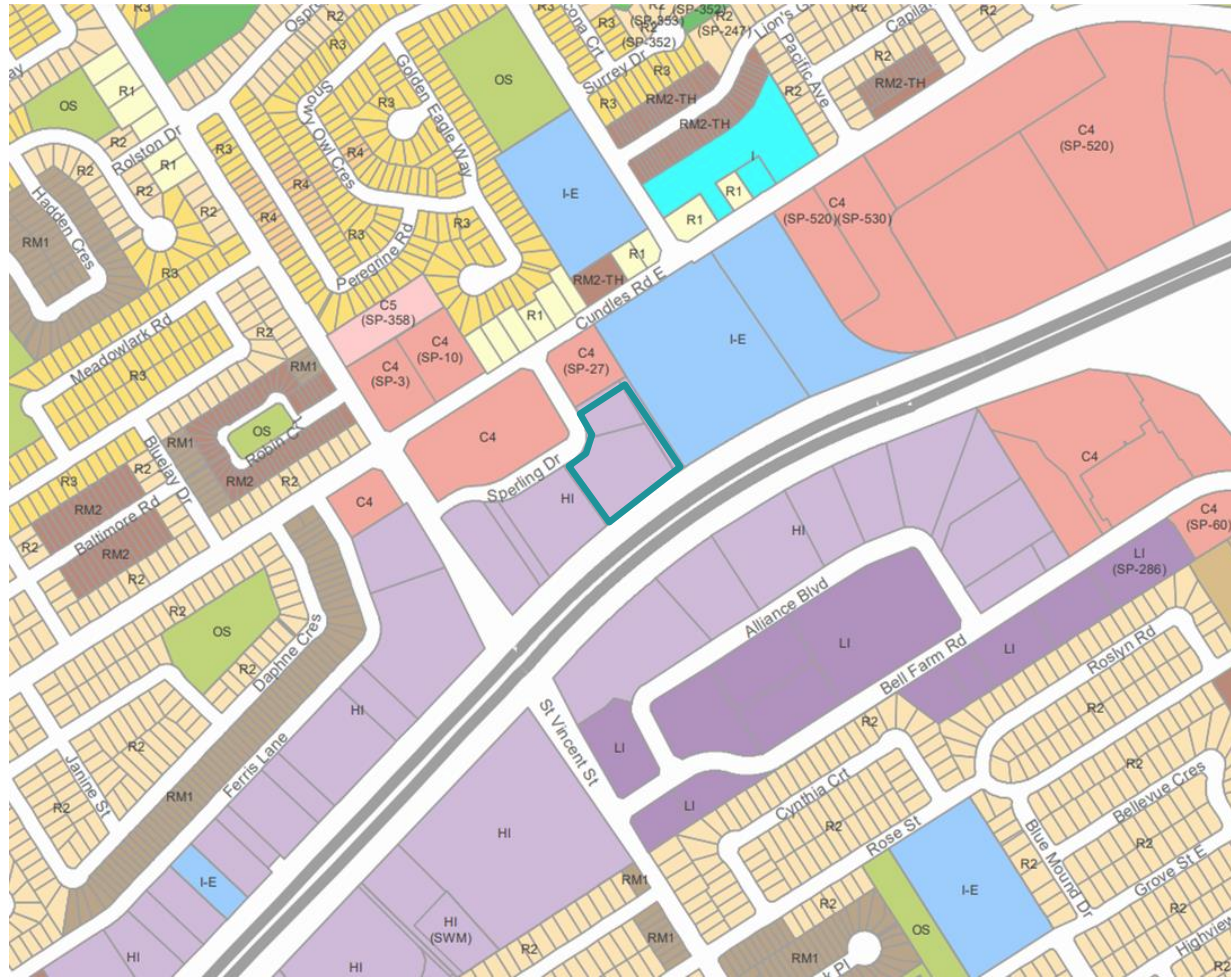
Site Overview: Land Use (Official Plan)



Image 2: Official Plan Map 2 - Land Use Designations

- | | | | |
|----------------------------------|-------------------------|--------------------|----------------|
| Subject lands | Community Hub | Greenspace | Medium Density |
| Commercial District | SEED | Neighbourhood Area | |
| Employment Area - Non Industrial | Natural Heritage System | | |

Site Overview: In-Effect Zoning By-law



- General Commercial (C4)
- Convenience Commercial (C5)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH-WS)
- Institutional (I)
- Educational Institutional (I-E, I-E-1)
- Open Space (OS)
- Environmental Protection Area (EP)
- Highway Industrial (HI)
- Light Industrial (LI)

Concept: 29 and 35 Sperling Drive

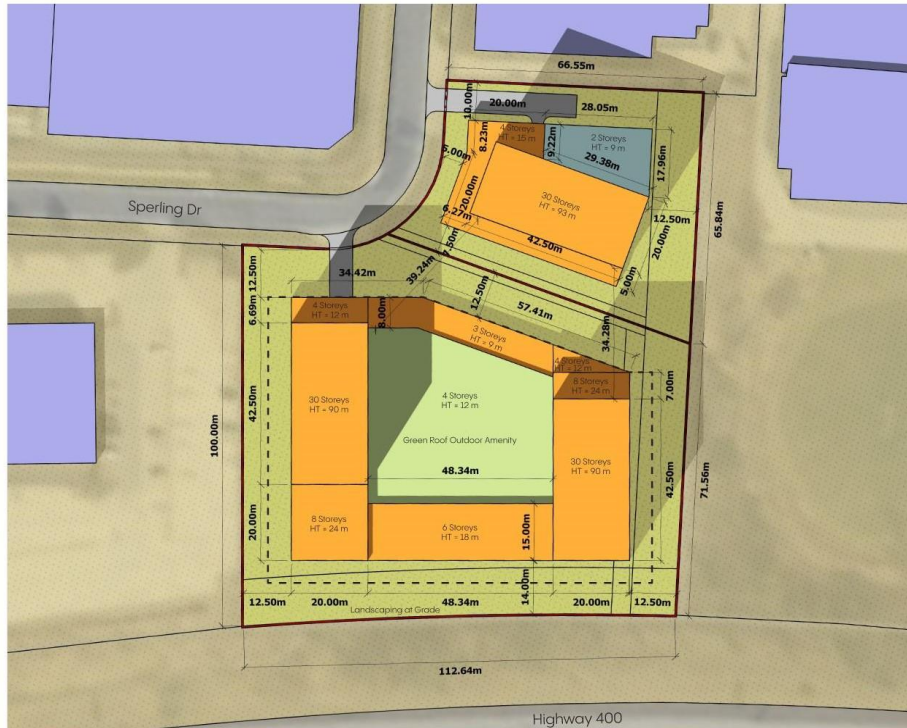


Image 8: View to Northwest



Image 9: View to Southeast

- 2 - 30 storey mixed use buildings
- 3436 m² of non-residential uses
- Approx. 1035 residential units
- Approx. 833 parking spaces

Proposed Official Plan Amendment

- An Official Plan Amendment to add a policy to Section 2.8 (Defined Policy Area) is proposed
- The amendment would identify the subject lands as a special policy area to permit a maximum height of 30 storeys (91.5 m)

Proposed Site-Specific Standards

	29 & 35 SPERLING DRIVE	
Zone	<i>Residential Apartment Dwelling Second Density-2 (RA2-2)</i>	<i>Proposed</i> <i>Residential Apartment Dwelling Second Density-2 with Special Provisions (RA2-2)(SP659)</i>
Minimum Front Yard Setback (dwelling unit)	7m	5m
Gross Floor Area (max. % of lot area)	200%	499%
Maximum Lot Coverage	35%	52%
Maximum Building Height	45 m	91.5 m
Minimum Parking Requirements	1.5 parking spaces per dwelling unit	0.78 parking spaces per dwelling unit

Next Steps

- Staff will review all comments received through the public consultation and finalize zoning standards
- Staff will prepare a Staff Report based on public feedback
- Report to Council in June for consideration

Further information on the proposed Zoning By-law Amendment:

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