

Staff Memorandum



To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for an Amendment to the Zoning By-law 545-565 Big Bay Point Road, 207-209 Montgomery Drive, 200-210 Bertha Avenue and 218 Ashford Drive
Date	May 28, 2025
Ward	9
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Big Bay Twins Ltd. The subject lands are legally described as Lots 29 to 44, Registered Plan 1213, and are known municipally as 545-565 Big Bay Point Road, 207-209 Montgomery Drive, 200-210 Bertha Avenue and 218 Ashford Drive, City of Barrie.

This application was previously presented at a Public Meeting on February 26, 2025. At that time, it included only the lands fronting onto Big Bay Point Road. Following discussions with Planning staff and review of the key technical elements, the applicant has revised the concept plan to incorporate the entire block within the application boundary. The project now consists of two phases: Phase 1 fronting onto Big Bay Point Road, and Phase 2 is planned to front onto Bertha Avenue.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 9 – 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive & 200-210 Bertha Avenue](#).

Zoning By-law Amendment

The Zoning By-law Amendment applications propose to rezone the Phase 1 lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling Second Density-1 with Special Provisions' (RA2-1) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended, to permit two (2) 6-storey, residential apartment buildings with 468 purpose-built rental units on the subject property. The proposed amendment seeks to define the required Front Lot Line and reduce the required Front and Side Yard Setbacks, Landscaped Open Space, Amenity Space, Drive

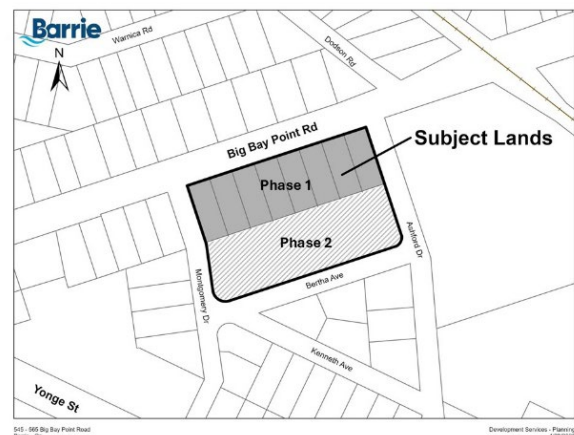
Aisle Width, and Parking, while increasing Lot Coverage and Gross Floor Area to permit the proposed development in accordance with the following provisions:

Zoning Standard	Required by Zoning By-law 2009-141 (RA2-1)	Proposed Zoning Standard (RA2-1) (SP-XXX)
Front Lot Line	For a corner lot, the shorter lot line	Big Bay Point Road
Front Yard Setback to Dwelling Unit (min.)	7m	4m
Side Yard Setback (min.)	Where abuts a street: 3m Otherwise: 5m	Abutting a Street: 1.8m
Landscaped Open Space (min.)	4,071.87 m ² 35%	2,681.5 m ² 23%
Lot Coverage (max % of lot area)	4,071.87 m ² 35%	5,630.38 m ² 48.39%
Gross Floor Area (max % of lot area)	23,267.84 m ² 200%	26,992.8 m ² 232%
Parking (min.)	684 (456 x 1.5) 1.5 spaces per unit	336 Spaces 0.9 spaces per unit across the entirety of the property
Amenity Space	12m ² Per Unit	6.5m ² Per Unit
Drive Aisle Width	6.4m	6m

The Phase 2 lands are proposed to be rezoned from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling Second Density-1 with Special Provision – Hold (RA2-1)(SP-YYY)(H-XX)' in the City of Barrie Comprehensive Zoning By-law 2009-141. The special provision is being requested to establish a minimum parking ratio of 0.9 spaces per unit across the entirety of the Phase 1 and Phase 2 lands. The Holding (H) provision is proposed to ensure sufficient servicing capacity and that existing transportation networks can accommodate the additional residential units which would be confirmed at the time of a subsequent detailed design / site plan application.

Background

The subject lands are located on the south side of Big Bay Point Road, between Montgomery Drive and Ashford Drive and contain single detached dwellings that are intended to be redeveloped to implement the proposed development concept consisting of two six (6) storey residential buildings within Phase 1 and a similar future development proposal for Phase 2.



Phase 1 seeks to provide a total of 468 purpose built rental apartment units consisting of various unit types as follows:

- 1 Bedroom/Studio: 392 Units
- 2 Bedrooms: 56 Units
- 3 Bedrooms: 20 Units

Of the 468 proposed units, 10% of the units are proposed to be affordable units.

Phase 2 of the lands is proposed to mirror the Phase 1 Development. The private laneway and underground parking garage would provide shared across the entirety of the development and will be developed at a later date.

Surrounding land uses include:

North: Single detached residential dwellings
South: Single detached residential dwellings
East: Painswick Park and Single detached residential dwellings
West: Single detached residential dwellings that back onto a commercial plaza fronting Yonge Street

The subject property is located within the delineated 'Built-up Area' on Map 1 - Community Structure and is designated 'Neighbourhood' Area on Map 2 – Land Use in the City of Barrie Official Plan. Lands designated 'Neighbourhood Area' are generally considered to be areas where intensification is expected to occur as properties redevelop over time. Furthermore, development within Neighbourhoods shall permit and encourage opportunities for a full range of housing forms, types, and options, including affordable housing and rental housing.

The original application was submitted to the City and deemed complete on January 2, 2025. The revised application was received on April 24, 2025. In accordance with the *Planning Act*, notification of the public meeting was circulated via email to members of the public who attended the original neighbourhood and public meetings, and/or expressed interest in the application, a public notification sign was posted on the property, and the notice was published on the [Public Notices](#) webpage on the City's website. The revised application has also been circulated to all applicable City departments and external agencies for review and comment.

The Proposed Site Plan is attached to this memorandum as Appendix A.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on October 10, 2024. There were approximately seven (7) attendees including Ward 9 Councillor Sergio Morales, City Planning staff and the applicant's consultants in attendance.

Comments that were provided by the Ward Councillor consisted of ensuring that a discussion occurs on the right-of-way area, ensuring efficiencies in land use and maximizing the potential for pedestrians and cyclists. Residents inquired about the school capacity in the

immediate neighbourhood and if a traffic impact study would be required to demonstrate appropriate capacity within the surrounding road network.

Public Meeting – February 26, 2025

The initial Public Meeting for the Phase 1 lands was held on February 26, 2025. Comments received at this meeting were expressed by Councillor Sergio Morales and included defining the front lot line to best incorporate public space and pedestrian movement or cycling infrastructure.

No members of the public attended the meeting or provided comments.

Planning and Land Use Matters Under Review

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

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Compatibility with surrounding land uses, including anticipated development in the area;
- Ensuring that the proposal meets the operational standards of all City Service Departments; and,
- The impact that the proposed use may have on traffic and parking in the area.

Next Steps

Staff will continue to work with the applicant and members of the public to address any 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 any comments provided at the Neighbourhood and Public Meetings, will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in Quarter 2 of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Krishtian Rampersaud, Planner at 705-739-4220 ext. 5093 or by email at krishtian.rampersaud@barrie.ca

Appendix:

Appendix A – Proposed Site Plan

Memo Author:

Krishtian-Tyler Rampersaud, Planner, Development Services

File #:

D30-028-2024

Pending #:

Not Applicable

Appendix A – Proposed Site Plan

