

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

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

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 ZONING BY-LAW AMENDMENT – 34, 36, 38, 40, 44 & 50
BRADFORD STREET (WARD 2)**

DATE: MAY 17, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications submitted by MHBC Planning Limited on behalf of Barrie Central Developments Inc. for the lands located at 34, 36, 38, 40, 44 & 50 Bradford Street legally known as Part Lot 24, Concession 5, former Township of Vespra, City of Barrie, Lots 21-23, and Part Lots 20 & 24 W Unregulated Plan Robert Ross.

The application is intended to amend the current zoning from 'Central Area Commercial with Special Provisions' (C1-2)(SP-589)(H-147) to 'Central Area Commercial with Special Provisions' (C1-2)(SP-XXX) to facilitate the development of a two (2) tower residential apartment building with shared 5 storey podium (110 units), tower 1 at 30 storeys (284 units), and tower 2 at 26 storeys (236 units) for a total of 630 residential units. The special provisions requested include an increase in building height and reduction in parking to 0.78 parking spaces per unit. This is a new and revised concept for the former Barrie Central site that had received zoning approval on May 11, 2020. The new concept is proposed to be developed in phases and will no longer include the YMCA facility.

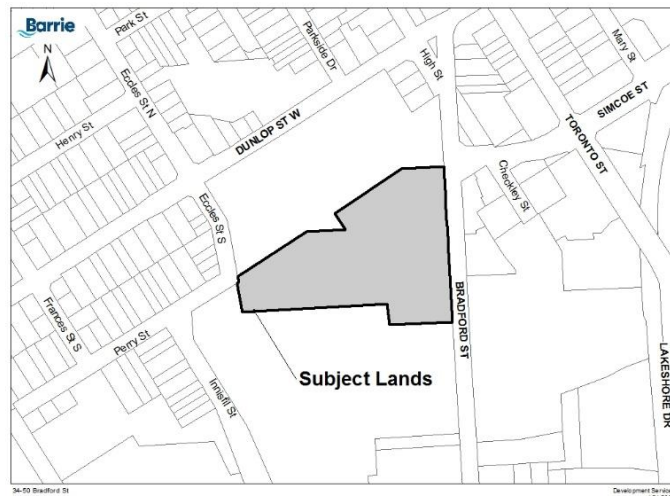
The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 2 – 34, 36, 38, 40, 44 & 50 Bradford Street](#).

Background

The site is approximately 2.85 hectares in size and located on the west side of Bradford Street, south of Dunlop Street and east of the Eccles Street South and Perry Street intersection.

The immediate surrounding land uses include:

- North** Site of the former Barrie Central Collegiate Secondary School, City of Barrie Fire Station #1, Dunlop Street
- East** Bradford Street, commercial uses and Phase 2 of the Barrie Lakeshore mixed use development





South Commercial uses, Bunkers Creek

West Eccles Street South intersection with Perry Street, light industrial uses

The application was submitted to the City and subsequently deemed complete on March 22, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have 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 15, 2022, with approximately 49 attendees, including Ward 2 Councillor Keenan Aylwin, Planning staff, the owner/applicant, and members of their consulting team.

Residents provided comments regarding matters such as:

- interest in including commercial uses, specifically a food store, in the development;
- concern with the extension of Simcoe Street to Eccles Street, proposed to facilitate the previous design;
- potential for pedestrian connection from Perry Street/Eccles Street to Bradford Street;
- potential challenges with a reduced parking rate and on-street parking in the neighbourhood to the west of the site; and
- general discussion regarding affordable housing and the target market for units in this development.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from ‘Central Area Commercial with Special Provisions’ (C1-2)(SP-589)(H-147) to ‘Central Area Commercial with Special Provisions’ (C1-2)(SP-XXX) to facilitate Phase 1 of the proposed development for a two (2) tower residential apartment building with shared 5 storey podium (110 units), tower 1 at 30 storeys (284 units), and tower 2 at 26 storeys (236 units) for a total of 630 residential units

As the general site design has changed from the previous site specific provisions approved as (SP-589), the primary review of the proposal has been based on the zoning standards of the Central Area Commercial zone in Comprehensive Zoning By-law 2009-141. The proposed site-specific zoning standards include:

| | (C1-2) | (C1-2)(SP-XXX) |
|--------------------------------|------------------|---|
| Parking spaces | 1 space per unit | 0.78 spaces per unit |
| Building Height | 45 metres | Tower 1 – 30 storeys, 101 metres Tower 2 – 26 storeys, 86 metres |
| Ground Floor Commercial | 50% | 0% (as previously granted by SP-589) |

The Phase 1 Concept Plan and Proposed Elevations have been attached to this memorandum as Appendix “A” and Appendix “B”.

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

-
- integration with the existing and proposed developments, including but not limited to the City project for the site of the former Fisher Auditorium;
 - treatment of the heritage façade of the Prince of Wales school;
 - availability of servicing, effective vehicular and pedestrian circulation on site as well as connections to the municipal sidewalk and multi-modal trail system;
 - the proposed phasing of the project and interim uses for vacant lands; and,
 - justification for requested special provisions to increase height and reduced parking standard.

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 those comments raised through the technical analysis of the applications for an Amendment to the Zoning By-law by staff and agency partners.

All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in late 2022 or early 2023 for consideration of the proposed Amendment to the Zoning By-law. Should Council approve the proposed Amendment to the Zoning By-law, a subsequent application for Site Plan Control will be required.

If you have any questions, please contact the planning file manager, Celeste Kitsemetry at 705-739-4220 ext. 4430 or via email at celeste.kitsemetry@barrie.ca.

Attached: Appendix "A" – Proposed Phase 1 Concept
 Appendix "B" – Proposed Elevations

APPENDIX "A"

Proposed Phase 1 Concept



HIP Developments
Barrie Central
Barrie, ON
Feb. 23, 2022

Gross Areas

PARKING GFA TOTAL: 132,741 ft²
RESIDENTIAL TOTAL: 657,400 ft²
- UNIT TOTAL: 458,743 ft²
FREE STREETS/COMMERCIAL TOTAL: 3,859 ft²

TOTAL GFA: 804,000 ft²
NET LEASABLE TOTAL: 462,602 ft²

Typ. Floor Plate Efficiency: 86% PER FLOOR
8,592 ft² (Leasable) / 10,021 ft² (Gross Floor Area) = 86%

Phase 1 Area: 161,257 ft² (3.702 ACRES)
Future Phase Area: 145,761 ft² (3.346 ACRES)
Total Site Area: 307,018 ft² (7.048 ACRES)

Units

| Building | 1-BR | 2-BR | Prop. Sts. | Unit Count |
|---------------------------|------------|------------|------------|------------|
| Podium | 24 | 86 | 3 | 113 |
| Tower 1 | 188 | 96 | 0 | 284 |
| Tower 2 | 156 | 80 | 0 | 236 |
| Total Units | 368 | 255 | 3 | 626 |
| Total Beds | 368 | 510 | 0 | 878 |
| Residential Units: | | | | 630 |

Parking

| | Surface | Podium | Total |
|----------------------------------|---------|--------|-------------------|
| Residential | 107 | 384 | 491 |
| Residential Parking Ratio | | | 0.78/ Unit |

Storage Lockers

| | |
|--------------|------------|
| L3 | 132 |
| L4 | 132 |
| L5 | 30 |
| L6 | 30 |
| Total | 324 |

Zoning Setbacks

Zoning: C1-2
Front Yards: None
Rear Yards: None
Minimum building height of 4.5 metres and maximum building height of 22 metres within the first 5 metres of **Simcoe Extension**
Minimum building height of 4.5 metres and a maximum building height of 22 metres within the first 5 metres for the **Bradford lot line**

Commercial Parking Req.:

*None required per Section 6.3.6.1 of the City Bylaw

PHASE 1 - Site Plan
Scale 1:1200

MARTIN SIMMONS
ARCHITECTS

APPENDIX "B"

Proposed Elevations

HIP Developments
Barrie Central
Barrie, ON
Feb. 23, 2022



MARTINSIMMONS
ARCHITECTS

HIP Developments
Barrie Central
Barrie, ON
Feb. 23, 2022



MARTINSIMMONS
ARCHITECTS