

From: Nicola Mitchinson

Sent: Wednesday, January 12, 2022 8:38 AM

To: cityclerks cityclerks@barrie.ca

Cc: Tammie Maynard <Tammie.Maynard@barrie.ca>; Jordan Lambie <Jordan.Lambie@barrie.ca>; Tiffany Thompson <Tiffany.Thompson@barrie.ca>; Gerry Pilon' Christina Wilson'

Subject: Deputation Request - January 17, 2021 Council Meeting

Importance: High

Attention: City Clerk

In accordance with City of Barrie requirements, please accept this email as a formal request for a deputation at Council's January 17, 2022 meeting. The deputation relates to the Zoning By-law Amendment proposed for the residential development located at 217 Dunlop Street East (PBM Reality Holdings Inc. - City File Number D30-002-2021).

The consulting team members appearing on behalf of the owner are Nicola Mitchinson, RPP, MCIP, of Mitchinson Planning & Development Consultants Inc. and Gerry Pilon of Salter Pilon Architects.

The purpose of the deputation is two-fold:

- 1) To speak in support of Planning Committee Motion 21-P-033 (Dec 7, 2021) approving Staff Report DEV025-21 which contains recommendations to approve the Zoning By-Law Amendment proposed for 217 Dunlop Street East (Items 1 through 5 of PC Motion 21-P-033).
- 2) To speak to the alternative building massing plan in accordance with Item 6 of PC Motion 21-P-033.

A copy of our deputation materials will be submitted by 12:00 noon today. A power point version will be provided in advance of the Council meeting.

Please confirm receipt of this deputation request.

Thank you,
Nicola

Nicola Mitchinson, RPP, MCIP
MITCHINSON Planning & Development Consultants Inc.

January 12, 2022

Mayor Lehman and Members of Council
City of Barrie
Barrie City Hall
P.O. Box 400
70 Collier Street
Barrie, ON L4M 4T5

Dear Mayor Lehman and Members of Council,

Re: Proposed Zoning By-Law Amendment - Planning Committee Motion 21-P-033

Staff Report: DEV025-21 December 7, 2021 (Barrie File No. D30-002-2021)

Subject Property: 217 Dunlop Street East, Barrie

Owner: 217 Dunlop Street E Limited (PBM Realty Holdings Inc.)

I am writing on behalf of my client, PBM Realty Holdings Inc. ("PMBR"), in support of Planning Committee Motion 21-P-033 which approves Staff's recommendation to approve the zoning by-law amendment proposed for PMBR's residential condominium project located at 217 Dunlop Street East.

I am also writing in response to comments raised at Planning Committee's December 7, 2021 meeting, and to address the alternative massing plan requested in Item 6 of Committee Motion 21-P-033.

The 217 Dunlop Street East project is located along the waterfront in Barrie's Urban Growth Centre ("UGC"). It is the former Cotty's Cleaners site. The development proposes a 13 storey (including parking) residential condominium building with 21 to 44 units.

Our project team has worked diligently with Barrie Staff to address concerns with the initial 15 storey application related to building height, transition / setbacks, number of parking spaces, and potential impacts of the most easterly driveway ramp.

In response to these concerns, the building height has been reduced from 56 m (15 storeys) to 49.5 m (13 storeys) and the required setbacks have been reduced accordingly, the number of parking spaces has been reduced to 47, the parking levels have been reduced from 3 to 2, the easterly driveway ramp has been removed, and the landscape buffer has been increased.

Our team appreciates and supports the comprehensive analysis and approval recommendation contained in Planning Staff's December 7, 2021 Report (DEV025-21) and Planning Committee's approval of the Report.

However, certain comments were raised regarding the project at the Committee's December 7th meeting and the Committee ultimately requested "*the Developer to provide alternative massing that substantially conforms to the requirements of the C2-1 Zone*" in advance of Council's January 17, 2022 meeting (Item 6 in PC Motion 21-P-033).

In accordance with the Committee's direction, Salter Pilon Architecture designed an alternative massing design that substantially conforms to the requirements of the C2-1 Zone. To provide greater clarity regarding the proposed development, we also prepared a simplified site plan which more clearly depicts key setbacks. Further, we prepared a summary table which provides a comparative overview of developments recently approved by the City. Copies of all materials are attached to this letter.

We are pleased to provide the following information in response to the comments raised.

- 1) Building Massing:** The attached massing design prepared by Salter Pilon depicts a 3D building envelope for the site in yellow shading with red lines. The proposed building is shown in cyan (teal/blue).

As illustrated in the massing plan, the yellow building envelope permitted by the C2-1 zone is larger than the building envelope of the proposed plan. It permits 0 m front yard and rear yard setbacks and reduced side yard setbacks.

As shown on the massing plan, the proposed building utilizes height to achieve an increase in density on a small site, rather than extending outward to achieve the same density (i.e. vertical expansion rather than horizontal expansion). As such, the building is taller, rather than wider, and takes up less land on site than currently permitted by the existing zoning.

In our respectful opinion, the proposed building is less "bulky" and looks less "heavy" than the building permitted as of right. The proposed building provides wider view corridors to the lake and provides a rear yard setback from the North Shore Trail.

It is also important to note that the existing GFA on the site is split. A GFA of 600% is permitted in the C1-1 Zone and a GFA of 400% is permitted in the C2-1 zone. The GFA proposed is 595%, which is considered appropriate for the site, the building design, and the area. As noted in the Section 84 of the Staff Report: *"Planning Staff are of the opinion that the proposed increase in the GFA is modest in contrast to other development proposals recently approved by Council in the UGC and is appropriate to facilitate the development of the site in a manner that it generally compatible with the existing and planned heights and building types in the surrounding area."*

Finally, with respect to building height and existing zone permissions, it is important to note that the existing zoning already permits a 30 m (10 storey) building as of right.

- 2) Range of residential units:** A comment was raised regarding the range in residential units of 21 to 44, rather than a fixed number. The inclusion of a unit range at the zoning amendment stage is not uncommon, is appropriate, and has been approved by Council in other developments (refer to Table 1 attached). The final number of units is fixed at the site plan and building permit stage based on market conditions and detailed construction requirements. Of primary importance at the zoning stage is to ensure the range of units has been evaluated and that the building design and zoning provisions account for the most stringent requirements associated with the high range (i.e. maximum height, maximum GFA, number of required parking spaces, etc.). Staff's planning analysis considered both the low and high range, and the zoning amendment is structured accordingly to reflect the maximum / most stringent requirements.

- 3) Number of exceptions requested to Barrie Comprehensive Zoning By-law:** A comment was raised regarding the number of special zoning exceptions requested for this project. As staff indicated at the meeting, Barrie's Zoning By-law is several years old

and as such, it is challenging for most intensification projects to meet all the zoning standards, particularly for downtown infill projects where sites are smaller than greenfield sites. As summarized in Table 1, the number of exceptions requested for this site are much fewer than other projects recently approved. Further, many of the height and GFA exceptions approved for the other projects are significantly greater than the exceptions requested for 217 Dunlop East.

- 4) Building Setbacks and View Corridors to Kempenfelt Bay:** The zoning by-law amendment proposes a minimum side yard setback of 6 m (20 ft.) on both the east and west sides of the building. However, as illustrated in the attached site plan, the setback increases to over 9 m (31 ft.) toward the south (lake) on both sides of the building. When this setback is combined with the 7.3 m (23 ft.) width of the Sampson Street unopened right-of-way, the separation distance between the proposed building and the existing Flamenco condominium to the west is over 16 m (55 ft.). These separation distances are substantial. They minimize impacts on adjoining uses and provide important and desirable view corridors to Kempenfelt Bay.
- 5) Landscape Buffers:** It was noted that landscape buffers are not being provided. This is not a fulsome reflection of the development. Barrie's zoning by-law requires a continuous 3 m landscape buffer around the side yards and rear yard. A continuous width is difficult to achieve on an infill project. Since the buffer is 0 m in some locations, the zoning amendment must reflect the minimum width provided. However, as illustrated on the attached site plan, the landscape buffer is variable and in some locations increases to 9 m wide (i.e. abutting the rear yard of the existing residence to the east). It is also important to note that the landscape buffer adjoining the North Shore Trail ranges from 0.7 m to 2.7 m (8 feet) which provides a desirable separation and landscape interface between the building and the trail.

In summary, and as outlined in Planning Staff's December 7th Report, the zoning amendment proposed for 217 Dunlop Street East can be supported for a number of reasons, including the following:

- It is consistent with and conforms with Provincial and Barrie planning policies including the Provincial Policy Statement 2020, the Growth Plan 2020, the Lake Simcoe Protection Plan, and the City of Barrie Official Plan.
- The City's various departments, as well as commenting agencies including the Lake Simcoe Region Conservation Authority and the utility companies, have expressed no concerns or objections to the project.
- The revised building design addresses concerns expressed by Staff, and the written and oral submissions received relating to the application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended.
- The building's height, massing and setbacks are appropriate for the proposed use and site, are compatible with surrounding uses, and maintain view corridors to Kempenfelt Bay.
- The development satisfies several important City of Barrie planning objectives, including:
 - intensifies a vacant property located in Barrie's UGC with a built form, density, and transition which are appropriate and desirable for the site and the area

- contributes to the achievement of Barrie's UGC density target of 150 persons or jobs per hectare and to the achievement of Barrie's 40% intensification target
- expands the range of available residential units within the downtown core
- provides a high calibre, innovative and sustainable building which is designed in accordance with Barrie's Tall Building and Urban Design requirements
- improves public access to the City's North Shore Trail from Dunlop Street East through the Sampson Street unopened right-of-way
- provides landscape buffers to minimize building impacts and create a desirable landscape interface between the building, the North Shore Trail and adjoining land uses
- revitalizes a derelict brownfield site located in Barrie's downtown
- optimizes the efficient and cost-effective use of land and municipal infrastructure.

PBM Realty and its consulting team are excited to be working with City of Barrie representatives and the community on this project. We look forward to discussing the development with Council at its January 17th meeting, and we respectfully request Council's approval of the application as recommended by Staff in Report DEV025-21 and as approved by Planning Committee.

Thank you.

Nicola Mitchinson

NICOLA MITCHINSON, RPP, MCIP
PRINCIPAL

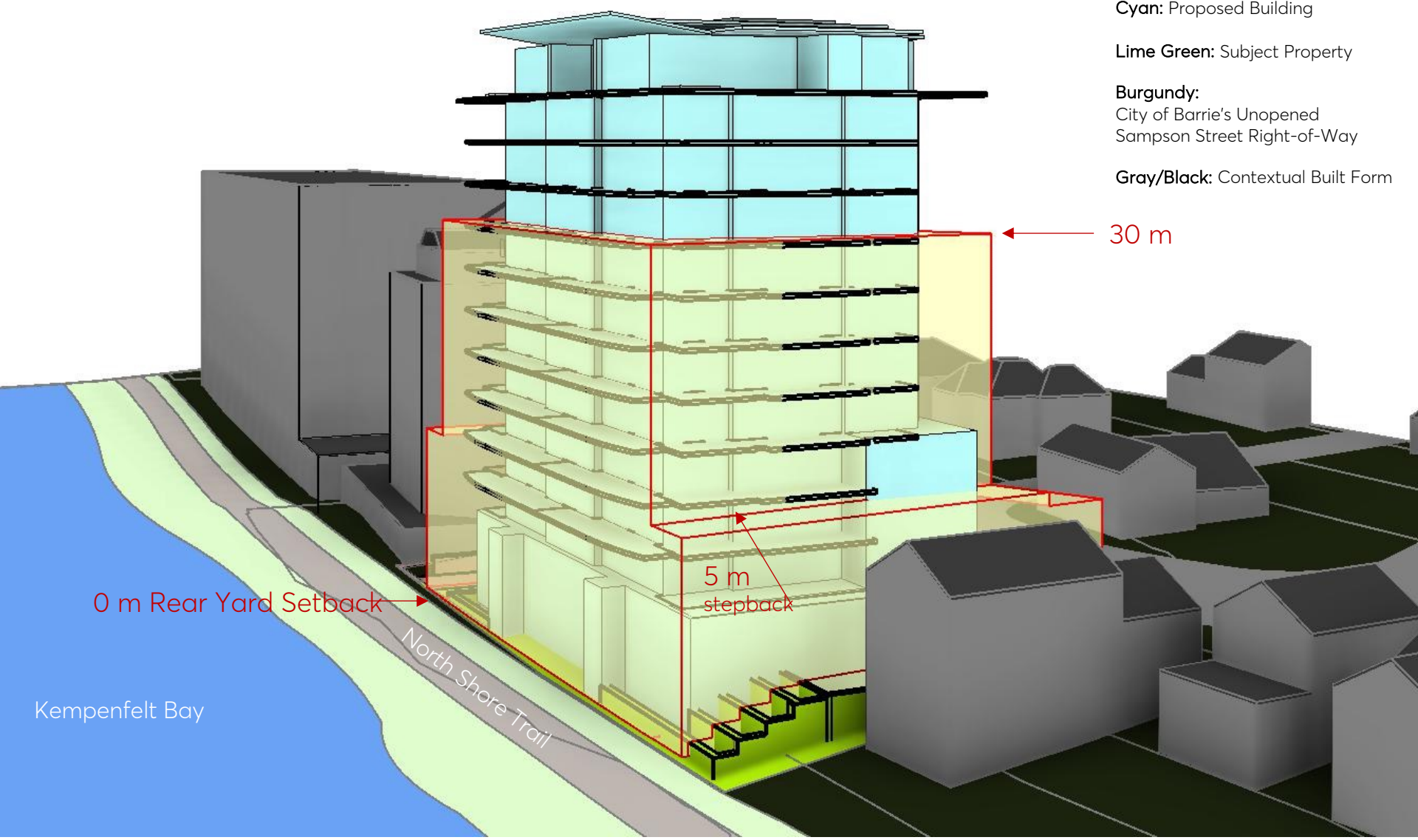
Attach.

- c. Peter B. Moore, PBM Realty Holdings Inc.
- Gerry Pilon, Salter Pilon Architecture

South East View

Existing Zoning Envelope Massing
vs. Proposed Development Massing

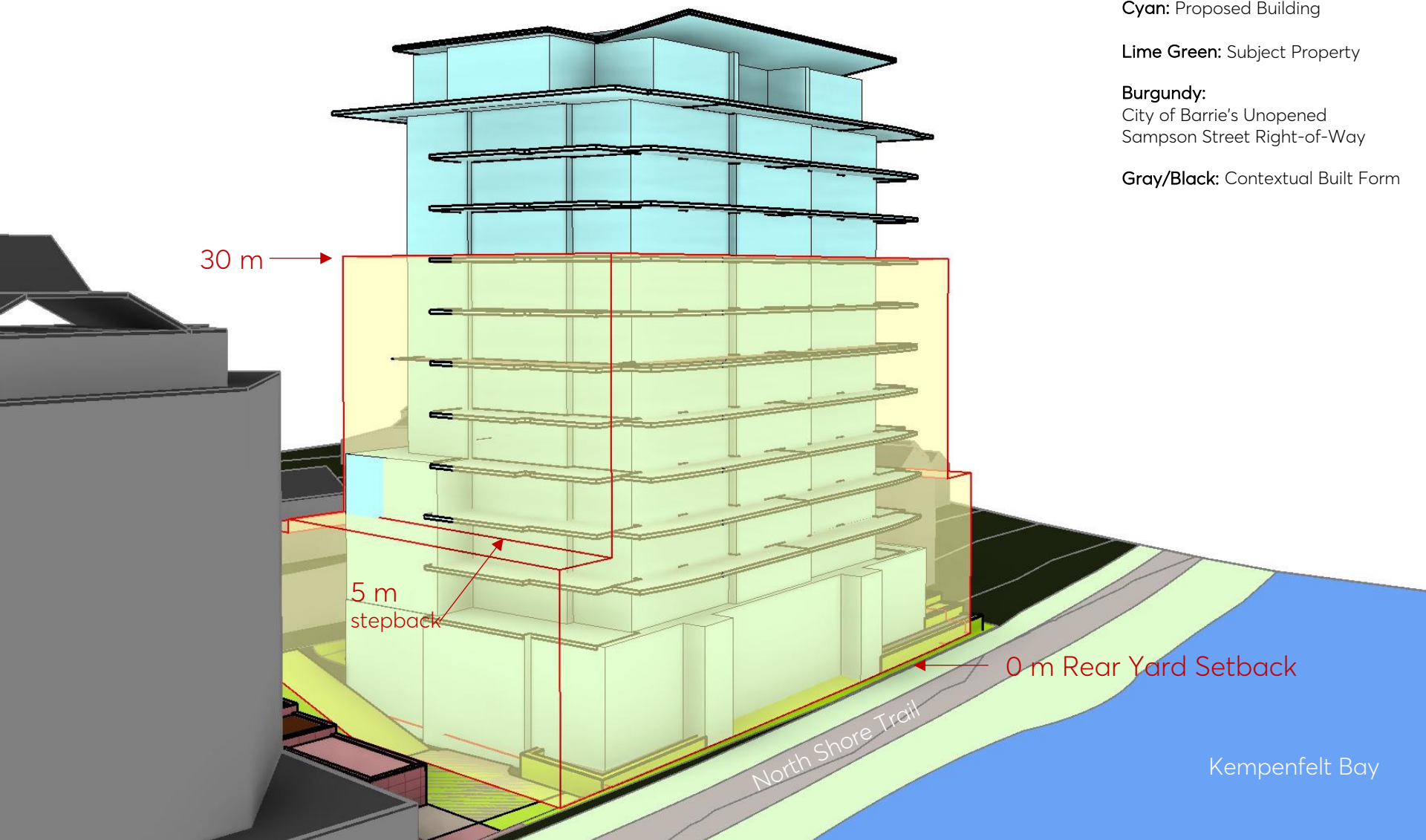
- Legend**
- Yellow With Red Outlines:** As-Of-Right Zoning Envelope (C2-1)
 - Cyan:** Proposed Building
 - Lime Green:** Subject Property
 - Burgundy:** City of Barrie's Unopened Sampson Street Right-of-Way
 - Gray/Black:** Contextual Built Form



South West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing

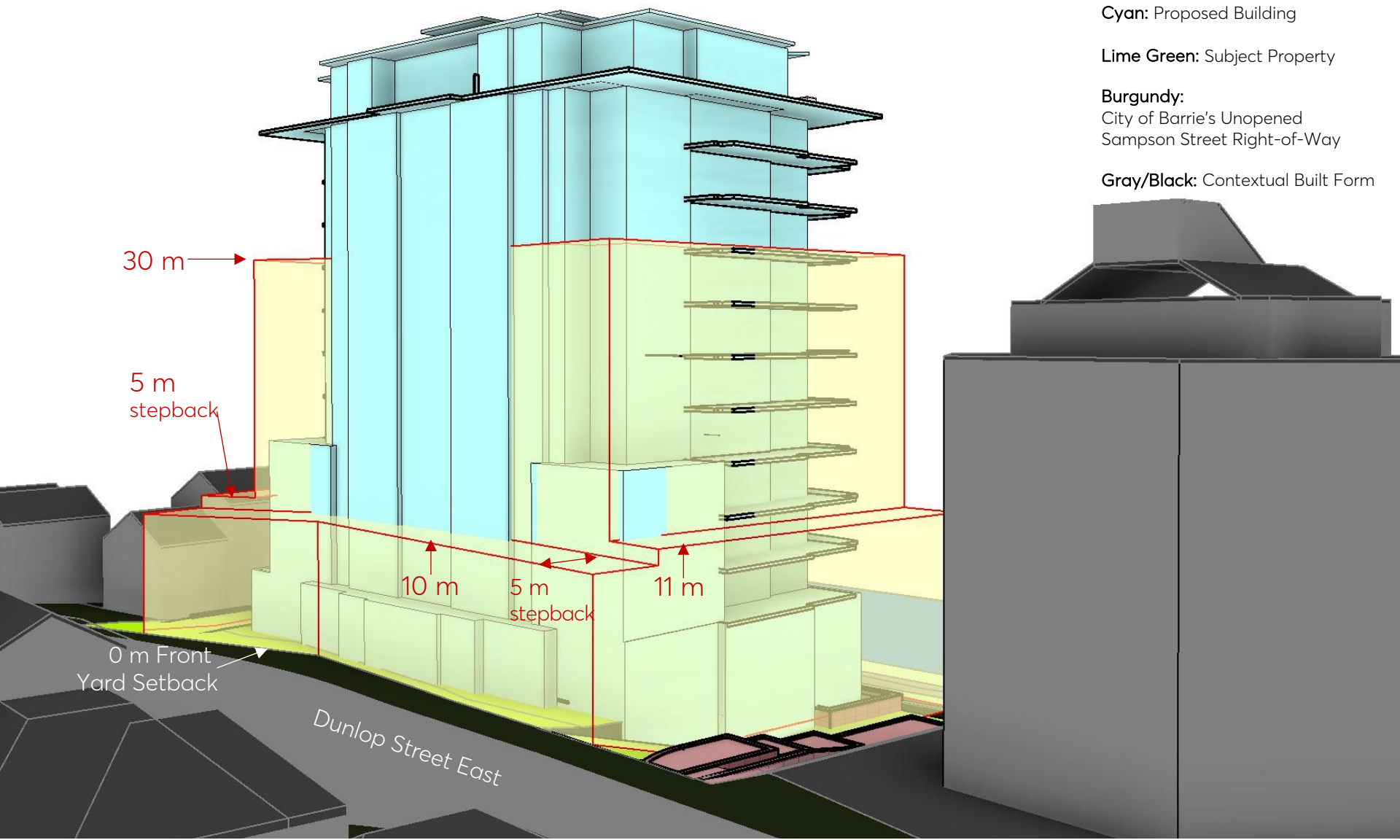
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North West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing

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North East View

Existing Zoning Envelope Massing
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Legend

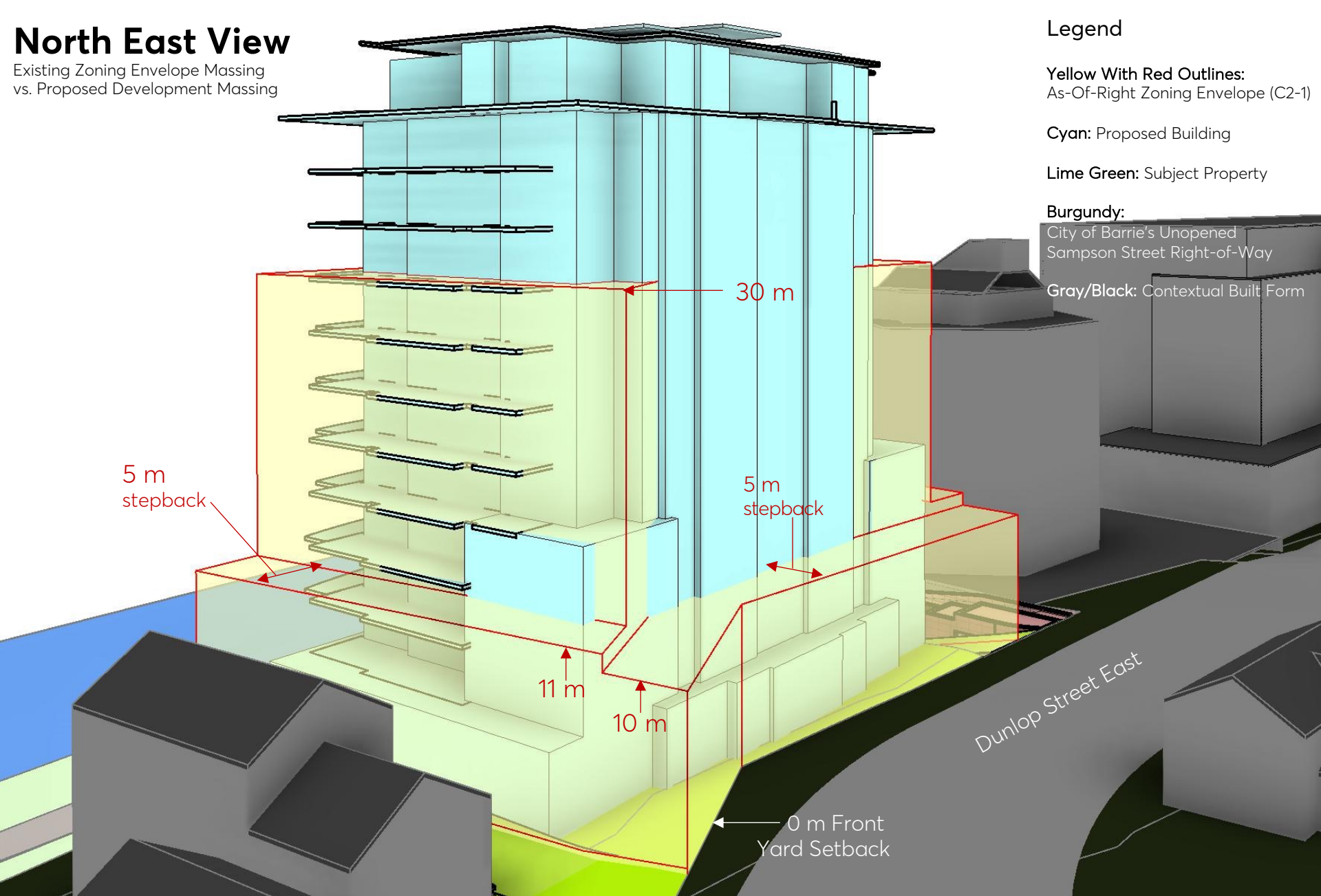
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As-Of-Right Zoning Envelope (C2-1)

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Gray/Black: Contextual Built Form



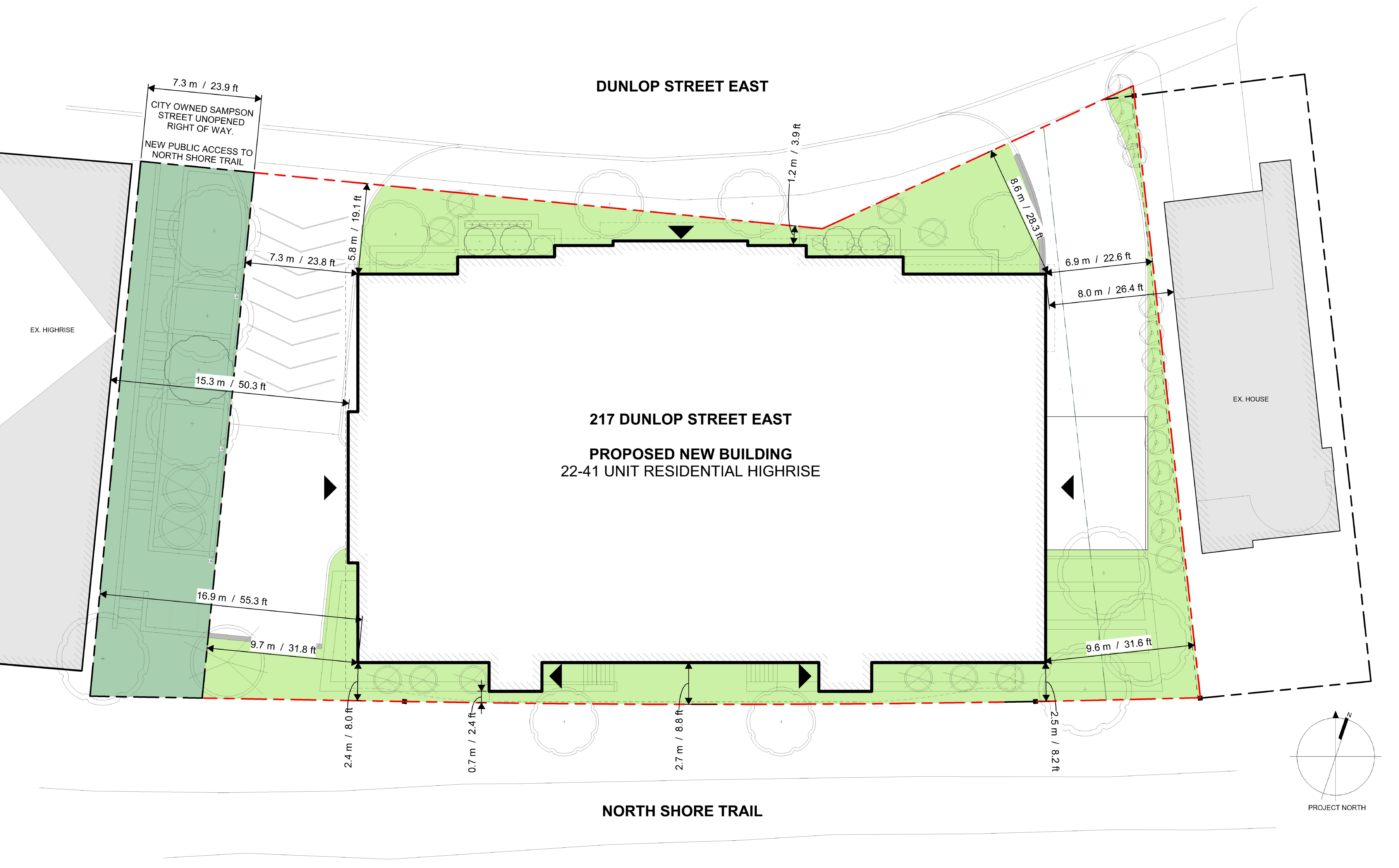


TABLE 1: COMPARATIVE DEVELOPMENT SUMMARY

DEVELOPMENT	Number of Residential Units	Total Exceptions Requested & Staff Report Date	ZONE STANDARD EXAMPLES								
			Maximum Height		Maximum Gross Floor Area		Maximum Lot Coverage		Minimum Landscape Buffer		Minimum Yard Setback Exceptions
			<i>Permitted</i>	<i>Requested</i>	<i>Permitted</i>	<i>Requested</i>	<i>Permitted</i>	<i>Requested</i>	<i>Required</i>	<i>Requested</i>	<i>Requested</i>
PBM Realty Holdings Inc. (217 Dunlop East)	21 to 44	8 (Dec 2021)	30 m	49.5 m (13 storey)	400% and 600%	595%	Not required	60.5%	3 m	0 m (variable 0 m to 9 m)	Yes
Rockap Holdings Inc. (Bayfield, Maple & Sophia)	300	23 (Dec 2021)	30 m	44 m (12 storey)	200%	438%	35%	70%	3 m	0 m and 2 m	Yes
Barrie Owen Service Inc. (Owen, MacDonald & Worsley)	289 to 329	15 (Sept 2018)	30 m	35 m to 67 m (8, 9 & 20 storey buildings)	400%	586% - 760%	Not required	Unknown	3 m	0 m, 1 m and 3 m	Yes
SmartCentres (Bradford & Checkley)	1,723	15 (Nov 2020)	45 m	88 m to 148 m (25,35,38 & 41 storey buildings)	600%	750%	Unknown	Unknown	Unknown	Unknown	Yes
Up Town Theatre (Barrie Waterfront Developments Inc. – Dunlop West, Mary & Maple)	495 to 534	19 (Nov 2019)	30 m	110 m (two 23 storey buildings atop a 7 storey podium)	600%	970%	Not required	Unknown	3 m	0 m	No