

Legislation Text

File #: 22-P-036, **Version:** 1

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 667, 669, 673 AND 675 YONGE STREET (WARD 9) (FILE: D30-008-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Tran Group, for lands known municipally as 667, 669, 673 and 675 Yonge Street, Barrie.

The parcels are collectively 0.0517 hectares in area, with frontage of 90 metres along Yonge Street and 50 metres along Montgomery Drive. The site is comprised of four (4) lots with an existing single detached dwelling on each lot. The subject lands are located in the Painswick South Planning Area in the City's Official Plan and are designated on Schedule 'A' as 'Residential' and as 'Primary Intensification Corridor' on Schedule 'I'.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) to permit the development of an 8 storey mixed use residential building with ground level commercial uses.

The proposed site-specific zoning standards include:

<u>Standards/Provisions</u> <u>(MU2 Zone)</u>	<u>Required</u>	<u>Proposed</u>
Maximum Side Yard Setback	3 metres	Increased to 7.5 metres
Minimum Side Yard Setback to a Daylight Triangle	3 metres	Reduced to 0.6 metres
Rear Facade Step-back	45 degree angular plane above 7.5 metres using minimum 3 metre step-backs	3 metre step-backs not applied
Minimum Coverage for Commercial Uses	50% of the gross floor area of the ground level	Reduced to 46.7%
Minimum Setback to an Underground Parking Garage	3 metres to daylight triangle	Reduced to 0.6 metres

Presentation by a representative(s) of Innovative Planning Solutions Inc.

Presentation by Madeline Kowalchuk, Planner, Development Services Department.