

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1630 & D09-OPA64**

FROM: ANDREA BOURRIE, RPP, DIRECTOR OF PLANNING & BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING PRESENTATION – STATUS UPDATE
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT –
10, 14, 18, 20, 22 and 24 GROVE STREET WEST – YMCA LANDS

DATE: JUNE 12, 2017

The subject lands are designated Institutional and Residential within the City's Official Plan and are zoned Institutional I and Residential Multiple Dwelling First Density RM1 by Zoning By-law 2009-141. The subject lands are municipally known as 10, 14, 18, 20, 22 and 24 Grove Street West and are located on the north side of Grove Street West, west of Bayfield Street. The lands are owned by the YMCA of Simcoe/Muskoka.

The YMCA submitted an application on March 27, 2017. The application was deemed complete on April 6, 2017.

The proposal is to redesignate the lands to Residential and Open Space as well as propose a "Special Policy Area" to recognize a residential density of 455 units per hectare where high density residential development in excess of 150 units per hectare is restricted to locations within the City Centre.

The applicant is proposing to rezone the subject lands to Residential Apartment Dwelling Second Density RA2-2-SP with Special Provisions and Open Space OS to permit the construction of 4 apartment buildings ranging in height from 19-22 storeys, a 2 storey amenity building and an Open Space area to be dedicated to the City as parkland.

The SP Special Provisions seek the following variances to the Zoning By-law for the proposed zoning of RA2-2 SP:

Proposed Special Zoning Provisions

Proposed Variance	Required by Bylaw for RA2-2	Proposed Special Provision
Front Lot Line	Toronto Street (shortest frontage)	Grove Street
Building Height	45 metres	65 metres
Gross Floor Area	200% (maximum % of lot area)	355%
Parking Spaces	1.5 spaces per residential unit	1.0 space per residential unit
Permitted Use	Community Centre not permitted	Community Centre as a permitted use
Landscape Buffer Area for Parking Lot Areas	Continuous 3 metres from the abutting lot line with a 2 metre tight board wood fence	0 metres
Landscape Buffer along the side and rear yards	Continuous 3 metres from the abutting lot line	0 metres
Ground Level Units with Secondary Means of Access	Where ground level dwellings have a secondary means of access to the exterior, a landscape open space area of 7 metres is to be provided	1.6 metres for units with a ground floor balcony or patio 3 metres for units without a ground floor balcony or patio

The primary planning/land use matters being considered at this time are:

- Without frontage on the Bayfield Street intensification corridor or street frontage within the intensification node at Bayfield and Grove Streets, is intensification at the proposed height and density appropriate in this location, outside of the City Centre.
- Is the urban design appropriate and compatible with surrounding lands given the proposed mass and scale of the proposed buildings and development?
- Will the proposed redevelopment of the site hinder the ability of the properties fronting onto the Bayfield Street intensification corridor achieve the desired redevelopment envisioned for the corridor and the node at Bayfield and Grove Streets.
- Is the proposed parkland area contribution to the City appropriate with regard to location, programming, access and safety?
- Will the proposed traffic generated from the site have impacts on the surrounding infrastructure, post development and during construction?
- Is the proposed reduction in parking spaces from 1.5 spaces per unit to 1.0 space per unit appropriate, given the proposed use, site configuration and adjacent streets?
- With the proposed closure of the Toronto Street access, is one point of access onto Grove Street appropriate?
- Is the servicing and road infrastructure adequate to handle the proposed density and population to be generated from the site?
- Impact of lack of landscaping buffers.

A Neighbourhood Meeting was held on May 3, 2017. There were 40+ people from the public in attendance. Primary comments from the public centered on traffic impact during and after construction:

- Grove Street impacts due to increase in traffic;
- Concerns with Bayfield and Grove Streets intersection and inability to handle vehicle turning movements;
- Concerns over truck traffic during construction, access route and duration of a 10 year timeframe to full build out;
- Concern with possible Grove Street widening;
- Lack of sidewalk on the north side of Grove Street and concerns with vehicle and pedestrian movements at the proposed intersection of the access road at Grove Street; request for traffic signals/pedestrian crosswalk;
- Impacts associated with Bayfield Street and Highway 400 widenings.

Other comments included:

- Building height concerns given highest point of land in Barrie;
- Shadowing of neighbouring properties;
- Concerns with amount of density in primarily low density residential area;
- Drainage concerns and impacts to existing houses down slope;
- Structural foundation impacts to existing homes as a result of construction (drilling/blasting).

A staff report is targeted for General Committee consideration in September 2017 for the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Janet Foster, Senior Planner at Ext. 4517.