



Legislation Details (With Text)

**File #:** 22-P-034      **Version:** 1      **Name:**

**Type:** Public Meeting      **Status:** Received

**File created:** 5/19/2022      **In control:** City Council

**On agenda:** 6/27/2022      **Final action:** 6/27/2022

**Title:** APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting on behalf of The Black Creek Group for 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 and 60 Clapperton Street, Barrie.

The applicant is proposing to rezone the subject lands from 'Residential Apartment Dwelling 2 - First Density' (RA2-1) and 'Transition Centre Commercial - 1 - Special Provision No. 175 and 179' (C2-1) (SP-175)(SP-179) to 'Transition Centre Commercial - 2 - Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions.

The intent and purpose of the Zoning By-law Amendment is to permit the development of a 21-storey mixed-use building containing 253 units, 256 square metres of ground floor commercial space and underground parking.

Zoning By-law Amendment - Site Specific Revisions

Standard) (C2-2 Zone	Required	Proposed
Side Yard Setback (minimum) main building in a C2 Zone is in excess of 11 metres, the minimum side yards shall be increased by 0.5 metres for every 2 metres of additional height over 11 metres	14 metres	3.0 metres (north) 5.5 metres (south)
Building Height (maximum) lot flankage	10 metres within 5 metres of the front lot line and the front lot line and the lot flankage	17.7 metres within 5 metres of the
45 metres beyond of the front lot line and the lot flankage	5 metres	66.7 metres beyond 5 metres of the front lot line and the lot flankage
Coverage for Ground Floor Commercial Uses (minimum % of lot area)	50%	8.9%

Gross Floor Area 400% 602%  
 (maximum % of lot area)  
 Commercial Parking 1 space per 24 square metres of gross floor area for multiple commercial uses 0 spaces

Residential Parking 1 space per unit in the Urban Growth Centre (UGC) 0.82 spaces per unit Total - 207 spaces

Underground Parking Structure Setbacks (minimum) 1.8 metres to a street line 0.7 metres

Presentation by representative(s) of Weston Consulting.

Presentation by Andrew Gameiro, Senior Planner, Development Services Department.

See attached correspondence.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PM2 Notice 17 Sophia St E 3,5,7 and 11 McDonald St and 58 and 60 Clapperton St, 2. PM2 Presentation 17 Sophia St, 3,5,11 McDonald St 58 60 Clapperton st, 3. PM2 Memorandum 17 Sophia St, 3 5 7 11 McDonald St 58 60 Clapperton St, 4. PM2 Correspondence 17 Sophia St, 3 5 7 11 McDonald St, 58 60 Clapperton St

Date	Ver.	Action By	Action	Result
6/27/2022	4	City Council	Received	
6/14/2022	3	Planning Committee	recommended for receipt	

**APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)**

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Zoning By-law Amendment - Site Specific Revisions

Standard)	Required	Proposed
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**(C2-2 Zone)**

Side Yard Setback (minimum)	14 metres Where the height of the main building in a C2 Zone is in excess of 11 metres, the minimum side yards shall be increased by 0.5 metres for every 2 metres of additional height over 11 metres	3.0 metres (north) 5.5 metres (south)
Building Height (maximum)	10 metres within 5 metres of the front lot line and the lot flankage  45 metres beyond 5 metres of the front lot line and the lot flankage	17.7 metres within 5 metres of the front lot line and the lot flankage  66.7 metres beyond 5 metres of the front lot line and the lot flankage
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Gross Floor Area (maximum % of lot area)	400%	602%
Commercial Parking (minimum)	1 space per 24 square metres of gross floor area for multiple commercial uses	0 spaces
Residential Parking (minimum)	1 space per unit in the Urban Growth Centre (UGC)	0.82 spaces per unit Total - 207 spaces
Underground Parking Structure Setbacks (minimum)	1.8 metres to a street	0.7 metres  line

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