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**UTO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**

**FROM: M. FREETHY, RPP, SENIOR PLANNER, EXT. 4117**

**WARD: 8**

**NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING**

**M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 375, 389  
and 393 YONGE STREET**

**DATE: JANUARY 8, 2025**

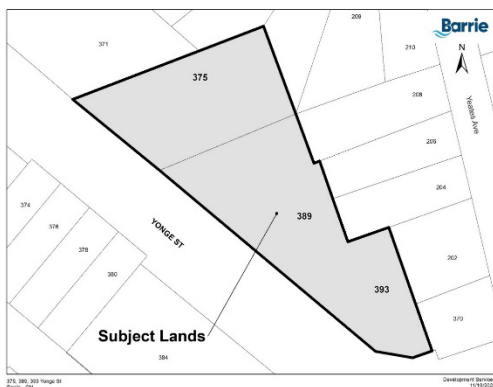
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The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for a proposed Amendment to the Zoning By-law submitted by MHBC Planning Ltd, on behalf of 375 Yonge Street Inc. The lands are municipally described as 375, 389 and 393 Yonge Street and legally described as Part of Lot 11, Concession 14 and Part of Lots 1 to 5 (inclusive) and Part of Lots 7 and 8, Registered Plan 1046 in the City of Barrie.

## **OVERVIEW**

The proposed Zoning By-law Amendment seeks to amend the current General Commercial (C4) and General Commercial with Special Provisions (C4)(SP-264) zone to Mixed Use Node with Special Provisions (MU1)(SP-XXX) zone in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of a six (6) storey mixed-use residential building with 111 rental apartment units and 1 ground floor commercial unit. (see Appendix "A" – Conceptual Site Plan). The submission materials associated with the application are available for viewing on the City's [Development Projects](#) webpage under [Ward 8 - 375 – 393 Yonge Street](#).

## **BACKGROUND**



The subject lands are located on the east side of Yonge Street between Lakeshore Drive and Little Avenue and comprise two adjacent properties, 375 Yonge Street and 389 - 393 Yonge Street. The properties are described as follows:

- a) 375 Yonge Street is occupied by a vacant one-storey commercial office building and associated parking.
- b) 389 - 393 Yonge Street is occupied by a Starbucks drive-thru restaurant (389 Yonge Street) and a multi-unit commercial building (393 Yonge Street) with frontage also on Little Avenue. The northern portion of 389 Yonge Street is vacant.

A concurrent consent application (B57/24) was approved by the Committee of Adjustment in December 2024 which permitted the northern, vacant portion of 389 Yonge Street to be severed and merged with 375 Yonge Street. The newly reconfigured 375 Yonge Street lands comprise the development area associated



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with this application. The future reconfigured 375 Yonge Street parcel is 0.068 ha in size with a frontage of 115.7 m on Yonge Street.

Surrounding land uses include commercial uses along Yonge Street to the north and the south with predominantly lower density residential uses to the east. The Willoughby Natural Area is located to the southwest along Little Avenue, and Whiskey Creek Walk connects Yonge Street north of the site to the Willoughby Natural Area running behind the residential uses that front onto the west side of Yonge Street across from the Subject Lands.

The application was submitted to the City and deemed complete on December 2, 2024. Notification of the filing of a complete application and a public meeting was circulated in accordance with the *Planning Act* and the application has been circulated to all applicable City departments and external agencies for review and comment.

### **NEIGHBOURHOOD MEETING**

A Neighbourhood Meeting was held on March 7, 2024 with nineteen (19) residents, Ward 8 Councillor Jim Harris, Planning staff and the applicant’s consulting team in attendance.

The following matters were raised by members of the public at the meeting:

- Concerns about the proposed height and density;
- Proposed residential tenure (rental/condominium);
- Impacts on traffic along Yonge Street, stormwater management and drainage and resulting impacts on adjacent properties; and,
- Potential impacts on boundary trees due to construction.

### **ZONING BY-LAW AMENDMENT – SPECIAL PROVISIONS**

The proposed Zoning By-law Amendment seeks to amend the current zoning that applies to the lands proposed for development from General Commercial (C4) and General Commercial with Special Provisions (C4)(SP-264) to Mixed Use Node with Special Provisions (MU1)(SP-XXX). The requested site-specific zone standards are listed below:

<b>Mixed Use Node (MU1) Zone Standard</b>	<b>Required</b>	<b>Proposed</b>
Minimum Coverage for Commercial Uses	20%	8%
Front Yard Landscaping	Fully Paved	Not Fully Paved
Location of Accessory Buildings and Structures	Shall not occupy any part of the front yard	Permit an encroachment of 1.5 m into the front yard.
Minimum Landscaped Buffer adjacent to Residential Zone	3 m	1.2 m
Maximum parking lot coverage for apartment dwellings	35%.	48%
Parking Spaces	1 space per residential unit	0.89 spaces per residential unit



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### **PLANNING AND LAND USE MATTERS UNDER REVIEW**

The application is currently under review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with the City's Official Plan and appropriateness of the requested site-specific provisions to the City's Comprehensive Zoning By-law to accommodate the proposed development;
- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and,
- Traffic impacts, access, pedestrian circulation and site design.

### **NEXT STEPS**

Staff will continue to work with the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as comments provided in the public meeting will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report to the General Committee is anticipated to be brought forward later in Q1 of 2025 for consideration of the proposed Zoning By-law Amendment.

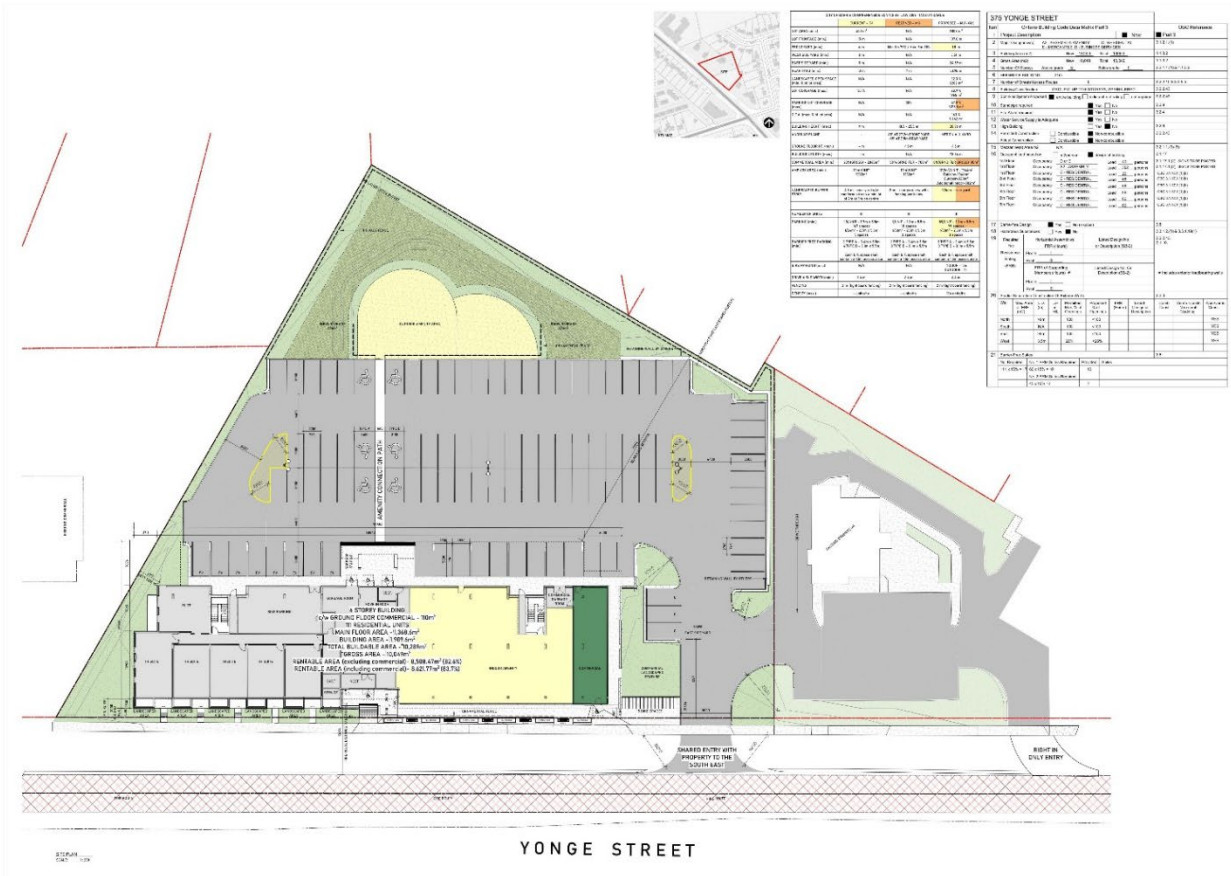
For more information, please contact the planning file manager, Michele Freethy at 705-739-4220 ext. 4117 or via email at [michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca).

### **ATTACHMENTS:**

Appendix "A" – Conceptual Site Plan  
Appendix "B" – Proposed Elevations

## APPENDIX "A"

### Conceptual Site Plan



**APPENDIX "B"**

**Proposed Elevations**



**375 YONGE STREET DEVELOPMENT**

