



**DEVELOPMENT SERVICES
DEPARTMENT MEMORANDUM**

FILE NO. D09-OPA078, D14-1692

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

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

NOTED: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PRESENTATION OF REVISED DEVELOPMENT PROPOSAL FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 51-75 BRADFORD STREET & 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS)

DATE: DECEMBER 15, 2020

The purpose of this memorandum is to present Members of Council a revised proposal from the Applicant in response to:

**Motion
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)

That motion 20-G-046 of the Planning Committee Report dated November 30, 2020 concerning the Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street be referred back to staff to look at a reduced height for the proposal. (DEV034-20) (D09-OPA078, D14-1692)

Staff Report DEV034-20 is attached as Appendix “A”.

In response to the motion, the Applicant presented a revised development concept to address the request to reduce the height for the proposal. The submission from the Applicant is attached as Appendix “B” and includes the following:

- Letter outlining the revised proposal;
- Draft Zoning By-law to reflect the details of the revised proposal, including a revised concept plan to form part of the by-law;
- Three separate views and massing illustrations of the original and revised proposals; and,
- Elevations showing details of the podium treatments.

This is the Applicant’s response to Council’s request to reduce the height of the proposed buildings. The Applicant remains motivated to continue through the development approvals process for this project and continues to renew their commitment to collaborations with staff, our agency partners, the community, and Council. Through the continued dialogue between staff and the Applicant, this revised proposal reflects the position the Applicant can bring forward to continue with a viable project while at the same time considering the existing conditions of the site and the complexities of developing a project of this size and scale.

The main items to note for the revision are as follows:

- Reduced overall height for the centre building along Bradford Street by lowering towers 2 and 3 to a total of 38 and 39 storeys (reduced from 39 and 46 storeys) (the overall height of the podium plus towers 1 and 4 remain unchanged);

- Reduce the permitted gross floor area by reducing the height but not increasing the building floor plates/point towers; and
- Reduced maximum podium height adjacent to 2 Toronto Street to 26 metres with the addition of a stepping provision (reduced from 50 metres).

In addition, the revised proposal includes commitments from the Applicant to include a hotel as part of the Phase 1 of the development proposal and to continue to work with staff through the site plan application process to pay particular attention to the treatment of the interface between this property and 2 Toronto Street. Council's recommendation to "bump up" the site plan control review to Council will ensure that Council and the public continue to be involved in the details of this development proposal.

Even with the proposed reduction in building heights, there is no question that this development proposal represents a significant built form change for the City. Over the past number of decades, Barrie and the development of the lands closest to the waterfront, have evolved. From an area that was predominantly single-family homes until the late 1980s to the earlier high rises (Marina Bay/Regatta), to the taller structures at 2 and 6 Toronto Street issued permits to start construction in 2000 and 33 and 37 Ellen Street (Nautica) issued in 2006, the built form in this area has changed. Given the increased desirability of projects in the city's downtown and the proximity to the lake, combined with Provincial direction to increase density in the urban centre, this evolution will continue.

Staff have discussed the options available to address Council's comments extensively with the Applicant. At this time, it is clear to staff that this revised proposal reflects what the Applicant is prepared to do as articulated in their letter and supporting materials from December 9, 2020. Technically, the impacts of the proposed development can be appropriately mitigated now and into the future as the site is developed and the specifics are refined through the detailed design work. The proposal represents an appropriate built form for an evolving and designated urban centre such as downtown Barrie. Staff are presenting this for council's consideration if development of this parcel is desired. Further delays and reconsiderations of these applications will not advance the proposal and will not yield a different position from the Applicant or the community, or a different professional planning opinion from staff.

Any recommendations that may come from Planning Committee on Tuesday December 15, 2020, would be considered by Council on Monday January 11, 2021, along with the consideration of by-laws to adopt the proposed Official Plan Amendment and Zoning By-law Amendment. Any decision of Council is subject to the statutory appeal period of 20 days in accordance with the *Planning Act*.

Should Planning Committee wish to proceed with the revised proposal, the following motion would be required:

**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 'Central

Area 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 as amended by Planning Committee on December 15, 2020.

3. That the following Special Provisions for the 'Central Area 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 (GFA) is used to determine the number of spaces for the site;
 - b) Maximum Total GFA of 750% across the entire project site, whereas the permitted standard is 600%;
 - 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 26 metres within 10 metres of the front lot line (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;
 - e) Maximum building height of 26 metres within 10 metres of the north side lot line (2 & 6 Toronto St.), and the maximum building height thereafter shall be 88 metres, whereas no standard is required; and,
 - f) 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 the 'Central Area 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 'Central Area Commercial with Special Provisions' (C1-2)(SP-YYY)(H-ZZZ) Zone be referenced in the site specific zoning by-law:
 - a) Maximum Total GFA 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;

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- c) Maximum building height of 30 metres within 5 metres of the front lot line (Bradford Street) and the maximum building height thereafter shall be 124 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 'Central Area 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 the Site Plan review shall include but not be limited to:
 - a) appropriate setbacks to the environmental protection area; and,
 - b) building design and step backs in accordance with the concept plan illustrated and attached to the proposed zoning by-law.
 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 and subsequent Memorandums from staff dated Dec. 7, 2020 and Dec. 15, 2020.
 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)

For more information, please contact Michelle Banfield, Director of Development Services at ext. 5466 or michelle.banfield@barrie.ca

Appendix “A – Staff Report DEV034-20 dated November 30, 2020



Appendix A - Staff
Report DEV034-20.pdf

Appendix “B” – Letter from SmartCentres dated December 9, 2020



Appendix B - Letter
from SmartCentres - [