Staff Memorandum

To	Mayor A. Nuttall and Members of Council
Subject	Comprehensive Zoning By-law Update
Date	April 16, 2025
Ward	All
From	M. Banfield, RPP, Executive Director Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to provide members of Council with an update on the progress of the new Comprehensive Zoning By-law and share feedback received during the statutory public consultation process following the release of Draft 3 in September 2024.

Documents and resources reflecting the public consultation process are available at BuildingBarrie.ca/Zoning.

These resources include:

- Comment Matrix – A compilation of consolidated feedback, categorized by topic or site-specific items.
- Comment Letters – All letters received as part of the public statutory process.
- White Papers – In-depth justifications and rationale for zoning standards on frequently raised topics during the consultation period.
- Policy Explainer – An explanation of each zone, where zones are generally located and how it is related to the policies in the Official Plan.

A robust engagement plan was developed and executed, providing opportunity for community and stakeholder engagement leading up to the statutory public consultation. A summary of the steps taken to promote community involvement and transparency as part of the development of the new Zoning By-law is provided as Appendix A to this memorandum. A summary is included in the section below.

Overarching Feedback from the Community and Stakeholders

Following the release of Draft 3 of the proposed Comprehensive Zoning By-law in September 2024, over 120 comments were submitted via letters and emails from public agencies, community members, land developers, and professionals such as urban planners and architects.

Residents

Comments from over 30 community members focused on issues such as protecting neighbourhood character, traffic, legal non-conforming status, and property values, relating to increased density opportunities in the By-law. Some community members supported higher density, noting its positive link to housing affordability and advocating for family- and senior-friendly housing to be built near infrastructure, as well as the expansion of accessory residential units.

Development Community

Key themes from these submissions guided the creation of the final draft. Feedback from over 50 submissions were from those involved in residential land development highlighted concerns about transition policies, amenity area requirements, parking requirements and urban-design policies, such as window-to-wall ratios, step backs and facing distances. Many respondents were concerned about how these standards could limit site design flexibility and negatively impact housing affordability.

Public Agencies

The remaining comments came from public agencies and special interest groups, with site-specific concerns about ongoing or past development projects. Submissions were received from Simcoe County, Simcoe County District School Board (SCBSD), Infrastructure Ontario, Metrolinx, Nottawasaga Conservation Authority (NVCA), Lake Simcoe Region Conservation Authority (LSRCA), Hospice Simcoe, Empower Simcoe, Pollinate Barrie, the Waterfront Performing Arts Centre (WPAC), and the Allandale Neighbourhood Association (ANA). Several commenters also expressed a desire to preserve Allandale Station Park from future development.

As a response to feedback received, the following major updates were made to the By-law standards and structure of the document.

Highlights of the revisions include:

- Low-Rise buildings as a permitted built form were removed from the Neighbourhood Low (NL) zones. The NL zones encompass most of the City of Barrie's low-density residential subdivisions.
- Detached House, Semi-Detached, and Rowhouse building types have all been added to the Neighbourhood Low 3 (NL3) zone. They have been added only to recognize, and permit, building types, which legally existed prior to the enactment of the new zoning by-law.
- Added specific standards for the Allandale Station Park into the Greenspace (GS) zone, prohibiting any buildings or structures, vehicular parking, and limiting permitted uses.
- Revised transition standards, to allow additional time for approved extensions to active applications up until 2035, to be reviewed under Zoning By-law 2009-141 standards.

- Electric vehicle (EV) parking requirements were reduced for all parking categories. Many comments that were received from land development professionals stressed the negative impact on housing affordability this requirement would create. Instead of requiring these spaces to have a Level 2 EV charger, these spaces will now only be required to be pre-equipped with a dedicated pathway for future EV charger installation.
- Amenity Area requirements were revised, and reduced, with the intent of ensuring that new development creates programmable, usable, amenity space. Terms have been consolidated into one, with a base consolidated amenity space required, per building type, with a rate increase for each dwelling unit. Many comments heard indicated that the combination of proposed amenity area rates was too high, and restrictive to new development.
- Landscaped Area standards have been revised for clarity. The term “Planting Buffer” has also been revised to “Landscaped Buffer”, to better align it with Landscaped Area. The definitions for both have been revised, after review and consideration of the comments received.
- Removed many urban design-related standards, including:
    - Active Frontage Standards
    - Integration of Flex Building Standards
    - Site Triangle Standards
    - Window to Wall Ratio Standards
    - Exterior Finishes
- Facing distances, have been revised to apply only to mid- and high-rise buildings, between eight (8) storeys or taller.
- Distances to off-site parking, have been increased. Comments received indicated that these distances could be increased to allow for greater flexibility when designing parking areas or lots.
- Revised parking rates for certain non-residential uses in District 4 and District 5. Comments received identified that parking rates could be revised in these Districts, to better align with the intent of each District.

Following Council's decision to refer staff report DEV011-25 and DEV009-25 for further consultation, staff will ensure the zoning standards in the final draft of the Zoning By-law presented to Council align with the outcomes of the Design Principles to Support Livability, Municipal Operations and Road Safety staff report and are consistent with the direction in the Provincial Planning Statement 2024. Several meetings have been scheduled to discuss the comments received and the Building Industry and Land Development Association (BILD) have agreed to host two sessions on these specific staff reports. Staff will report back on this consultation when these reports return to Council at a future date.

Appendix:

Appendix A – Community and Stakeholder Engagement

Memo Author:

Michael David, Planner, Development Services
Liam Munnoch, Senior Planner, Development Services
Jennifer Roberts, Manager Strategic Initiatives Policy & Analysis, Development Services

File #:

Not Applicable

Pending #:

Not Applicable

Appendix A - Community and Stakeholder Engagement

October 20, 2022	Memo to Council advising of the upcoming Public Information Centre (PIC)
November 9, 2022	Virtual Public Information Centre (PIC)
November 10, 2022	In-Person Public Information Centre (PIC)
March 29, 2023	Memo to Council advising on the release of Draft 1 of the Zoning By-law
March 27, 2023	Release of Draft 1 and public comment period
April 19, 2023	In-Person Public Information Centre (PIC)
April 20, 2023	Virtual Public Information Centre (PIC)
June 28, 2023	Memo to Council with a summary of comments on Draft 1 and advising of the release of Draft 2
July 5, 2023	Release of Draft 2 and public comment period
November 1, 2023	Memo to Council advising on comments received on Draft 2
November 1, 2023	Staff Report DEV059-23 - Zoning By-Law Guiding Principles
August 21, 2024	Memo to Council advising of upcoming consultation, release of Draft 3 and statutory consultation period
August 21, 2024	Release of Draft 3 and brochure mail out to all City residents
September 3, 2024	Notice for Open Houses and Public Meeting
September 8, 2024	East Bayfield Recreation Center Pop-up Event
September 14, 2024	Barrie Farmer's Market
September 17, 2024	In-Person Open House - City Hall Rotunda
September 19, 2024	Virtual Open House
September 21, 2024	Open Air Dunlop/ Culture Days – Meridian Square Pop-up Event
September 21, 2024	Comic Con – Barrie Library – Downtown Branch
September 29, 2024	Peggy Hill Team Recreation Center Pop-up Event
November 14, 2024	Public Meeting, Staff Presentation, Memorandum
January 11&12, 2025	Solutions Lab Workshop with Stakeholders