
TO: PLANNING COMMITTEE

SUBJECT: SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING FOR 10, 14, 18, 20, 22 AND 24 GROVE STREET WEST

WARD: 2

PREPARED BY AND KEY CONTACT: J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Site Plan Control Application submitted by MHBC Planning, on behalf of Grove Street Developments Inc. for development on lands known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West, be approved in principle per the Site Plan Control Requirements for Processing outlined in Appendix "A" to Staff Report DEV033-22.
2. That staff maintain the delegated responsibility for final clearance of the Site Plan Control Requirements for Processing that culminate in the preparation and registration of a Site Plan Agreement for the project.

PURPOSE & BACKGROUND

3. The purpose of this report is to facilitate the release of Site Plan Control Requirements for Processing for the development proposed on the lands known as 10 Grove Street West. The draft requirements are included as Appendix "A" to Staff Report DEV033-22. As part of Council Adoption of Direction 17-G-253 on October 23, 2017, regarding Official Plan Amendment and the site-specific Zoning By-law Amendment (By-law 2018-031) for this property, there was a requirement for Site Plan Control to be "bumped up" to Council for approval.
4. The development includes:
 - A total of 928 units and 1084 parking spaces, at a rate of 1.2 spaces per unit.
 - i) **Building 1 (798 units) (Phases 1 and 2):** consisting of three residential towers at 23 storeys (68 metre), 25 storeys (74 metre), and 27 storeys (80 metre) in height, sharing a 5 storey parking podium with rooftop amenity space;
 - ii) **Building 2 (130 units) (Phase 3):** consisting of a 3 storey 'townhouse' podium along Grove Street connected to a 9 storey (28.5m) tower by a parking structure with rooftop amenity space.
 - A central plaza amenity, a playground area, and rooftop amenity areas.
 - A pedestrian pathway between Toronto Street and Bayfield Street.

- A privately owned laneway, with an easement in favour of the City of Barrie, along the eastern property line of the site.
5. Staff and partner agencies have reviewed the Site Plan Application (D11-021-2021) in accordance with current legislative requirements, standards, and design guidelines, and have determined that the latest submission is acceptable to move forward with finalizing the infrastructure and design details.

Site and Location

6. The lands subject to the application include the properties known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West. The site is approximately 2.5 hectares in size with frontage on Grove Street and Toronto Street.

North: Highway 400, Sunnidale Natural Area/Park, and commercial uses along Bayfield Street

East: Bayfield Street and wider Wellington neighbourhood with commercial and residential uses

South: Grove Street and Queen's Park neighbourhood with residential uses and Hillcrest Public School

West: Toronto Street, Highway 400



ANALYSIS

Zoning

7. Staff have confirmed that the site plan, as proposed, meets the standards set out in the site-specific by-law for the site (SP-553), as well the standards of Comprehensive Zoning By-law 2009-141, as applicable. The Zoning Matrix is attached as Appendix "C" to Staff Report DEV033-22.
8. The current zone includes a Hold provision (H-136). The Hold identifies that the following items must be completed to the satisfaction of the Director of Development Services:
- a) A land appraisal and determination of Community Benefit.
 - b) A parking study illustrating that a parking ratio of 1 parking stall per 1 residential unit can be accommodated internally to the site without creating spill over impacts on adjacent streets.
 - c) That the owner provide/grant an easement to the benefit/in favour of the property owners having frontage on Bayfield Street, adjacent to the subject lands, that provides above and below grade vehicular access and use to the properties fronting onto Bayfield Street, to be constructed by the owner of the subject lands, where such access to the lands under easement shall have access from a municipal right of way.
9. Staff can confirm that progress has been made to satisfy the Hold provisions as follows:

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- a) A land appraisal was submitted and accepted by the City of Barrie and the Community Benefit determined. This condition of the Hold has been satisfied and was cleared by By-law 2018-116.
- b) Ownership of the site changed following the approval of the zoning amendment. The new owner brought forward a different development concept proposing a parking ratio greater than the minimum 1 space per unit that was contemplated through the zoning amendment. Transportation Planning Staff have reviewed the Transportation Impact Study and Parking Study provided and support the proposed 1.2 spaces per unit and are satisfied there will be no spillover impacts on adjacent streets.
- c) The owner/applicant cannot compel adjacent individual private property owners to accept easements in their favour. As such, an easement in favour of the City will be established over the proposed laneway prior to registration of a site plan agreement.
10. Official Plan policy 3.3.2.2(a) targets a minimum of 10% of all new housing units to be affordable. Further, within the staff report regarding the Official Plan Amendment and Zoning By-law Amendment approvals, the Council motion included the following condition:
- “That the applicant agrees to provide 10% of the proposed rental housing units as affordable rental housing units in accordance with City of Barrie Official Plan Affordable Housing policies as contained in Section 3.3.2.2 Affordable Housing Policies of the Official Plan subject to appropriate government subsidies.”*
- The Owner applied for City of Barrie CIP subsidies during the Spring 2022 intake to help offset the costs of delivering affordable rental apartments. However, the Owner was unsuccessful in obtaining the subsidies and will continue the development with market rental apartments as planned. The owner is engaged in continued discussion with the City of Barrie and other levels of government for future subsidy opportunities.
11. The Hold will be lifted by the Director of Development Services when the conditions of the hold have been satisfied. The removal of holds has been delegated to the Director of Development Services through By-law 2022-042 approved in May 2022 (DEV008-22). The removal of the hold will need to be completed prior to the execution of the site plan agreement.

Site Plan Review

12. Key attributes of Site Plan Control that have been investigated in detail by staff including:
- **Planning and Urban Design** related to site circulation and structure and building location, orientation, and design.
 - **Municipal Infrastructure** connections and site service design including water, sewer, and stormwater management.
 - **Transportation** related to traffic (including required street improvements and construction timing), accesses, emergency vehicle routes, internal automotive and pedestrian circulation, and parking.
 - **Source Water Protection and Environmental Compliance** requirements for Wellhead Protection Area - D (25-year capture area) and foundation depths as it pertains to protecting the municipal supply aquifer.
 - **Landscaping** for the site and streetscapes.

Next Steps

13. The release of the Requirements for Processing provides the opportunity to have the comments and conditions of staff more formally acknowledged by all parties and provides direction for the remaining steps of the Site Plan Control process. Next steps would include finalizing the site and building design, confirming site servicing, foundation depth, landscaping, road access and widening dedications, calculation of fees and securities, and registration of a Site Plan Agreement.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

14. The site location and proposed development contribute to a more walkable and transit-supportive neighbourhood. The proposed massing has been designed to mitigate shadow impacts, maximize sky views and reduce wind impacts. The proposed landscape design utilizes native and drought-tolerant species and will integrate energy efficient and water conservation features. Site landscaping and cool roof features also reduce urban heat island effects. The proposed development will provide access to sustainable transportation methods and contribute to curbing auto dependency.

ALTERNATIVES

15. The following alternative is available for consideration by Planning Committee:

Alternative #1 Planning Committee could refer the proposed Site Plan Control Requirements for Processing back to staff for additional consultation with the owner/applicant and the commenting team.

This alternative is not recommended as staff and partner agencies have been working cooperatively with the owner and consultant team to address the comments and technical considerations for the ultimate design of this development. As noted previously, the release of the Requirements for Processing provides the opportunity to have the comments and conditions of staff more formally acknowledged by all parties and provides direction to formally complete the remaining steps of the Site Plan Control process.

FINANCIAL

16. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed, if required.
17. The current municipal tax revenue from the property known municipally as 10, 14, 18, 20, 22 and 24 Grove Street West is \$491,751.23. The proposed Grove Street West multi-residential development results in an estimated total assessment of \$258,500,000. Applying the total Multi-Residential Full tax rate results in a total tax levy of \$3,243,714.87 (\$2,848,209.87 – Municipal and \$395,505.00 – Education).
18. An estimate of the Development Charges for this development is provided in the chart below:

D11-021-2021 - Estimate of Applicable Development Charges as of October 24, 2022			
Rates frozen as of September 27, 2021 with 3.84% interest			
Development Charge Calculations	Per Dwelling Unit/m2 Charge	Number of Units/Gross Floor Area (m2)	Total Invoiced
Development Charges - Bachelor and 1 Bedroom	\$ 26,882.00	556	\$ 14,946,392.00
Development Charges - Apartments 2+ Bedrooms	\$ 38,287.00	362	\$ 13,859,894.00
Development Charges - Other Multiples	\$ 54,115.00	10	\$ 541,150.00
Demolition Credits - Single Damily Dwelling	\$ (68,366.00)	2	\$ (136,732.00)
Demolition Credits - Non-Retail Use	\$ (219.55)	5970	\$ (1,310,713.50)
Crystallized Rate Indexing - Interest up to October 24, 2022			\$ 1,150,610.90
Total Applicable DC's with Interest up to October 24, 2022 and Demolition Credits Applied			\$ 29,050,601.40
Education Levies	\$ 3,983.00	928	\$ 3,696,224.00
Demolition Credits - Education Levies - Residential Dwellings	\$ (3,983.00)	2	\$ (7,966.00)
Cash In Lieu of Parkland	\$ 6,390.00	928	\$ 5,929,920.00
Demolition Credits - Cash in Lieu of Parkland - Residential Units	\$ (6,390.00)	2	\$ (12,780.00)
Finance Administration Fee	\$ 82.50	928	\$ 76,560.00
Total Estimate of Applicable DC's with Interest up to October 24, 2022 and Demolition Credits Applied and Education Levies, Cash in Lieu of Parkland, and Finance Administration Fee			\$ 38,732,559.40

19. Additional Development Charges Information:

Frozen Development Charges: The Development charge rates have been **frozen with interest at a rate of 3.84% per annum for a maximum of two years** from the date of Site Plan Application being September 21, 2021, at the rates provided in the estimate above. The frozen rates will **expire on September 23, 2023**. If the building permit is issued after the expiry date the current rates in effect will become applicable to this development.

Re-Development Credits: A credit will be provided against development charges owing for properties where there is a redevelopment of the property. The eligibility of the credit is restricted to redevelopments that receive replacement building permits within **60 months of the demolition permit being issued. Current credits are set to expire May 13, 2026.**

Deferral of Development Charge Payments: For Rental Housing that is Not Non-Profit Housing (minimum 4 units - all of which are intended for Rental use): DCs will be due in 6 equal annual payments plus interest commencing on the earlier of the date of the issuance of an occupancy permit or the date the building is first occupied. The person required to pay development charges is required to notify the City within 5 business days of the building first being occupied. Failure to notify the City will result in the development charge, including any interest payable becoming due and payable immediately.

Please note that Interest is determined using the City's 5 year moving average cost of capital (WACC). WACC is unique to each organization and considers both internal and external factors to evaluate the cost of delaying the receipt of funds. The City typically updates its WACC semi-annually or may do so at any other time should conditions so warrant. The current rate in effect is 5.15%. The applicable WACC rate will ultimately be the rate in effect at the time of complete application.

The total deferred Development Charges will be finalized and calculated at the rate in effect on the day that the 1st building permit is issued. If Development Charges were crystallized the crystallized rates will be indexed from the date of Site Plan Application or Zoning By-Law Amendment Application at the WACC rate in effect on date of application.

Installment dates and the interest rate applicable to the total deferred Development Charges (outlined above) will be established at the time of occupancy.

The deferral of Development Charge payments does not apply to Education Levies, Cash in Lieu of Parkland, non-residential development charges, or the Finance Administration Fees.

20. Building permit application fees as an average are estimated to be in the order of \$2,041,012.79 (2022 rate, subject to an annual inflation adjustment on January 1st of each year).

LINKAGE TO 2018–2022 STRATEGIC PLAN

21. The recommendation(s) included in this Staff Report support the following goals identified in the 2018-2022 Strategic Plan:

- Fostering a Safe and Healthy City
 - Build a greener Barrie while mitigating and adapting to climate change
- Building Strong Neighbourhoods
 - Build walkable, diverse neighbourhoods that encourage community connections
- Improving the Ability to Get Around
 - Increase transportation options, including active transportation modes
 - Make connections

22. In accordance with Council's goals, the proposed development would provide for a high density built form with rental residential units that will utilize and/or improve existing services and infrastructure. The proposed development promotes and facilitates walkability and community connections to the surrounding commercial districts and supports active transportation and public transit.

Attachments: Appendix "A" – Draft Site Plan Control Requirements for Processing
Appendix "B" – Proposed Site Plan
Appendix "C" – Zoning Matrix

APPENDIX “A”
Draft Site Plan Control Requirements for Processing

File: D11-021-2021, 10, 14, 18, 20, 22 & 24 Grove Street West

SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING

Section 41(13) b of *The Planning Act* allows Council to delegate by By-law Council's authority to approve site plans to an appointed officer of the Municipality.

Council By-law 99-312, as amended, has delegated Site Plan Approval authority to the Director of Development Services, Manager of Growth and Development and Manager of Strategic Initiatives, Policy and Analysis. This authority permits the appointed officer(s) to recommend that the City Clerk prepare site plan agreements for execution and registration on title.

The appointed officer hereby grants Preliminary Approval to Site Plan Application File **D11-021-2021** for lands legally described **FIRSTLY: PART PARK LOT 6 W/S BAYFIELD ST, PLAN 135 BARRIE; PART PARK LOT 7 W/S BAYFIELD ST, PLAN 135 BARRIE AS IN RO163707; PART PARK LOT 7, PLAN 135 AS IN RO527122, RO170782 & RO193732; S/T RO1268901; SECONDLY: PART PARK LOT 7 W/S BAYFIELD ST PL 135 BARRIE AS IN RO575338; PART PARK LOT 7 W/S BAYFIELD ST, PLAN 135 BARRIE AS IN RO98633, SAVE & EXCEPT RO189782; PART PARK LOT 7, W/S BAYFIELD ST, PLAN 135, PART 2 PLAN 51R30050; PART PARK LOTS 6 & 7 W/S BAYFIELD ST, PLAN 135, PARTS 1 & 2 PLAN 51R29687, SAVE & EXCEPT PART 2 PLAN 51R30070; PART PARK LOT 7 W/S BAYFIELD ST, PLAN 135 AS IN RO1292582, SAVE & EXCEPT PART 1 PLAN 51R30070; PART PARK LOT 7 W/S BAYFIELD ST, PLAN 135 AS IN RO742191, SAVE & EXCEPT PART 3 PLAN 51R30070 CITY OF BARRIE** located at **10, 14, 18, 20, 22, 24 GROVE STREET WEST, CITY OF BARRIE** on lands owned by **GROVE STREET DEVELOPMENTS INC** upon registration of the development agreement for the above noted property to be prepared and completed in accordance with the following requirements:

This approval shall relate to the following plans as amended, if necessary:

	<u>Designer/Architect</u>	<u>Plan No.</u>	<u>Date/Rev.</u>
a) Site Plan & Details	SRM	A.P.10.01 - r4	08/31/2022
b) Elevations	SRM	D3.1 – r2, D3.2 – r2, D3.3 – r2, D3.4 – D3.7	03/22/2022
c) Cross Sections	SRM	A.P.10.10 – r5 A.P.10.11 – r4	08/31/2022
d) Material Board	SRM	To be provided	TBD
e) Landscape Plans & Details	GSP	L-1.0 – L-1.3, L-2.1 – L-2.3, L-3.1 – L-3.8	08/30/2022
f) Tree Preservation Plan / Arborist Report	GSP	TP-1, TP-2	08/30/2022
g) Site Servicing Plan	KWA	SSP	08/30/2022
h) Erosion Control Plan	KWA	ESC	08/30/2022
i) Site Grading Plan	KWA	SGP, GSGP	08/30/2022
j) Site Removals Plan	KWA	REM-1, REM-2	08/30/2022
k) Stormwater Management Report	KWA		08/30/2022

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l) Stormwater Drainage Plan	KWA	STMDP	08/30/2022
m) Sanitary Drainage Plan	KWA	SADP	08/30/2022
n) Existing Drainage Plan	KWA	EDP	08/30/2022
o) Proposed Drainage Plan	KWA	PDP	08/30/2022
p) Grove Street Sewer Replacement Plan and Profile	KWA	PP1	08/30/2022
q) Toronto Street Watermain Replacement Plan and Profile	KWA	PP2	08/30/2022
r) Civil Details	KWA	DT-1, DT-2, DT-3, NT	08/30/2022
s) Future Right-Of-Way Improvement Plans	KWA	To be provided	TBD
t) Signage & Pavement Marking Plan	KWA	To be provided	TBD
u) Electrical Site Plan	Millennium Engineering	E01SP, E02SP, E03SP	08/30/2022

A conditional permit for footings and foundation(s) under Subsection 8(3) of the *Building Code Act*, may be considered on its individual merits prior to the registration of a development agreement provided that in addition to the requirements under the Ontario Building Code the Owner shall:

- agree in writing to satisfactorily address all conditions listed below;
- provide all required securities;
- provide all required administration fees, payment of costs associated with the preparation of a development agreement;
- provide a clearance letter or permit from the applicable conservation authority if required;
- comply with zoning by-law requirements;
- pay all applicable fees (i.e. building permit, cash in lieu of parkland, City of Barrie Act, development charges).

In addition to the above, pre-servicing of the site may be considered on its individual merits prior to the registration of a development agreement, provided that the Owner/Applicant enters into a Pre-Servicing Agreement with the City.

CONDITIONS

Prior to the appointed officer recommending that the City Clerk execute the Site Plan Agreement, the following requirements shall be satisfied and/or addressed:

Revisions

- A. That the plans be amended to reflect the following and as attached:
- i) That plans and drawings be amended as necessary to address the details required to clear the Hold (H-136) from By-law 2018-031 to the satisfaction of the Director of Development Services.

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- ii) That the site plan drawings be amended as necessary to conform to the Development Services - Approvals Branch technical requirements and current standards as identified in their comments dated October 21, 2022.
- iii) That the site plan drawings be amended as necessary to conform to Water Operations technical requirements and current standards as identified in their comments dated October 18, 2022.
- iv) That the site plan drawings be amended as necessary to conform to the Development Services – Transportation Planning technical requirements and current standards as identified in their comments dated October 24, 2022.
- v) That the site plan drawings be amended as necessary to conform to the Development Services – Parks Planning technical requirements and current standards as identified in their comments dated October 24, 2022.
- vi) That the site plan drawings be amended as necessary to conform to Environmental Sustainability technical requirements and current standards as identified in their comments dated April 21, 2022 (submitted to APLI October 21, 2022).
- vii) That the site plan drawings be amended as necessary, and supporting information submitted, to conform to the technical requirements from Environmental Compliance as identified in their comments dated October 11, 2022.
- viii) That the site plan drawings be amended as necessary, and supporting information submitted, to conform to the technical requirements from Business Performance and Environmental Sustainability as identified in their comments dated September 13, 2022.
- ix) That the site plan drawings be amended as necessary to conform to Ministry of Transportation's (MTO) technical requirements and current standards, as identified in their comments date October 28, 2022.

Development Services - Approvals

- B. The Owner/Applicant will be required to provide the following drawings in accordance with the City of Barrie's Site Plan Application Manual and Urban Design Manual:
 - i) Separate site servicing drawing and site grading drawing;
 - ii) Storm drainage catchment drawing (identify/accommodation any external drainage);
 - iii) Sediment and erosion control drawing;
 - iv) Signage and pavement marking drawing in accordance with the Ontario Traffic Manuals. This drawing shall be detailed for use by the paint marking and signage contractor and shall include a legend, details, dimensions and material specifications; and
 - v) Detail and general notes drawing.
- C. The Owner/Applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of water and sanitary servicing for the proposed development, all to an appropriate connection/outlet. Detailed water servicing requirements are available through Development Services (Approvals).
- D. The Owner/Applicant will be required to retain an experienced civil consulting engineer to provide the design, inspection, and certification of the installation of the storm servicing works including parking lot construction and grading, all to the satisfaction of Development Services (Approvals).

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- E. The Owner/Applicant will be required to retain a licensed experienced civil consulting engineer to provide a detailed Stormwater Management Report. The consultant will also be required to obtain, if necessary, Ministry of Environment, Conservation, and Parks (previously Ministry of Environment and Climate Change) approvals for the implementation of any stormwater management works on-site, all to the satisfaction of Development Services (Approvals).
- F. Before any site alteration within the subject property, the Owner/Applicant or his agents will apply for a Site Alteration Permit, as described within By-law 2014-100. Prior to the commencement of any works within the site, all requirements, obligations, and control measures, as described within By-law 2014-100 will be in place and undertaken to the satisfaction of the City of Barrie. Furthermore, it will be the Owner/Applicant's responsibility, through his professional consultant to maintain the said work for the duration of the subject property.
- G. The water distribution system within the limits of this site plan is privately owned and shall be maintained by the Owner/Applicant, and any hydrant installed on-site shall be deemed privately owned. All hydrants have to be maintained as per fire code/insurance requirements.
- H. The Owner/Applicant will be responsible for obtaining a Right-of-Way Activity Permit prior to the commencement of work on the municipal right-of-way.
- I. That the drawings be revised as necessary to reflect the Digital Data Control Requirements. That the drawings be processed in digital format using UTM (Zone 17) NAD83 datum (76 adjustments).

Development Services – Transportation Planning

- J. That an Electrical Site Plan be submitted and the Owner/Applicant agrees and understands that all site lighting shall be arranged to deflect light away from adjoining properties and adjoining streets, and which will require full cut-off fixtures for exterior parking lot lighting and fully shielded fixtures for wall mounted exterior lighting. Shielded shall mean that 100% of the lumens emitted from the light fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted; all to the satisfaction of the Department Services Department.
- K. The Owner/Applicant will be required to submit a draft reference plan to reflect any required road widenings and/or daylighting triangles, and environmental protection lands to be conveyed to the City of Barrie.
 - i) In accordance with Schedule E of the Official Plan an ultimate right of way of 24 metres has been identified for Grove Street; to this regard a 5.5 metre dedication is required along the entire frontage of 10 and 14 Grove Street prior to the registration of a site plan agreement.
 - ii) In accordance with Schedule E of the Official Plan an ultimate right of way of 24 metres has been identified for Grove Street; to this regard a 0.5 metre dedication is required along the entire frontage of 18, 20 and 24 Grove Street.
- L. The applicant shall amend the Full Narrative Appraisal under Section 30 prepared by Colliers International dated October 5, 2022 to the satisfaction to the Director of Development Services and Legal Services.
- M. The applicant shall be required to provide cash contributions associated with the design and construction of required intersection improvements. The applicant shall be required to prepare a 30% design submission and provide a cost estimate as it relates to detailed design, utility relocations, property acquisition, and construction.

Alectra Utilities Corporation

- N. That the Owner/Applicant shall comply with all requirements of Alectra Utilities Corporation as related to electrical servicing for the development, as stated in their "Conditions of Service" document. In this regard, the Owner shall submit an application for hydro service, receive approval from and execute an Offer to Connect agreement with Alectra Utilities Corporation prior to the commencement of

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construction. In the case where a transformer is required, any revisions to the site plan that are required as a result of relocating an Alectra owned transformer and high voltage underground service, may be subject to a Site Plan Amendment application.

Bell Canada

- O. The Owner/Applicant shall agree to grant Bell Canada, any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/Applicant shall be responsible for the relocation of such facilities or easements.

Development Services – Parks Planning

- P. The Owner/Applicant will be required to retain a qualified Landscape Architect (and Arborist as applicable) to provide the design, inspection and certification of all landscape works, all to the satisfaction of Parks Planning.
- Q. That the Owner/Applicant submit an Inventory/Assessment by a qualified consultant (or Arborist as applicable), of all existing vegetation and natural features on and adjacent to the site, with preservation recommendations and details to be approved and coordinated with the application for a Site Alteration Permit, and or Grading Plan submissions, all to the satisfaction of Parks Planning.
- R. That the landscape plans be amended, as required, to reflect recommended revisions concerning landscape areas, treatments, planting densities, screening/fencing, outdoor amenity spaces, site furnishings and pedestrian linkages, in accordance with the City of Barrie Urban Design Manual, all to the satisfaction of Parks Planning.
- S. That the Owner/Applicant provide a letter of clearance pertaining to the Endangered Species Act that demonstrates that the site is clear of any flora or fauna identified under the Act. The letter must be received prior to the commencement of any site works and as a condition of registration. In the event the site contains any endangered species, it is the responsibility of the Owner/Applicant to contact both the City of Barrie and the Ministry of the Environment, Conservation and Parks and to take appropriate action.
- T. That the owner provide confirmation from any affected landowners that permission is given to remove or potentially cause harm to boundary trees, to the satisfaction of Parks Planning.

Financial

- U. That the Owner/Applicant pay the required cash deposits, securities and administration fees associated with site plan development for the following:
 - i) Letters of credit in the approved format and in accordance with Council Policy 07-G-016 for appropriate works (such as drainage, servicing, grading and landscaping) within the boundaries of the site plan, equal to 50% of the value of those works (to a maximum of \$500,000 and a minimum of \$10,000.00) to the satisfaction of the Development Services Department;
 - ii) Letters of credit in the approved format and in accordance with Council Policy 07-G-016 for municipal works (such as roads and servicing) outside of the site plan boundary, equal to 100% of the value of works to the satisfaction of the Development Services Department;
 - iii) Proof of the Owner's general comprehensive liability insurance policy in the amount of \$5,000,000.00 naming the City of Barrie as an additional insured;
 - iv) Proof of the Owner's comprehensive environmental insurance policy in the amount of \$5,000,000.00 naming the City of Barrie as an additional insured;

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- v) Administration fees for the review and inspection of site servicing and landscaping works equal to 5% of the estimated cost of site servicing (minimum \$1,000.00) and 5% for landscaping (minimum \$500.00) plus applicable taxes;
- vi) Any water service charges arising out of, or attributable to the development of the site plan including tapping fee and water meter payment;
- vii) Cash deposit for road clean up associated with the site construction (\$2,000.00 refundable deposit made payable to the City of Barrie); and
- viii) A retainer in the amount of \$4,000.00 payable to Legal Services Department, City of Barrie, for legal and administration fees associated with the preparation and registration of the site plan agreement (additional fees may be required).

Building Services

- V. That the fire access route conforms to the Ontario Building Code and that the Owner/Applicant enters into a fire route agreement, if required.

Development Services - Planning

- W. That the Owner/Applicant provide confirmation that the property(ies) can act as one for the purpose of zoning by-law conformity. Any legal real estate transaction required to achieve this consideration is the responsibility of the Owner/Applicant and confirmation of that action is to be provided to the City prior to registration of the Site Plan Agreement. If applicable, a Deeming By-law application is required to be submitted and a By-law approved.
- X. That a total community benefit payment of \$362,500 be payable to the City of Barrie at the time of issuance of building permit for the first phase of development, in accordance with 18-G-165, Section 37 of the Planning Act, and City of Barrie Official Plan Section 6.8 Height and Density Bonusing.
- Y. That the owner/applicant is required to provide an R-Plan for the purposes of establishing an easement over the laneway, in the favour of the City of Barrie. The owner/applicant also acknowledges that the R-plan will be reviewed by the City, to the satisfaction of the Director of Development Services, prior to being deposited by the owner/applicant.
- Z. That the Owner/Applicant address the details required to clear the Hold (H-136) from By-law 2018-031 to the satisfaction of the Director of Development Services prior to the registration of the Site Plan Agreement.
- AA. That the private streets/driveways be named, and units be numbered to the satisfaction of the City, if and as required.
- BB. That the Owner/Applicant be responsible for the preparation and posting of any and all private street/driveway signs in accordance with current City standards. In this regard, the Owner/Applicant shall ensure that private street signs will display the street name and include the word 'Private' below the street name for clarity and that all costs associated with the installation and maintenance of private street name signs shall be the responsibility of the Owner.
- CC. That the Owner/Applicant agrees that the construction of the building(s) shall be in conformance with the approved, registered site plans as it relates to the building design, construction materials and quality.
- DD. That all sign locations be identified on the plans and details be provided and be in compliance with the City of Barrie Sign By-law 2018-029.
- EE. That the Owner/Agent ensure that all plans are consistent throughout.

File: D11-021-2021, 10, 14, 18, 20, 22 & 24 Grove Street West

- FF. That the plans conform to all provisions of the City's Comprehensive Zoning By-law or approval by the Committee of Adjustment for any variances be granted.
- GG. That the Owner/Applicant agrees to the dedication of, or cash-in-lieu payment of parkland in accordance with the *Planning Act*, if applicable, in a manner satisfactory to the Finance Department and the Development Services Department.
- HH. That the Owner/Applicant be responsible for obtaining the necessary approvals from any other applicable agency, if and as may be required.
- II. That the Owner/Applicant agrees and understands that all garbage and recycling containers are to be kept inside the building(s) in an appropriate garbage room or externally within an enclosure (fully enclosed with roof and roll up door) constructed of materials similar to that of the main building and screened from public view, otherwise the City shall act as the Owner's agent and will have the containers removed at the Owner's expense.
- JJ. That all roof top mechanical devices be identified on the plans and shall be screened from public view by way of roof top location or by way of a parapet building extension to the satisfaction of the Development Services Department.
- KK. That prior to the registration of the Site Plan Agreement, the Owner/Applicant shall provide written confirmation that all conditions of Alectra, the Lake Simcoe Region Conservation Authority (LSRCA), Ministry of Transportation (MTO), the Development Services Department (Approvals, Parks Planning, Transportation Planning and Planning Sections), Fire Services, and the Building Services Department have been completed to their satisfaction.
- LL. All final plans must be identified on the Site Plan Application Release form with signatures by the respective Departments and Agencies to confirm acceptance of all final plans. One (1) full size print package of all final plans, stamped and signed by the associated professional consultant, and digital copies (high quality PDF without security settings and AutoCAD versions) are to be provided to Development Services (Planning) prior to registration of the Site Plan Agreement. The Final Plan package forms a Schedule in the Site Plan Agreement.
- MM. The Site Plan Control Requirements shall remain in effect for a period of two (2) years from the date referenced below following which a subsequent application may be required. Any subsequent submissions or applications may result in new and/or amending conditions/requirements.
- NN. That if a building permit is not issued within three (3) years of this approval, this Preliminary Approval shall become null and void.
- OO. That the Owner provide a letter or provide signature below, agreeing to the above Site Plan Control Requirements prior to any building permits, conditional or otherwise, being considered.



File: D11-021-2021, 10, 14, 18, 20, 22 & 24 Grove Street West

Tiffany Thompson, MCIP, RPP
Manager of Growth and Development

Date

Owner acceptance and agreement with the SITE PLAN CONTROL REQUIREMENTS FOR PROCESSING

Please sign, date and return to the City of Barrie Development Services Department.

Owner's Signature

Date

APPENDIX "B-1" Proposed Site Plan



2 KEY PLAN
R.T.C.

SITE DATA
Site: 100 Grove Street, Barrie, Ontario

DATE	REQUIRED	PROVIDED
ZONING	2000 (MCC - MID-RISE OFFICE BLDG)	2000 (MCC - MID-RISE OFFICE BLDG)
100' SETBACK BUILDING WIDTH	100% REQ.	20' (MCC - MID-RISE OFFICE BLDG)
MINIMUM FRONT SETBACK	7.5'	7.5'
MINIMUM SIDE SETBACK	12.0'	12.0'
MINIMUM REAR SETBACK	12.0'	12.0'
MINIMUM SIDE/REAR SETBACK	12.0'	12.0'

BUILDING DATA

DATE	REQUIRED	PROVIDED
TOTAL FLOOR AREA (SQ FT)	800,000 (MCC - MID-RISE OFFICE BLDG)	800,000 (MCC - MID-RISE OFFICE BLDG)
TOWER A	---	251,147 SQ FT
TOWER B	---	251,147 SQ FT
TOWER C	---	297,706 SQ FT
BUILDING 1	---	112,000 SQ FT
BUILDING 2	---	112,000 SQ FT
BUILDING 3	---	112,000 SQ FT
TOTAL	---	1,421,706 SQ FT

LANDSCAPING DATA

DATE	REQUIRED	PROVIDED
LANDSCAPING AREA (SQ FT)	251,147 SQ FT	251,147 SQ FT
LANDSCAPING COST	1,000,000	1,000,000

VEHICLE PARKING DATA

DATE	REQUIRED	PROVIDED
TOTAL PARKING SPACES	251	251
VEHICLE PARKING SPACES	251	251
BICYCLE PARKING SPACES	50	50
LOADING SPACES	5	5

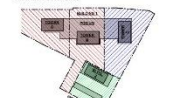
LOADING SPACES DATA

DATE	REQUIRED	PROVIDED
LOADING SPACES	5	5

BICYCLE PARKING DATA

DATE	REQUIRED	PROVIDED
BICYCLE PARKING SPACES	50	50

- GENERAL NOTES**
- REVIEW ALL CONTRACTS AND AGREEMENTS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL CONSTRUCTION AND SERVICE MATERIALS WITH APPROVED SUPPLIERS PRIOR TO CONSTRUCTION.
 - ALL CONTRACTORS AND SUB CONTRACTORS SHALL FOLLOW ALL APPLICABLE REGULATORY REQUIREMENTS AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING TRAFFIC CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING SIGNAGE UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING SECURITY MEASURES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING SOUND BARRIERS UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING LIGHTING UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL MAINTAIN ALL EXISTING SERVICES UNLESS OTHERWISE SPECIFIED.



PROJECT INFORMATION

NO.	DATE	REVISION
1	2022-11-29	ISSUE FOR PERMIT
2	2022-11-29	ISSUE FOR PERMIT
3	2022-11-29	ISSUE FOR PERMIT
4	2022-11-29	ISSUE FOR PERMIT

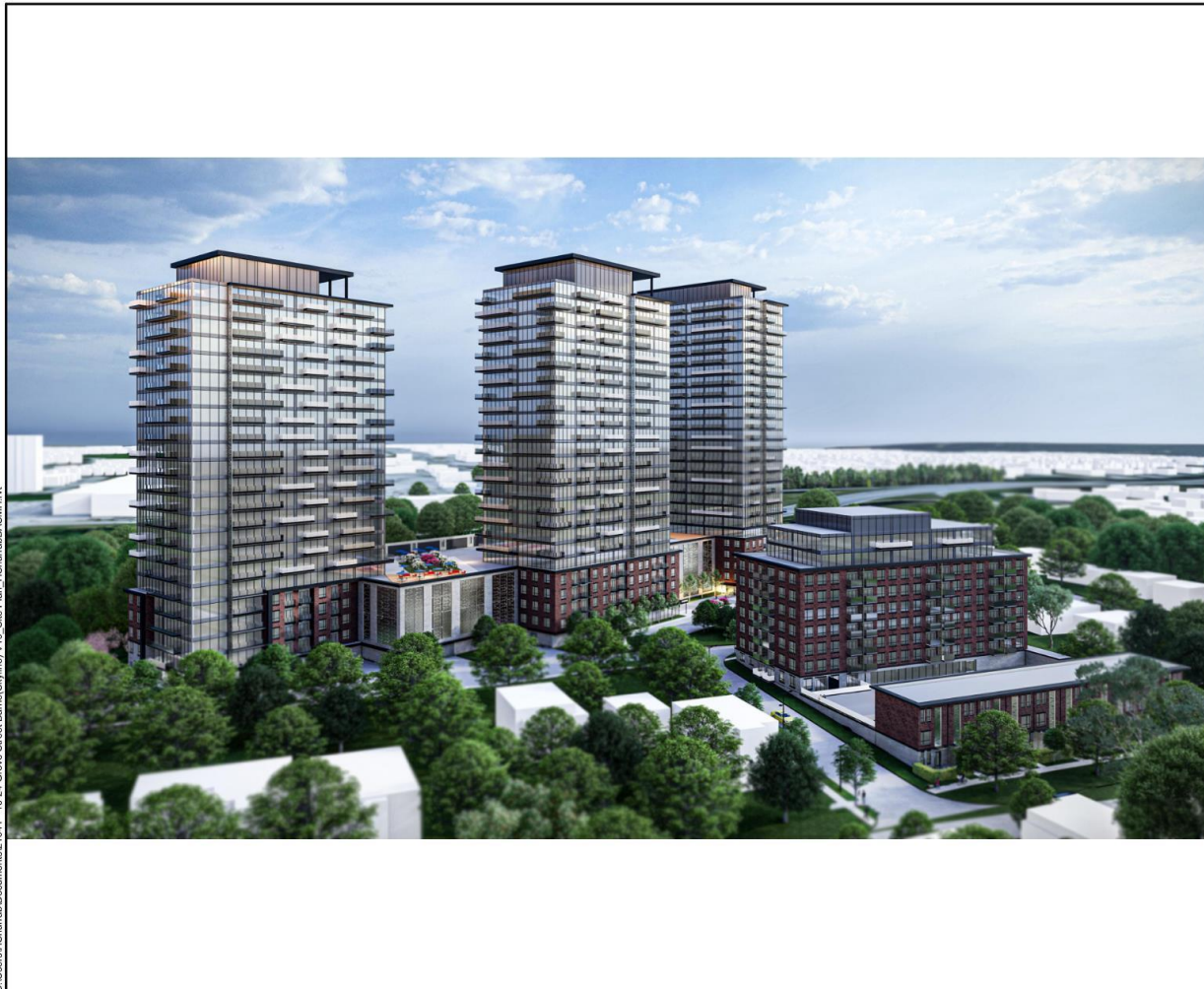
srm ARCHITECTS INC.
100 Grove Street, Barrie, Ontario
705-991-1100

GROVE ST.

SITE PLAN - OVERALL

A.P.10.01 - r4

APPENDIX "B-2"
Proposed 3D Perspectives



Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these drawings is prohibited. Any use of these drawings for any purpose other than that intended by the Architect is at the user's risk. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents. C:\Users\HShurab\Documents\2021-10-24 Grove Street (Barrie) (Syrina) V19_Site Plan_HShurab\BLSM.rvt

2	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION
No.	Date	Revision



Project No 21041
Project Date 2022-01-31
Drawn by HSH
Checked by MES
Plt Date / Time 2022-03-23 2:09:02 PM

10-24 GROVE STREET, BARRIE

RENDERINGS

Drawing Scale

Status

Drawing No. Revision No.

A11.2 - r2

APPENDIX "B-3"
Proposed 3D Perspectives



Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these drawings without the written consent of the Architect is prohibited. Any use of these drawings for any purpose other than that intended by the Architect is at the user's risk. The Consultant accepts no responsibility for damages, if any, caused by the use of these drawings. File Path: C:\Users\HShurab\Documents\1041 - 10-24 Grove Street Barrie (Skyline) V19_Site Plan_HShurab\BAS\WH.rvt

2	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION
No.	Date	Revision



Project No: 21041
Project Date: 2022-01-31
Drawn by: HSH
Checked by: MES
Plot Date / Time: 2022-03-23 2:09:08 PM

10-24 GROVE STREET, BARRIE

RENDERINGS

Drawing Scale

Status

Drawing No. Revision No.

A11.8 - r2

APPENDIX "B-4"
Proposed 3D Perspectives



Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, and/or reproduction of these drawings without the written consent of the Architect is prohibited. The Consultant accepts no responsibility for damages, if any, caused by any third party as a result of decisions made or actions based on the Contract Documents.
 C:\Users\HShurab\Documents\041 - 10-24 Grove Street (Barrie) (Sylvia) V19 - Site Plan - HShurab\B353H.rvt

2	2022-03-22	ISSUED FOR 2ND SPA D11-021-2021
1	2021-09-07	ISSUED FOR 1ST SPA SUBMISSION
No.	Date	Revision



Project No: 21041
 Project Date: 2022-01-31
 Drawn by: HSH
 Checked by: MES
 Plot Date / Time: 2022-03-23 2:09:06 PM

10-24 GROVE STREET, BARRIE

RENDERINGS

Drawing Scale

Status

Drawing No. Revision No.

A11.5 - r2

APPENDIX "B-5" 1st Site Plan Submission



SITE DATA
16031 Grove Street, Barrie, Ontario

DATA	REQUIRED	PROVIDED
ZONING	COMMERCIAL (MCO)	MCO
LOT AREA INCLUDING MTO & DRIVE BY REDUCING	3306 sq ft	25,420 sq ft
FRONT YARD SETBACK	7 m	7 m
EAST SIDE YARD	7 m	7 m
WEST SIDE YARD	20 m	20 m
REAR YARD SETBACK	10 m	10 m

DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

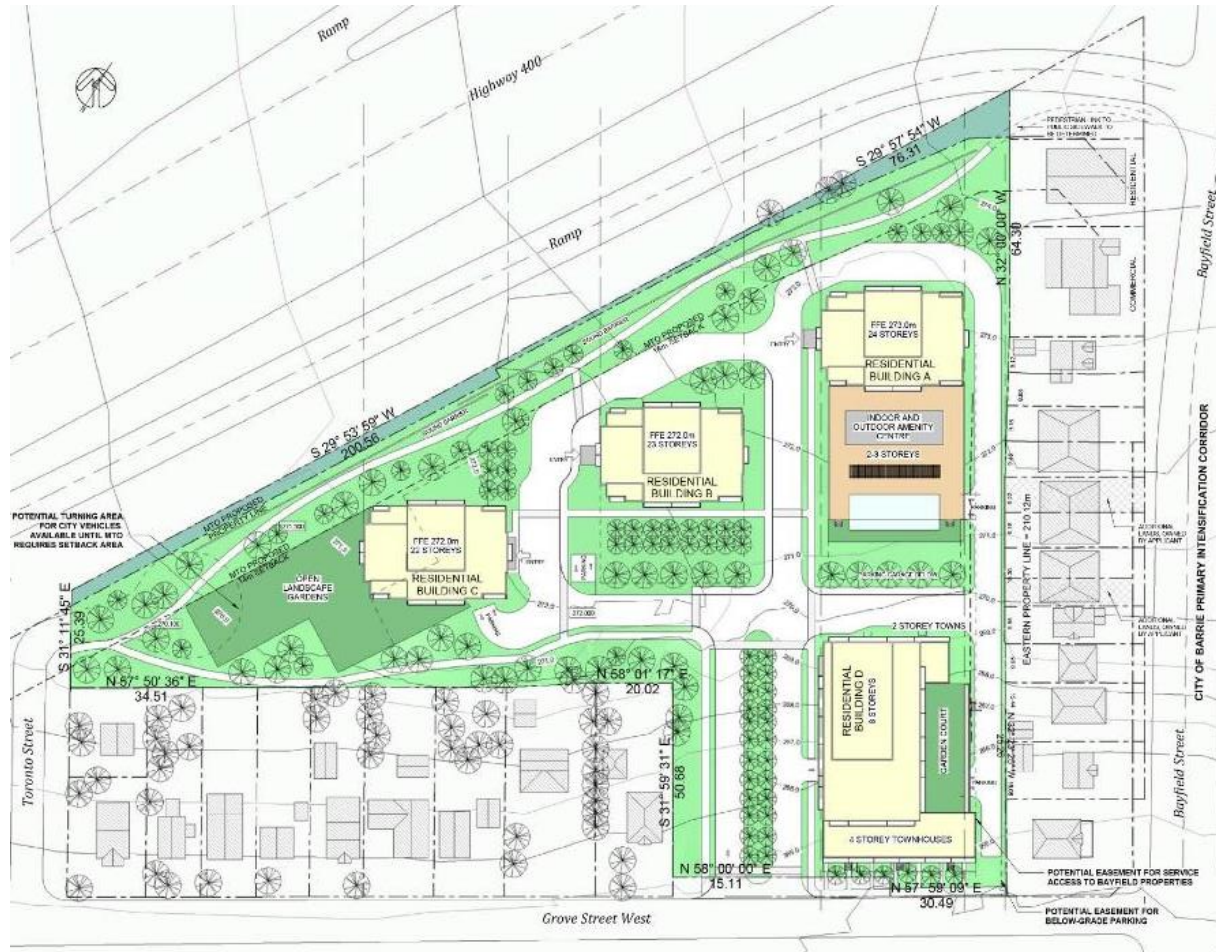
DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

DATA	REQUIRED	PROVIDED
PHASE 1 - BUILDING 1	---	262,140 sq ft
PHASE 2 - BUILDING 2	---	429,640 sq ft
TOTAL	---	691,780 sq ft

APPENDIX "B-6"
Zoning By-Law Amendment Concept Plan



APPENDIX "C"
Zoning Matrix



Pre-Consultation Zoning Review
Zoning Comments
October 25th, 2022

Site: 10 Grove St W

File: D11-021-2021

Zoning: Present: (RA2-2)(SP-553)(H-136)

Proposed Use: (RA2-2)(SP-553)(H-136)

	Required by By-law	Provided
Lot Area (min.)	1300m ²	25,284m ²
Lot Frontage (min.)	30m	+50m
Front Yard (min.) Grove St	7m	7m
Side Yard East (min.) Bayfield St	5m	12m
Side Yard West (min.) Toronto St	20m	20m
Rear Yard (min.) Highway 400	7m	14m
Landscape Buffer Highway 400	9m	Provided
Lot Coverage (max.)	35%	28%
Building Height (max.)	80m	
Parking	1 space per dwelling unit 928 spaces including 28 barrier-free	1084 spaces including 39 barrier-free
Landscape Open Area	35%	43%
GFA (max.)	290%	270%
Landscape Buffer	Not required	-
Setback to second means of egress	For units with ground floor balcony or patio - 1.6 metres. For units without a ground floor balcony or patio - 3 metres	Appears to comply
Drive Aisle	6.4m	6.4m
Parking in the front yard	50% permitted	0%
Coverage for Parking Areas	35%	Parking internal

Comments and Notes

Curbing to be provided between hard and soft landscapes
Barrier free parking to be provided in accordance with the AODA