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THE CORPORATION OF THE CITY OF BARRIE  
Planning and Building Services  
"Committed to Service Excellence"

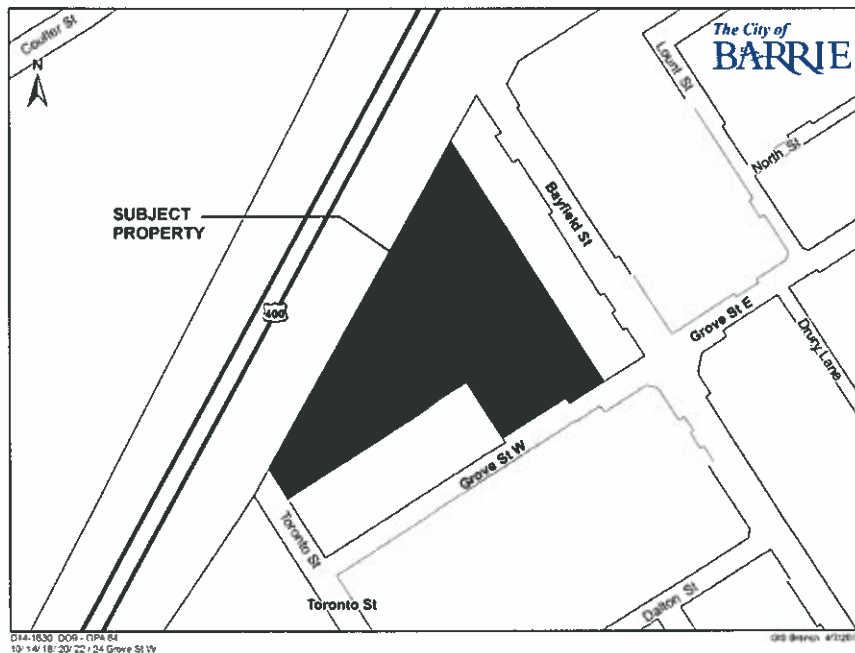
May 17, 2017  
File: D09-64 /D14-1630

**NOTICE OF AN APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.**

Dear Sir/Madam:

**Re: Official Plan Amendment and Amendment to the Zoning Bylaw - 10, 14, 18, 20, 22 & 24 Grove Street West, YMCA lands**

**TAKE NOTICE** that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, June 12, 2017**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by MHBC Planning for Grove Street Developments Inc. for lands owned by the YMCA of Simcoe/Muskoka. The lands are municipally known as 10, 14, 18, 20, 22 and 24 Grove Street West. The property is legally described as Part of Park Lots 6 & 7, Registered Plan 135, City of Barrie. The property has a total area of approximately 2.64 hectares (6.5 acres).



The lands are designated Institutional and Residential within the City's Official Plan and are currently zoned Institutional I and Residential Multiple Dwelling First Density RM1 in accordance with Zoning By-law 2009-141.

The Applicant has applied to redesignate the subject lands from Institutional and Residential to Residential and Open Space as well as propose a "Special Policy Area" to recognize a residential density of 455 units per hectare where, in accordance with Section 4.2.2.3 (c) of the Official Plan, high density residential development in excess of 150 units per hectare is restricted to locations within the City Centre.

The Applicant is proposing to amend the current zoning of the property from Institutional I and Residential Multiple Dwelling First Density RM1 to Residential Apartment Dwelling Second Density RA2-2 SP with Special Provisions and Open Space OS to permit the construction of 4 apartment buildings ranging in height from 19 - 22 stories, a 2 storey amenity building and an Open Space area. The SP Special Provisions seek the following variances to the Zoning Bylaw for the proposed zoning of RA2-2 SP:

**Proposed Special Zoning Provisions**

<b>Proposed Variance</b>	<b>Required by Bylaw for RA2-2</b>	<b>Proposed Special Provision</b>
Front Lot Line	Toronto Street (shortest frontage)	Grove Street
Building Height	45 metres	65 metres
Gross Floor Area	200% (maximum % of lot area)	355%
Parking Spaces	1.5 spaces per residential unit	1.0 space per residential unit
Permitted Use	Community Centre not permitted	Community Centre as a permitted use
Landscape Buffer Area for Parking Lot Areas	Continuous 3 metres from the abutting lot line with a 2 metre tight board wood fence	0 metres
Landscape Buffer along the side and rear yards	Continuous 3 metres from the abutting lot line	0 metres
Ground Level Units with Secondary Means of Access	Where ground level dwellings have a secondary means of access to the exterior, a landscape open space area of 7 metres is to be provided	1.6 metres for units with a ground floor balcony or patio  3 metres for units without a ground floor balcony or patio

**Any person wishing further information or clarification with regard to this proposed Official Plan Amendment and Amendment to the Zoning By-law, should contact the Planning and Building Services Department during regular office hours at 705-739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, June 6, 2017**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Official Plan Amendment and the Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Official Plan Amendment and/or by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

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