



**ECONOMIC AND CREATIVE DEVELOPMENT
MEMORANDUM**

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TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: P. DYCK, BUSINESS DEVELOPMENT OFFICER, X5228

NOTED: S. SCHLICHTER, DIRECTOR, ECONOMIC AND CREATIVE DEVELOPMENT
B. ARANIYASUNDARAN, P. ENG, PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

RE: PARK OVER PARKING

DATE: JANUARY 17, 2022

The purpose of this Memorandum is to provide members of Council with an update on the Park over Parking Direction Memo 18-G-057 dated March 26th, 2018.

The direction memo "Authorization for Inclusion of City Lands for Development Application and Exploration of Underground Parking Structure – 155-157 Dunlop Street East (Ward 2)", directed staff to explore the possible use of the City's sub-surface property at the noted address for a potential lease for a 'park over parking' model with a recommendation on its viability and report back to Council. The full direction memo is as noted in Appendix 'A', attached.

The impetus for the consideration of a park over parking model for this site was to support the achievement of a long-standing vision for a hotel in Barrie's downtown. The proponent in this case owned the small adjacent plaza located at 149-153 Dunlop Street East and was proposing a hotel/condominium complex. The developer had not submitted a formal development application; however, it was working with a global hotel brand and also provided some concept plans to staff.

The concept contemplated the inclusion of the City's adjacent property at 155-157 Dunlop Street East – also known as Sam Cancilla Park. The intent was to make some improvements to the park, and to utilize the unused water reservoir located under the park for the development's parking. The proposal provided for some opportunities, such as the potential for a new 'gateway' at the east end of downtown; however, the concept required more investigation by staff as the model had no precedent in the City.

Early investigation by staff identified concerns with the proximity of the proposed development to the City's municipal production wells. No formal development applications were received for the property, which would have provided more detailed investigations into the issues. Ownership of the property changed hands and activity on the site remained dormant for a period of time.

During this time, the BPES (Business Performance and Environmental Sustainability Dept.) was completing work related to the City's water supply which included the introduction of the Drinking Water Protection Policy on March 8, 2021. Based on the Policy report and related works with development in the area, BPES completed a preliminary risk analysis of the Park Over Parking proposal and have concluded that it does not support the proposal based on the following:

- Proximity to a municipal aquifer;
- Risks associated with foundation and subsurface construction;



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- Significant hydrological, engineering, environmental, planning, design, analysis, reporting and costs attributable to both developer and City;
 - Significant liability issues to City associated with implementing the concept; and
 - Significant mitigation analysis and costs associated with proposal.

In addition to the concerns from BPES, the developer, as per the 2018 direction memo, was supposed to submit a formal development proposal and work with staff regarding the planning, conceptual design, and business matters to help staff and ultimately Council, determine the merits of the proposal; however, no application with the hotel/condominium combination nor the Park Over Parking model was brought forward. As a result, staff were not able to pursue the proposal and no investigation was initiated.

The new proponent can still submit a development proposal for construction on their own site, which would need to address similar issues to the satisfaction of the City; however, staff are not supportive of a development proposal, which includes City lands.

Staff have provided input to the current owners of the property indicating that any application, which includes a park over parking model would not be supported.

Appendix 'A'
Direction Memo 18-G-057

1. That HCA Architecture Incorporated Architects, on behalf of the Developer of 149-153 Dunlop Street East be authorized to submit a development application for a downtown hotel/condominium development that includes the City's property at 155-157 Dunlop Street East (Sam Cancilla Park) in order to explore a 'park over parking' solution that would achieve improvements to Sam Cancilla Park and foster a strategic development in the downtown.
2. That any planning applications submitted by the Developer that include the City's lands, be at the Developer's own expense and with the understanding that any development application will be considered on its own merits and no approval is being implied by agreeing to include City property in an application.
3. That the City Clerk be authorized to execute any documents to provide such authorization.
4. That any exploration of the City's property for including a 'park over parking' model, be conducted in alignment with the following principles:
 - a) The City retain ownership of 155-157 Dunlop Street East (Sam Cancilla Park) and any consideration for utilization of the property be for the sub-surface (underground) of the park and for lease only;
 - b) The property surface (Sam Cancilla Park), be preserved as public open space and the Kiwanis Pavilion remain a feature of the park;
 - c) Engagement be initiated between the Developer, the City, and the existing public consultation process on the park design for Sam Cancilla Park to ensure a collaborative approach to improvements to Sam Cancilla Park that achieves a shared vision for Sam Cancilla Park;
 - d) The City achieving fair market value or equivalent for leasing; and
 - e) Exploration of the 'park over parking' solution to include opportunities to improve overall grade of Sam Cancilla Park, access/connections to North Shore Trail, aesthetic or use improvements to Sam Cancilla Park, adaptive re-use of the reservoir underground, retaining existing buildings within Sam Cancilla Park (pump house), and other benefits that may be identified.
5. That staff in Business Development report back to General Committee upon completing the exploration to use of the City's sub-surface property for lease for a 'park over parking' model with a recommendation on its viability to be utilized for a 'park over parking' model and associated next steps. (BDD005-18)