

TO: **DEPUTY MAYOR B. WARD AND MEMBERS OF PLANNING COMMITTEE**

FROM: **J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324**

NOTED: **M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

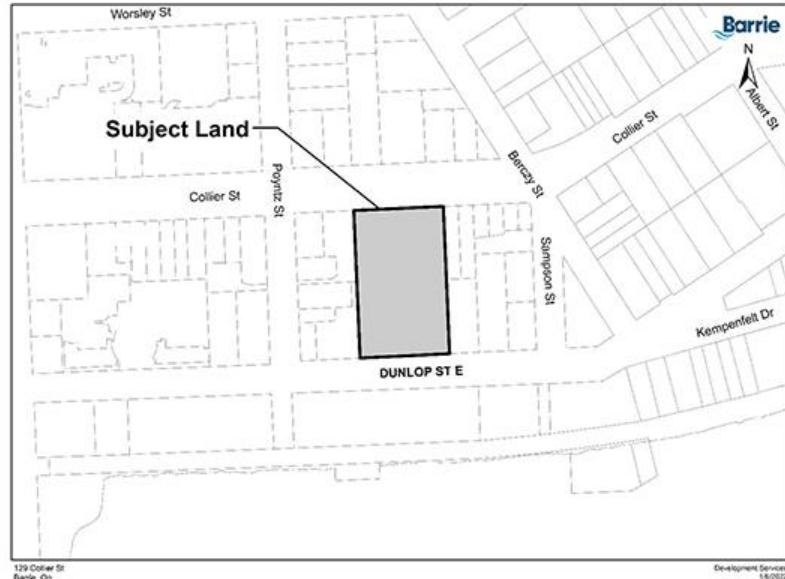
RE: **PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT - 129 COLLIER STREET (WARD 2)**

DATE: **MAY 17, 2022**

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application by Pinemount Developments Ltd. for a Zoning By-law Amendment on lands legally described as Lots 27 to 29 and Lots 37 to 39, Plan 2 and Parts 1 to 3 on Registered Plan 51R-and known municipally as 129 Collier Street. The site is approximately 0.6 hectares in size with double-frontage on Collier and Dunlop Streets and is located between Poyntz Street and Simpson Street.

The subject lands are located within the Urban Growth Centre, in Ward 2, and are currently designated 'City Centre' in Schedule A – Land Use of the Official Plan.

The applicant proposes to rezone the lands from 'Transition Centre Commercial -1' (C2-1) to 'Transition Centre Commercial -1' with Special Provisions (C2-1) (SP-XXX) to facilitate the development of two 12-storey towers. The southern development will consist of a 12-storey residential building with a total height of 43.5 m. The building is anchored by a 4-storey podium that contains at-grade amenity and residential uses fronting onto Dunlop Street. The northern development will consist of a 12-storey residential building on a 3-storey podium with a total height of 42.1 m and residential units at grade within the podium fronting onto Collier Street.



The overall development is linked through an internal courtyard that serves both high rise components of the development. The proposal will have a total gross floor area of 23,113 sq. m. (248,788 sq. ft.). The primary residential entrance and residential lobby will front onto Collier Street to the north and Dunlop Street to the south. The overall development will have a density of 3.79 Floor Space Index ("FSI") with 293

residential units. Parking is proposed to be provided primarily through an underground structure, with a total of 249 parking spaces.

The complete submission package for the proposed development is posted on the [Proposed Developments](#) page on the City's website under [Ward 2 – 129 Collier Street](#).

Background

The Zoning By-law Amendment application was submitted to the City and deemed complete on March 23, 2022. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A neighbourhood meeting was held virtually on February 2, 2022. Approximately 37 residents attended the meeting, along with the Ward 2 Councillor Keenan Aylwin, Planning staff, the applicant and the applicant's consultants. The applicant also engaged the community prior to the neighbourhood meeting to identify key issues. The following matters were raised by residents:

- Architectural design that relates to the existing neighbourhood, with focus on:
 - pedestrian scale and experience;
 - historic character of the neighbourhood;
 - street activation through permeable street edges, no blank walls, and use of quality materials at the human-scale;
 - integrating height and density into the neighbourhood and focusing on mitigating impacts on existing residents.
- Active ground floor uses and streetscape design;
- Affordable housing and rental units with a mix of unit sizes and rental rates;
- Traffic impacts to the neighbourhood;
- Parking; and,
- Active transportation infrastructure and connections in the area.

The applicant's Planning Justification Report includes a response to each of the comments received from members of the public at the Neighbourhood Meeting. Planning staff will provide an analysis of the responses when a staff recommendation report is brought forward to Planning Committee.

Zoning By-law Amendment

The following site-specific zoning provisions are required to facilitate the overall design proposed for the development:

Table 1: Site-specific Zoning Provisions – 129 Collier Street

Zoning Standard	Required – C2-1 Zone	Proposed – C2-1(SP-XXX)
6.3.1 Side Yard Setback	6m	1.2m
6.3.2 Maximum Building Height	30m	43.5m
6.3.2 Minimum Coverage for Commercial Uses	50%	0%
4.6.1 Parking	1 space per dwelling unit = 293 Spaces	0.85 spaces per dwelling unit = 249
4.6.2.5 Size of Parking Space	2.7m x 5.5m	2.6m x 5.5m
4.6.2.5 Minimum Aisle Width for a Drive Aisle at 90 Degrees	6.4m	6.0m

Planning and Land Use Matters Under Review

The subject application is currently undergoing technical review by City staff and partner agencies. The primary planning and land use matters being considered include:

- Compatibility with surrounding land uses, as it relates to shadowing, stepping provisions, building setbacks, landscape buffers and fencing;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Dunlop Street and Collier Street;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
- The impacts that the development may have on traffic and parking in the area;
- Ensuring that the proposed density is appropriate for the site and will not jeopardize the functionality of the development proposal, as it relates to providing sufficient parking, indoor and outdoor amenities, landscaping, snow storage areas, waste collection/storage facilities, and pedestrian walkways; and,
- The appropriateness of the requested special provisions.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as the comments raised through the technical analysis of this application by staff and agency partners.

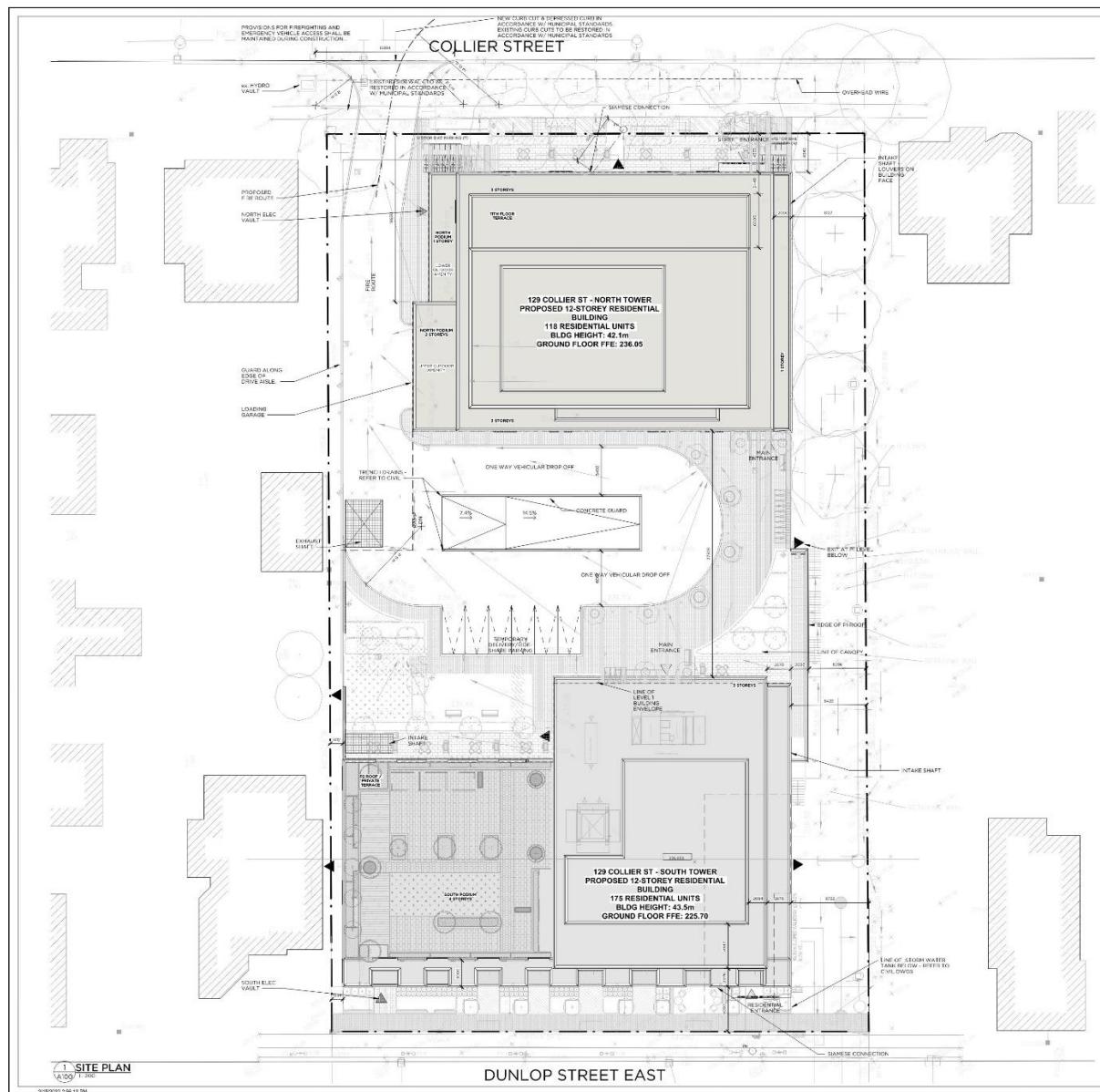
All technical comments received, as well comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting late 2022 or early 2023 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment Application.

For more information, please contact the Planning file manager, Jordan Lambie, Senior Urban Design Planner at 705-739-4220 ext. 4324 or by email at jordan.lambie@barrie.ca.

Attached: Appendix "A" – Proposed Concept Site Plan
 Appendix "B" – Conceptual 3D Perspective

APPENDIX "A"

Proposed Concept Site Plan



APPENDIX "B"**Conceptual 3D Perspective**