



Bill No. 009

BY-LAW NUMBER 2021-

**A By-law of The Corporation of the City of Barrie to
adopt an amendment to the Official Plan (O.P.A. 078)**

WHEREAS, Section 21 of *The Planning Act*, R.S.O., 1990 Chapter P.13 authorizes councils to initiate an amendment to or repeal of any official plan that applies to the municipality;

AND WHEREAS, Motion 20-P-049 of the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan.

NOW THEREFORE, the Council of The Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 078 the Official Plan for the Barrie Planning Area attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time the 25th day of January, 2021.

READ a third time and finally passed this 25th day of January, 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – WENDY COOKE

AMENDMENT NO. 78

TO THE

CITY OF BARRIE

OFFICIAL PLAN

OFFICIAL PLAN
FOR THE
CITY OF BARRIE
AMENDMENT NO. 78

AMENDMENT NO. 78 to the City of Barrie Official Plan was prepared by the Barrie Planning Committee and was recommended to the Council of the City of Barrie under the provisions of the *Planning Act*, on the 11th day of January 2021.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke

This amendment was adopted by the Corporation of the City of Barrie by By-law No. 2021-_____ in accordance with the provisions of the *Planning Act*, on the 25th day of January 2021.

Mayor – J.R. Lehman

City Clerk – Wendy Cooke



Bill No. 009

BY-LAW NUMBER 2021-XXX

A By-law of the Corporation of the City of Barrie to adopt an amendment to the Official Plan (O.P.A. No. 78).

WHEREAS, Section 21 of the *Planning Act, R.S.O., 1990 Chapter P.13* authorizes Council to initiate an amendment to or repeal of any Official Plan that applies to the municipality;

AND WHEREAS, by Resolution 20-P-049, the Council of the Corporation of the City of Barrie deems it expedient to pass such a by-law to adopt an amendment to the City of Barrie Official Plan;

NOW THEREFORE, the Council of the Corporation of the City of Barrie enacts as follows:

1. **THAT** Amendment No. 078 to the City of Barrie Official Plan attached to and forming part of this by-law, is hereby adopted.
2. **THAT** this By-law shall come into force and have effect immediately upon the final passing thereof.

READ a first and second time this 25th day of January 2021.

READ a third time and finally passed this 25th day of January 2021.

THE CORPORATION OF THE CITY OF BARRIE

Mayor – J.R. Lehman

Clerk – Wendy Cooke

This AMENDMENT NO. 78 to the Official Plan for the City of Barrie which has been recommended by the Barrie Planning Committee and adopted by the Council of the Corporation of the City of Barrie, is hereby approved in accordance with the *Planning Act* as AMENDMENT NO. 78 to the City of Barrie Official Plan.

Date

City Clerk – Wendy Cooke

OFFICIAL PLAN AMENDMENT NO. 78

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**AMENDMENT NO. 78
TO THE CITY OF BARRIE
OFFICIAL PLAN**

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Barrie consists of three parts:

PART A - THE PREAMBLE consists of the purpose, location and basis for the Amendment and does not constitute part of this amendment.

PART B - THE AMENDMENT sets out the actual Amendment and consists of the following text and schedules which constitute AMENDMENT NO. 78 to the Official Plan of the City of Barrie.

PART C - THE APPENDIX consists of a list of information pertinent to this Amendment in the form of a record of City of Barrie Council's actions (Public Meeting Minutes, Staff Report, and Council Resolution) and does not constitute part of this amendment.

PART A - THE PREAMBLE

TITLE

The title of this Amendment is “Official Plan Amendment No. 78 to the Official Plan of the City of Barrie”, herein referred to as Amendment No. 78.

PURPOSE

The purpose of this Amendment is to redesignate a portion of the lands legally described 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, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from ‘City Centre’ to ‘Environmental Protection Area’ and to delete Defined Policy Area “T” from the subject lands.

LOCATION

The subject property is legally described 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, municipally known as 51 to 75 Bradford Street and 20 Checkley Street.

The subject lands are located between Bradford Street and Lakeshore Drive north of Bunker’s Creek and south of Simcoe Street. The property is irregular in shape and has approximately 198.64 metres of frontage on Bradford Street, 83.84 metres of frontage on Lakeshore Drive and a public road access to Simcoe Street municipally known as Checkley Street. The total area of the site is approximately 3.5 hectares.

BASIS

The municipal approval of the proposed amendment is to facilitate changes to the Official Plan land use designation, delete Defined Policy Area “T” and amend the Zoning By-law for 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) that would result in future permissions for the development of a mixed use development including three (3) podium structures hosting four (4) towers ranging in height from 25 to 41 storeys for residential apartments, a hotel, ground floor commercial uses, a standalone parking garage, open space, and preservation of environmental lands including Bunkers Creek. The site is intended to include approximately 1,700 residential units.

The Official Plan Amendment is intended to amend Schedule A – Land Use to recognize and define the flood plain boundary in consultation with the Lake Simcoe Region Conservation Authority (LSRCA). The flood plain is classified as hazard lands in accordance with the Provincial policy and recommended to be designated as ‘Environmental Protection Area’. In addition to confirming the boundary between the lands designated as ‘City Centre’ and ‘Environmental Protection Area’, the proposed Official Plan Amendment is intended to delete Defined Policy Area “T” and the related descriptive text that specifically references the previous design concept approved for these lands.

Staff have reviewed the comments received and considered the proposed official plan amendment and zoning by-law amendment, having regard to conformity with relevant Provincial policies and the City's Official Plan. The proposed change in the land use designation to recognize the flood plain as 'Environmental Protection' and the removal of the project specific Defined Policy Area to facilitate an alternative development concept including high density rental apartment towers with a hotel and ground floor commercial units in the 'City Centre', is considered appropriate and is consistent with the Provincial Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City's Official Plan.

PART B - THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan of the City of Barrie, as amended is hereby further amended as follows:

1. Schedule A – Land Use to the Official Plan, as amended is hereby further amended by redesignating part of the lands legally described 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, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from 'City Centre' to the 'Environmental Protection Area' designation, as shown on Schedule "A" attached hereto and forming part of this Amendment.
2. Schedule C – Defined Policy Areas to the Official Plan, as amended is hereby further amended by deleting Defined Policy Area "T" and the related text in Section 4.8.11 of the Official Plan from the lands legally described 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, municipally known as 51 to 75 Bradford Street and 20 Checkley Street.

IMPLEMENTATION

An implementing Zoning By-law to amend the zoning on the subject lands 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-602)(H-151), 'Central Area Commercial with Special Provisions, Hold' (C1-2)(SP-603)(H-152) and 'Environmental Protection' (EP) will be presented concurrently with Official Plan Amendment No. 78.

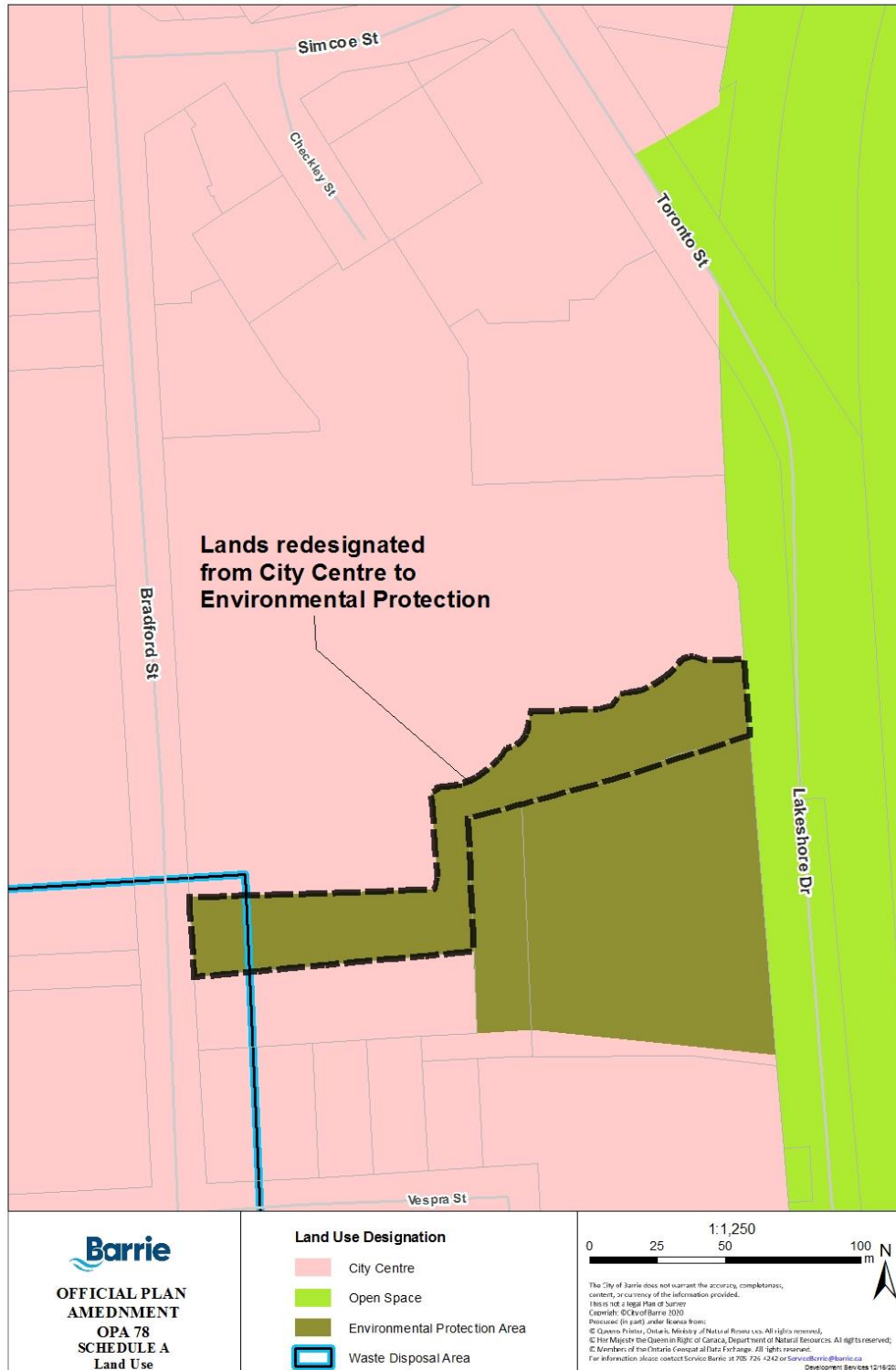
The site specific by-law will facilitate the development of a portion of the property for a mixed use development including three (3) podium structures hosting four (4) towers ranging in height from 25 to 41 storeys. The site is intended to include approximately 1,700 residential units, a hotel, ground floor commercial uses and a significant environmental protection area including Bunkers Creek.

The detailed development of the site will be accomplished through the Site Plan Control process.

INTERPRETATION

The remaining provisions of the Official Plan of the City of Barrie, as amended from time to time, regarding the interpretation of that Plan, shall apply in regard to this Amendment.

Schedule "A" to Official Plan Amendment No. 78



PART C - THE APPENDIX

RECORD OF COUNCIL ACTIONS

1. On June 8, 2020, a Public Meeting was held for the proposed Official Plan Amendment and Zoning By-law Amendment applications. (20-P-020)
2. On November 30, 2020, Planning Committee received Staff Report DEV034-20 and accepted the recommendation of staff to approve the applications “subject to staff in the Development Services Department providing 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.” (20-P-046)
3. On December 7, 2020, Council discussed the decision of Planning Committee and memorandum provided by staff. Council did not ratify the decision, but instead provided direction “That motion 20-P-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.”
4. On December 15, 2020, Planning Committee again considered Staff Report DEV034-20 with a supporting memorandum including a proposed revision by the applicant for the zoning by-law amendment standards. The recommendation to approve the applications was accepted with revised provisions in the zoning by-law standards to impose a maximum height of 132 metres (41 storeys) for the tallest tower. (20-P-049)
5. On January 11, 2021, Council ratified the decision of Planning Committee to approve the applications subject to amended zoning by-law amendment provisions.