

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW

Re: Official Plan Amendment and Amendment to the Zoning By-law – Smart Centres on behalf of Barrie Lakeshore Developments, 51-75 Bradford Street & 20 Checkley Street, Barrie. (File: D09-OPA078, D14-1692)

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, June 08, 2020** at 7:00 p.m. to review an application for an Official Plan Amendment and Amendment to the Zoning By-law submitted by Smart Centres on behalf of Barrie Lakeshore Developments for 51-75 Bradford Street & 20 Checkley Street, Barrie.

The development concept under consideration includes 4 towers measured at 22, 38, 40 and 42 storeys in height with approximately 1900 residential units, 3,371 square metres of ground floor commercial space and 152 hotel suites.

Official Plan Amendment

The applicant is proposing the following amendments to the Official Plan:

Schedule A – Land Use to show any changes to the City Centre and/or Environmental Protection Area land use designation

1. Schedule F – Conservation Authority Regulation Limits to show a revised boundary for the regulated features
2. Schedule H – Natural Heritage Resources to show a revised boundary for the Level 1 with Existing Development Designation
3. Delete existing policy 4.8.11 Defined Policy Area [T] as shown on Schedule C – Defined Policy Areas and replace with the following wording:
 - a. In addition to the Site Plan Control Goals in Section 6.3.1 (a) of the Official Plan, the lands are subject to a revised first goal as follows:
 - i) To ensure that the massing, appearance, scale, and exterior architectural design of development is aesthetically pleasing and generally compatible with adjacent use and the natural environment.
 - b. In addition to the Site Plan Control General Policies in Section 6.3.2.2 of this Plan, the lands are subject to the following policies:

- i) The maximum height limit for the residential high-rise development of the subject lands shall not exceed 42-storeys (excluding mechanical penthouse).
- ii) Site plan approval includes the review of exterior design elements of buildings including, but not limited to character, scale, appearance, massing, design features, roof pitch, materials and screening of rooftop mechanical and electrical equipment, sustainable exterior design of buildings, sustainable design elements on any adjoining boulevards/municipal right-of-ways and the design of facilities designed to have regard for accessibility for persons with disabilities.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from Transition Centre Commercial with Special Provisions and a Hold C2-2 (SP-436) (H-114), C2-2 (SP-437)(H-114), C2-2 (SP-438)(H-114) and Environmental Protection (EP) to Transition Centre Commercial C2-2 (SP-XXX) and Environmental Protection (EP).

The proposed site-specific zoning standards include:

1. Reduction in Parking Spaces
2. Establish Bicycling Parking Spaces
3. Maximum Gross Floor Area: 150,000 sq. m.
4. Maximum Non-Residential Gross Floor Area: 14,000 sq. m.
5. Maximum Total Gross Floor Area: 164,000 sq. m.
6. Maximum Building Height (excluding mechanical penthouse and architectural features)
 - a. Tower 1: 22 storeys
 - b. Tower 2: 42 storeys
 - c. Tower 3: 40 storeys
 - d. Tower 4: 38 storeys
7. Reduced Setbacks
 - a. Minimum Front Yard Setback: 9.5 m (Bradford Street)
 - b. Minimum Side Yard Setback: 2 m
 - c. Minimum Rear Yard Setback: 7.5 m (Lakeshore Drive)
8. Remove Minimum Dwelling Unit Floor Area
9. Minimum Indoor Amenity Area: 0.60 sq. m. per unit
10. Minimum Outdoor Amenity Area: To Be Determined

The application and submission material can be viewed on the City's website at: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/51-75-Bradford-Street-and-20-Checkley-Street.aspx>

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **Monday, June 8, 2020 at 12:00 p.m.** Once you register, you will be provided information from the

Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Monday, June 08, 2020** by 12:00 p.m. Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

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:

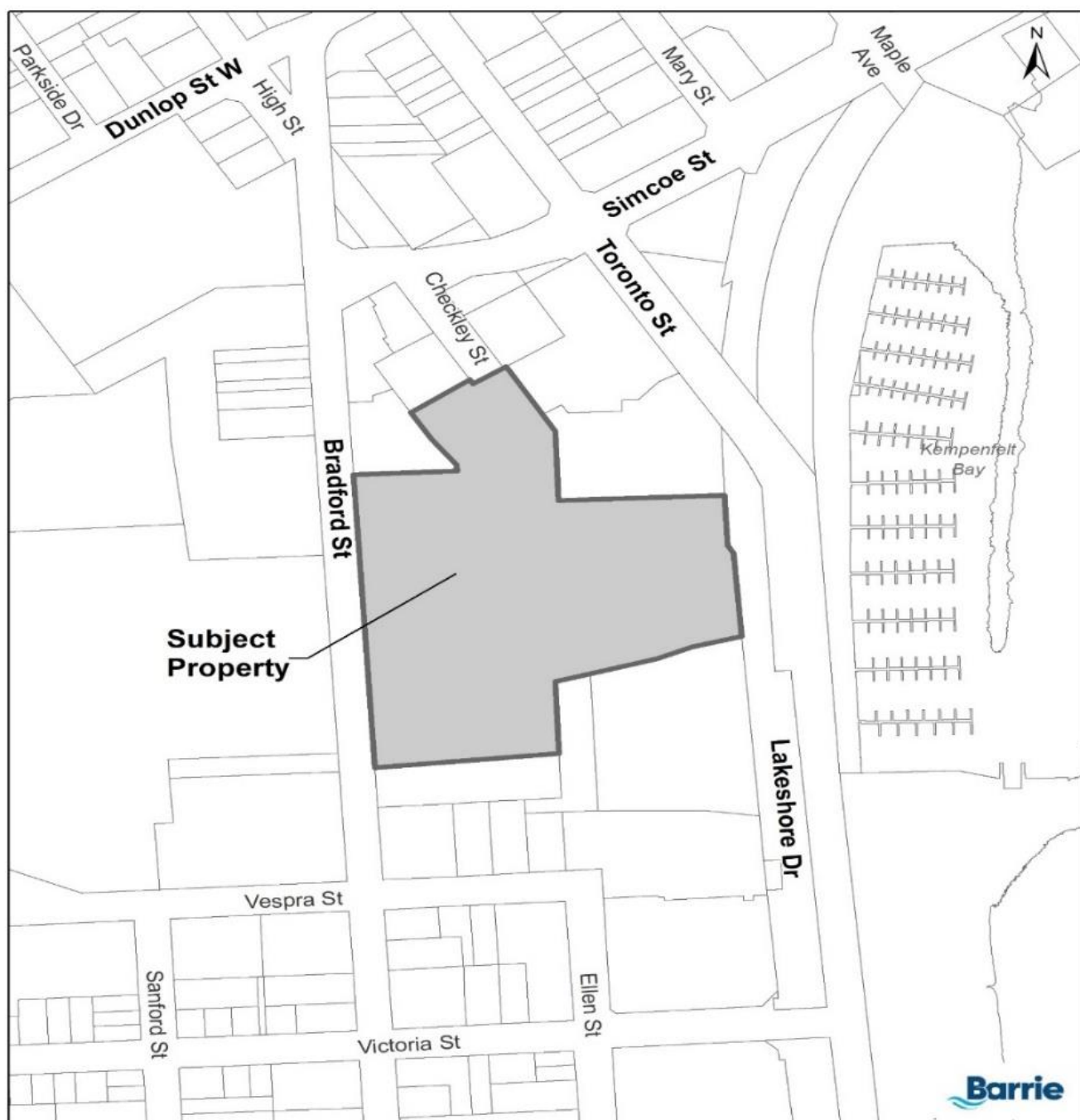
- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal,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

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.

Any person wishing further information or clarification with regard to the proposed Official Plan Amendment and Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Celeste Kitsemetry, Senior Planner
705-739-4220, Ext. 4430
celeste.kitsemetry@barrie.ca

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



51-75 Bradford St / 20 Checkley St

Development Services
3/20/2020