

March 15, 2018
File: D14-1645

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED REZONING.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – Barrie Owen Service Inc., 53, 55, 59, 61, 67 Owen Street; 70–74, 76, 78 Worsley Street; 55, 57 McDonald Street.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, April 09, 2018 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law submitted by Barrie Owen Service Inc. The subject properties of the development application are legally described as PLAN 2 E PT LOT 124; PLAN 2 PT LOT 124; PLAN 2 N PT LOT 124 MCDONALD ST S/S; PLAN 2 S PT LOT 124 MCDONALD ST S/S; PLAN 240 LOT G; PLAN 240 LOT F AND LANE; PLAN 240 LOT A LOT B LOT C; PLAN 240 LOT D; and PLAN 240 BLK E. The site is municipally known as 53, 55, 59, 61, 67 Owen Street; 70–74, 76, 78 Worsley Street; 55, 57 McDonald Street. and has a total area of approximately 0.4 hectares. The lands are designated City Centre Commercial in the City's Official Plan and Zoned Transition Centre Commercial (C2) and Transition Centre Commercial -1 (C2-1) in accordance with Zoning By-law 2009-141.

The application submitted by MHBC Planning on behalf of Barrie Owen Service Inc. to amend the current zoning of the subject site to Transition Centre Commercial - Special (C2(SP)) to permit the development of a 307 unit mixed-use building consisting of: a 5 storey podium structure with an amenity area on the 6th level; an 8-storey building located on the north side of the site with 7 townhouse units proposed at grade within the podium structure; and a 20-storey tower located on the south side of the site with 413 square metres of ground floor commercial space. The proposed development would provide 326 underground parking spaces.

Summary of Proposed Special Provisions:

	Required in Zoning By-Law 2009-14	Proposed Special Provision
Side Yard Setback, Adjoining Street	3m + 0.5m for every 2m of additional height over 11m	1m
Side Yard Setback, Adjoining Residential	6m + 0.5m for every 2m of additional height over 11m	South 1m North 3m
Gross Floor Area (maximum percentage of lot area)	400%	706%
Building Height	C2 15m C2-1 10m within 5m of front lot line and flankage, 30m beyond 5m of front lot line and flankage	North 29m South 67m
Minimum Coverage for Commercial uses (percentage of lot area)	50%	10%



For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward # at barrie.ca/ProposedDevelopments.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, April 03, 2018**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of The Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law, you must make a written submission to the undersigned and the Planning and Building Services Department.

All information including opinions, presentations, reports, documentation, etc. provided for or at a 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.

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