
TO: MAYOR J. LEHMAN B. WARD AND MEMBERS OF PLANNING COMMITTEE

FROM: A. GAMEIRO, B.E.S., RPP, SENIOR PLANNER, EXT. 5038

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

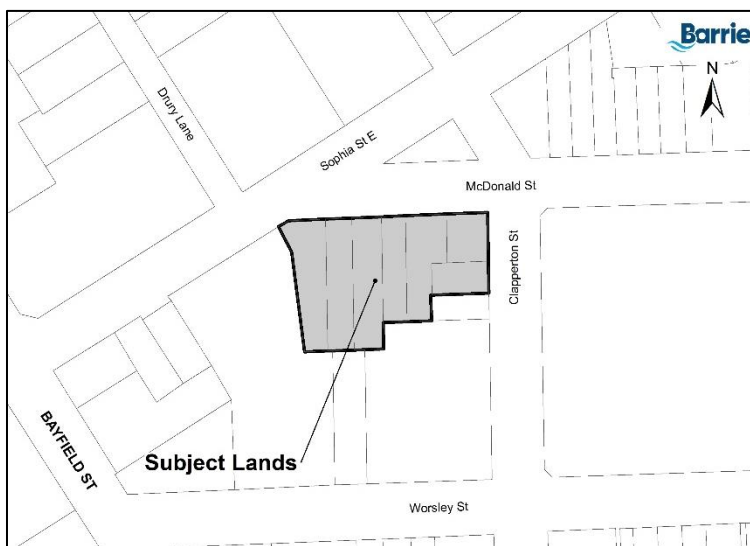
RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 McDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (THE BLACK CREEK GROUP)

DATE: JUNE 14, 2022

The purpose of this Memorandum is to advise members of Planning Committee of a Public Meeting for a Zoning By-law Amendment Application submitted by Weston Consulting on behalf of The Black Creek Group for lands known municipally as 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 & 60 Clapperton Street, Barrie. The subject lands are legally described as Part Lots 11, 12, 13, 14 and 15, South Side of McDonald and Sophia Streets, on Plan 31 in the City of Barrie.

The subject lands are located on the southwest corner of McDonald Street and Clapperton Street, west of the Barrie Public Library's Downtown Branch and are composed of an assembly of 7 separate parcels that form an irregularly shaped site. The subject lands comprise 0.3 hectares (0.74 acres) with approximately 65 metres along McDonald Street and 31 metres along Clapperton Street.

Two of the subject parcels are currently occupied with single-detached dwellings on Clapperton Street that will be demolished to facilitate the proposed development, while the other parcels on McDonald and Sophia Streets are currently vacant. The vacant lands are generally flat and contain a variety of trees and shrubs, the majority of which will be removed prior to the redevelopment of the site. The subject lands are surrounded by the following land uses:



North: An existing two (2) storey multi-residential building and the Lion's park are located immediately north of the site. To the northwest, is a vacant parcel at the intersection of Bayfield and Sophia Streets (115 Bayfield Street) which has received Site Plan Approval for an eight (8) storey affordable housing building containing 108 rental units ([File: D11-026-2020](#)). A triangular landscaped island creates a multi-intersection configuration of streets north of the subject lands, with Sophia Street continuing to the northeast and McDonald Street continuing to the east. Single detached homes are located to northeast of the subject lands, beyond the intersection.

- East:** Immediately east of the subject lands is a City-owned parking lot (H-Block). Further east is John Edwin Coupe Park, the Barrie Public Library's Downtown Branch and a proposed twenty (20) storey mixed-use building on the east side of Owen Street, which is currently subject to an active Site Plan Control Application ([File: D11-016-2021](#)). To the northeast of the subject lands, is a mix of single detached dwelling units on the north side of McDonald Street.
- South:** Immediately south of the subject lands is a funeral home and a commercial business which front onto Worsley Street. Further south, across Worsley Street, are additional commercial uses, including a five (5) storey office building and surface parking lots.
- West:** Immediately west of the subject lands is a seven (7) storey apartment building, low-rise office buildings, and additional commercial uses that front onto Bayfield Street. Further west across Bayfield Street is a small plaza containing restaurants and a convenience store. A future twelve (12) storey mixed use building is currently proposed at the northwest corner of Bayfield Street and Sophia Street West, and is subject to an active Site Plan Control Application ([File: D11-013-2020](#)).

The applicant proposes to rezone the subject lands from 'Residential Apartment Dwelling 2 – First Density' (RA2-1) and 'Transition Centre Commercial – 1 – Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial – 2 – Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions.

Zoning By-law Amendment – Site-specific Provisions:

The applicant is requesting site-specific provisions to permit reduced building setbacks, an increase in height and gross floor area (GFA), and reductions to parking, the percentage of ground floor commercial space and the setbacks to an underground parking structure. The site-specific provisions, as identified in Table 1, are required to facilitate the proposed site design for the redevelopment of the subject lands.

Standard (C2-2 Zone)	Required	Proposed
Side Yard Setback (min.)	14 m Where the height of the main building in a C2 Zone is in excess of 11 m, the minimum side yards shall be increased by 0.5 m for every 2 m of additional height over 11 m	3.0 m (north) 5.5 m (south)
Building Height (max.)	10 m within 5 m of the front lot line and the lot flankage. 45 m beyond 5 m of the front lot line and the lot flankage.	17.7 m within 5 m of the front lot line and the lot flankage. 66.7 m beyond 5 m of the front lot line and the lot flankage.
Coverage for Ground Floor Commercial Uses (min. % of lot area)	50%	8.9%
Gross Floor Area (max. % of lot area)	400%	602%
Commercial Parking (min.)	1 space per 24 m ² of gross floor area for multiple commercial uses	0 spaces
Residential Parking (min.)	1 space per unit in the Urban Growth Centre (UGC)	0.82 spaces per unit Total - 207 spaces
Underground Parking Structure Setbacks (min.)	1.8 metres to a street line	0.7 metres

If approved, the application would facilitate the development of a twenty-one (21) storey mixed-use building containing 253 units, 256 square metres of ground floor commercial space and 3 levels of underground parking, together with indoor and outdoor amenities (See Appendix "A" – Conceptual Site Plan, Appendix "B" – Building Elevations and Appendix "C" – Building Perspectives). The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 2 – 17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; and 58 & 60 Clapperton Street](#).

The subject property is designated 'City Centre', as identified on Schedule A – Land Use in the City of Barrie Official Plan. The subject property is also located in the Urban Growth Centre (UGC), in accordance with Schedule I – Intensification Areas in the Official Plan. According to Policy 4.3.2.2(a), lands designated City Centre are intended to provide a broad range of retail, service, office, institutional, public and residential uses to serve the general needs of downtown residents as well as specialized functions for the entire community and market area. Commercial uses are encouraged to be integrated, where possible, with residential uses, community facilities, and open spaces. The City Centre includes the UGC which is planned to achieve a minimum gross density target of 150 residents and jobs combined per hectare. Finally, residential uses including a variety of housing types at medium and high densities are encouraged in the City Centre to increase the resident population, provide live/work opportunities, ensure the downtown is used after business hours and create a local market for convenience and commercial goods, as noted in Policy 4.3.2.2(c).

The northwest portion of the subject lands are partially located within a 'Level 1 Natural Heritage Recourse with Existing Development', as identified on Schedule H – Natural Heritage Resources of the Official Plan. Generally, an Environmental Impact Study (EIS) is required to evaluate potential impacts to said environmental features and prescribe mitigation measures, as per Policy 3.5.2.4(ii) of the Official Plan. However, in this case, the environmental feature is Sophia Creek which currently exists below the Sophia Street East right-of-way in a pipe. As such, City staff and the Lake Simcoe Region Conservation Authority (LSRCA) confirmed that an EIS is not required to support the subject application.

Background:

The application was submitted to the City and deemed complete on April 29, 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 application has also been circulated to all applicable City departments and external agencies for review and comment. Detailed review comments and an analysis of the application will be provided at a later date when a staff recommendation report is brought forward for Planning Committee's consideration.

A virtual neighbourhood meeting was held on April 6, 2022. Approximately 45 residents attended the meeting, along with the Ward Councillor, Planning staff, the applicant and the applicant's consultants. The following matters were raised by residents at the meeting:

- Residents expressed concerns with the proposed building height and felt that the built form is incompatible with the surrounding area. In particular, residents noted that the proposed building is too tall, and that greater consideration should be given to reducing the height and/or incorporating design features, such as building step-backs to provide a better transition in height from the subject lands to lower-density residential neighbourhoods located north of the site.
- Residents identified the existing intersection of Clapperton, McDonald and Sophia Streets immediately north of the site as problematic from a traffic operations perspective. According to residents, the configuration of the intersection poses safety concerns, resulting in several collisions and near-misses each year. Residents fear that the proposed development would result in increased traffic volumes, thereby exacerbating the issue. Residents suggested that the City consider improving the intersection by closing the one-way section of Sophia Street East. This would provide an opportunity to expand Lion's Park to the south.

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- Residents expressed concerns with the demolition of the existing single-detached dwellings at 58 and 60 Clapperton Street, citing that the dwellings may have some heritage significance. If the dwellings are to be demolished, some residents suggested salvaging different components of the building (i.e. windows, building materials, etc.) so they may be incorporated into the development or used elsewhere in buildings located in the City's historic neighbourhoods.
 - Residents wanted assurances that the proposed development would include sufficient parking, in accordance with the provisions of the zoning by-law, to ensure that parking would not spill-over onto local roads within existing residential neighbourhoods.
 - Some residents expressed concerns with the provision of ground-floor commercial uses within the proposed development. In this regard, residents noted that the UGC is oversaturated with commercial space, much of which is vacant, and expressed a desire to see more residential units to support existing businesses in the downtown core.
 - Residents wanted assurances that the proposed development would not result in unreasonable shadowing over lower density residential neighbourhoods, City streets and public parks in the surrounding area.
 - A loss of privacy on lots in surrounding low density residential neighbourhoods in the area, due to the height of the proposed building.
 - Residents expressed a desire to see the applicant provide both affordable and accessible units.

The applicant's Planning Justification Report includes a detailed response to each of the comments received from members of the public at the Neighbourhood Meeting. Planning staff will provide an analysis of the responses when a staff recommendation report is brought forward to Planning Committee.

Planning and Land Use Matters Under Review:

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land-use related items being considered include:

- The appropriateness of the proposed building height, as it relates to the context of the surrounding neighbourhood;
- Compatibility with surrounding land uses, as it relates to shadowing, providing building step-backs, landscape buffers and fencing;
- The impacts that the development may have on traffic operations and pedestrian safety, particularly at the intersection of Clapperton Street, McDonald Street and Sophia Street East;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhancing the pedestrian realm along Clapperton Street, McDonald Street and Sophia Street East;
- Ensuring connectivity between the proposed development and other planned developments in the surrounding area from a vehicular and pedestrian circulation perspective;
- Confirmation that the proposed development can be supported by existing services and infrastructure;
- Ensuring that the development meets the operational standards of the City's Fire and Emergency Services Department;
- Preservation of private, public, and shared vegetation;



DEVELOPMENT SERVICES MEMORANDUM

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2022
Pending #:

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- That any environmental impacts associated with any past commercial uses are mitigated or remediated prior to the redevelopment of the site; and,
 - Ensuring that the proposed density is appropriate for the site and will not jeopardize the functionality of the development proposal, as it relates to providing sufficient parking, indoor and outdoor amenities, landscaping, snow storage areas, waste collection/storage facilities, and pedestrian walkways.

Next Steps:

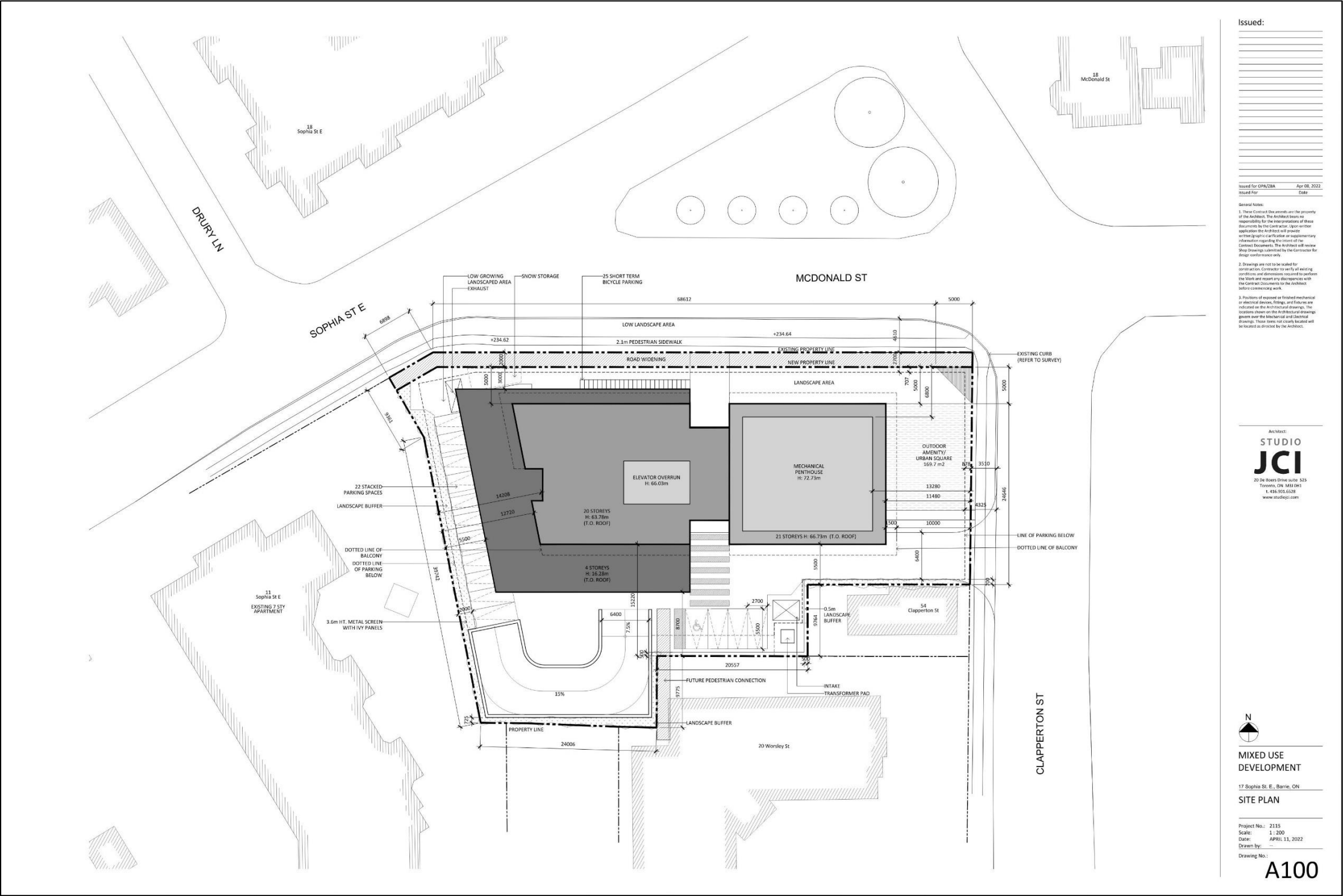
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for Zoning By-law Amendment by staff and agency partners.

All technical comments received, as well comments provided at the Neighbourhood and Public Meetings, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting late 2022 or early 2023 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment Application.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

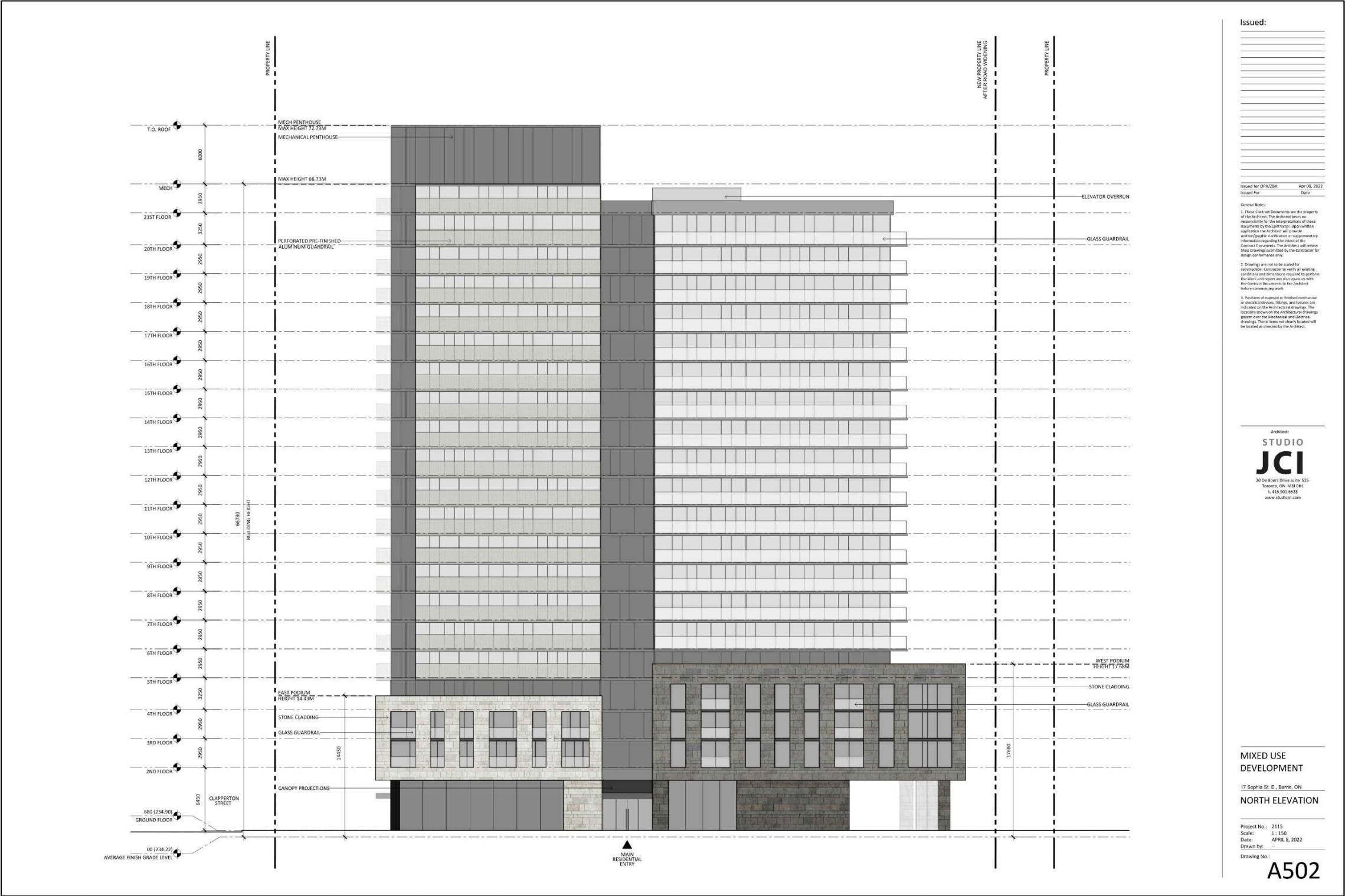
Attachments: Appendix "A" – Conceptual Site Plan
Appendix "B" – Building Elevations
Appendix "C" – Perspective Views

APPENDIX “A”
Conceptual Site Plan

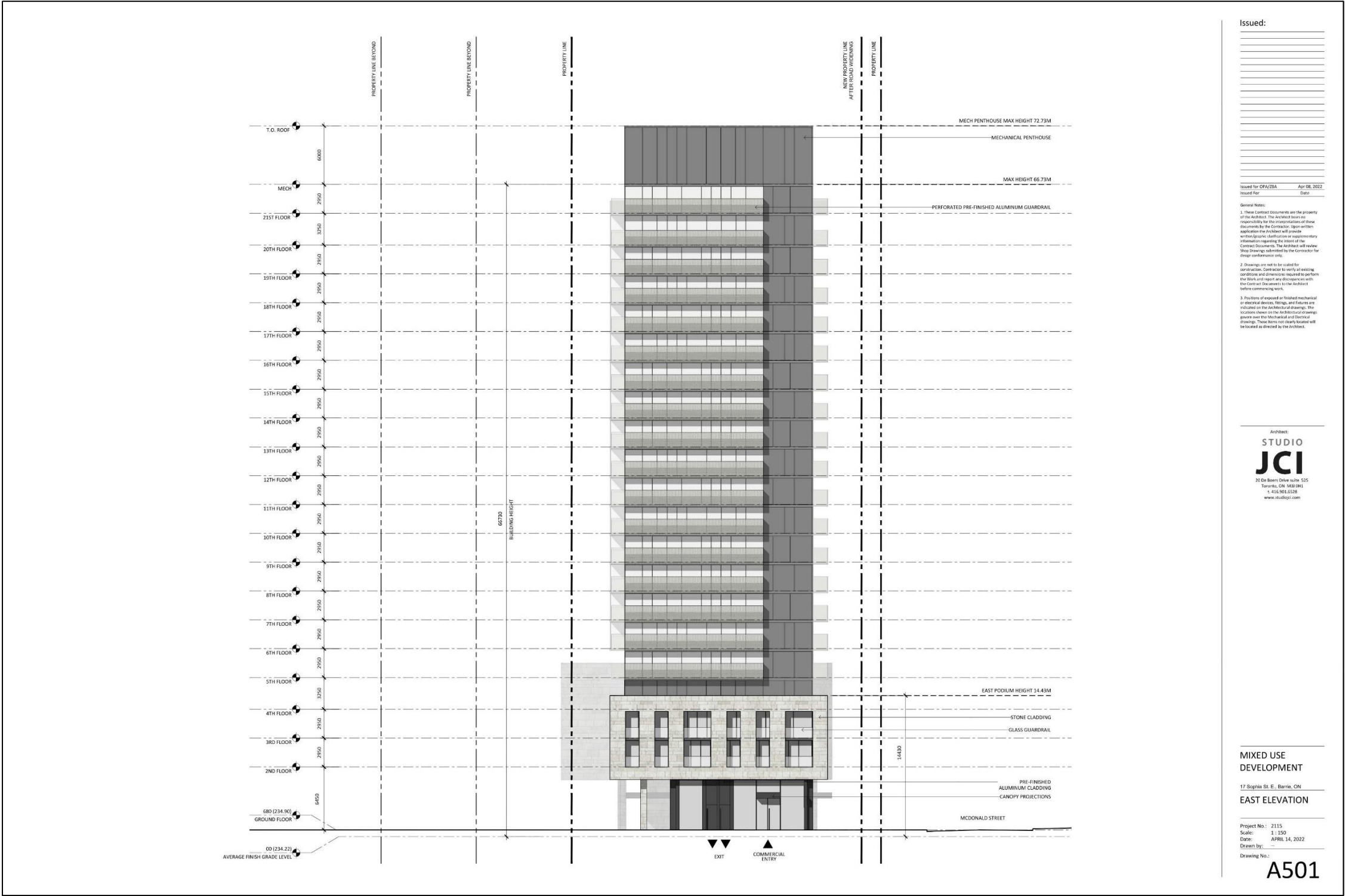


APPENDIX “B”

Building Elevation – North

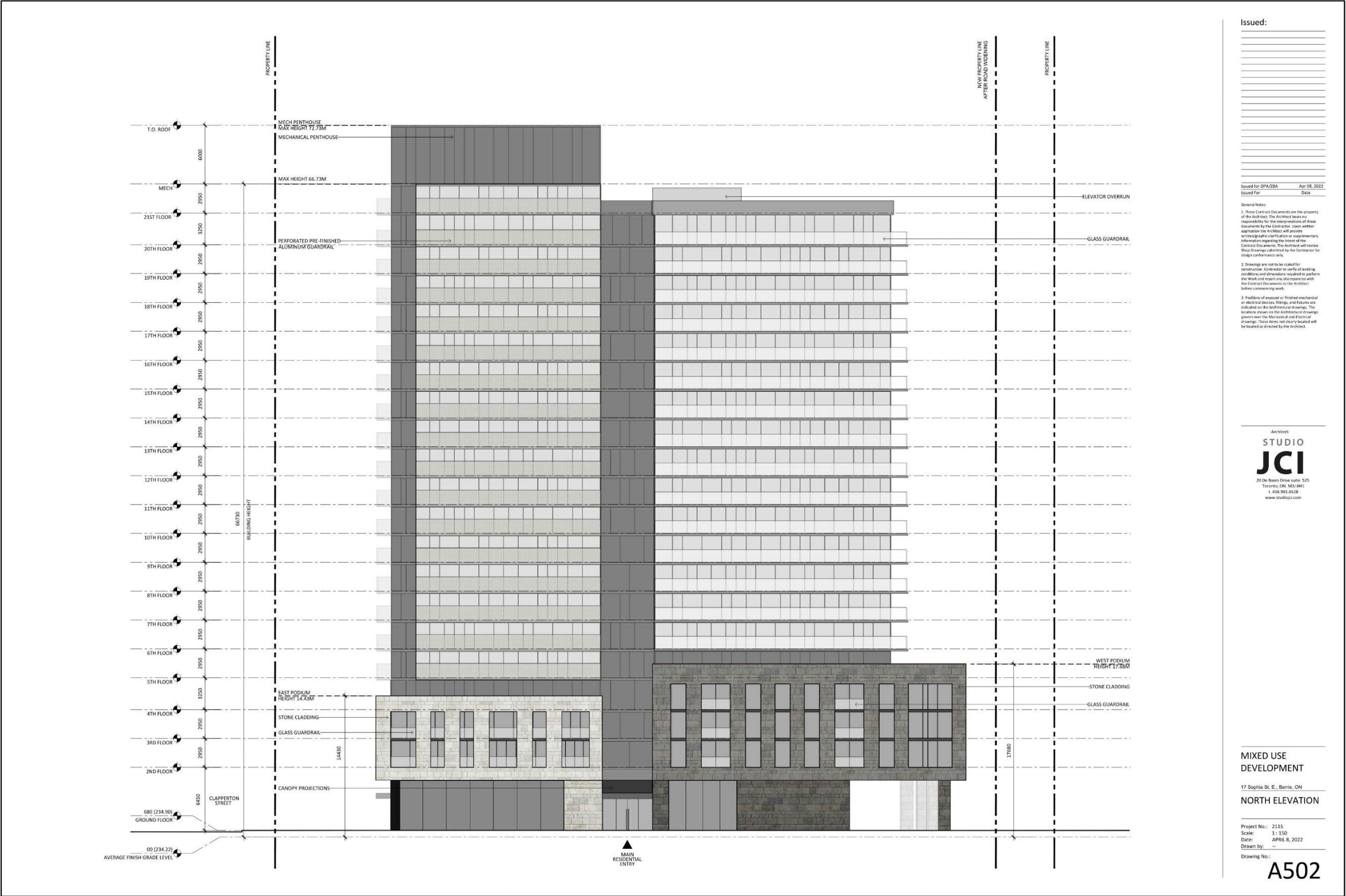


APPENDIX “B”
Building Elevation – East



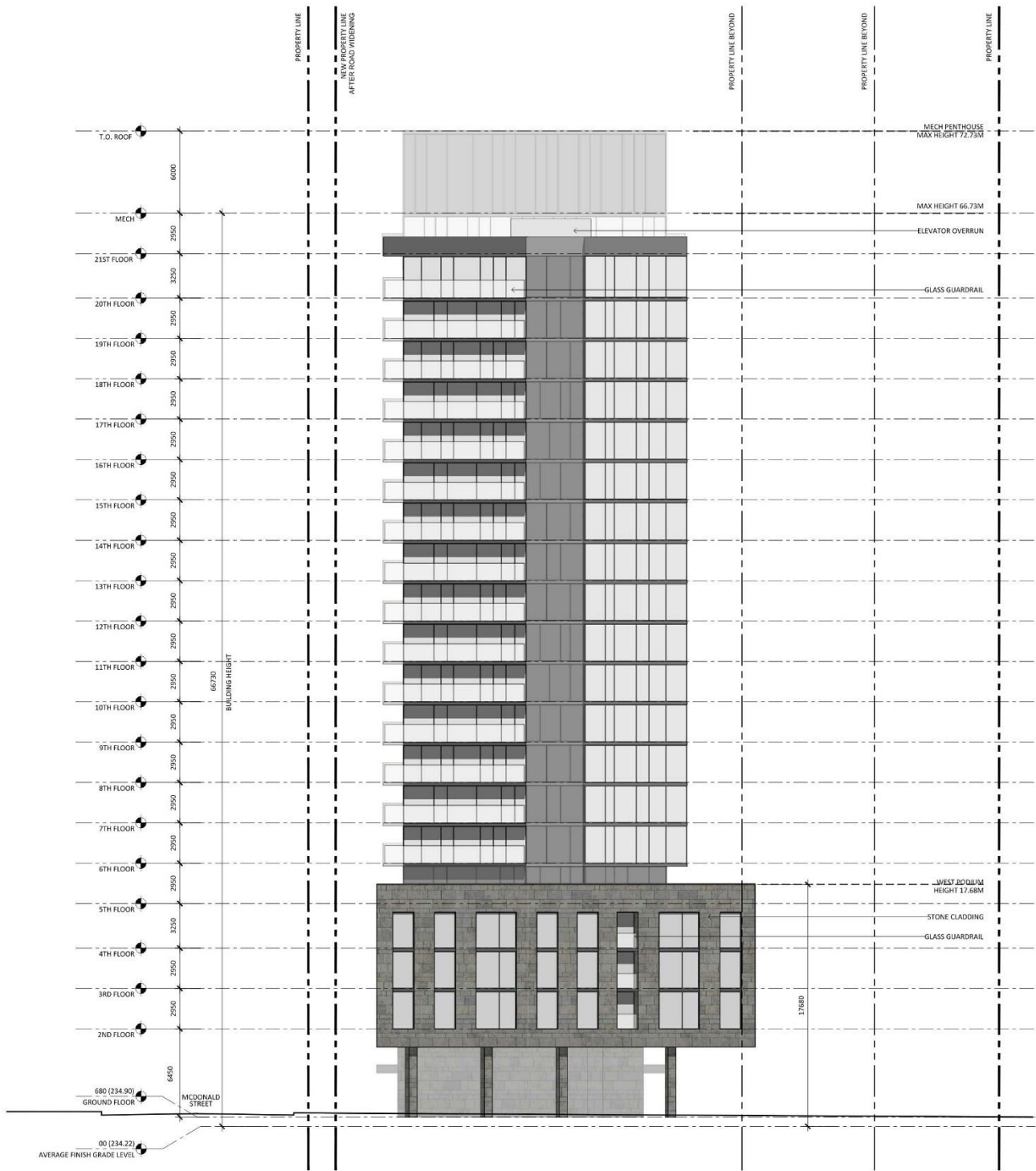
APPENDIX “B”

Building Elevation – South



APPENDIX “B”

Building Elevation – West



Issued:

Issued for OPA/ZBA	Apr 08, 2022
Issued For	Date

1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the Contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect.

3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

Architect:

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MIXED USE
DEVELOPMENT

17 Sophia St. E., Barrie, ON
WEST ELEVATION

Project No.: 2115
Scale: 1 : 150
Date: APRIL 14, 2022
Drawn by: --
Drawing No.:

A503

APPENDIX “C”

Perspective Views



1 CLAPPERTON MCDONALD CORNER VIEW



2 VIEW FROM LIONS PARK



3 SOPHIA DRURY CORNER VIEW EASTWARD



4 VIEW FROM WORSLEY ST TOWARDS NORTH

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MIXED USE
DEVELOPMENT

17 Sophia St. E., Barrie, ON

PERSPECTIVE VIEWS

Project No.: 2115
Scale: N.T.S
Date: APRIL 8, 2022
Drawn by: --
Drawing No.:

A701