



PLANNING AND BUILDING SERVICES MEMORANDUM

FILE: D14-1681

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: G. DICKSON, RPP, SENIOR PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT APPLICATION 34-50 BRADFORD STREET AND A PORTION OF 125 DUNLOP STREET WEST (HIP BARRIE CENTRAL INC.)

DATE: OCTOBER 7, 2019

Introduction

The purpose of this Memorandum is to advise members of Council of a public meeting for an application for a zoning by-law amendment, as submitted by MHBC Planning, Urban Design & Landscape Architecture (c/o HIP Barrie Central Inc.). The subject lands are municipally known as 34-50 Bradford Street and a portion of 125 Dunlop Street West and are generally located to the south of the southwest intersection of Bradford Street and Dunlop Street West. The location of the subject property is indicated on Appendix 'A' (Location Plan).

Development Proposal Overview

The total landholding is comprised of several consolidated parcels (previously containing Prince of Wales Elementary School and two detached dwellings along the Bradford Street frontage and a portion of the Red Storey Field athletic grounds that were associated with the former Barrie Central Collegiate Institute). The entire parcel is comprised of 2.81 hectares (6.94 acres) of developable area with approximate lot frontage of 160.0 metres along Bradford Street. The subject property is located in the Urban Growth Centre within the City Centre Planning Area.

Adjacent and surrounding land uses include the Barrie Fire and Emergency Services Headquarters and vacant City-owned lands to the north (proposed redevelopment of the W.A. Fisher Auditorium and new Event Centre) and the site of the Kidd's Creek restoration project (former Knight's Inn property) on the north side of Dunlop Street West; retail/commercial land uses to the east (on the east side of Bradford Street) and high-density residential development located further to the east with frontage onto Toronto Street; multi-unit commercial/office building and Bunker's Creek to the south; and, low-density residential development to the west. The subject lands are currently vacant, with the demolition of the previous buildings occurring as part of the overall development planning. Appendix 'B' (Site Context) illustrates the subject lands in the context of existing/proposed land uses.

The subject lands are designated 'City Centre' on Schedule 'A' (Land Use) of the City of Barrie Official Plan and currently zoned Central Area-2 ('C1-2') Zone, Special Provision No. 481 (SP-481); Central Area-2 ('C1-2') Zone, Special Provision No. 481 (SP-481), Holding Symbol No. 125 (H-125); and, Transition Centre-1 ('C2-1') Zone. Permitted uses on the property include 'apartment dwellings' and 'community centre'.

A Zoning By-law Amendment Application has been submitted to facilitate a mixed-use redevelopment of the subject property comprised of three residential towers (two with heights of 20-storeys; one with a

height of 10-storeys) with a combined unit count of 600 rental residential units; a YMCA community facility and an urban parkette. A multi-storey parking structure is also proposed to accommodate required parking for the residential dwellings and community facilities. A total of 822 parking spaces (including 142 surface parking spaces) are proposed for the entire development (including the YMCA). A concept plan illustrating the proposed development is attached as Appendix 'C' (Concept Plan) and building elevations are included as Appendix 'D' (Building Perspectives).

The applicant has proposed the amendments to the zoning by-law to create a single 'C1-2' Zone, Special Provision (SP) category for the entire property (as the lands are currently split-zoned) and to establish site-specific zone standards that reflect the particular development being proposed, which are summarized below and in Table 1 as follows:

- To permit an increase in maximum building height for development along the Bradford Street frontage;
- To introduce a site-specific parking standard for the proposed residential use (i.e. shared parking with the proposed YMCA); and,
- To permit stand-alone residential buildings on the property.

Provision & Section of Zoning By-law	Required in C1-2 Zone	Required in C2-1 Zone	Proposed C1-2 Zone, Special Provision (SP)
Building Height (Section 6.3.2)	Maximum building height of 10.0 metres within 5.0 metres of the front lot line and the lot flankage; 45.0 metres beyond 5.0 metres of the front lot line and the lot flankage.	Maximum building height of 10.0 metres within 5.0 metres of the front lot line and the lot flankage; 30.0 metres beyond 5.0 metres of the front lot line and the lot flankage.	<p><u>Building No. 1</u> No maximum building height within the first 5.0 metres of the front lot line (Bradford Street) and a maximum building height of 70.0 metres for the building.</p> <p><u>Building No. 2</u> A maximum building height of 70.0 metres.</p> <p><u>YMCA</u> No maximum building height within 5.0 metres of the front lot line.</p>
Minimum Coverage for Commercial Uses as a percentage of lot area (Section 6.3.2)	50%		0% (No commercial land uses proposed)
Parking (Section 4.6.2.1)	Parking spaces shall be provided and maintained on the same lot as the building or use for which they are required.		To provide required parking for proposed community facility (YMCA) on a separate lot.

Table 1: Proposed Performance Standards ('C1-2' Zone, SP)

Background

The Zoning By-law Amendment Application was received on July 4, 2019 and deemed complete on July 31, 2019. A Notice of Complete Application was circulated to all owners of land within 120 metres of the subject property; to External Agencies; and, Internal City Departments on August 14, 2019 in accordance with the requirements of the *Planning Act*. A Notice of Public Meeting was circulated on September 17, 2019 and advertised in the Barrie Advance newspaper. A notification sign was installed on the subject property and the Public Meeting date was posted on the City of Barrie website.



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A Neighborhood Meeting was held on April 30, 2019. Approximately 65 members of the public and the Ward Councillor were in attendance. Primary comments from residents included:

- Shortage of affordable housing (and need for affordable housing strategy) in the downtown area;
- Proposed tenure of residential units – rental versus ownership;
- Need for larger unit sizes (i.e. 3-bedroom units) as part of the proposed development;
- Simcoe Street Extension to Perry Street – expanding existing road infrastructure should be priority. General support for improvements to Bradford, Dunlop, Toronto, High Street intersections to manage existing traffic;
- Include bicycle lanes in design (i.e. Bradford Street; Simcoe Street Extension);
- Design of proposed urban parkette (i.e. design using CPTED principles to ensure safe environment in public and semi-public realms);
- Incorporation of more green space;
- Orientation of buildings to integrate with proposed elevated parking structure;
- Potential for commercial land uses (i.e. grocery store) as part of site design;
- Supply of parking; and,
- Impact on existing city skyline and built form in the immediate area.

Planning Department staff are currently proceeding through the technical review of the proposed development in concert with the applicant, their consultants and in accordance with the City of Barrie application review process.

Planning and Land Use Matters Under Review

The subject application was circulated to internal departments, external agencies and stakeholders for their review and comment. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The efficient use of land and resources that optimize the use of municipal infrastructure;
- Review of the height and density of the proposed development, and in particular, the incorporation of an acceptable urban design treatment along the Bradford Street frontage (proposed density is 396 persons and jobs/hectare);
- The impact of the form of development on adjacent properties, with emphasis on City-owned lands to the north and the proposed redevelopment of the W.A. Fisher Auditorium and Event Centre as a creative and cultural hub in the west-end of downtown; and,
- Screening for habitat or species protected by the *Endangered Species Act* that may be present on the property (i.e. bats, chimney swift and barn swallow), through the evaluation/review of an Environmental Impact Study and/or buffers to existing habitat and species at risk. This analysis may include the relocation options of existing habitats (i.e. existing chimney on site).

Next Steps

Comments that are received at the Public Meeting from residents and Members of Council will be considered by the applicant and revisions or updates to the development plan as a result of this feedback may be needed. Planning staff will continue to work with the applicant to address issues identified in consultation with the applicant, technical staff and agency partners prior to the preparation and presentation of a more detailed staff report for a future meeting of General Committee. A report for consideration by General Committee is anticipated for early 2020.

The submission of an application for Site Plan Control Approval will be required prior to the commencement of construction and pending the approval of the Zoning By-law Amendment Application.

For more information, please contact Gordon Dickson, MCIP, RPP, Senior Planner, at Ext. 4517.



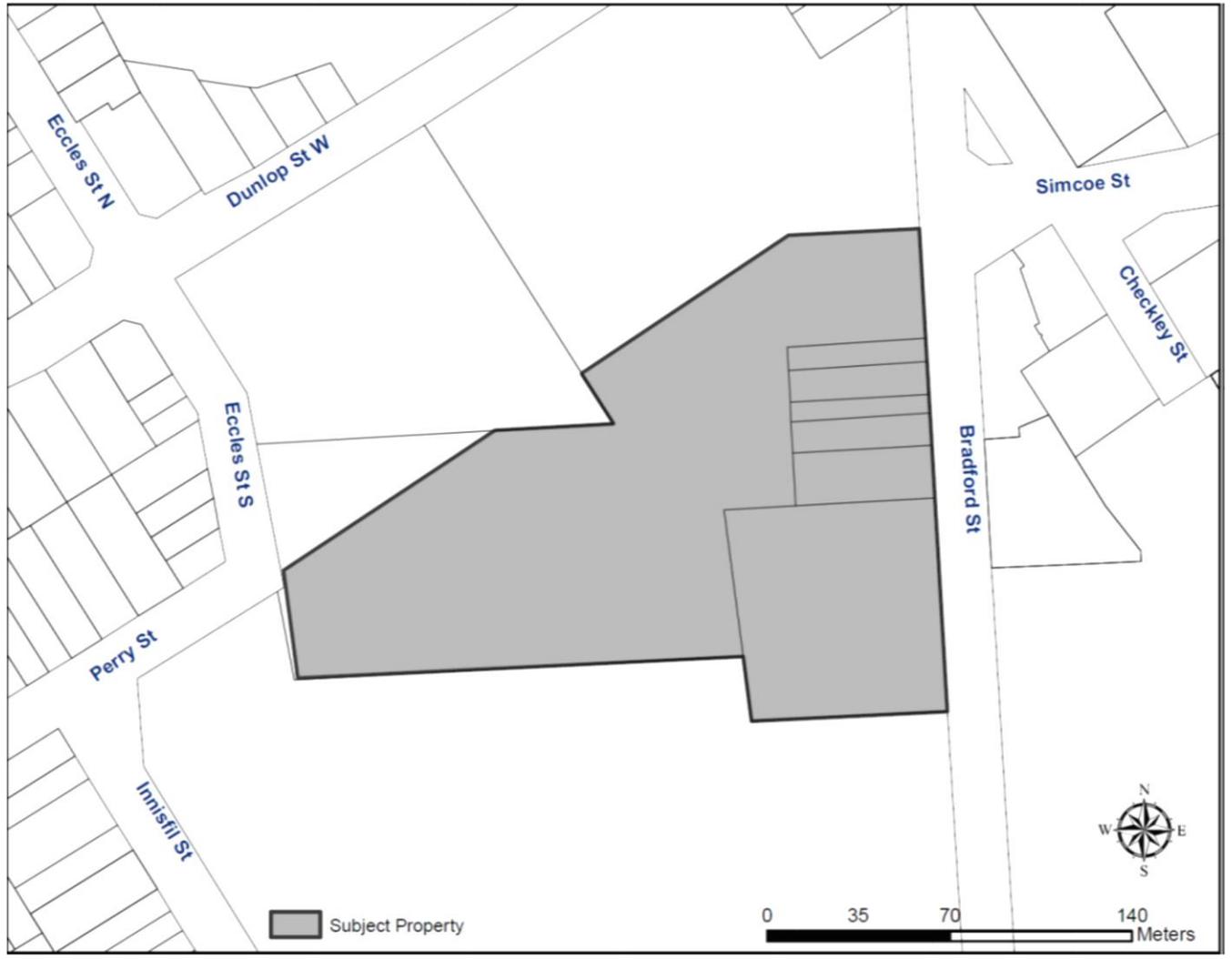
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Appendices:

Appendix 'A'
Appendix 'B'
Appendix 'C'
Appendix 'D'

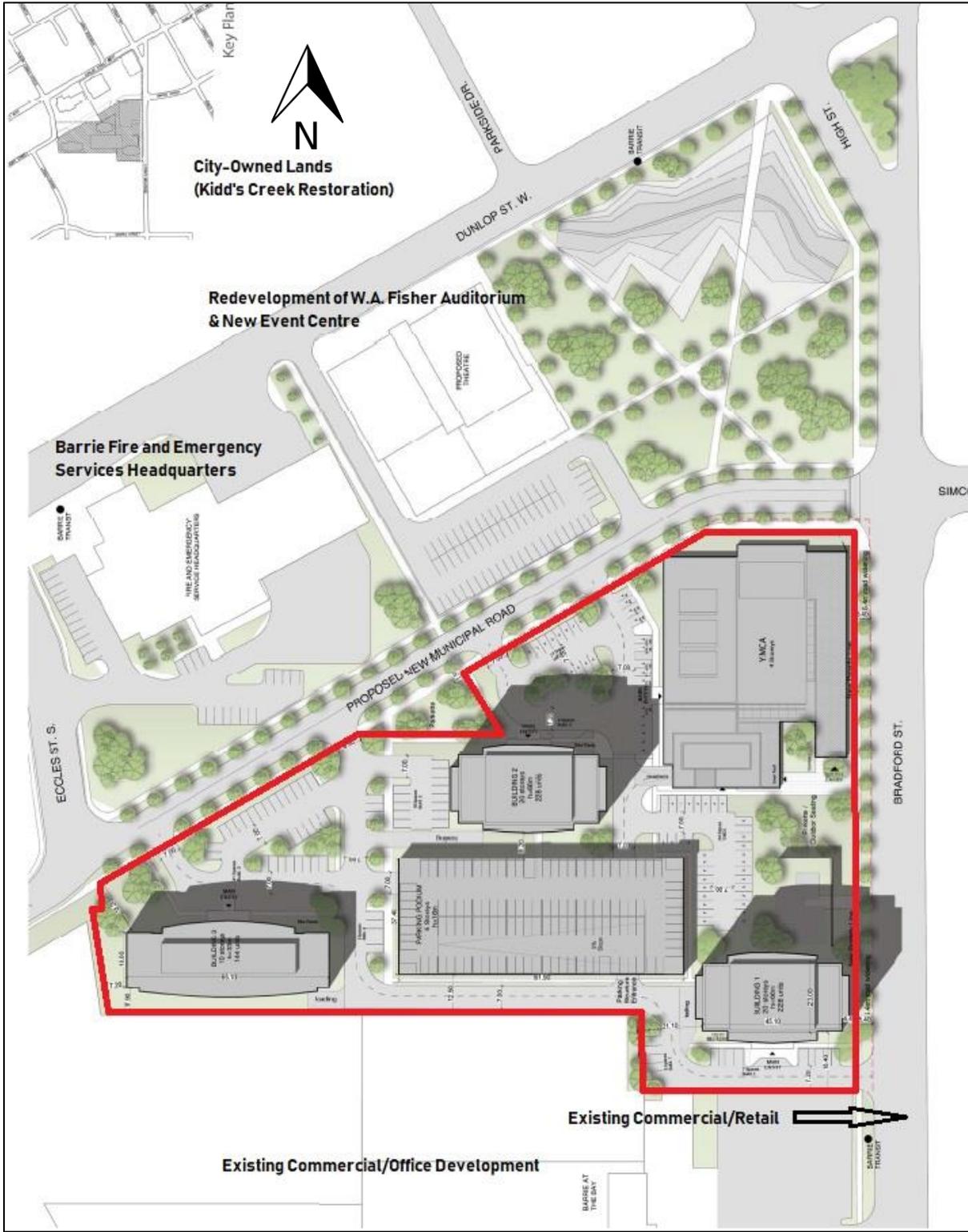
APPENDIX 'A'

Location Plan



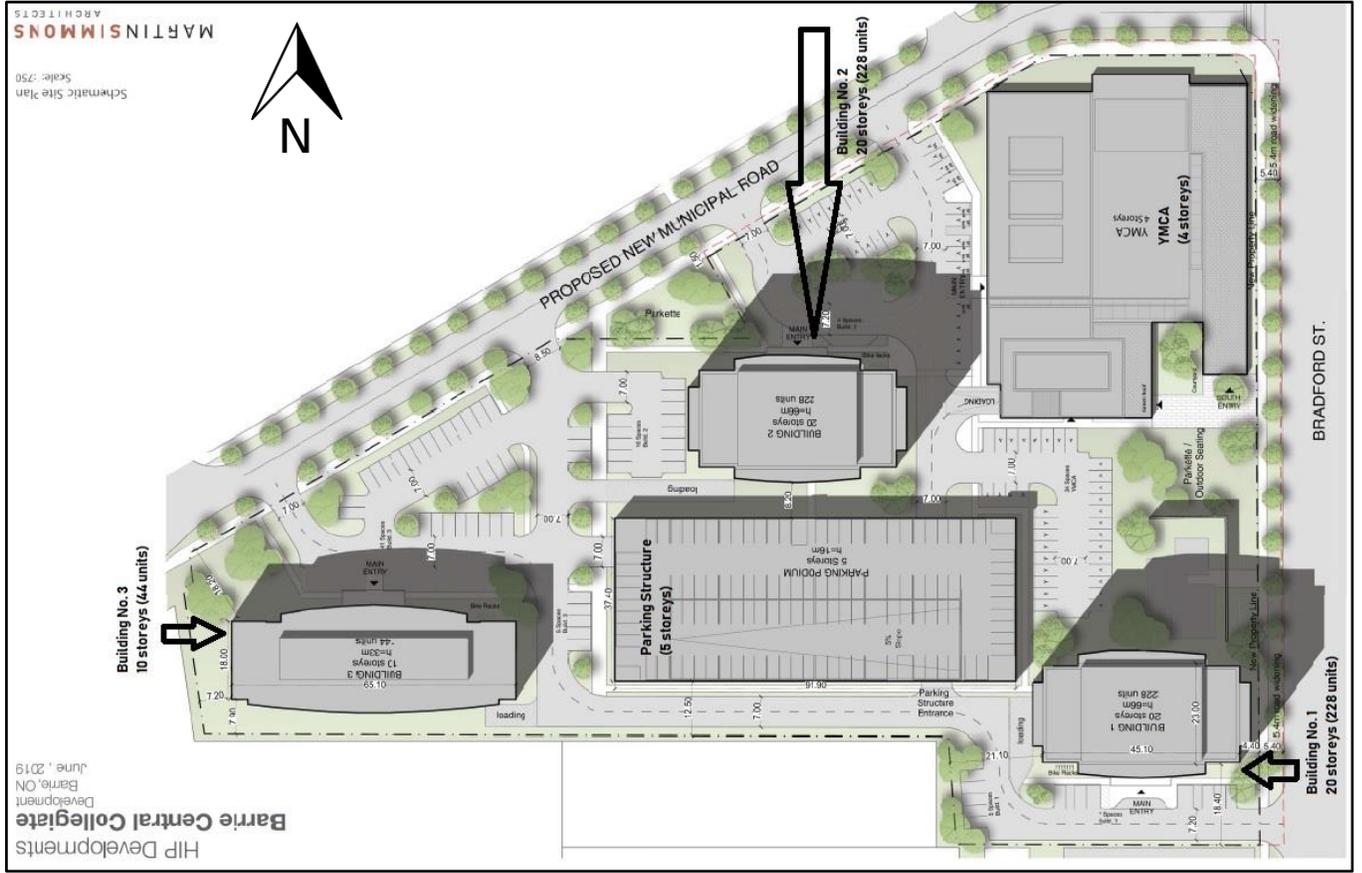
APPENDIX 'B'

Site Context



APPENDIX 'C'

Concept Plan



APPENDIX 'D'

Building Perspectives



As viewed to the Southwest from Dunlop Street West



Proposed frontage along Bradford Street