
TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION – 12 OTTAWAY AVENUE

WARD: 2

PREPARED BY AND KEY CONTACT: R. MULHOLLAND, PLANNER, EXT. 4541

SUBMITTED BY: C. MCLAREN, RPP, MANAGER OF PLANNING

EXECUTIVE DIRECTOR APPROVAL: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of 2820485 Ontario Inc., to rezone lands known municipally as 12 Ottawa Avenue from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Single Detached Dwelling Fourth Density' (R4) be approved as attached to Staff Report DEV002-25 as Appendix "A".
2. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV002-25.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Summary

4. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2820485 Ontario Inc., for lands known municipally as 12 Ottawa Avenue. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
5. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on March 7, 2023 and Public Meeting on November 27, 2024, staff have determined that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). As such, staff are recommending approval of the proposed rezoning as provided in the draft attached to Staff Report DEV002-25 as Appendix "A".

Development Proposal

6. The application, if approved, would rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Single Detached Dwelling Fourth Density' (R4). The proposed conceptual site plan, included for reference as Appendix "B" to Staff Report DEV002-25, proposes a development consisting of two (2) single detached residential dwelling units with attached garages.

Site and Location

7. The subject property is located on the north side of Ottawa Avenue, south of Highway 400. The lands are known municipally as 12 Ottawa Avenue and legally described as Block C, Plan 1329, in the City of Barrie. The lands are vacant and are approximately 865.3 square metres (0.21 acres) in size with a frontage of 20.1 metres along Ottawa Avenue.

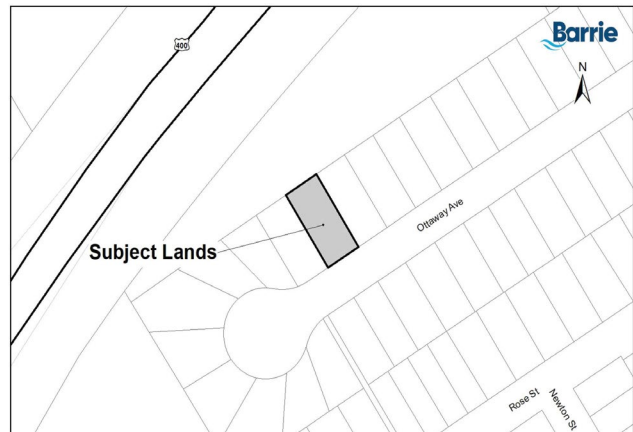
The surrounding land uses include the following:

North: Industrial uses adjacent to Highway 400 with frontage on Davidson Street.

South: Single detached residential uses along Ottawa Avenue.

East: Single detached residential uses along Ottawa Avenue.

West: Single detached residential uses fronting on Ottawa Avenue and Institutional lands approved for an affordable housing development consisting of a 9 storey and an 11 storey tower fronting onto Rose Street.



Existing Policy

8. The subject property is identified as being within a Built Up Area on Map 1 – Community Structure and designated as "Neighbourhood Area" on Map 2 - Land Use Designation in the City's Official Plan.
9. The lands are currently zoned as 'Residential Single Detached Dwelling Second Density' (R2) in the City's Comprehensive Zoning By-law 2009-141, as amended.

Background Studies

10. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City's Proposed Developments webpage under [Ward 2 – 12 Ottawa Avenue](#).
 - a) Planning Justification Report (Innovative Planning solutions, August 2023)
 - b) Concept Site Plan (Innovative Planning Solutions, January 19, 2024)
 - c) Grading and Drainage Plan (Tatham Engineering, June 2023)
 - d) Tree Inventory and Preservation Plan (JDB Associates Ltd., June 26, 2023)
 - e) Topographic Survey (Rudy Mak Surveying Ltd., May 9, 2023)
 - f) Scoped Environmental Impact Study (Roots Environmental, January 30, 2024)
 - g) Geotechnical Investigation (Gemtec Consulting Engineers and Scientists, January 31, 2024)
 - h) Water Servicing Brief (Tatham Engineering, February 20, 2024)

Public Consultation

11. A neighbourhood meeting was held on March 7, 2023, as part of the requirements for a complete application. The meeting was attended by approximately twenty-two (22) residents as well as the applicant, their consultant team, Ward 2 Councillor Craig Nixon, and Planning staff. Comments and concerns expressed by residents at the Neighbourhood Meeting included the following:

a) Increased Density

Comments were made regarding the effect the increase in density would have on the surrounding lots with single detached dwellings and if any additional residential units would be permitted on the lots. The proposed single detached dwelling units are proposed to meet all zoning requirements in Zoning By-law 2009-141, as amended. The built form of the proposed development aligns with the character of the neighbourhood. No additional residential units are proposed at this time, however, up to three (3) additional units on each lot would be permitted as of right if they conform to zoning standards.

b) Traffic and Parking

Questions regarding the amount of parking and increase in traffic were raised. Two (2) parking spaces are proposed to be provided for each lot for a total of four (4) parking spaces for the proposed development. Transportation Planning staff had no concerns.

c) Aging Infrastructure

Concerns were raised about creating a new lot to accommodate two (2) single detached dwelling units and how the additional dwelling unit could impact aging infrastructure. Comments were received from the Approvals Branch of the Development Services Department confirming no concerns with the proposed rezoning.

d) School Capacity

Residents expressed concern that the extra development could add to the enrolment in local schools and contribute to them being over capacity. No comments were received from the Simcoe County District School Board or the Simcoe Muskoka Catholic District School Board.

e) Emergency Services Access

Residents in the neighbourhood raised concerns about the increase in dwelling units creating challenges for emergency services access through the cul-de-sac. Comments received from Barrie Fire and Emergency Services stated no concerns with the proposed development.

f) Spot Rezoning

Concerns were raised about spot rezoning the subject lands to R4 whereas the surrounding lots along the cul-de-sac on Ottawa Avenue are zoned R2. The neighbourhood meeting was held before the current Official Plan (2024) was approved. The previous City of Barrie Official Plan (2018) had a policy under 4.2.2.5 (a) related to spot rezonings, noting that spot rezonings should not be approved where there would be a negative impact on the existing neighbourhood. The current Official Plan (2024) did not carry over this policy. The subject proposal is consistent with and respects the existing scale and character of the neighbourhood as per policies under 2.6.1.2 (c) & (d) in the Official Plan (2024). It should be noted that the R4 zone only differs from the zoning standards of the R2 zone in terms of lot size and frontage. All other zoning standards and permitted uses are identical.

12. A statutory Public Meeting was held on November 27, 2024, to present the subject application to the Affordability Committee and the public. One member of the public attended in person and spoke at the public meeting with similar concerns to those raised at the neighbourhood meeting about the impact increased units would have on the neighbourhood. Ward 2 Councillor Nixon also raised questions about the maximum height permitted for the R4 zone.

Department and Agency Comments

13. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections and concerns were received from the following departments:
- a) Development Services – Addressing, Engineering Approvals, Parks Planning, Transportation Planning
 - b) Barrie Fire and Emergency Services
 - c) Environmental Risk Management and Compliance
 - d) Finance Department
 - e) Infrastructure Services Department (Water Services Branch)
 - f) Engineering Standards
 - g) Alectra Utilities and Enbridge Gas
 - h) The Lake Simcoe Region Conservation Authority (LSRCA)

If approved, any comments that were provided will be addressed through subsequent planning approvals.

POLICY ANALYSIS

14. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Provincial Planning Statement (2024) (PPS)

15. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the new Provincial Planning Statement (2024) which directs growth to settlement areas, promotes efficient development and supports the general intensification for the achievement of complete communities including the provision of a wide range of uses including an appropriate range and mix of housing types. The subject lands are located within the built boundary of the City and the application proposes infill development along a local road. The proposed development aligns with the policies of a healthy, livable, and compact community, would be serviced by existing municipal infrastructure and services and, therefore, considered efficient and cost-effective development.

City of Barrie Official Plan (OP)

16. According to the City's Official Plan (2024), the subject lands are designated 'Neighbourhood Area' on Map 2 – Land Use. General land use policies that guide development in Neighbourhood Areas are provided in Section 2.6.1.
17. The intent of the 'Neighbourhood Area' designation is to recognize new and existing neighbourhoods and communities. According to Policy 2.6.1.1 of the Official Plan, where lands are designated 'Neighbourhood Area', the predominant use is to be residential. Section 2.6.1.2 (d) of the Official Plan permits new development in built-out neighbourhoods that appropriately respects the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate area.

18. The 'Neighbourhood Area' permits appropriate levels of intensification, however, any proposed development must be sensitive to and compatible with the built form and planned function of the surrounding area. The 'Neighbourhood Area' promotes intensification by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodations, and other forms of intensification.
19. Staff have reviewed the relevant policies in the City of Barrie Official Plan which applies to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands.

Comprehensive Zoning By-law 2009-141

20. As noted above, the applicant is proposing to amend the current zoning on the subject lands from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Single Detached Dwelling Fourth Density' (R4).
21. The permitted uses and zoning standards of the R4 zone are identical to those of the existing R2 zone apart from the lot frontage and lot area requirements. While the R2 zone requires a minimum lot area and frontage of 500 square metres and 15 metres, respectively, the R4 zone permits a minimum lot area of 335 square metres and lot frontage of 10 metres. As identified on Appendix "B", the proposed rezoning would permit two smaller lots with a minimum lot frontage of 10 metres and lot areas of approximately 433 square metres, to accommodate two new single detached dwelling units.
22. No site-specific provisions are proposed through the subject rezoning application and the proposed single detached dwellings are to conform with the proposed R4 zoning standards.

Exemption from Part Lot Control

23. Should Council approve the subject application, the applicant would be permitted to proceed with an application for part lot control exemption in accordance with the City's Exemption from Part Lot Control Policy. The approval of part lot control exemption is generally a routine and administrative process where a By-law is passed by Council exempting the lot or block from part lot control. The effect of this application would be to create two (2) separately conveyable parcels (two single detached dwelling lots) in accordance with the Conceptual Site Plan provided in Appendix "B" of this report to allow for their individual sale. Following this, no additional planning approvals would be required to permit the proposed development.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

24. The subject application, if approved, would result in the redevelopment of an underutilized site within an area designated for residential development which is serviced by existing infrastructure and public service facilities. As such, the proposed development may help to reduce the overall demand for greenfield development, which would require the extension of municipal infrastructure and services, while providing an alternative housing type in the neighbourhood.

ALTERNATIVES

25. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing 'Residential Single Detached Dwelling Second Density' (R2) zoning over the subject property.

This alternative is not recommended as the proposed development is consistent with and conforms to all provincial and municipal policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.

FINANCIAL

26. The proposed development will be subject to development charges, cash in lieu of parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing to municipal water and sewer mains already installed.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

27. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- ☒ Affordable Place to Live
 - ☒ Thriving Communities
28. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional dwelling units and add the potential for more affordable and attainable housing options, and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Proposed Conceptual Site Plan

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2025-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as: Block C, Plan 1329, in the City of Barrie, County of Simcoe, known municipally as 12 Ottaway Avenue, shown on Schedule "A" attached to this By-law from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Single Detached Dwelling Fourth Density' (R4);

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 25-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning from 'Residential Single Detached Dwelling Second Density' (R2) to 'Residential Single Detached Dwelling Fourth Density' (R4) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
3. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of ____, 2025.

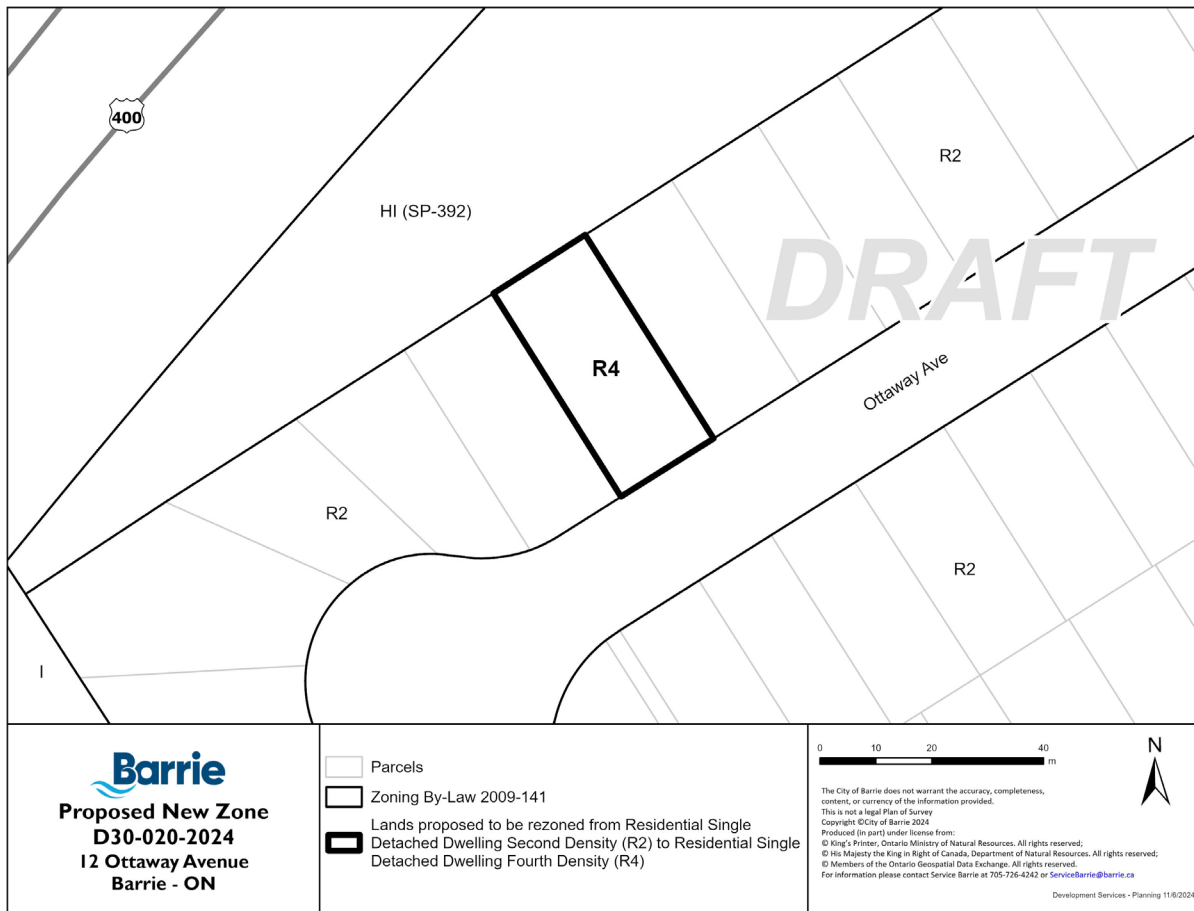
READ a third time and finally passed this ____ day of ____, 2025.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2025-XXX



APPENDIX "B"
Proposed Conceptual Site Plan

