



SMARTCENTRES®
REAL ESTATE INVESTMENT TRUST

3200 HIGHWAY 7 • VAUGHAN, ON • L4K 5Z5
T 905 326 6400 • F 905 326 0783

December 9, 2020

Michael Prowse
Chief Administrative Officer
City of Barrie
PO Box 400
Barrie, ON L4M 4T5

Re: Official Plan Amendment and Zoning By-Law Amendment Applications for 51-75 Bradford Street and 20 Checkley Street (Barrie Lakeshore Developments)

Mr. Prowse,

This communication is in relation to community concerns surrounding the proposed Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street. While SmartCentres remains confident in the current proposal as it represents good planning and community building and is supported by staff, we believe it is equally important to be a good neighbour and member of the community. SmartCentres, along with our partner Greenwin, has been a part of the Barrie community since 1994, and is committed to building on the established relationship with the Barrie community, Council, and all stakeholders in a positive manner. As such, our priority rests with finding a mutually acceptable resolution in the application.

During the past year since we submitted our development application, we have worked extensively with various city departments (Planning, Engineering, and Urban Design), Lake Simcoe Region Conservation Authority and members of the community to address questions and concerns. Throughout this process, we have listened and have responded with various significant changes to the development proposal. To highlight a few, the proposal today reflects the following changes:

- Deleted the proposed road connecting Lakeshore Boulevard and Bradford Street;
- Increased the size of the environmental open space;
- Created new pedestrian pathways throughout the site;
- Enhanced the visual treatment of exposed parking garage facing 2 Toronto Street;
- Modified the podiums to enable increased at-grade circulation while maintaining required parking ratios; and
- Made various changes to the building size such as a reduction in the size of floor plates, gross floor area, number of units, and adjustments in heights.

In addition, we have been firm in our commitment to propose a hotel as part of the Phase 1 development, as it has been repeatedly expressed to us that it is much needed in, not only the immediate community, but city-wide.

As a demonstration of our dedication to the growth of Barrie, and acting with good faith as a long-term community member, we are willing to propose the following additional adjustments for consideration by Council on Tuesday December 15, 2020 at Planning Committee:

- Reduction of heights along Bradford to 36, 38, 39 storeys (maximum height of 124m);
- Reduction in the permitted GFA on the site in relation to the reduction in height; and
- Reduction of the maximum podium height adjacent to 2 Toronto Street to 26m with the addition of a stepping provision.

Please find attached a revised Zoning By-law in support of this proposal, along with a massing study illustrating the proposed changes. I can confirm that we will continue to work with staff through the site plan application process to ensure that all details related to design and implementation are addressed appropriately including ensuring the north face of the podium adjacent to 2 Toronto Street is well articulated and visually appealing.

Thank you for your consideration.



Paula Bustard
Executive Vice President, Development
SmartCentres

Enclosure: Revised Zoning By-law, Revised Site Plan, Massing Comparison Study

APPENDIX "B"

Proposed Zoning By-law



Bill No. XXX

BY-LAW NUMBER 2020-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone the lands identified as Part of Broken Lot 25, Concession 5, Vespra, Part of East Part of 24, Concession 5, Vespra, Lots 115, 116, 117, 118, 119, 120 and 121, inclusive, East Side of Bradford Street, all of Bob Street on Robert Ross Unregistered Plan, Lot 90 West Side of High Street, Part of Lot 65 East Side of High Street and Part of High Street on Registered Plan 115, Part of Ellen Street (Closed By-Law as in SC450705) on Registered Plan 22, being designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, inclusive, on Reference Plan 51R-37947, City of Barrie, Regional Municipality of Simcoe, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold(C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions (C1-2)(SP-XXX)(H-ZZZ), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion XXX

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

- 1. THAT** the zoning map be amended to change the zoning of the lands identified as 51 - 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP) in accordance with Schedule "A" attached to this By-law.
- 2. THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions (C1-2)(SP-XXX)(H-ZZZ) on Schedule "A" as attached to this By-law:
 - a. Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b. Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:

- i. Maximum gross floor area: 30,000 square metres;
 - ii. Maximum building height shall be 26 metres within 10 metres of Lakeshore Drive and a maximum building height of 88 metres thereafter;
 - iii. Maximum building height shall be 26 metres within 10 metres of the north property line and a maximum building height of 88 metres thereafter;
 - iv. Maximum gross floor area: 750% (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ));
 - v. Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)) shall be 15%;
 - c. Notwithstanding Section 4.6.2.1, 25% of the required parking can be provided on the adjacent lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ);
 - d. Notwithstanding Section 4.7.1, for a hotel use two (2) loading spaces shall be required.
3. **THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions (C1-2)(SP-YYY)(H-ZZZ) on Schedule "A" as attached to this By-law:
 - a. Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b. Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:
 - i. Maximum gross floor area: 126,000 square metres;
 - ii. Maximum building height of 30 metres within 5 metres of Bradford Street and a maximum building height of 124 metres thereafter;
 - iii. Maximum gross floor area: 750% (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)); and,
 - iv. Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)) shall be 15%.
4. **THAT** notwithstanding the Holding (H) Symbol on those lands zoned as City Centre Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ), transitional uses, including but not limited to, passive recreation and a parking lot for surface parking attributed to the development of the lands zoned City Centre Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) are permitted subject to Site Plan approval.
5. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as City Centre Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:
 - a. That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - b. Approval of a Site Plan Control application and execution of a Site Plan Agreement; and
 - c. Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
6. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as City Centre Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:
 - a. If the owner/applicant requires a reduction in required parking, submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie, including but

not limited to, an evaluation of the parking standards applied to the development of lands shown on Schedule "A" attached to this By-law, will be required;

- b. That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - c. Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,
 - d. Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
8. **THAT** the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
9. **THAT** notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the Central Area Commercial with Special Provisions (C1-2)(SP-XXX)(H-ZZZ), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP) zone as illustrated on Schedule "A" attached to this By-law.
10. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
11. **THAT** this By-law shall come into full force and effect immediately upon the final passing thereof.

READ a first and second time this **date** day of **month**, 2020.

READ a third time and finally passed this this **date** day of **month**, 2020.

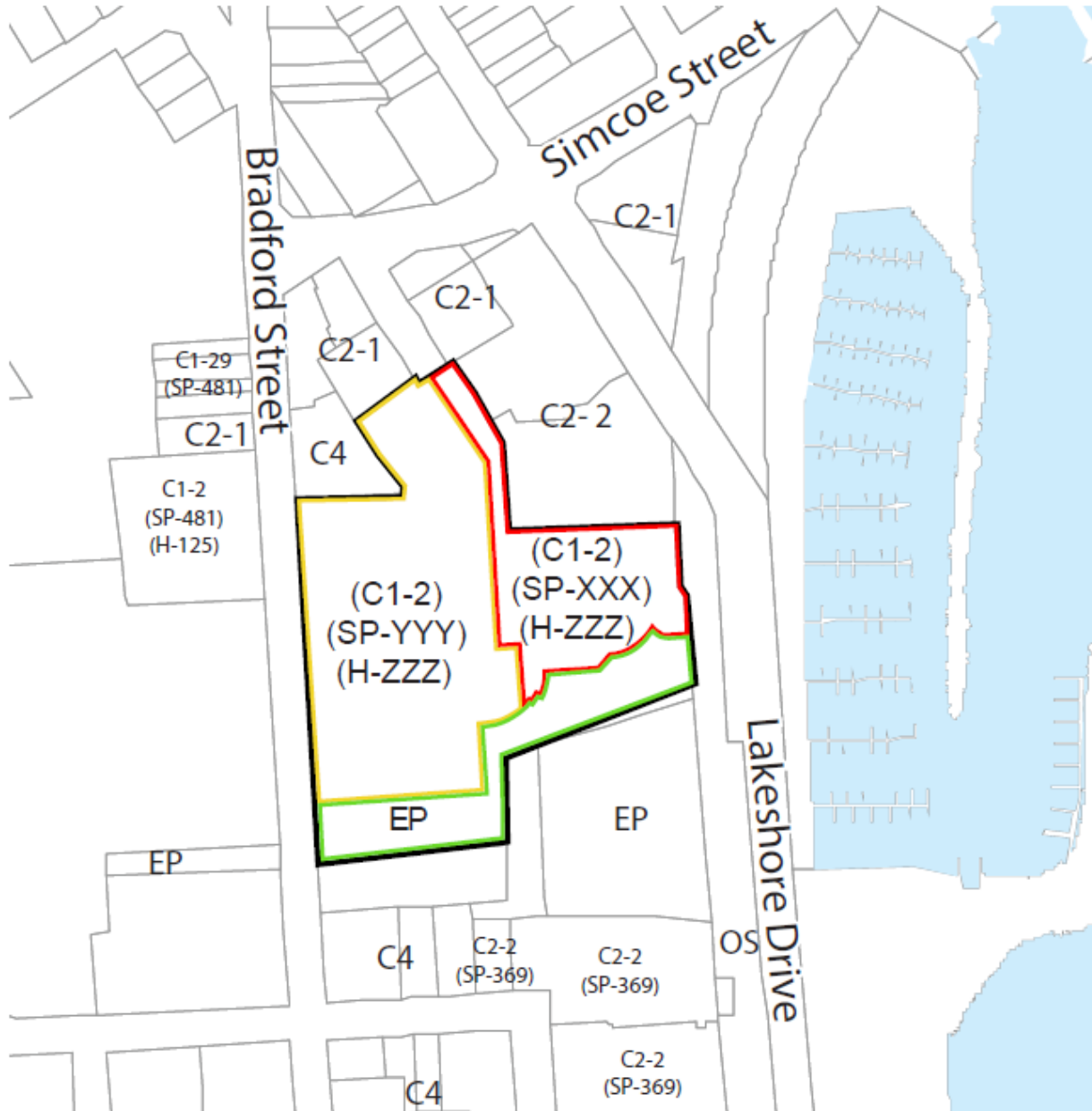
THE CORPORATION OF THE CITY OF BARRIE



MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"

TO BE PLACED IN CITY OF BARRIE FORMAT




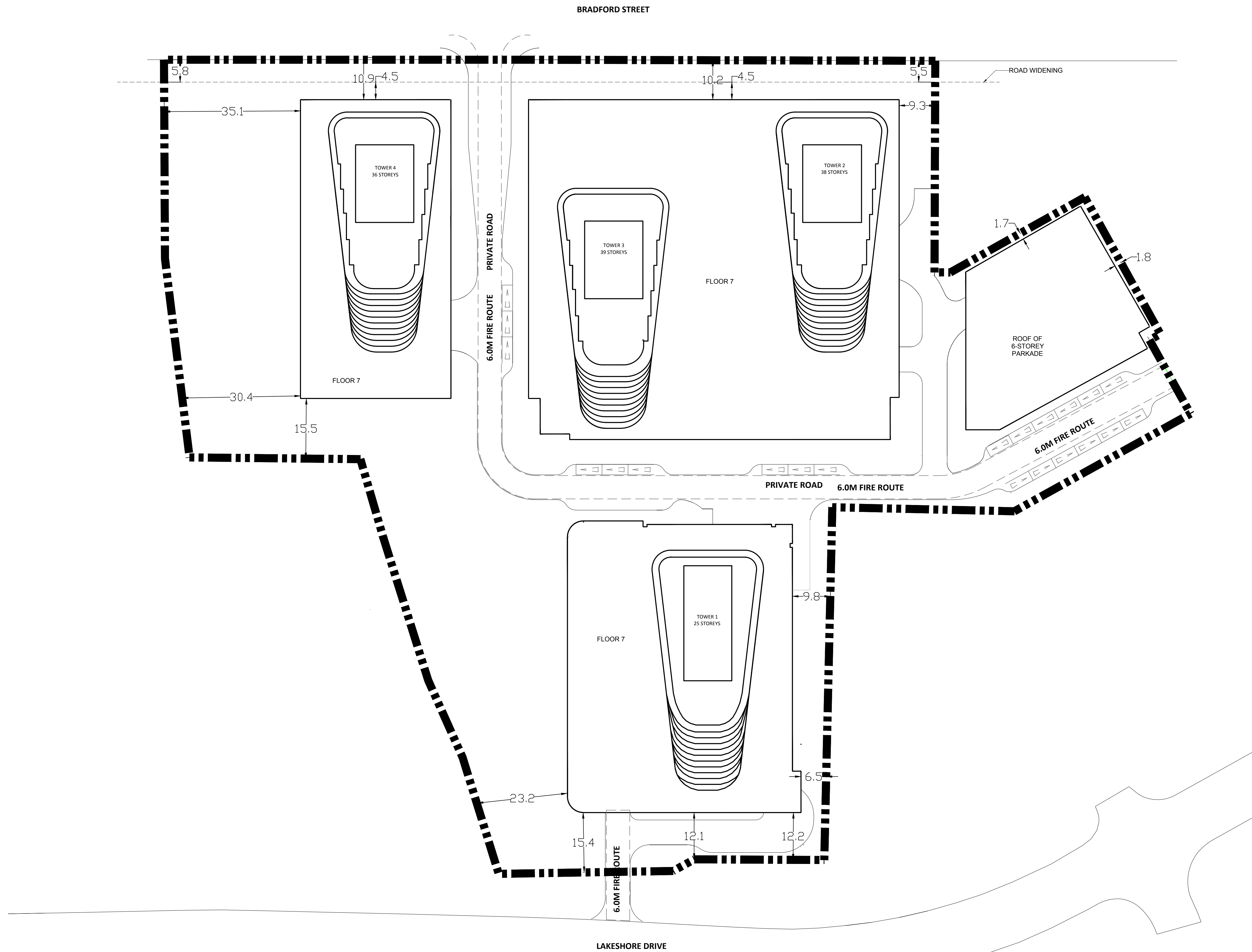
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	<p>DATE: November 17, 2020</p>	<p>SCALE: NTS</p>
<p>51-75 Bradford Street and 20 Checkley Street, Barrie, Ontario</p>	<p style="font-size: small;">N:\3171326Z - 51-75 Bradford St, Barrie\2019\10_October\Planning\Planning Justification Report\figure</p>	
		
		 <p>PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE</p> <p style="font-size: x-small;">336-7050 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 P: 905 741 8888 F: 905 741 8889 WWW.MHBCPLAN.COM</p>

Site Plan

51, 53, 55 & 75 Bradford Street and 20 Checkley Street, Barrie, Ontario

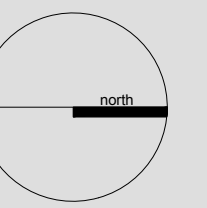
LEGEND

 Subject Lands



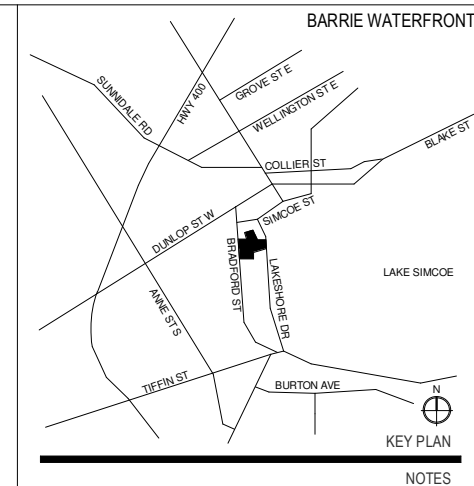
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SCALE: 1:500

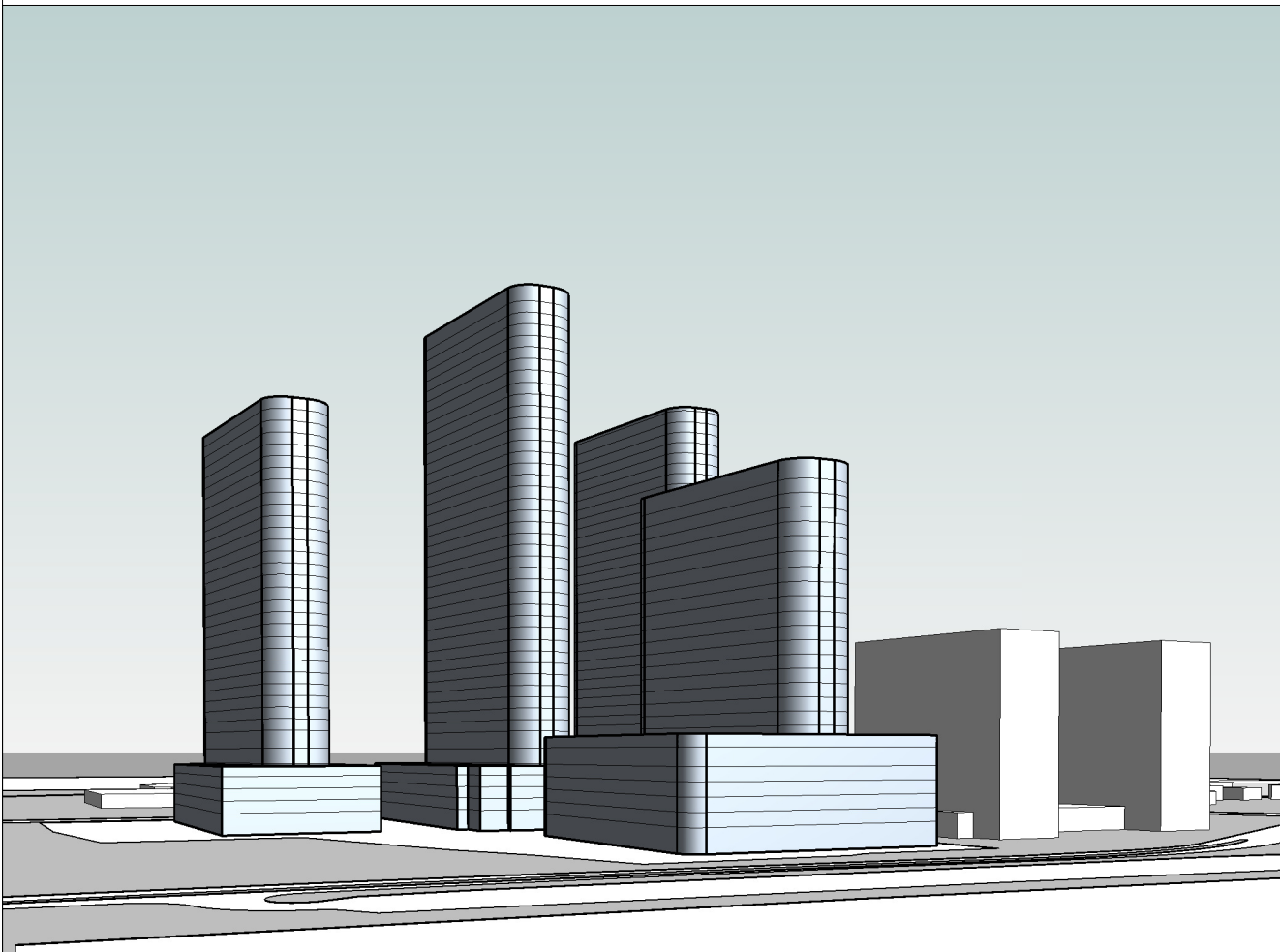


Data Source: First Base Solutions Aerial Flown 2016

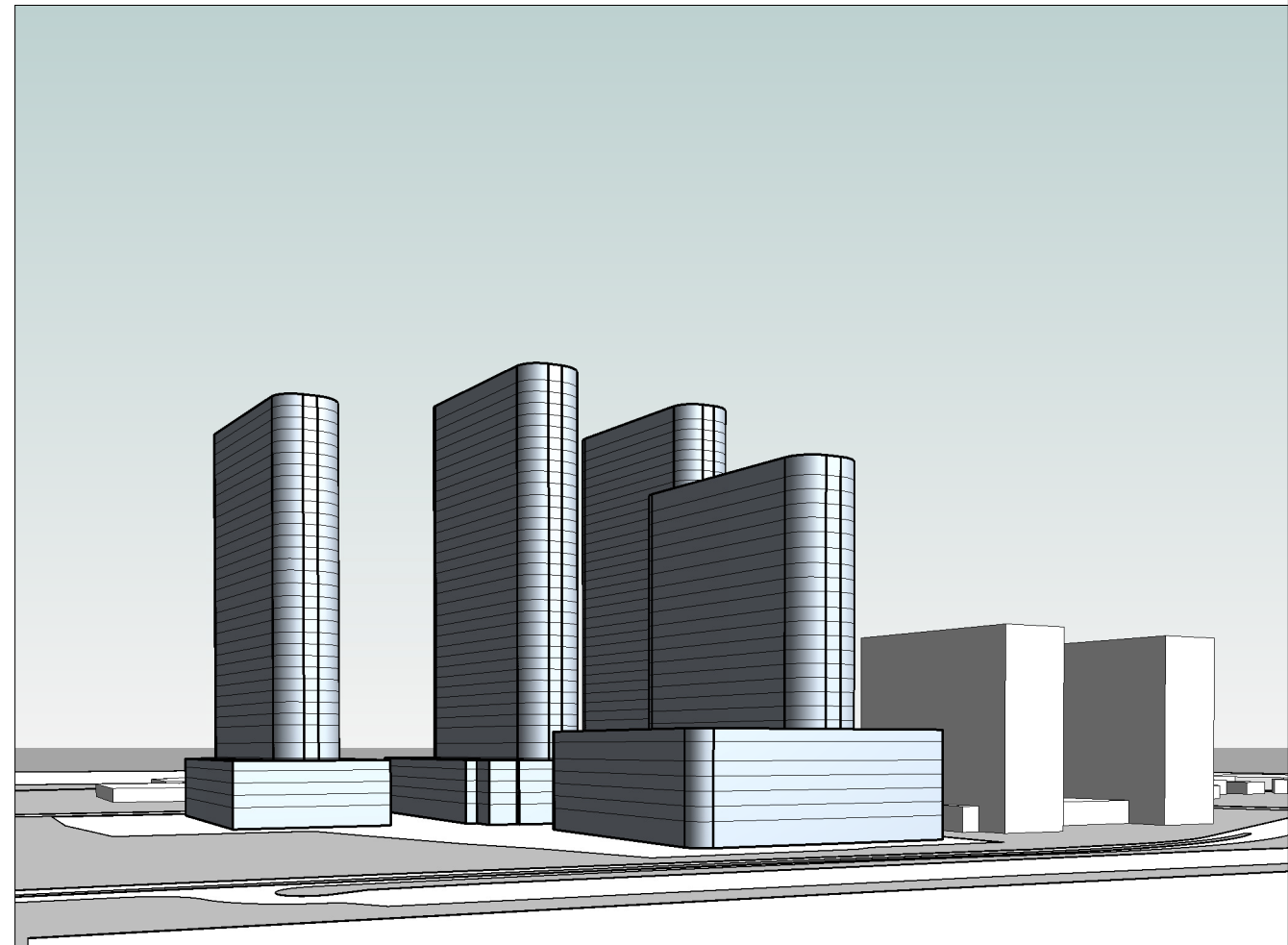
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CURRENT



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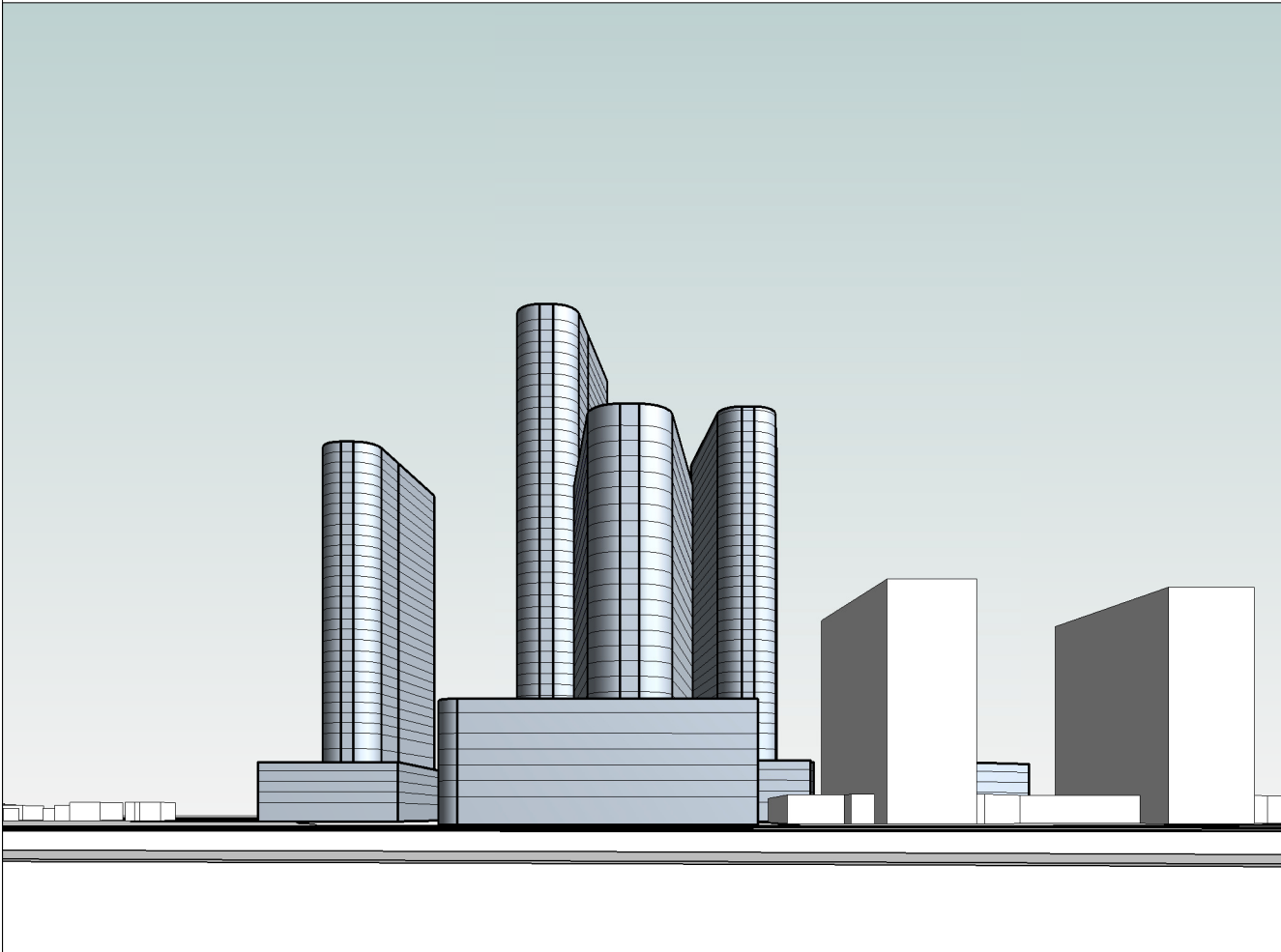
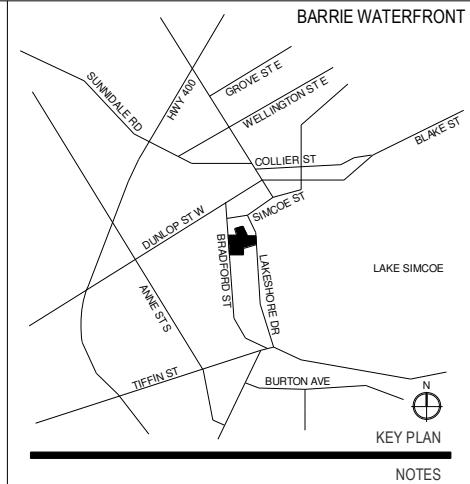
BARRIE - 01
VIEW 1

07 / 12 / 2020

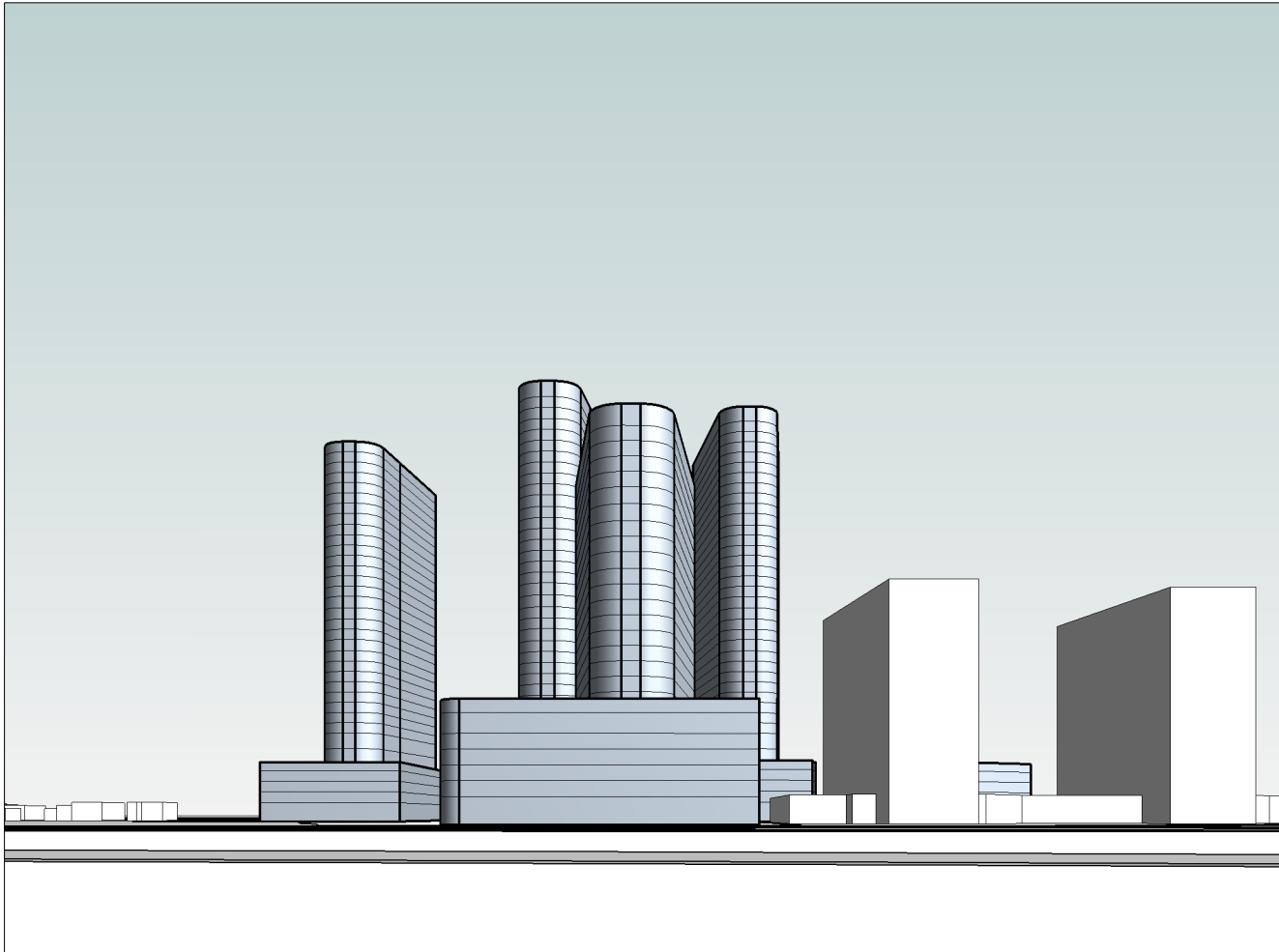
BARRIE WATERFRONT
BARRIE, ON



RD-01



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VIEW 2

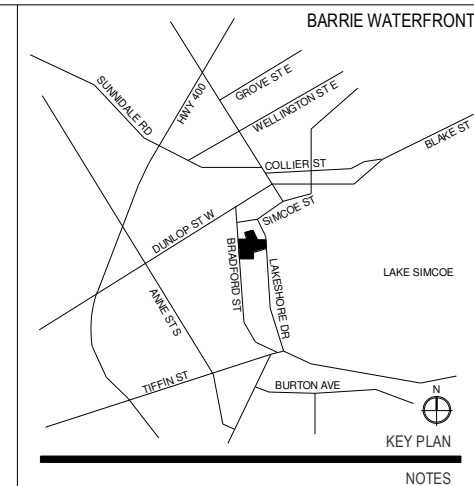
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BARRIE WATERFRONT
BARRIE, ON

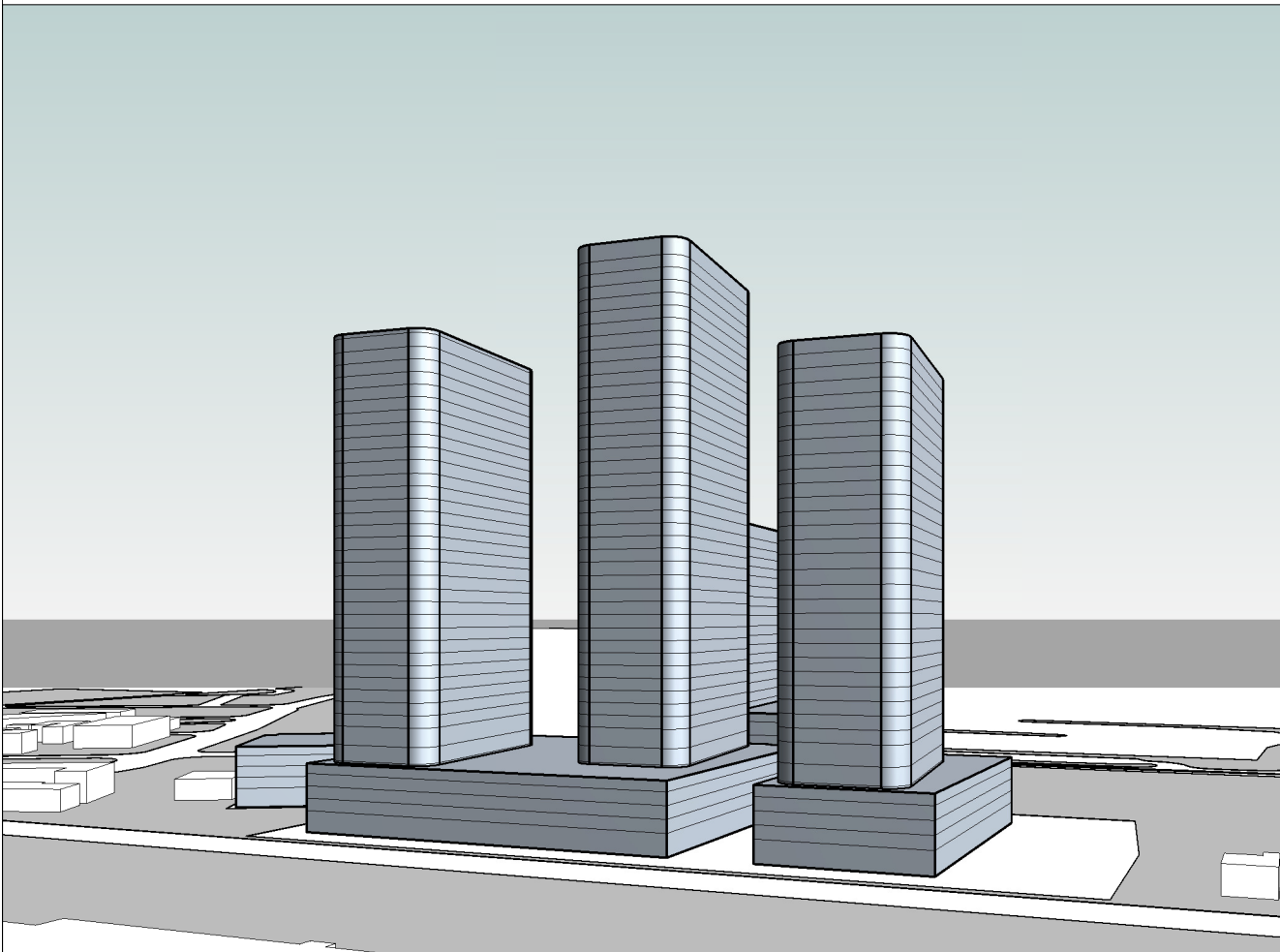


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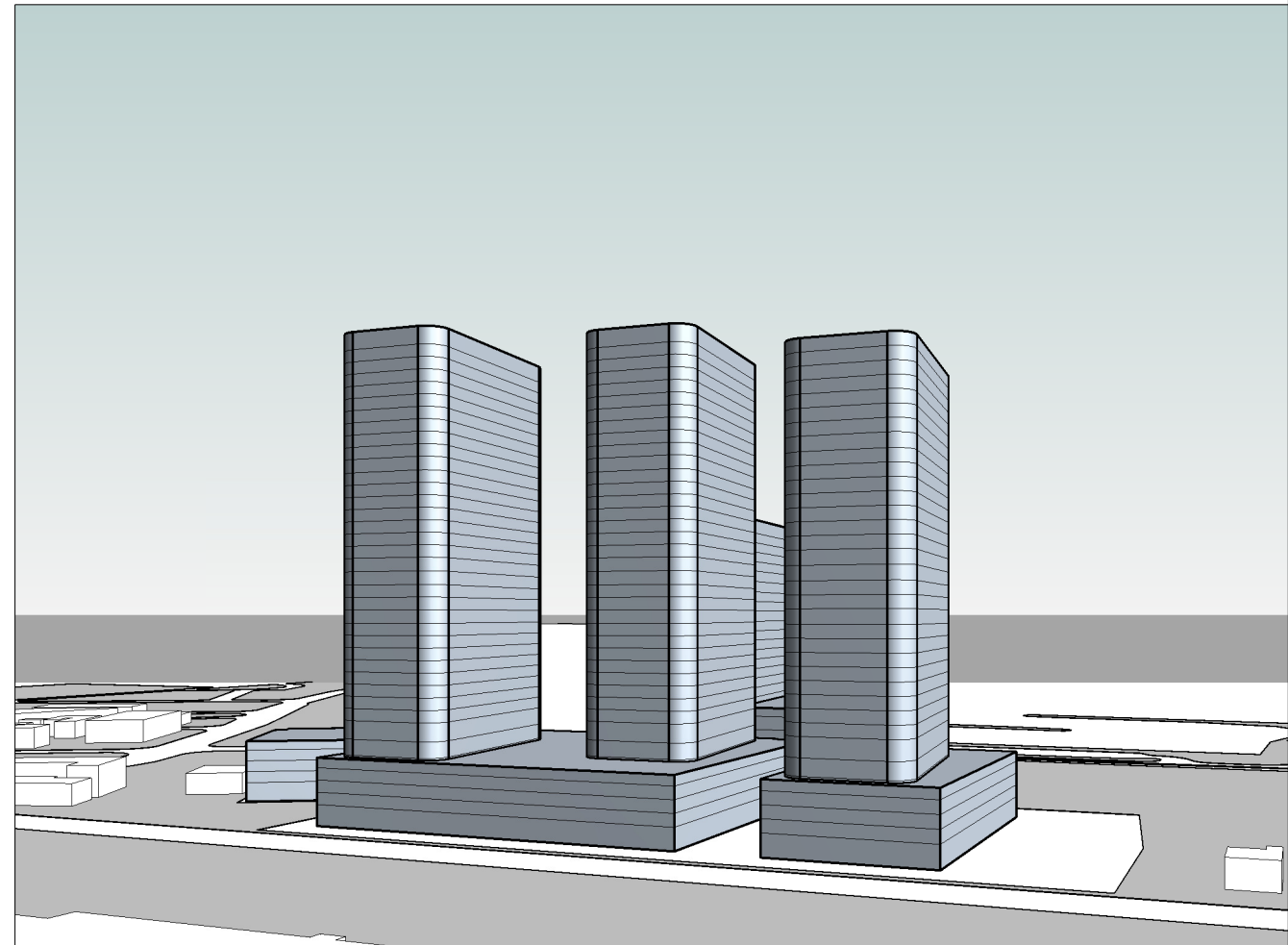
RD-01



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CURRENT



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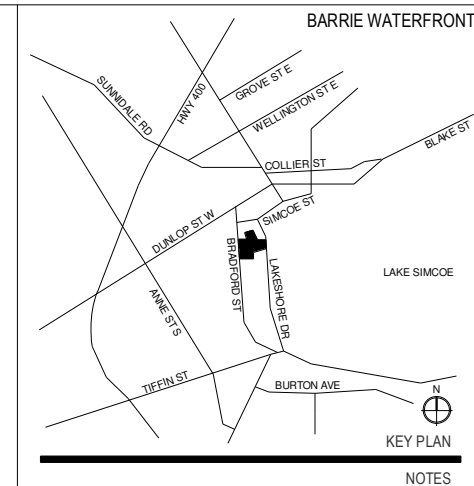
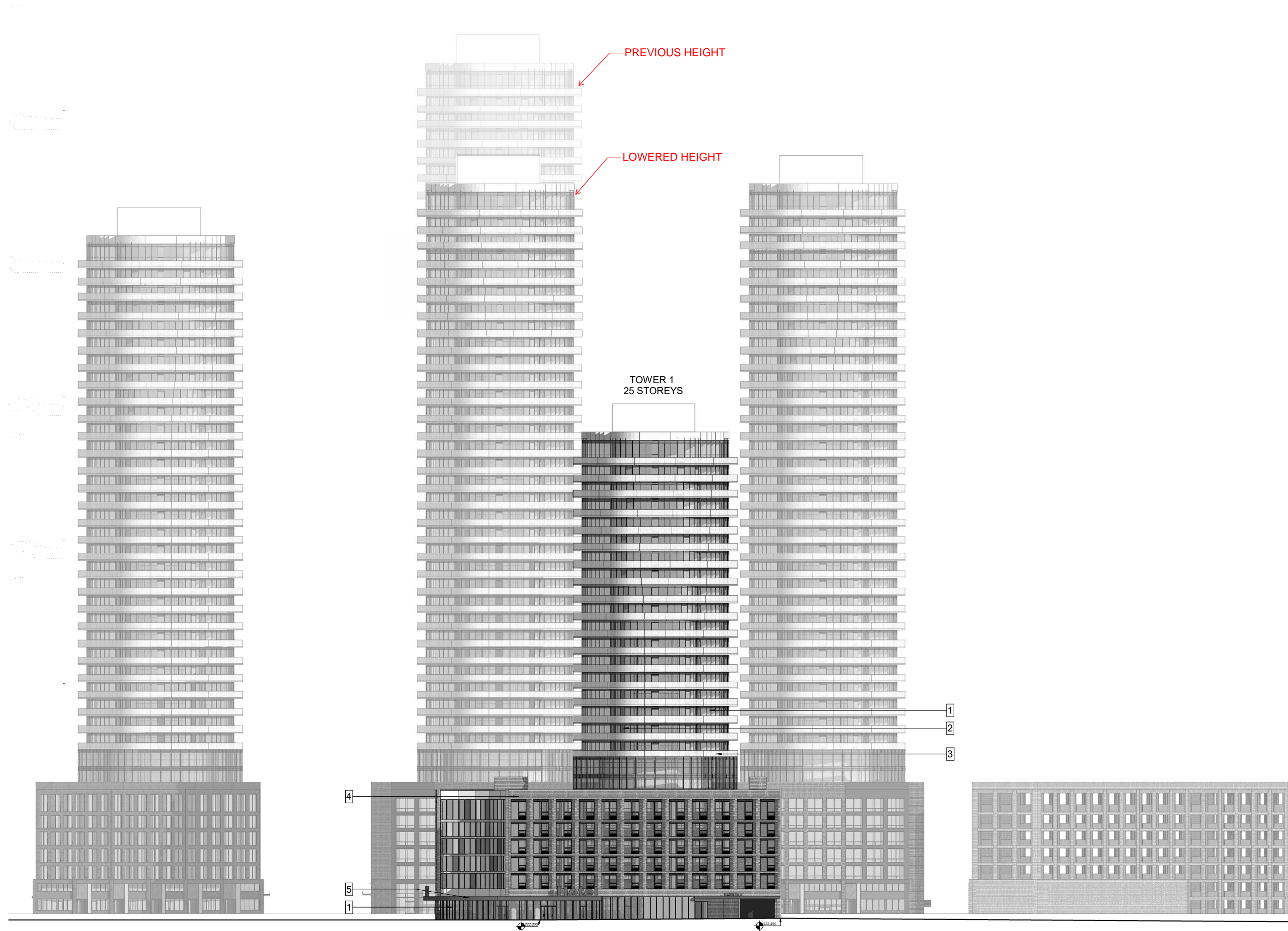
BARRIE - 03
VIEW 3

07 / 12 / 2020

BARRIE WATERFRONT
BARRIE, ON



RD-01



BARRIE - 04
ELEVATION

07 / 12 / 2020

BARRIE WATERFRONT
BARRIE, ON



RD-01