

March 26, 2026
File: D30-004-2026

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4), 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 Zoning By-law Amendment
The Jones Consulting Group Ltd. on behalf of Piveon Developments
145 Bradford Street and 48 Ellen Street, City of Barrie**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Wednesday, February 18, 2026** for a proposed **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, April 22, 2026 at 6:00 p.m.** to review the application submitted by The Jones Consulting Group Ltd., on behalf of Piveon Developments, for an Amendment to the Zoning By-law on lands described as Lots 7, 8, 9, 10, 11 & 12, East Side of Bradford Street on Plan 22 and Lots 7, 8, 9, 10, 11 & 12, West side of Ellen Street on Plan 22, and Lot 6; West Side of Ellen Street on Plan 22, in the City of Barrie and known municipally as: 145 Bradford Street and 48 Ellen Street, Barrie. The application proposes to permit the future development of the site with five (5) mixed use buildings ranging in height from 51 to 61 storeys. The towers would be interconnected by an 11-storey podium and would contain a total of 1,793 units, including 359 affordable units, along with commercial uses at-grade, a hotel, a restaurant, and a parking garage.

The site is a through lot approximately 1.23 hectares in size and is located on the east side of Bradford Street between Victoria Street and John Street. The property has 88 metres of frontage on John Street, approximately 135 metres of frontage on Ellen Street, and 115 metres of frontage on Bradford Street. The lands at 145 Bradford Street are currently vacant, while the lands at 48 Ellen Street currently contain a single detached dwelling that was converted into a commercial use that would be demolished to facilitate the proposed development.

The proposed Zoning By-law amendment seeks to rezone the subject lands from 'General Commercial' (C4) and 'Transition Centre Commercial-2 with Special Provisions, Hold' (C2-2)(SP-480)(H-120) to 'Central Area Commercial-1 with Special Provisions' (C1-2)(SP-XXX). The following special provisions are being requested:

Central Area Commercial (C1-2) Zone Standard	Required by By-law 2009-141	Proposed Zoning Standard
Maximum Gross Floor Area	600%	1,491%
Maximum Building Height & Step-backs	10.0 metres in height within 5.0 metres of the front lot line and lot flankage and 45.0 metres in height beyond 5.0 metres of the front lot line and lot flankage	190 Metres in height with no step-backs applied
Minimum Coverage for Commercial Uses (% of Lot Area)	50%	40%
Landscape Buffer Areas	A minimum 3.0 metre wide continuous landscape buffer area shall be provided along the side and rear lot lines	No landscape buffer shall apply

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 705-739-4220 x5500 during regular office hours prior to **April 22, 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 **April 22, 2026 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 2 – 145 Bradford Street & 48 Ellen Street](http://www.barrie.ca/DevelopmentProjects) 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.

Tyler Butler, Planner
705-739-4220, Ext. 5446
tyler.butler@barrie.ca

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

KEY MAP



