



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda

Affordability Committee

Wednesday, February 26, 2025

6:00 PM

Council Chambers

This meeting will be held ELECTRONICALLY AND IN-PERSON in accordance with Section 238 of the Municipal Act, 2001.

1. PUBLIC MEETING(S)

Public Meetings are held IN PERSON and ELECTRONICALLY. If you wish to provide oral comments virtually, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, February 26, 2025, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 12 of the *Development Charges Act*, and Subsection 37(10) of the *Planning Act*, and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings, and will be considered public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or call 705-739-4220 Ext. 5500.

1.1 CITY INITIATED OFFICIAL PLAN AMENDMENT TO BE CONSISTENT WITH THE PROVINCIAL PLANNING STATEMENT (2024) (FILE: D30-001-2025)

The purpose of the Public Meeting is to review the City-initiated application to amend the Official Plan to conform to the new Provincial Planning Statement, 2024. The Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20, 2024, and replaces the Provincial Policy Statement, 2020 (PPS 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), which are currently referenced provincial documents in the Official Plan. The Official Plan is the policy document that directs the future use of land, development, infrastructure and community building within the City, and it is required to be consistent with provincial planning legislation.

The proposed amendments to the Official Plan will include:

- Aligning the definition of Employment Area with the PPS 2024, meaning these areas are designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses, and ancillary facilities;
- Adding a new land use designation intended to recognize lands that no longer meet the definition of Employment Area, and includes

institutional, retail commercial and offices that are not associated with a primary employment use;

- Corresponding modifications to the text of sections 2.3.5 Employment Areas, 2.6.9 Employment Area - Non-Industrial and 2.6.10 Employment Area - Industrial as it relates to the Land Use Policies being consistent with the new definition of Employment Area;
- Removing the lands designated as Employment Area - Non-Industrial on Map 2 - Land Use from the Employment Area illustrated on Map 1 - Community Structure; and,
- General wording revisions to all sections of the plan that reference the PPS 2020 and the Growth Plan. (File: D30-001-2025)

Presentation by Celeste Kitsemety, Supervisor of Growth Management of the Development Services Department.

See attached correspondence.

Attachments:

[PM Notice Official Plan Amendment](#)
[PM Presentation - City Initiated Official Plan Amendment](#)
[PM Memo City Initiated Official Plan Amendment](#)
[Appendix A - Proposed OP Amendments \(PPS 2024\)](#)
[Appendix B - MAP 1 - Community Structure - Update.pdf](#)
[Appendix C - MAP 2 - Land Use Designations - Update.pdf](#)
[ADDITIONS PM Correspondence City Initiated Official Plan Amendment](#)

1.2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - 149, 151 AND 153 DUNLOP STREET EAST AND 5 MULCASTER STREET (WARD 2) (FILE: D30-029-2024)

The purpose of the Public Meeting is to review an application submitted by Blackthorn Development Corp., on behalf of Dunlop Developments (Barrie) Inc., for Zoning By-law Amendment to permit a twenty-five (25) storey mixed-use, residential apartment building with 160 residential units and 822.22 square metres of commercial Gross Floor Area (GFA). The lands are known municipally as 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street.

The subject lands are approximately 0.15 hectares in size and located on the south-east corner of Dunlop Street East and Mulcaster Street.

The application seeks to amend the Central Area Commercial (C1-1) zone that applies to the subject lands to permit the following special provisions:

Central Area Commercial (C1-1) Zone Standard	Required	Proposed
Maximum Gross Floor Area	600%	1000%

Maximum Building Height	10 metres within 5 metres of the front lot line and the lot flankage 30 metres beyond 5 metres of the front lot line and the lot flankage	80 metres
Minimum Commercial Coverage	50%	Shall not apply
Minimum Landscaped Buffer Areas Apartment Dwelling	3 metres along the side and rear lot lines	None
Parking Spaces	1 space per residential unit	0.6 spaces per residential unit

Presentation from representative(s) of Blackthorn Development Corporation

Presentation from Michele Freethy, Senior Planner of Development Services Department

See attached correspondence

Attachments: [PM Notice 149, 151 153 Dunlop St East and 5 Mulcaster St](#)
[PM Presentation - 149 Dunlop Street East](#)
[PM Memo 149 151 and 153 Dunlop St E 5 Mulcaster St](#)
[PM Correspondence - 149, 151 and 153 Dunlop St E](#)
[ADDITIONS PM Correspondence 149 151 153 Dunlop St E 5 Mulcaster St](#)
[ADDITIONS 2 - PM Correspondence 149, 151 and 153 Dunlop St East and 5 M](#)

1.3 APPLICATION FOR A ZONING BY-LAW AMENDMENT 545 - 565 BIG BAY POINT ROAD (WARD 9) (File: D30-028-2024).

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Big Bay Twins Ltd., for a Zoning By-law Amendment to permit two (2) 6-storey, residential apartment buildings with 456 purpose-built rental units. The lands are known municipally as 545 - 565 Big Bay Point Road, Barrie.

The site is approximately 1.16 hectares in size and located on the south side of Big Bay Point Road, between Montgomery Drive and Ashford Drive.

The Zoning By-law Amendment application proposes to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling 2 with Special Provisions' (RA2) (SP-XXX) in the City of

Barrie Comprehensive Zoning By-law 2009-141.

Presentation from representative(s) of Innovative Planning Solutions

Presentation from Krishtian Rampersaud, Planner of Development Services Department

Attachments: [PM Notice 545 to 565 Big Bay Point Rd](#)

[Revised PM Presentation 545-565 Big Bay Point Road](#)

[PM Memo 545-565 Big Bay Point Road](#)

[PM Correspondence 545 - 565 Big Bay Point Road](#)

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JANUARY 28, 2025

Attachments: [Heritage Barrie Report 250128](#)

RECOMMENDATION(S)

MUNICIPAL HERITAGE REGISTER LISTED PROPERTY - 64 MARY STREET

That the property located at 64 Mary Street be added to the Municipal Heritage Registry as a listed property.

REQUEST OF EXPRESSION OF INTEREST - ATTRACTING A NEW TOWN CRIER

That staff in the Legislative and Court Services Department undertake a Request of Expression of Interest (RFEI) to seek a new Town Crier and report back to the Heritage Barrie Committee.

7. REPORTS TO COMMITTEE

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT**HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

