

375, 389 and 393 Yonge Street City of Barrie

Public Meeting
Zoning By-law Amendment

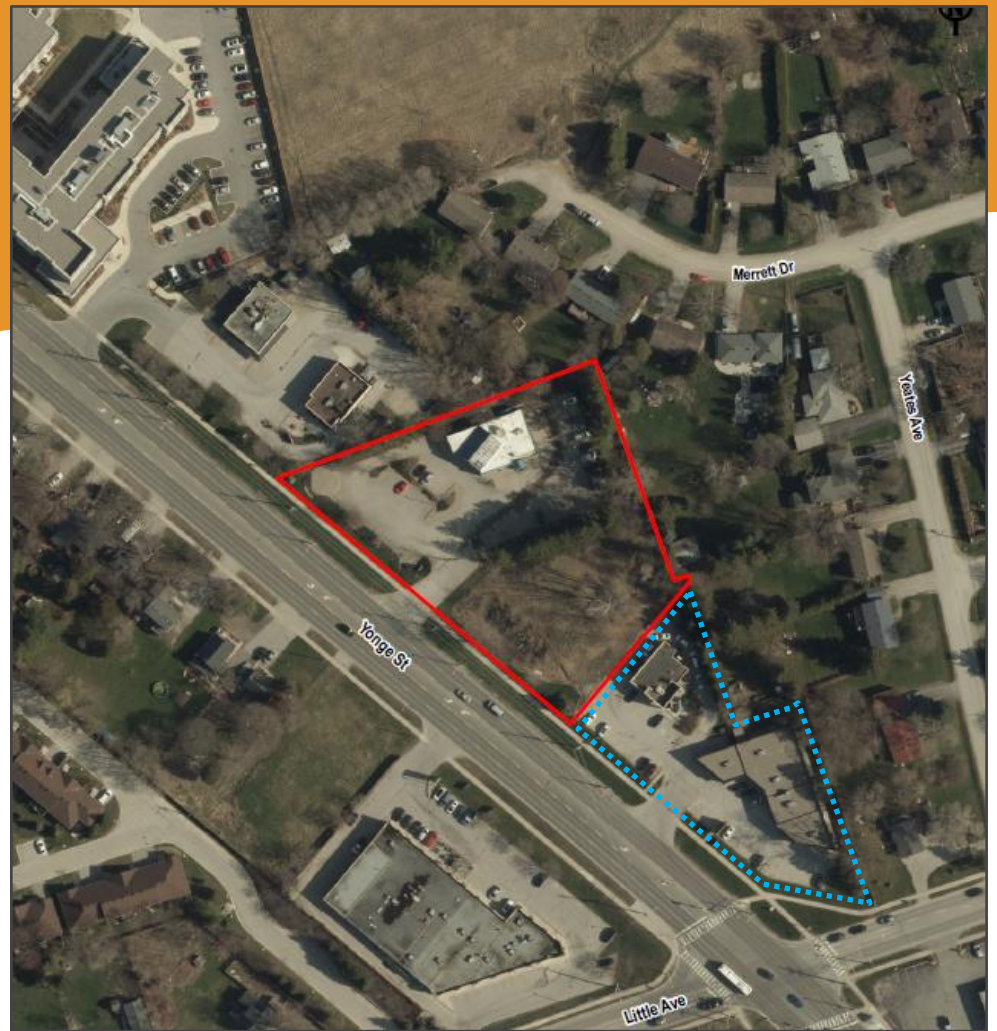
8 January 2025



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Site Aerial



-  Subject Lands
-  Lands owned by Applicant

Overview of Proposal

- Zoning By-law Amendment (ZBA) Application to support development:
 - 6-storey mixed-use residential building
 - 111 rental apartments
 - 1 commercial unit of approximately 110 m²
 - 102 parking spaces (6 barrier free) for residents and 3 spaces for commercial unit
 - 119 cycle parking spaces for the mixed-use building (104 indoor / 15 outdoor)
 - 320 m² common outdoor amenity and 502 m² common indoor amenity

Overview of Proposal





ENTRY SIGNAGE

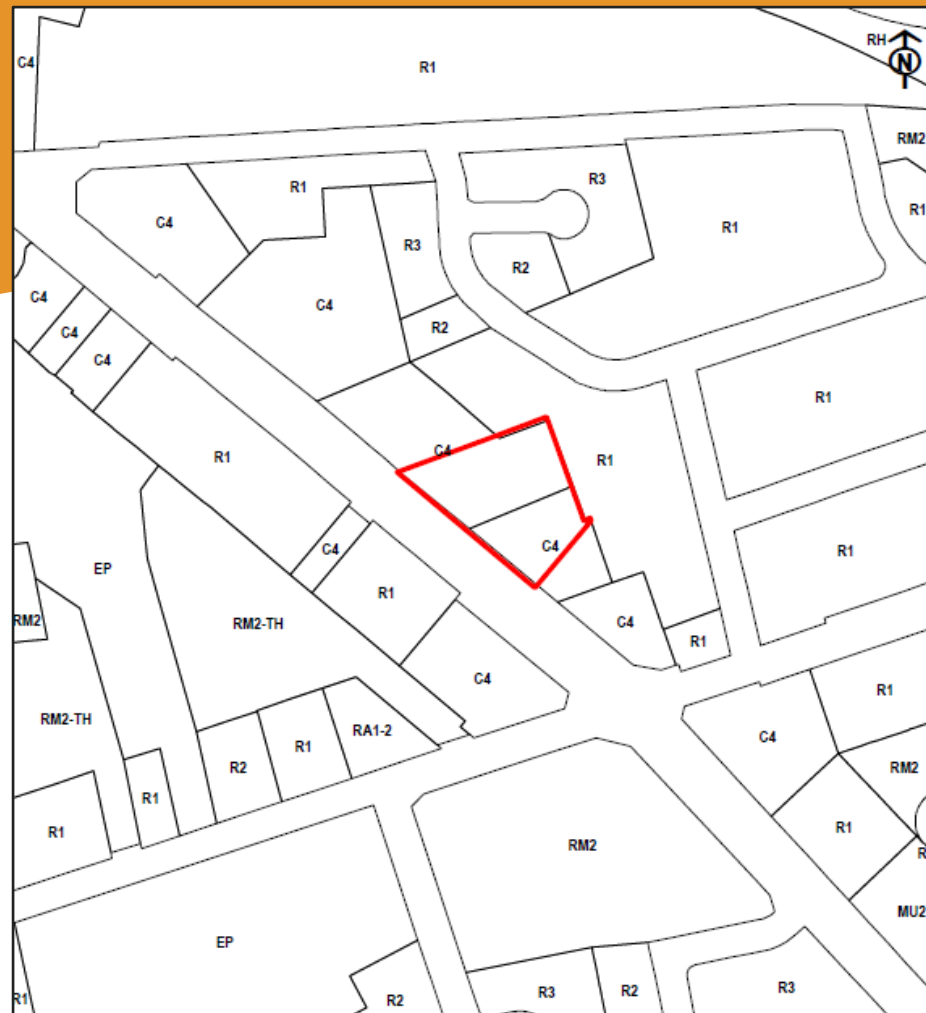
ENTRY SIGNAGE

375




Current Zoning

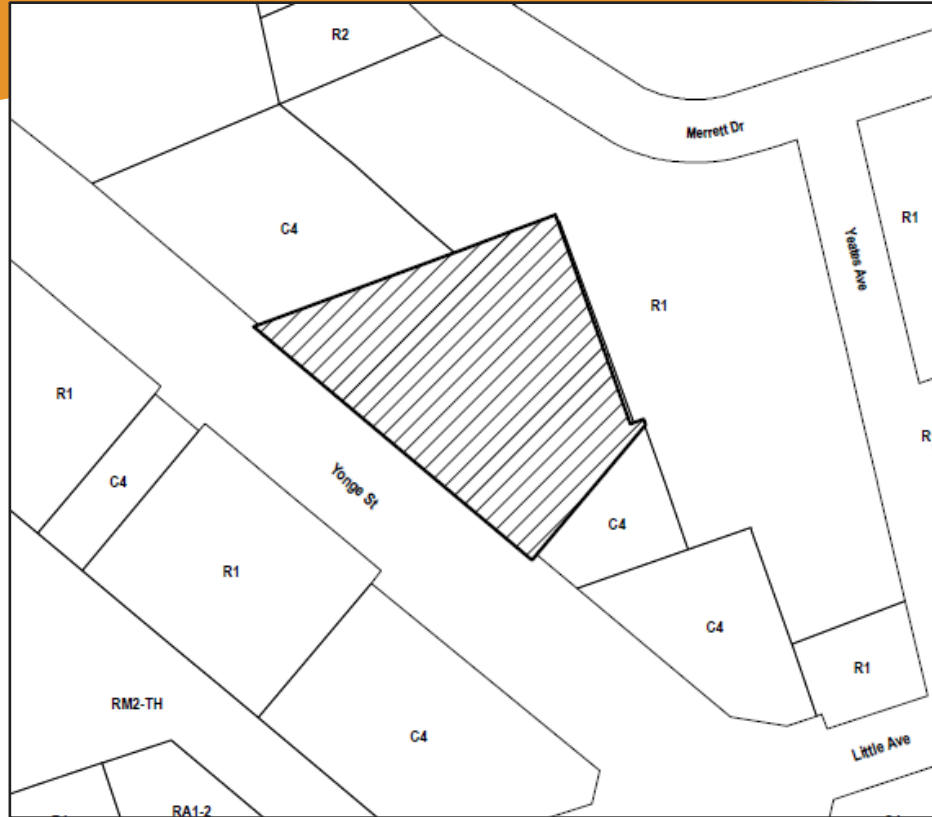
 Subject Lands



Proposed Zoning By-law Amendment

Rezone from "General Commercial (C4) zone to a site-specific "Mixed Use Node Special Provision X" zone "MU1 (SP-X)"

 Lands to be rezoned from General Commercial C4 Zone to Mixed Use 1 - Special Provision-X MU1(SP-X) Zone



Supporting Documents

ISM Architects

- Site Plan & Architectural Plans

Tatham Engineering

- Construction Spill Management Plan
- Engineering Plans
- Functional Servicing Report
- Hydrogeological Assessment
- Parking Justification Study
- Stormwater Management Report
- Transportation Impact Study

Soil Engineering

- Geotechnical Investigation

Aercoustics

- Noise Impact Study

MHBC

- Planning Justification report
- Community Sustainable Design Report (Urban Design Brief)
- Landscaping Plans

Planning Framework

- Planning Act (1990)
- Provincial Planning Statement (2024)
- City of Barrie Official Plan (2024)
- City of Barrie Zoning By-law (2009)

Conclusion

- Consistent with policies set out in the Provincial Planning Statement
- Conforms with the City of Barrie Official Plan
- Proposed Zoning By-law Amendment meets the overall intent of the planning policy context and zoning by-law
- For the reasons above, the proposed Zoning By-law Amendment represents good planning and should be permitted



Thank you!



Any questions?

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