



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Minutes - Final Planning Committee

Monday, November 30, 2020

6:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on December 7, 2020.

The meeting was called to order by Mayor Lehman at 6:01 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, T. McArthur
Director of Economic and Creative Development, S. Schlichter
Director of Corporate Facilities, R. Pews
Director of Infrastructure, B. Araniyasundaran
Director of Finance/Treasurer, C. Millar
Director of Human Resources, A.M. Langlois
Director of Information Technology, R. Nolan
Director of Internal Audit, S. MacGregor
Director of Legal Services, I. Peters
Director of Development Services, M. Banfield
Director of Recreation and Culture Services, R. Bell
Director of Operations, D. Friary

Director of Transit and Parking Strategy, B. Forsyth
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, A. Miller
Manager of Administrative Services (CCS), C. Swan
Manager of Business Performance and Environmental Sustainability, S. Brunet
Manager of Enforcement Services, T. Banting.

The Planning Committee met and recommends adoption of the following recommendation(s):

20-P-046 APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR 51-75 BRADFORD STREET AND 20 CHECKLEY STREET (WARD 2)

1. That the Official Plan Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to refine the limits of the 'City Centre' and 'Environmental Protection' designations on Schedule 'A' - Land Use and delete 'Defined Policy Area - T' from Schedule 'C' - Defined Policy Areas along with the related text in section 4.8.11 for the subject lands, known municipally as 51 - 75 Bradford Street and 20 Checkley Street, attached as Appendix "A" to Staff Report DEV034-20, be approved.
2. That the Zoning By-law Amendment application submitted by SmartCentres on behalf of Barrie Lakeshore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) to rezone the lands known municipally as 51 - 75 Bradford Street and 20 Checkley Street from 'Transition Centre Commercial with Special Provisions, Hold' (C2-2)(SP-436)(H-114), (C2-2)(SP-437)(H-114), (C2-2)(SP-438)(H-114) and 'Environmental Protection' (EP) to 'City Centre Commercial with Special Provisions, Hold' (C1-2)(SP-XXX)(H-ZZZ), (C1-2)(SP-YYY)(H-ZZZ) and 'Environmental Protection' (EP) attached as Appendix "B" to Staff Report DEV034-20, be approved.
3. That the following Special Provisions for the 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) A maximum of 2 loading spaces are required to service this building, which includes the hotel, whereas a calculation of Gross Floor Area is used to determine the number of spaces for the site;
 - b) Maximum Total Gross Floor Area of 750% across the entire project site, whereas the permitted standard is 600%;

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- c) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - d) Maximum building height of 50 metres within 10 metres of Lakeshore Drive and the maximum building height thereafter shall be 88 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum building height thereafter shall be 45 metres; and
 - e) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141.
4. That the Hold (H-ZZZ) be removed from City Centre Commercial with Special Provisions (C1-2)(SP-XXX) zone when the following is completed to the satisfaction of the City:
- 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.
5. That the following Special Provisions for the City Centre Commercial with Special Provisions (C1-2)(SP-YYY)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
- a) Maximum Total Gross Floor Area of 750% across the entire project site, whereas the permitted standard is 600%;
 - b) Minimum Required Commercial Floor Space of 15% across the entire project site, whereas 50% of the lot area is required;
 - c) Maximum building height of 30 metres within 5 metres from Bradford Street and the maximum building height thereafter shall be 148 metres, whereas the standard is to permit 10 metres within 5 metres of the front/rear lot lines and the maximum height thereafter is 45 metres;
 - d) Minimum dwelling unit size shall be 35 square metres whereas 35 square metres plus 10 square metres per bedroom is required in Zoning By-law 2009-141; and

- e) Notwithstanding H-ZZZ, a parking lot is permitted to provide surface parking as an interim use in accordance with Site Plan Control guidelines and requirements to the satisfaction of the Director of Development Services. Additional transitional uses include, but are not limited to, passive recreation.
6. That the Hold (H-ZZZ) be removed from City Centre Commercial with Special Provisions (C1-2)(SP-YYY) zone when the following is completed to the satisfaction of the City:
- a) Submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie if a reduction to the parking ratio is being considered for those lands zoned as 'City Centre Commercial with Special Provisions' (C1-2)(SP-XXX) and (C1-2)(SP-YYY);
 - 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 the required Site Plan application, following its submission and review by City staff, be "bumped up" to Council with a report and recommendation from staff for Council's consideration.
8. That staff in the Development Services Department provide a memorandum concerning the height of the building and any opportunity to reduce the height, to match the character of the area, a site specific project specific by-law, a conference centre and how to manage it, finalization of the environmental protection zone and where the line is, matters concerning the holding provisions and whether or not they are in the by-law and if they are necessary, parkland dedication verification and electric charging stations.
9. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV034-20.
10. That the owner/applicant is required to negotiate community benefits as per Section 37 of the *Planning Act* as amended, to the satisfaction of the Director of Development Services at the time of Site Plan Control.

11. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV034-20) (D09-OPA078, D14-1692)

This matter was recommended to City Council for consideration of adoption at its meeting to be held on 12/7/2020.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

The meeting adjourned at 7:39 p.m.

CHAIRMAN