

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
Date	February 26, 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 36, Registered Plan 1213, and known municipally as 545-565 Big Bay Point Road, City of Barrie.

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 as amended. The purpose of the amendment would permit two (2) 6-storey, residential apartment buildings with 456 purpose-built rental units.

The complete submission package is available for viewing on the City's Development Projects webpage under [Ward 9 – 545-565 Big Bay Point Road](#).

Background

The subject lands are located on the south side of Big Bay Point Road, between Montgomery Drive and Ashford Drive.

The subject lands contain single detached dwellings that are intended to be redeveloped to consist of two six (6) storey residential buildings. The proposed development seeks to provide a total of 456 purpose built rental apartment units consisting of various unit types. The breakdown of units can be seen below:

- 1 Bedroom/Studio: 376 Units
- 2 Bedrooms: 60 Units
- 3 Bedrooms: 20 Units



Of the 456 proposed units, 10% of the units are proposed to be affordable units.

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 application was submitted to the City and deemed complete on January 2, 2025. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The Existing 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.

Zoning By-law Amendment

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, to permit two (2) 6-storey, residential apartment buildings with 456 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, and Parking, while increasing Lot Coverage and Gross Floor Area to permit the proposed development in accordance with the following provisions:

Residential Apartment Dwelling 2 Zone Standard	Required	Proposed
Front Lot Line	For a Corner Lot, the Shorter Lot Line	Big Bay Point Road
Front Yard Setback to Dwelling Unit (Min.)	7 metres	3.99 metres
Side Yard Setback (Min.) – Abutting a Street	3 metres	1.5 metres
Landscaped Open Space (Min.)	4,071.87 m ² 35%	2,732.7 m ² 24%
Lot Coverage (Max % of Lot Area)	4,071.87 m ² 35%	5,635.98 m ² 48.44%
Gross Floor Area (Max % of Lot Area)	23,267.84 m ² 200%	27,164 m ² 233%
Parking (Min.)	684 (456 x 1.5) 1.5 Spaces per Unit	327 Spaces 0.72 Spaces

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. 5149 or by email at krishtian.rampersaud@barrie.ca

Appendix:

Appendix A – Proposed Site Plan

Memo Author:

Krishtian-Tyler Rampersaud, Planner, Development Services

File #:

D30-009-2024

Pending # (if applicable):

Not Applicable

Appendix A - Proposed Site Plan

