

Attachment A - Report CD 25-057
Development Application Overview

215 Victoria Street, Simcoe

Application File Number: ZNPL2025146

Applicant: 2721733 Ontario Inc.

Agent: G. Douglas Vallee Limited

Statutory Public Hearing

Date: October 8th, 2025

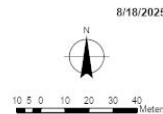
Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2025146



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 4,187 square metre (1.03 ac) lot area.
- Corner lot at junction of Victoria Street and Donny Drive South with a frontage onto Austin Crescent in Simcoe.
- Located within the Urban Residential OP designation.
- Existing Neighbourhood Commercial (CN) use on an undeveloped site.
- The lot is under site plan control and has Special Provision 14.729 allowing for a gas station in addition to permitted uses in CN Zone.

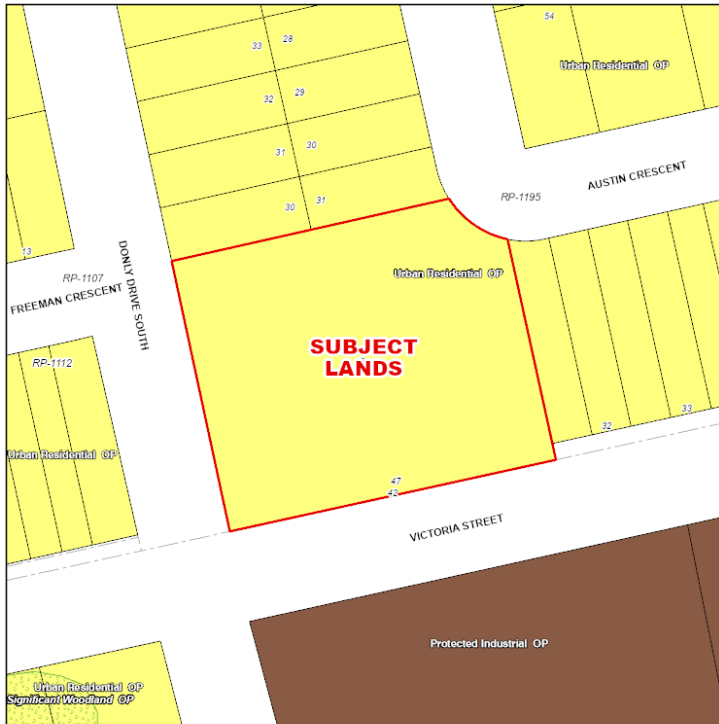
Surrounding Land Use: The subject lands are surrounded to the north, east and west with residential uses including R1, R2 and R4 with General Industrial (MG) on the south side of Victoria Street.

Site Context

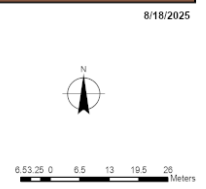
Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE

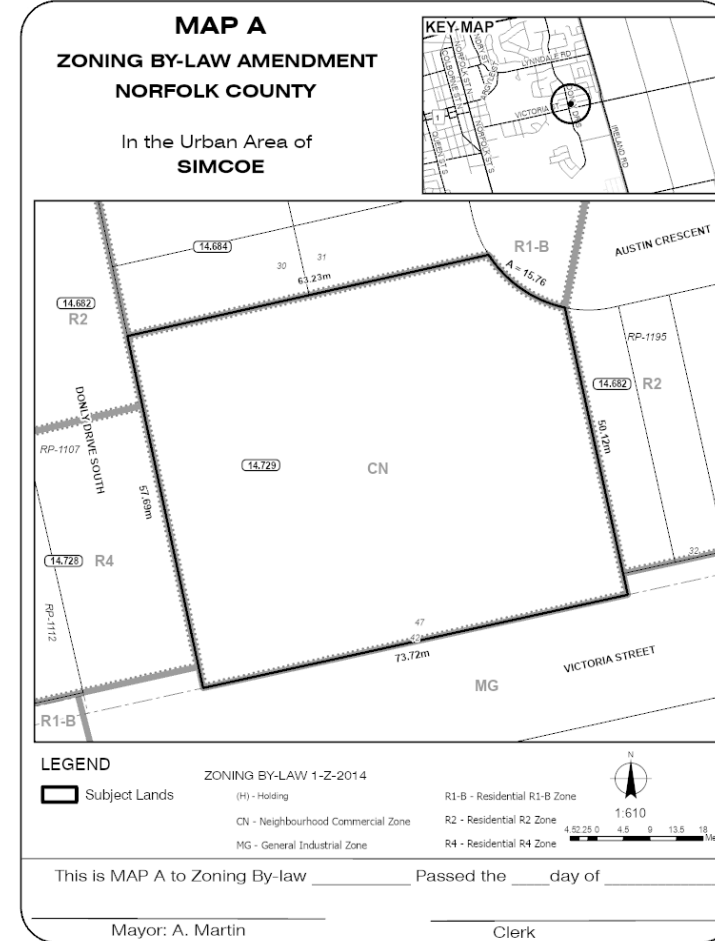
ZNPL2025146



- Legend**
- Subject Lands
- Official Plan Designations**
- Urban Residential
 - Protected Industrial
 - Urban Area Boundary
 - Significant Woodland



Proposed Zoning By-law Amendment Map

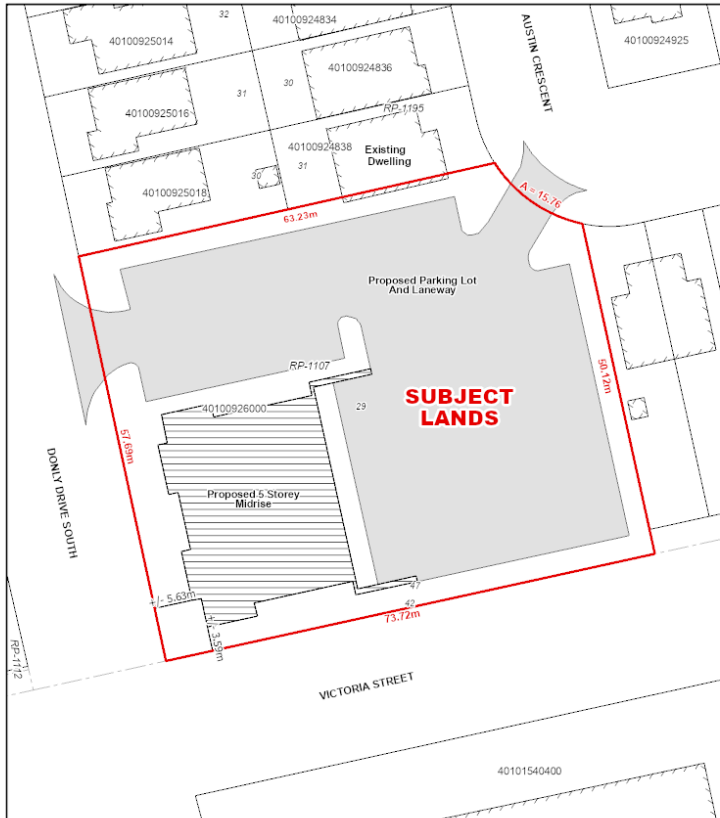


Development Proposal

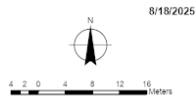
Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

ZNPL2025146



Legend
Subject Lands



Key Features:

Development Proposal:

- The Development being proposed is to allow for the construction of a 5-storey condominium development with up to 45 1- and 2-bedroom residential units with Special Provisions.
- This application would be followed by a Site Plan application.

Proposed Zoning Amendment:

- The land would be changed to Urban Residential Type 5 (R5) with a Special Provision to allow for reduced parking provision and increased maximum floor area ratio.
- In terms of parking, 1 parking space per 1-bedroom unit is proposed. The 1.5 parking spaces per unit for two-bedroom units would remain as would the 1 parking space per 3 units. Total of 68 spaces.
- Parking would be allowed at 2m from the building rather than the permitted 3m.
- Floor area ratio would be allowed to increase to 0.82.

Preliminary Review

Technical Reports:

- Draft Planning Justification Brief and Cover Letter (G. Douglas Vallee Ltd, February 2025).
- Concept Plan (G. Douglas Vallee Ltd, February 2025).
- Traffic Impact/Parking Brief (RC Spencer Associates Inc, October 2024).
- Stormwater Management Report (G. Douglas Vallee Ltd, November 2024).
- Functional Service Report (G. Douglas Vallee Ltd, November 2024).
- Servicing Plan (G. Douglas Vallee Ltd, January 2023).


Technical Comments:

Technical comments are provided in Attachment C to report CDS-25-057

Public Input:

Several public comments have been received at time of submission of this report and presentation. Staff will update Committee on this should any further comments be received prior to the meeting.

Preliminary Considerations

Key Items		Preliminary Review
Housing		The proposal would increase the housing units to 45, on the more attainable end of the development scale within the Town of Simcoe.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-057 for development application ZNPL2025146 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.