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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 520 AND 526 BIG BAY POINT ROAD**

**DATE: SEPTEMBER 21, 2021**

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The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions Inc. on behalf of Morriello Construction Ltd. on the lands known municipally as 520 & 526 Big Bay Point Road and legally described as Part of Lot 13, Concession 13 in the City of Barrie.

The application proposes to amend the zoning from 'Residential Single Detached First Density' (R1) to 'Residential Apartment First Density with Special Provisions' (RA1-2)(SP-XXX).

The application, if approved, would facilitate the development of 6-storey apartment building with 46 residential units and associated surface parking.

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#).

### Background

The subject lands are comprised of two existing rectangular lots located on the north side of Big Bay Point Road, east of the intersection with Yonge Street.

The lands have a combined area of 0.35 hectares (0.86 acres) and have approximately 65.4 metres of frontage.

The subject lands are designated 'Residential' on Schedule 'A' – Land Use in the City of Barrie Official Plan.

The subject property is also located with the Yonge Street and Big Bay Point Road Intensification Node on Schedule 'I' – Intensification Areas in the Official Plan and is part of the Painswick North Planning Area.



The application was submitted to the City and deemed complete on May 25, 2021. 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 conceptual site plan is attached to this memorandum as Appendix “A” along with building elevations on Appendix “B”.

#### Neighbourhood Meeting

A neighbourhood meeting was held virtually on February 3, 2021. The meeting was held on the Zoom platform and had approximately 30 attendees including Ward 8 Councillor Jim Harris, Planning staff and the consulting team.

Comments from residents have been summarized as follows:

- Questions regarding the proposed built form and surrounding land uses;
- Confirmation of study requirements including methodology for the traffic analysis;
- Concerns regarding the increase in density, proposed parking reduction and tree removal; and,
- Inquiries regarding the target market for the development.

#### Zoning – Site Specific Provisions

The site specific provisions proposed for the subject property would permit a reduction in the minimum front yard and side yard setbacks, increase in gross floor area, building height, projection of balconies, and a reduction in the required landscape buffer, landscape open space and parking per unit.

The proposed site specific zoning provisions are listed in Table 1 below:

**Table 1: Proposed Site Specific Zoning Provisions – 520 & 526 Big Bay Point**

Standard	RA1-2 Zone	Proposed
<b>Front Yard Setback</b>	Minimum 7 metres	3.22 metres
<b>Side Yard (East)</b>	Minimum 5 metres	3.71 metres
<b>Landscaped Open Space</b>	Minimum 35%	Minimum 30.5%
<b>Gross Floor Area (GFA)</b>	Maximum 100%	131%
<b>Building Height</b>	Maximum 15 metres	16.85 metres
<b>Parking per unit</b>	Minimum 1.5 spaces	1.24 spaces
<b>Lot Coverage for Parking</b>	Maximum 35%	43.6%
<b>Landscape Buffer</b>	Minimum 3 metres	2.4 metres (East), 0.5 metres (West)
<b>Projection of Balconies</b>	Up to 1.5 metres into Yard	2.2 metres into Front Yard

#### Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and partner agencies. The primary planning and land use matters being considered include:

- Potential impacts on the surrounding neighbourhood including the introduction of an apartment building built form, and change in residential density;
- Safe and effective access/egress to Big Bay Point Road; and,
- Justification and the appropriateness of the requested site specific provisions.



**DEVELOPMENT SERVICES  
MEMORANDUM**

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Next Steps

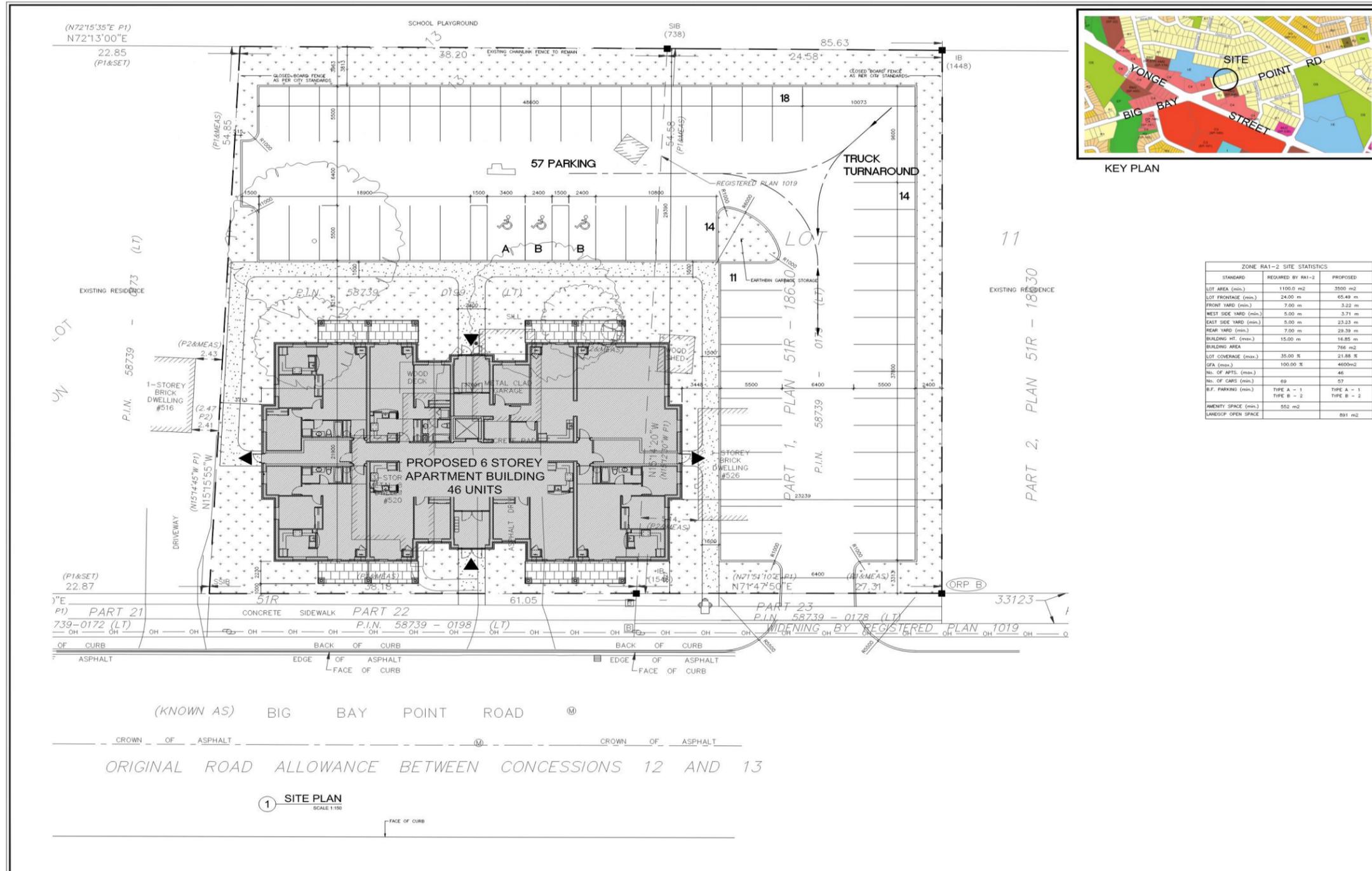
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners.

These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in late 2021 or the first quarter of 2022 for consideration of the proposed Zoning By-law Amendment application. If approved, a subsequent application for Site Plan Control would be required.

For more information, please contact Celeste Kitsemetry, Senior Planner at 705-739-4220 ext. 4430 or by email at [celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Building Elevations

APPENDIX "A"  
Conceptual Site Plan



ZONE RA1-2 SITE STATISTICS		
STANDARD	REQUIRED BY RA1-2	PROPOSED
LOT AREA (min.)	1100.0 m <sup>2</sup>	3500 m <sup>2</sup>
LOT FRONTAGE (min.)	24.00 m	65.49 m
FRONT YARD (min.)	7.00 m	3.22 m
WEST SIDE YARD (min.)	5.00 m	3.71 m
EAST SIDE YARD (min.)	5.00 m	23.23 m
REAR YARD (min.)	7.00 m	29.39 m
BUILDING HT. (max.)	15.00 m	16.85 m
BUILDING AREA		766 m <sup>2</sup>
LOT COVERAGE (max.)	35.00 %	21.88 %
GFA (max.)	100.00 %	4800m <sup>2</sup>
NO. OF APTS. (max.)		46
NO. OF CARS (min.)	69	57
B.F. PARKING (min.)	TYPE A - 1 TYPE B - 2	TYPE A - 1 TYPE B - 2
AMENITY SPACE (min.)	552 m <sup>2</sup>	891 m <sup>2</sup>
LANDSCAPE OPEN SPACE		

APPENDIX "B"

Building Elevations

