

May 7, 2026
File: D30-002-2026

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 22(6.1), 34(10.4) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW.

**Re: Applications for an Amendment to the Official Plan and Zoning By-law
M. Behar Planning and Design, on behalf of 1001014757 Ontario Inc.
73, 75, and 79 Toronto Street, City of Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, March 20, 2026** for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, June 03, 2026 at 6:00 p.m.** to review an application submitted by M. Behar Planning and Design Limited, on behalf of 1001014757 Ontario Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit a thirty (30) storey mixed use development that contains 322 apartment units, 581.4 square meters of ground floor retail space, 1,822.9 square metres of combined indoor and outdoor amenity space, and a parking podium consisting of 236 parking spaces on lands described as Part Lot 38, E/S Toronto Street, Plan 115; Part Lot 38 and Lot 39, E/S Toronto Street, Plan 115; Lot 40, E/S Toronto Street, Plan 115, and known municipally as 73, 75 and 79 Toronto Street, City of Barrie.

The subject lands are approximately 0.244 hectares in size and are located on the east side of Toronto Street, North of Dunlop Street West, and west of Mary Street. The properties have a combined lot frontage of 60.7 metres, and each lot currently contains a single dwelling unit with 75 Toronto Street and 79 Toronto Street each also containing a detached garage.

Official Plan Amendment

The Official Plan Amendment application proposes to amend Policy 2.6.2.2 (a) Land Use Policies for Medium Density in the Official Plan (2024) to allow development in accordance with the policies of the High Density designation in Section 2.6.3.

Zoning By-law Amendment

A Zoning By-law Amendment is proposed to amend the existing 'Transition Commercial' (C2-1) zone that applies to the subject lands in the City of Barrie Comprehensive Zoning By-law 2009-141, as amended, to "Central Area Commercial with Special Provisions' (C1-1)(SP-XXX) in accordance with the following special provisions:

Parking Standards (Table 4.6)	Required by Zoning By-law 2009-141	Proposed (C1-1)(SP-XXX)
Residential Building Containing More Than 3 Dwelling Units	1.5 spaces per dwelling unit	0.73 spaces per dwelling unit
C1 Zoning Standards (Table 6.3)		
Minimum Rear Yard Setback	7m	2.2m
Gross Floor Area (Maximum % of Lot Area)	600%	842%
C1-1 Zoning Standards (Table 6.3.2)		
Maximum Building Height	10m within 5m of the front lot line	96m within 5m of the front lot line
Minimum Coverage for Commercial Uses	50%	24%
Landscaped Buffer Areas (Section 6.3.7.1)		
Minimum Landscaped Buffer area along the side and rear lot lines.	3m	1.3m

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 **June 3, 2026 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 **June 3, 2026 by 12:00 p.m.**

Notification of the approval of the Official Plan and 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 Official Plan and Zoning By-law before the

Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Official Plan and 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 studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Proposed Developments** webpage on the City's website under [Ward 2 – 73, 75 & 79 Toronto Street](https://www.barrie.ca/ProposedDevelopments) at <https://www.barrie.ca/ProposedDevelopments>

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

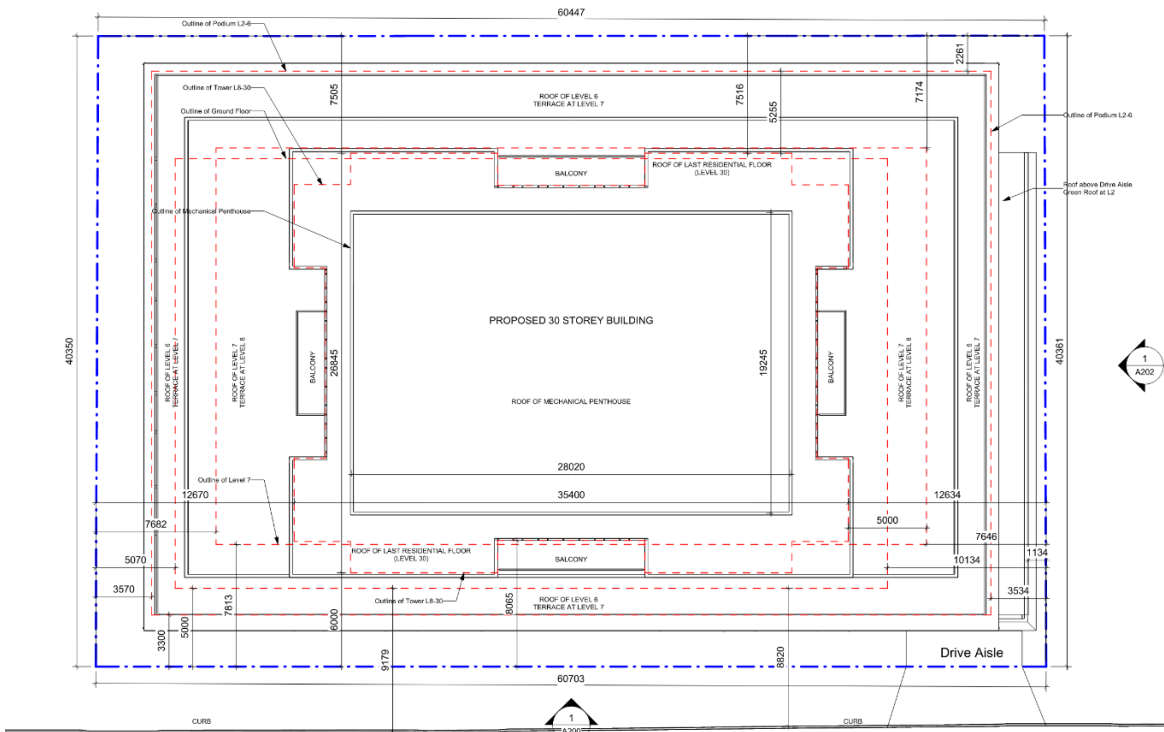
Rachel Mulholland, Planner
705-739-4220, Ext. 4541
Rachel.mulholland@barrie.ca

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

KEY MAP



CONCEPTUAL SITE PLAN AND BUILDING ELEVATION



TORONTO ST.

