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

February 27, 2015
File: D14-1578

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Re: Amendment to the Zoning By-law – Georgian Drive Barrie Corporation – 306, 310, 314, 318 Georgian Drive, Barrie

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on Monday, **March 23, 2015**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an amendment to the Zoning By-Law submitted by MHBC Planning on behalf of Georgian Drive Barrie Corporation, for four parcels of land fronting on the north side of Georgian Drive, east of the intersection of Gallie Court, in the Georgian Drive Planning Area. The properties are municipally known as 306, 310, 314 and 318 Georgian Drive and have a total area of approximately 2.7 hectares.

The lands are designated Residential within the City's Official Plan and are zoned Residential Single Detached First Density R2 and Residential Apartment Second Density (RA2-2)(SP-500)(H-127) in accordance with Zoning By-law 2009-141. The Special and Holding Provisions allow for a dormitory (student residence), a reduced parking standard and a requirement for site plan control.

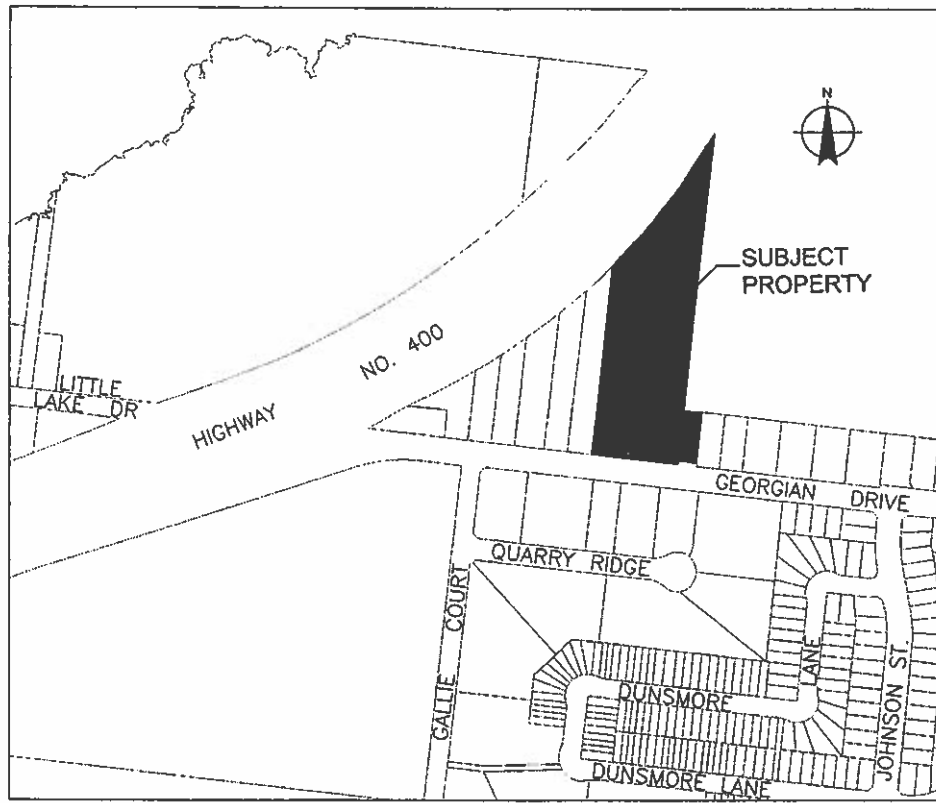
The applicant has applied to amend the current zoning of the property from R2 and RA2-2 to Multiple Residential Dwelling Second Density RM2 (SP) with Special Provisions, to permit a 4 storey stacked townhouse form of development. The Special Provisions sought would allow for a development with increased building height, a reduced parking standard, a reduced amenity area and increased lot coverage for a detached accessory building. The proposed development would include 73 stacked townhouse units designed to accommodate 360 bedrooms. The development of the site is intended for student housing. In addition, the application would serve to recognize a natural heritage feature on the site and zone it to Environmental Protection EP, such that it would remain in a natural state.

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the Planning 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, March 17, 2015**.

Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

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306/310/314/ 318 Georgian Dr

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of The City of Barrie before the 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 amendment to the Zoning By-law, you must make a written submission to the undersigned.

Stephen Naylor
Director of Planning Services
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Barrie, Ontario L4M 4T5