
File: D30-028-2024

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 AMENDMENT TO THE ZONING BY-LAW

**Re: Application for a Zoning By-law Amendment
DBZ Big Bay Twins Ltd., 545-565 Big Bay Point Road, 207-209 Montgomery Drive,
200-210 Bertha Avenue and 218 Ashford Drive, Barrie**

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, May 28, 2025 at 6:00 p.m.** to review an revised application submitted by Innovative Planning Solutions (IPS), on behalf of DBZ Big Bay Twins Ltd., for an Amendment to the Zoning By-law to permit two (2) 6-storey, residential apartment buildings with 468 purpose-built rental units on lands described as: Lots 29 to 44, Registered Plan 1213, and known municipally as: 545 to 565 Big Bay Point Road, 218 Ashford Drive, 207 & 209 Montgomery Drive and 200 to 210 Bertha Avenue in the City of Barrie. The project now consists of 2 phases with Phase 1 fronting Big Bay Point Road and Phase 2 ultimately fronting Bertha Avenue.

Phase 1 of 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 property has a frontage of 180.93 metres on Big Bay Point Road, 58 metres on Montgomery Drive and 57.96 metres on Ashford Drive. Phase 2 is approximately 1.05 hectares in area with frontage of 53.25 metres along Ashford Drive, 51.58 metres along Montgomery Drive and 192.0 metres along Bertha Avenue. The surrounding uses of the subject property include single detached residential dwellings to the north and south, Painswick Park to the east, and single detached residential dwellings that back onto a commercial plaza fronting Yonge Street to the west.

The Zoning By-law Amendment application proposes to rezone the Phase 1 lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Apartment Dwelling Two with Special Provisions' (RA2-1) (SP-XXX) in the City of Barrie Comprehensive Zoning By-law 2009-141. The proposed amendment seeks to define the required Front Lot Line and reduce the required Front and Side Yard Setbacks, Landscaped Open Space, Amenity Area, 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-XX) | 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.) | 702 (468 x 1.5) 1.5 spaces per unit | 422 Spaces 0.9 spaces per unit |
| 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.

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **May 28, 2025 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **May 28, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

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

All information including opinions, presentations, reports, documentation, etc. provided for or at the 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.

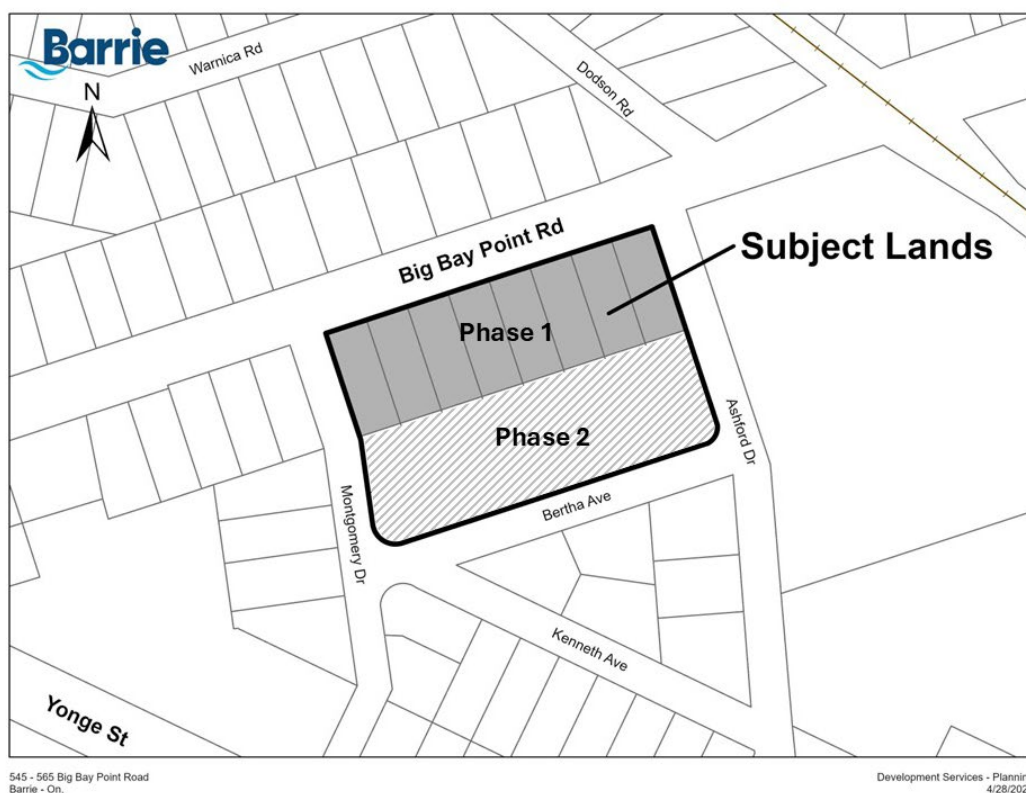
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 9 – 545-565 Big Bay Point Road, 218 Ashford Drive, 207-209 Montgomery Drive & 200-210 Bertha Avenue](#) at www.barrie.ca/DevelopmentProjects.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Krishtian Rampersaud, Planner
705-739-4220, Ext. 5093
Krishtian.rampersaud@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



PROPOSED SITE PLAN

