



City of Barrie

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

Meeting Agenda Planning Committee

Monday, June 8, 2020

7:00 PM

Virtual Meeting

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 1990* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

PM Notice:

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 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.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

Zoom Webinar registration link:

https://barrie-ca.zoom.us/webinar/register/WN_3FZwjgPTQ3Ke1f2gjRsb7Q

PM 200608**APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENT - SUBMITTED BY SMART CENTRES ON BEHALF OF BARRIE LAKESHORE DEVELOPMENTS - 51 - 75 Bradford Street AND 20 Checkley Street (WARD 2) (FILE: D09-OPA078, D14-1692)**

The purpose of the Public Meeting is to review applications for an Official Plan Amendment and a Zoning By-law Amendment submitted by Smart Centres on behalf of Barrie Lakeshore Developments for lands known municipally as 51-75 Bradford Street and 20 Checkley Street, Barrie.

The development concept under consideration includes four 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 square metres.
4. Maximum Non-Residential Gross Floor Area: 14,000 square metres.
5. Maximum Total Gross Floor Area: 164,000 square metres.
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; and
 - d) Tower 4: 38 storeys.
7. Reduced Setbacks:
 - a) Minimum Front Yard Setback: 9.5 metres (Bradford Street);
 - b) Minimum Side Yard Setback: 2 metres; and
 - c) Minimum Rear Yard Setback: 7.5 metres (Lakeshore Drive).
8. Remove Minimum Dwelling Unit Floor Area.
9. Minimum Indoor Amenity Area: 0.60 square metres per unit.
10. Minimum Outdoor Amenity Area: To Be Determined.

Presentation by a representative(s) of Smart Centres.

Presentation by Celeste Kitsetmetry, Senior Planner, Development Services.

See attached correspondence.

Attachments: [200608 Notice 51-75 Bradford St. & 20 Checkley St.](#)
[200608 Presentation 51-75 Bradford St 20 Checkley St](#)
[200608 Memorandum 51-75 Bradford St. & 20 Checkley St](#)
[200608 Correspondence 51-75 Bradford St 20 Checkley St](#)
[200608 ADDITIONS Correspondence 51-75 Bradford St 20 Checkley St - Grou](#)
[200608 ADDITIONS Correspondence 51-75 Bradford St 20 Checkley St - Grou](#)
[200608 ADDITIONS Correspondence 51-75 Bradford St 20 Checkley St - Grou](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES

8. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

