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**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**

**NOTED: R. FORWARD, GENERAL MANAGER OF INFRASTRUCTURE, AND GROWTH  
MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 53, 55, 59,  
61, 67 OWEN STREET; 70–74, 76, 78 WORSLEY STREET; 55, 57 MCDONALD  
STREET (File D14-1645)**

**DATE: APRIL 9, 2018**

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The purpose of this Memorandum is to advise members of Council of a Public Meeting for an application to amend the zoning by-law submitted by MHBC Planning on behalf of Barrie Owen Service Inc. The subject lands are municipally known as 53, 55, 59, 61, 67 Owen Street; 70–74, 76, 78 Worsley Street; 55, 57 McDonald Street and are approximately 0.39 hectares of land (0.98 acres). The parcel is located on the east side of Owen Street between McDonald Street and Worsley Street (Appendix “A” – Site Location Map).

The applicant is proposing to amend the zoning of the subject lands from Transition Centre Commercial (C2) and Transition Centre Commercial Special Provision 1 (C2-1) to Transition Centre Commercial with Special Provisions (C2 (SP-XXX)). The proposed rezoning would permit the development of 307 residential units within a building complex with varying heights (a 5 storey podium and an 8 and 20 storey tower) (Appendix “B”- Site Concept Plan). The proposed special provisions would allow for additional height and density, reduce the minimum coverage for commercial uses at grade, and reduce the width of the required landscape buffer along the side yards.

### **Background**

The subject application was received and deemed to be complete by the City on January 25, 2018. Planning staff are currently working with the applicant, their consultants and our technical review team through the technical review process.

The subject lands are designated ‘City Centre Commercial’ in the City’s Official Plan and are located in the Urban Growth Centre where the target density is identified as 150 persons and jobs per hectare combined, or between 150-200 units per hectare.

A Neighbourhood Meeting was held on February 8, 2018, regarding the proposed zoning by-law amendment. Approximately 50 local residents attended the meeting. Some residents were supportive of the development application in the Urban Growth Centre and noted positive improvements to the neighbourhood at the street level. Residents also raised issues such as: functional servicing, architectural design, shadow impacts, potential construction impacts to neighbouring properties, and impacts to the heritage character of the neighbourhood. In response to the feedback received at the Neighbourhood Meeting, and from technical staff, the applicant has developed preliminary conceptual elevation drawing options for consideration (Appendix “C” – Concept Elevation Plans).

The subject application was circulated to applicable City departments and external agencies for their review and comment. The primary planning and land use matters being considered at this time are:

- Compatibility with the surrounding neighbourhood;
- Building massing and height;
- Parking and access; and
- Impacts of existing services and infrastructure.

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Through the applicant's geotechnical investigations, it has been identified that the site's soils will not support the amount of underground parking that was proposed in the original application (4 levels). This would only be possible by including costly raft slabs that would impact the developer's ability to phase the development as well as having significant impacts on the financial feasibility of the project. The applicant and City staff are currently exploring alternative design solutions that incorporate a mix of underground and podium level parking with high quality architectural treatments and screening of the podium parking levels to ensure that any visual impacts to the elevations are mitigated. Alternative height and massing strategies are also being explored to reallocate displaced residential units from the podium. A final concept and recommendation will be brought forward to Council in a staff report. All comments that are received from the Public Meeting will be considered as part of the recommendation. Planning staff are targeting early summer 2018 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Jordan Lambie at 705-739-4220 extension 4324.

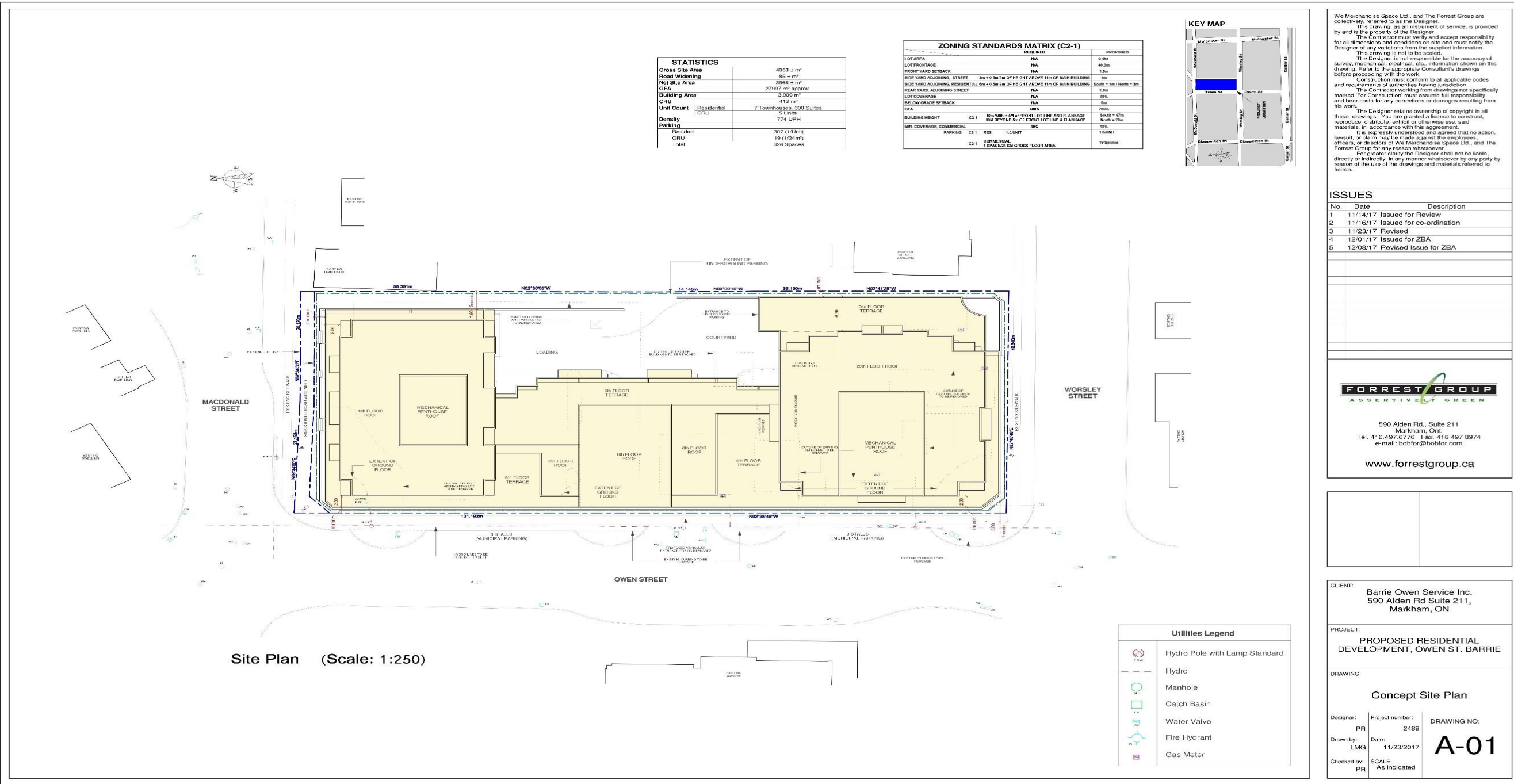
APPENDIX "A" - SITE LOCATION MAP



D14-1645  
55-57 McDonald St, 53-67 Owen St, 70-78 Worsley St

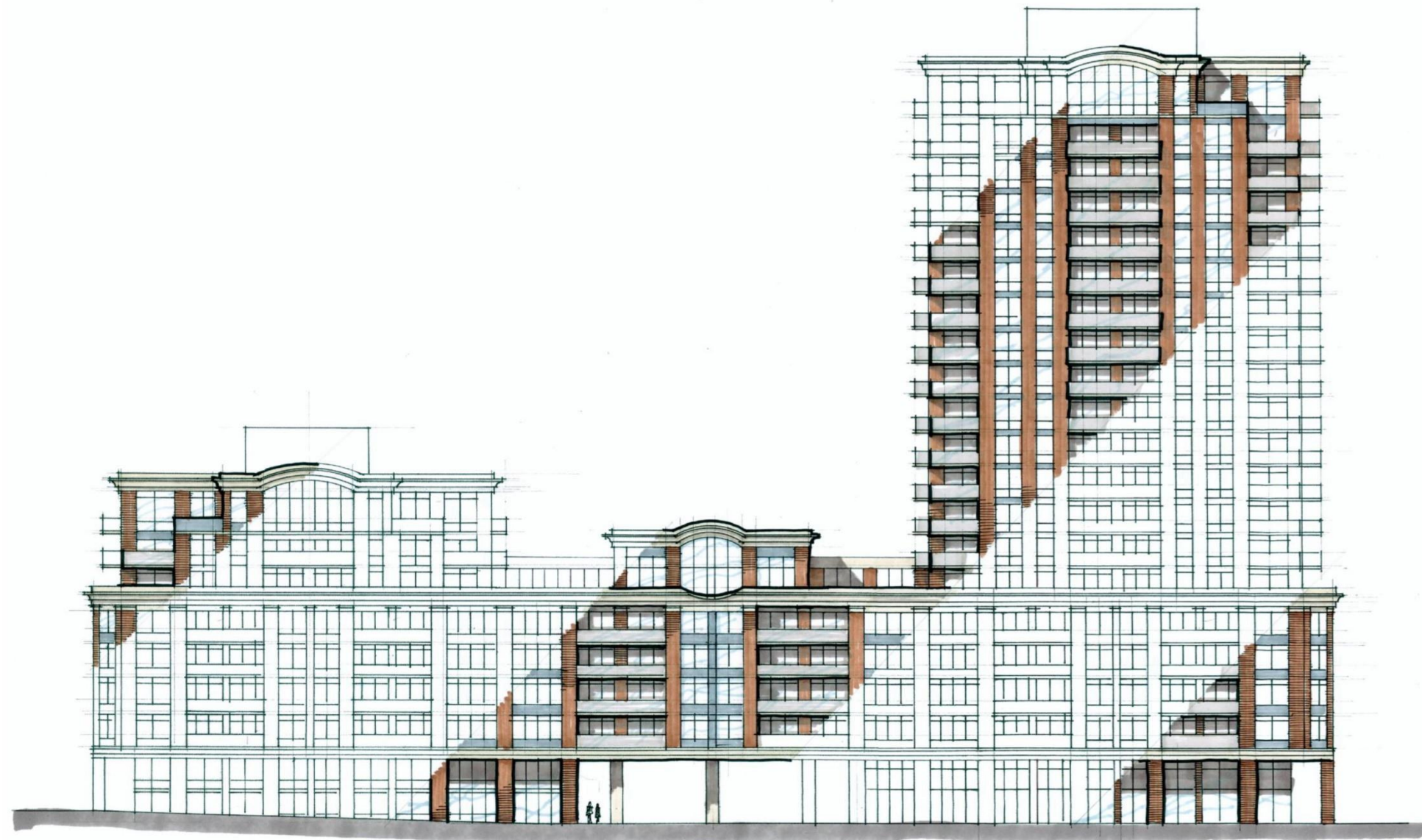
GIS Branch. 1/3/2018

## APPENDIX “B” - SITE CONCEPT PLAN



**APPENDIX "C" –CONCEPT ELEVATION PLANS**

**Option "A"**

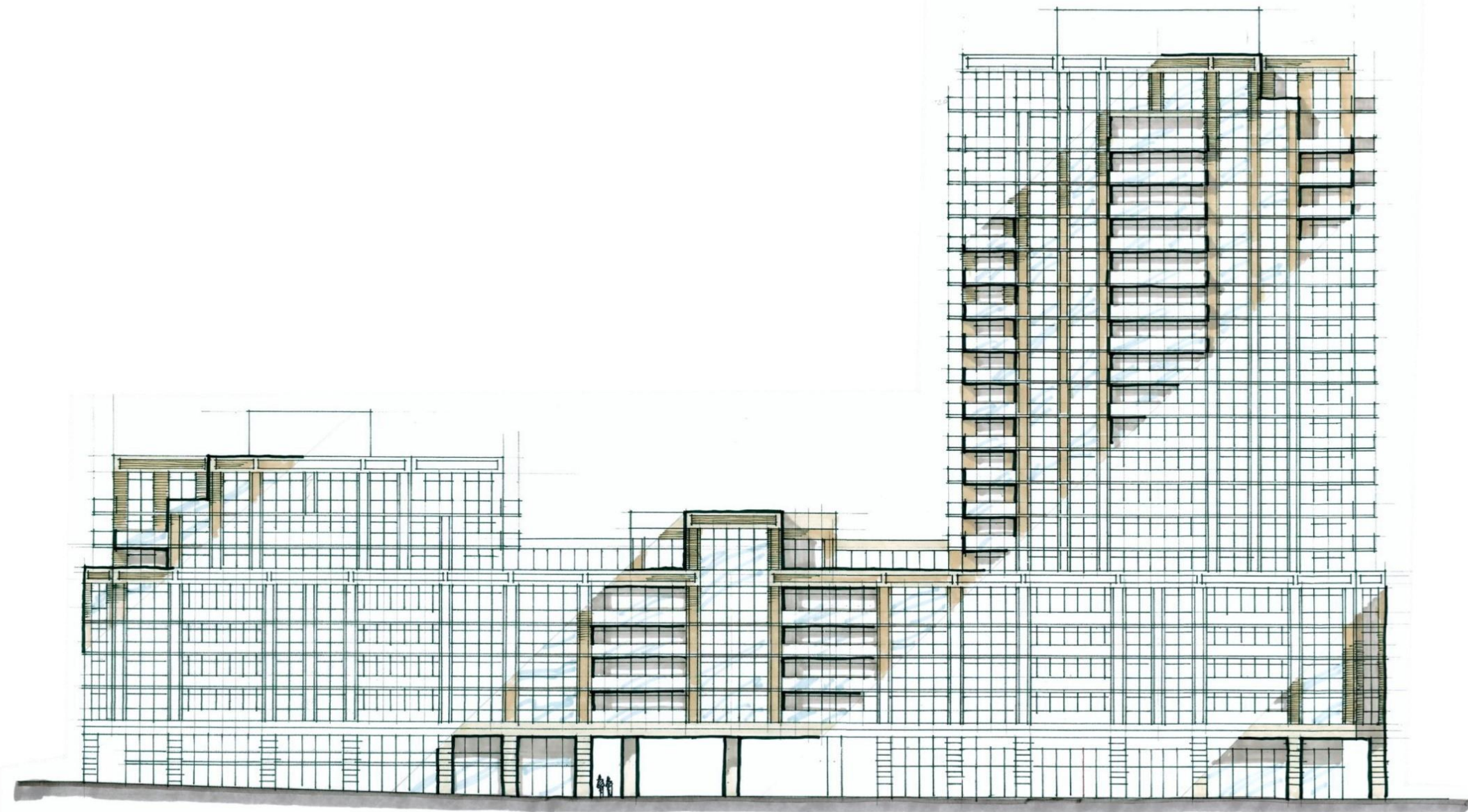


**Concept 'A' Owen St. Elevation**  
Proposed Mixed Use Development, Owen St, Barrie  
For Barrie Owen Service Inc  
03/22/18

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Option "B"



**Concept 'B' Owen St. Elevation**  
Proposed Mixed Use Development, Owen St, Barrie  
For Barrie Owen Service Inc  
03/22/18

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