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THE CORPORATION OF THE CITY OF BARRIE
Planning and Building Services
"Committed to Service Excellence"

November 18, 2016
File: D12-394/D14-1495/D09-127

NOTICE OF AN APPLICATION OF AN OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15), 34(12) AND 51(20) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION.

Dear Sir/Madam:

Re: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 3251586 Canada Inc. (Barrie Heritage Phase IV)

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, December 12th, 2016**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) on behalf of the owner 3251586 Canada Inc. (Barrie Heritage Phase IV) for lands located on the east side of Yonge Street, east and west of the Rail line and immediately north of the South Barrie GO station. The applications relate to two parcels of land. The first is generally located between Yonge Street and the Rail line (referred to as the Yonge Street property) and the lands east of the Rail line are located directly south of the dead end of Poplar Drive, being Part of Lot 15, Concession 12 (referred to as the Poplar Drive property).

Official Plan and Proposed Amendment

The subject lands are designated Residential, General Commercial, Open Space, and Institutional in the City of Barrie Official Plan. The Yonge Street property is identified as being within an Intensification Corridor and partially within a Major Transit Station Node (lands adjacent to the South Barrie GO station) on Schedule I of the City's Official Plan.

The Commercial, Open Space, and Institutional designations on the lands are conceptual and were identified as part of the approval of the Painswick South Secondary Plan. The location of these uses was intended to be conceptual until such time as development approvals solidified the actual location. The Institutional block has now been developed as St. Peter's Catholic School. The Commercial block will be incorporated within the development proposal as part of the mixed Residential/Commercial development adjacent to the GO station lands and within the Major Transit Station Node. The Open Space will be located in various parts of the subject lands.

The proposed Official Plan amendments are therefore technical in nature and the development as proposed conforms to the Official Plan.

Zoning By-law Amendment

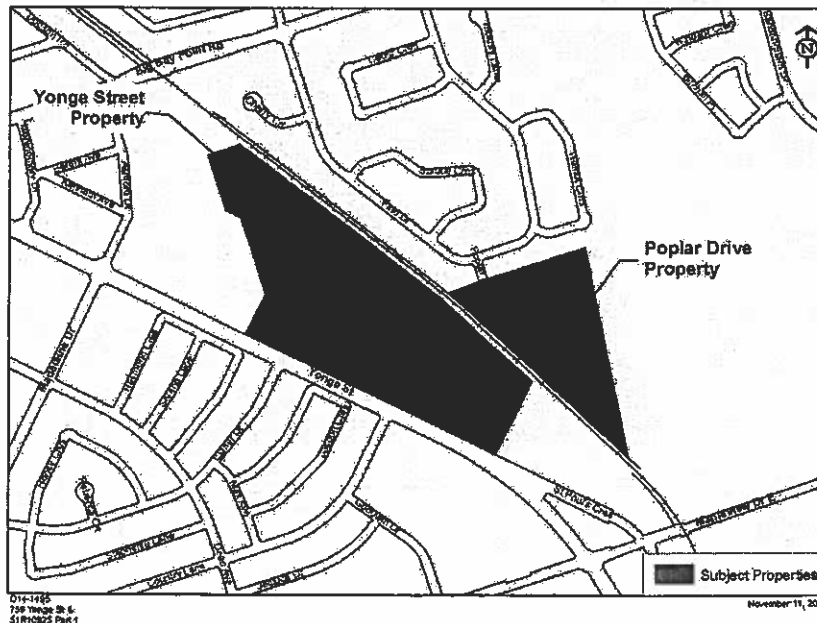
The Yonge Street property is zoned Agriculture (A) within the City of Barrie Zoning By-law. The Poplar Drive property is zoned Residential Hold (RH). On the Yonge Street property, the Zoning By-law is proposed to be amended to rezone the subject lands from Agriculture (A) to Mixed Use Node (MU1) for the lands immediately north of the GO Station, and Mixed Use Corridor (MU2) for the remainder of the lands between Yonge Street and the rail line. The Poplar Drive property is proposed to be rezoned from Residential Hold (RH) to Open Space (OS).

The implementing zoning by-law will also contain a number of site specific provisions to accommodate the general development concept where it varies from the standard provisions of the MU1 and MU2 zone.

The proposed zoning on the portion of the lands within the Major Transit Station Node (MU1 zone) will allow for heights between 2 storeys and 10 storeys, notwithstanding that the proposed plan is currently based on heights using a maximum of 6 storeys.

Draft Plan of Subdivision

The Yonge Street property is proposed to be subdivided to accommodate a development concept that generally envisions mid to high density residential, mixed use Residential/Commercial development with an area adjacent to the South Barrie GO station that is generally identified as a Major Transit Station Node on Schedule I of the Official Plan. This portion of the site is proposed to be developed as a grouping of higher density residential buildings, some of which will have ground floor commercial, and is also planned to include back to back townhouses and stacked townhouses. The remainder of the property is proposed to be developed as street townhouses and stacked townhouses, generally fronting onto internal roads and will include a connected network of smaller park blocks and a large park block as an extension of the existing Painswick park. The Poplar Drive property is intended to accommodate a stormwater pond and the remainder of the lands will remain in their naturalized state with the exception of some walking trails and park lands.



The subject lands are to proposed to be developed as follows;

Draft Plan Total Area = 26.59 hectares

SWM Area = 4.50 hectares

Park Area

Yonge Street Property:	5.99 ha
Poplar Drive Property:	3.95 ha
Total Parkland:	9.94 ha

A buffer adjacent to the rail line on the Yonge Street property will be for Open Space uses = 1.28 hectares

Townhouse:	168
Stacked Townhouse:	168
Back to Back Stacked Townhouse:	192
Mid-Rise (6 storey buildings):	756

Total Dwelling Units: 1284

Total Commercial Floor Area within the mid-rise buildings = Approximately 30,000 sq. feet (2785 sq. metres).

Total Plan Density (Yonge Street site) = 1284 units / 18.14 hectares = 70.78 uph

Any person wishing further information or clarification with regard to this proposed Official Plan Amendment, Amendment to the Zoning By-law, and Draft Plan of Subdivision should contact the Planning and Building Services Department during regular office hours at 705-739-4208.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **December 6, 2016**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Official Plan Amendment, Amendment to the Zoning By-law and Draft Plan of Subdivision if adopted by Council will be provided upon written request to the City Clerk.

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 Official Plan Amendment and/or 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 Ontario Municipal Board; and

- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned.

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.

Stephen Naylor, Director
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