

# The City of BARRIE

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BARRIE, ONTARIO  
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE  
Legal Services Department  
"Committed to Service Excellence"

January 21, 2011  
File: D14-1501

## NOTICE OF AN APPLICATION OF A ZONING BY-LAW AMENDMENT AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED ZONING BY-LAW AMENDMENT.

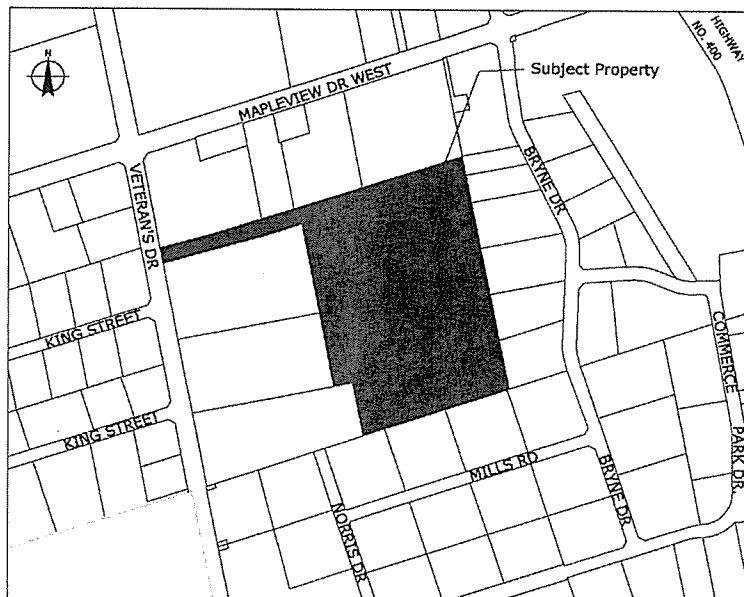
Dear Sir/Madam:

Re: Zoning By-law Amendment Application – 1772175 Ontario Inc. (625 Veteran's Drive)

**TAKE NOTICE** that the General Committee of Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, February 14, 2011**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for a Zoning By-law Amendment submitted by WZMH Architects on behalf of the owner, 1772175 Ontario Inc., for lands located on the east side of Veteran's Drive, south of Mapleview Drive. The property is legally described as Innisfil Concession North, Part Lot 6, Registered Plan 51R36436, Parts 1, 2, & 4, and is located within the 400 West Planning Area. The property is known municipally as **625 Veteran's Drive** and has a total area of approximately 40 acres (16ha).

The subject property is considered to be designated General Industrial within the City's Official Plan and is zoned General Industrial (EM4) in accordance with Zoning By-law 85-95 and 2009-141.

The owner has applied for a site specific zone amendment to permit a reduced number of on-site parking spaces. Based on the proposed use, a total of 263 parking spaces are required. The applicant is proposing to construct a total of 79 parking spaces to accommodate the currently proposed land use.



D14-1501  
1772175 Ontario Inc.  
625 Veterans Drive

**Any person wishing further information or clarification with regard to this proposed rezoning should contact the Planning Services Department during regular office hours at 739-4208.**

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to the City Clerk's Office by **February 9, 2011**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the rezoning by-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

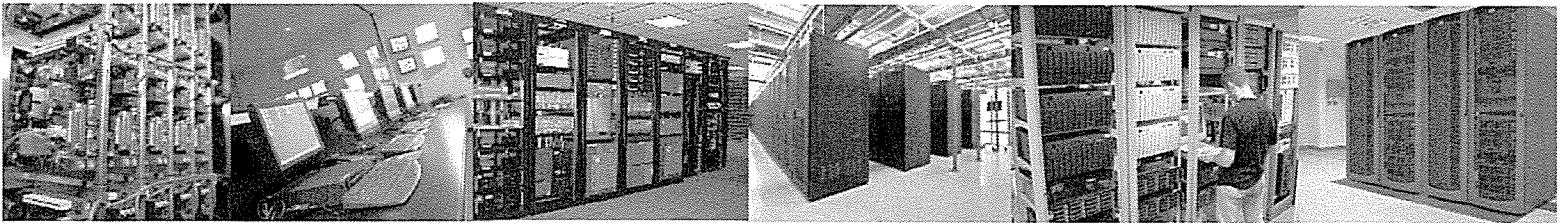
If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed rezoning, you must make a written submission to the undersigned.

Dawn McAlpine, City Clerk  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

# PROJECT COMMODORE

## Issue KK-1 - ZONING BY-LAW AMENDMENT APPLICATION - PLANNING REPORT (Including Drawings)

February 4, 2011



**WZMH** ARCHITECTS

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## **INTRODUCTION**

The following represents the Planning Report prepared by WZMH Architects with respect to the Zoning By-Law Amendment Application – 625 Veteran's Drive, in Barrie, Ontario.

This report is provided in addition to the drawings attached to summarize the nature and details of the application, the by-law provision of which relief is sought and justification/rational for the requested amendment regarding the acceptability of providing reduced parking for the currently proposed use.

## **PROPERTY LOCATION**

The property is legally described as Innisfil Concession North, Part Lot 6, Registered Plan 51R36436, Parts 1, 2 & 4, and is located within the 400 West Planning Area. The property is known municipally as 625 Veteran's Drive and has a total area of approximately 40 acres (16 ha). The property is bounded by Veteran's Drive and existing land to the west, existing development to the north and east, Norris Drive to the south along with existing development.

## **NATURE AND DETAILS OF THE APPLICATION**

A Zoning By-Law Amendment Application was submitted in early November 2010 seeking relief from the zoning by-law with respect to the number of on-site parking spaces required for the site.

The proposed project includes a 1 storey building (data centre) with surface parking for a total of 84 parking spaces (79 parking spaces and 4 barrier free parking spaces). In addition to the 84 parking spaces, a total of 3 parking spaces (for loading purposes) are also provided. *(The Gross Floor Area of the building, which is used for the purposes of determining the amount of parking required is 7,871 m<sup>2</sup>. Based on this figure, the required on-site parking in accordance with the zoning by-law is 263 spaces.)*

Access to the site is from Veteran's Drive. The building is positioned within the centre of the site – just north of the existing wood lot. All parking is provided to the north of the building – adjacent to the main day to day pedestrian entrance. The storm water management pond is located at the low point on the site – the north east corner. *(The building has been positioned in such a manner to include sufficient space for additional on-site parking spaces – should they be required as a result of the outcome of this application.)*

The project is being designed and will be constructed to meet the requirements of the Canadian Green Building Council's LEED program – targeting Gold. In addition to designing the facility to meet LEED requirements, the project includes 'other' green and environmentally friendly features that have been carefully selected that will result in a net zero electrical energy use for the Office / Administration component of the building – part of this is achieved through the use of a photovoltaic (solar panels) farm located on the roof of the building.

## **Gross Building Area**

The drawings attached provide both Gross Building Area (GBA) and Gross Floor Area (GFA) figures. For the purposes of this Planning Report and understanding the actual parking

requirements for the project , the Gross Building Area is broken down by 'occupancy / use' within the building.

<b>Component</b>	<b>Gross Building Area</b>	<b>Percentage of GBA</b>	<b>Occupancy / Use</b>
Office / Administration (Support Spaces)	731 m <sup>2</sup>	4.35%	Support spaces for the office and administration areas including meeting rooms, storage rooms, etc.
Office / Administration (People Space / Regularly Occupied)	856 m <sup>2</sup>	5.09%	Traditional office space containing a mix of open workstations and closed offices.
Central Utility Plant	8,178 m <sup>2</sup>	48.65%	Rooms that contain mechanical and electrical equipment.
Data Halls	4,561 m <sup>2</sup>	27.13%	Large open space that contains computer equipment located in racks. This space is not occupied by people, other than service personnel when required.
Corridors, Loading and Waste Management	2,485 m <sup>2</sup>	14.78%	Corridors to access all of the rooms and spaces within the building including the spaces occupied by the Loading dock and waste management.
<b>Total Gross Building Area</b>	<b>16,811 m<sup>2</sup></b>	<b>100%</b>	

As noted above, the actual Gross Building Area that contains 'people space that is regularly occupied' (i.e. for full time employees) is a small fraction of the total Gross Building Area. All other spaces within the building are occupied by mechanical / electrical equipment, computer equipment and the corridors, etc.

#### **ZONING BY-LAW PROVISION FOR WHICH RELIEF IS SOUGHT**

The Zoning By-Law Amendment Application is seeking relief from Zoning By-Law 85-95 and 2009-141, specifically Table 4.6, which requires 1 space per 30 m<sup>2</sup> of Gross Floor Area. The Gross Floor Area for this project is 7,871 m<sup>2</sup>.

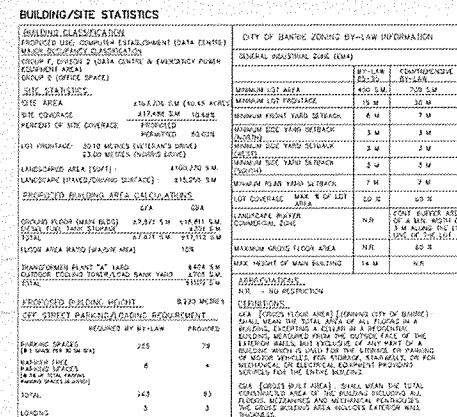
#### **JUSTIFICATION / RATIONALE FOR THE REQUESTED AMENDMENT**

The applicant feels that the Zoning By-Law Amendment Application seeking relief from the zoning by-law is justified for the following reasons:

- The parking spaces provided meets the minimum requirements of the client including shift work, future growth, visitors and service personnel. *(The parking quantities and ratio of parking to Gross Building Area requested in this application is very similar to that of other data centre projects built in the Province of Ontario in the past 10 years.)*
- The property consists of a purpose built data centre facility that is being designed and constructed to remain in operation as a data centre for the life of the building. *(These building types include very sophisticated mechanical and electrical components to run the facility on a day to day basis – they cannot be easily removed and converted into other spaces or occupancies without disrupting the operations of the computers housed in the data halls.)*
- This building (like most other data centres) includes predominately mechanical and electrical spaces, data halls and very limited regularly occupied people spaces, thus not requiring the amount of parking spaces required as defined in the zoning by-law. (The Gross Building Area allocated to regularly occupied people spaces is a fraction of the total Gross Building Area and the Gross Floor Area.)
- The property has been designed and the building positioned on site to address LEED requirements (such as reduced parking from the zoning by-law) and protecting as much green and open space as possible and practical. A parking solution that is based on the minimum required by the client results in far less hard surface paving that would be necessary if designed to meet the requirements of the zoning by-law.
- The building has been positioned on site to allow for future parking spaces (in the event that this application is not accepted and or the use of the spaces within the building changes that would result in the need for additional parking spaces).

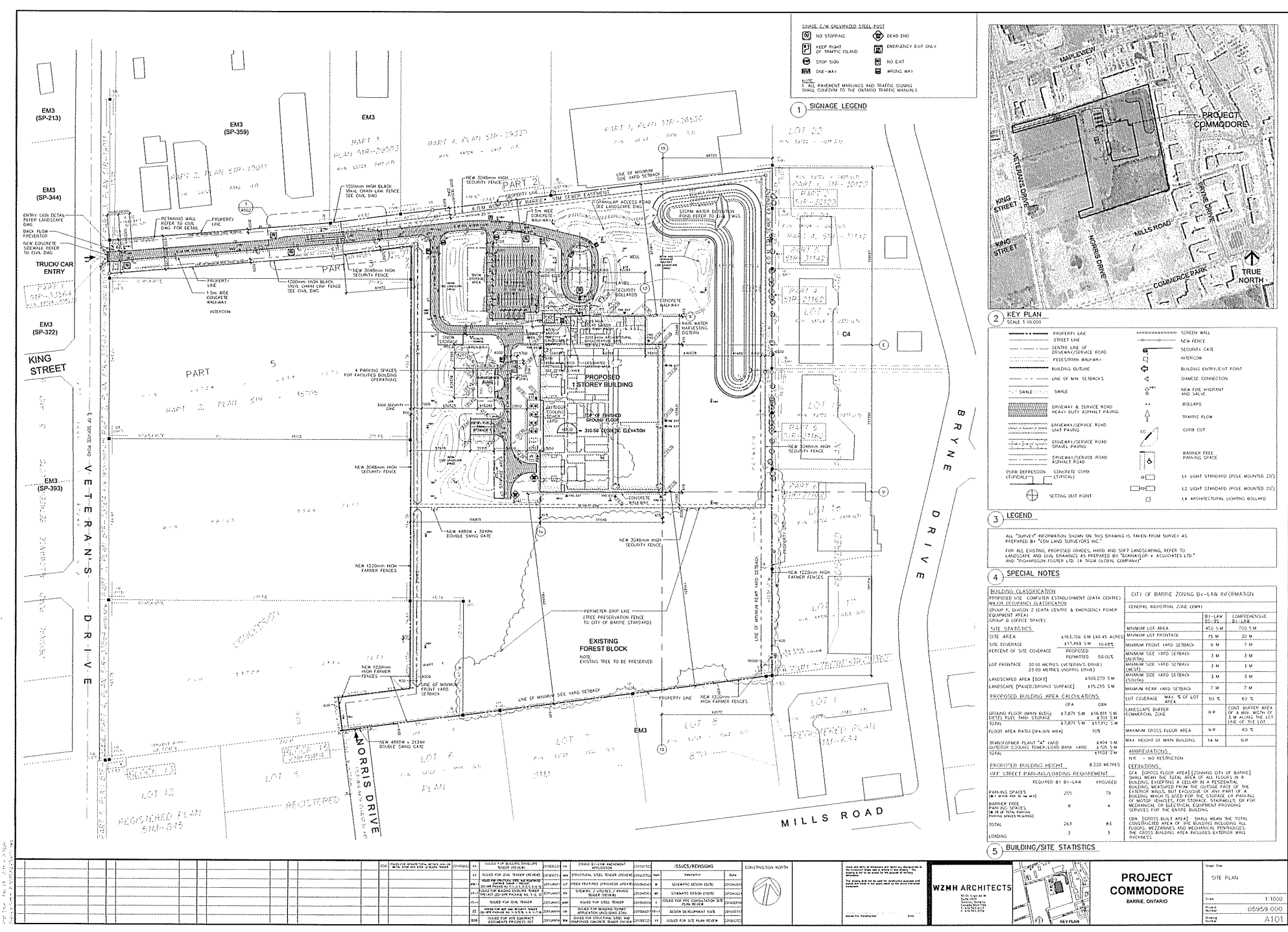
## **APPENDIX A - DRAWINGS**





# PROJECT COMMODORE

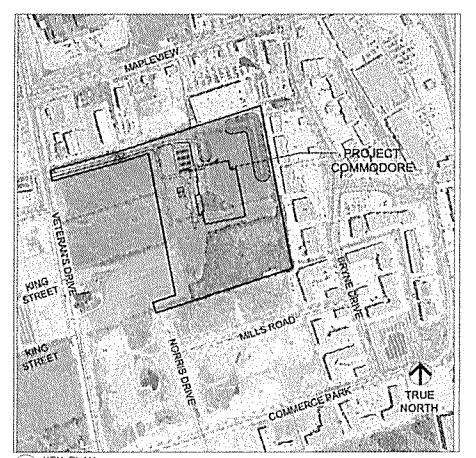
WZMH ARCHITECTS



**SIGNAGE C/W GALVANIZED STEEL POST**

- NO STOPPING
- KEEP RIGHT OF TRAFFIC ISLAND
- STOP SIGN
- ONE-WAY
- DEAD END
- EMERGENCY EXIT ONLY
- NO EXIT
- WIDEN WAY

**NOTE:**  
1. ALL PAINTED MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE CURRENT TRAFFIC MANUALS



**2 LEGEND**

- PROPERTY LINE
- STREET LINE
- CENTRE LINE OF DRIVEWAY/SERVICE ROAD
- FEEDER/STREET WALKWAY
- BUILDING OUTLINE
- LINE OF WALK SETBACKS
- SHALE
- DRIVEWAY/SERVICE ROAD
- DRIVEWAY/SERVICE ROAD
- DRIVEWAY/SERVICE ROAD
- CONCRETE CURB (FACIAL)
- SETTING (EXIT POINT)
- SCREEN WALL
- NEW FENCE
- SECURITY GATE
- INTERCOM
- BUILDING ENTRY/EXIT POINT
- SHADE CONNECTION
- NEW FIRE HYDRANT AND VALVE
- BOLLARD
- TRAFFIC FLOW
- CURB CUT
- BARRIER FREE PARKING SPACE
- L1 LIGHT STANDARD (POLE MOUNTED 20')
- L2 LIGHT STANDARD (POLE MOUNTED 20')
- L3 ARCHITECTURAL LIGHTING BOLLARD

**3 LEGEND**

ALL "SURVEY" INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM SURVEY AS PREPARED BY "CEN LAND SURVEYING INC."

FOR ALL EXISTING PROPOSED DRAWS, HAND AND SURF LAYING, REFER TO LANDSCAPE AND CIVIL DRAWINGS AS PREPARED BY "COMMODORE + ASSOCIATES LTD." AND "COMMODORE FUGER LTD." IN THEIR GLOBAL COMPANY

#### 4 SPECIAL NOTES

##### BUILDING CLASSIFICATION

PROPOSED USE: COMPUTER ESTABLISHMENT (DATA CENTRE)

MAXIMUM OCCUPANCY CLASSIFICATION

GROUP 1, DIVISION 2 (DATA CENTRE & EMERGENCY POWER EQUIPMENT AREA)

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##### CITY OF BARRIE ZONING BY-LAW INFORMATION

###### GENERAL RESIDENTIAL ZONE (R1M)

	MINIMUM LOT AREA	81,748 S.M.	COMPREHENSIVE BY-LAW	700 S.M.
	MINIMUM LOT FRONTAGE	45.0 S.M. <td></td> <td>30.0 S.M.</td>		30.0 S.M.
	MINIMUM FRONT YARD SETBACK	15.0 S.M. <td></td> <td>7.0 M.</td>		7.0 M.
	MINIMUM SIDE YARD SETBACK (LEFT)	3.0 S.M. <td></td> <td>3.0 M.</td>		3.0 M.
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	MINIMUM HEIGHT OF MAIN BUILDING	14.0 S.M. <td></td> <td>60% GROSS</td>		60% GROSS
	MINIMUM HEIGHT OF MAIN BUILDING	14.0 S.M. <td></td> <td>60% GROSS</td>		60% GROSS
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	MINIMUM HEIGHT OF MAIN BUILDING	14.0 S.M.		

**5 BUILDING/SITE STATISTICS**

ITEM	QUANTITY	UNIT
PROPOSED BUILDING HEIGHT	8.220	METRES
OFF STREET PARKING/LOADING REQUIREMENT	255	79
BARREIR FREE	8	4
LOADING	263	83
LOADING	3	3

**PROJECT COMMODORE**  
BARRIE, ONTARIO

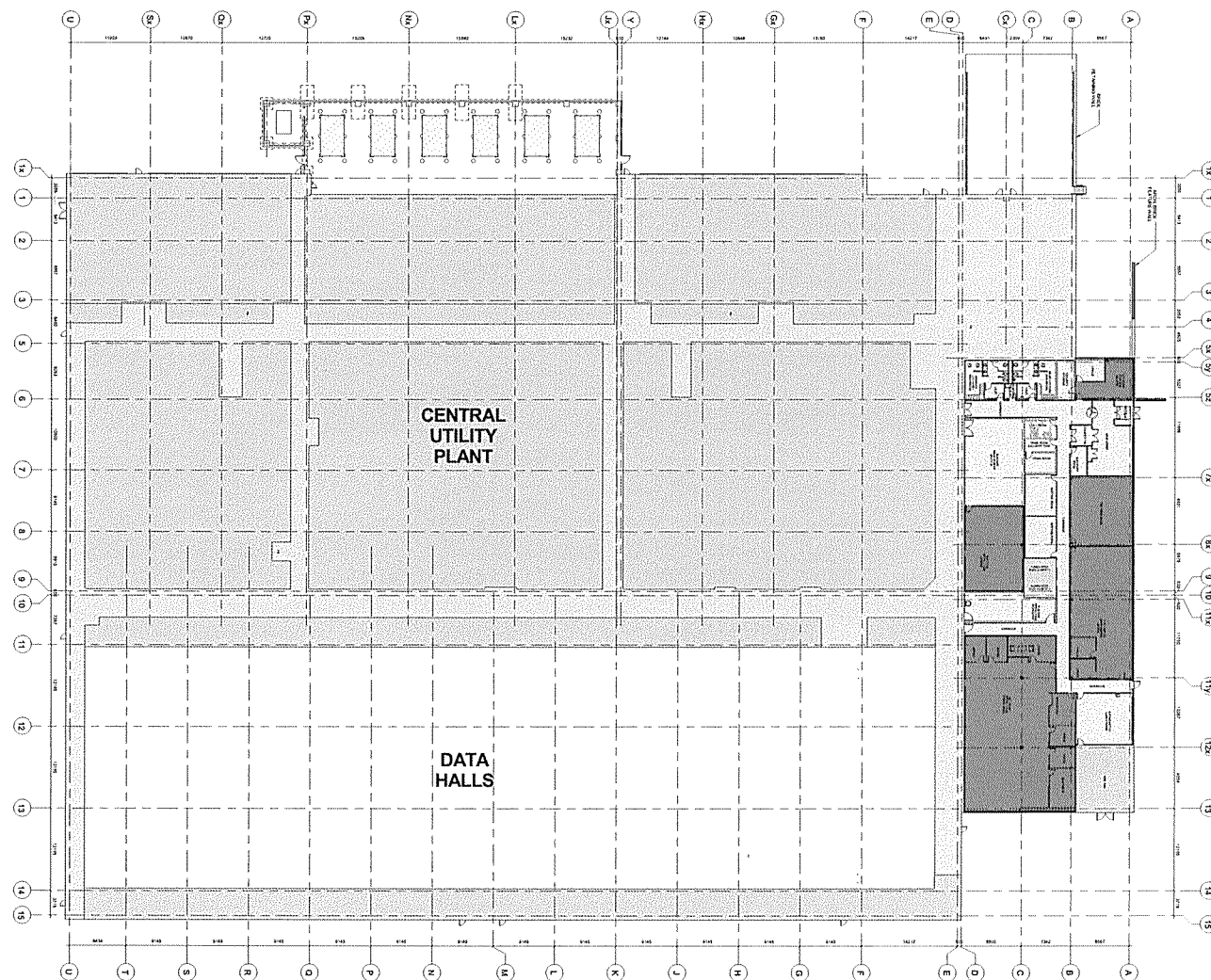
**WZMH ARCHITECTS**

**SITE PLAN**  
Scale: 1:1000  
Date: 05/09/2000  
Drawing: A101

CONCRETE CODE	DESIGNATED AREA	CONCRETE AREA
□	OFFICE / ADMINISTRATION	1000 M <sup>2</sup>
■	PLANT ROOM (ELECTRICITY)	1000 M <sup>2</sup>
▨	CENTRAL HEATING PLANT	1000 M <sup>2</sup>
□	DATA HALLS	1000 M <sup>2</sup>
□	CORRIDORS, LOBBIES, AND W.C. / SERVICE	1000 M <sup>2</sup>
TOTAL		5000 M <sup>2</sup>

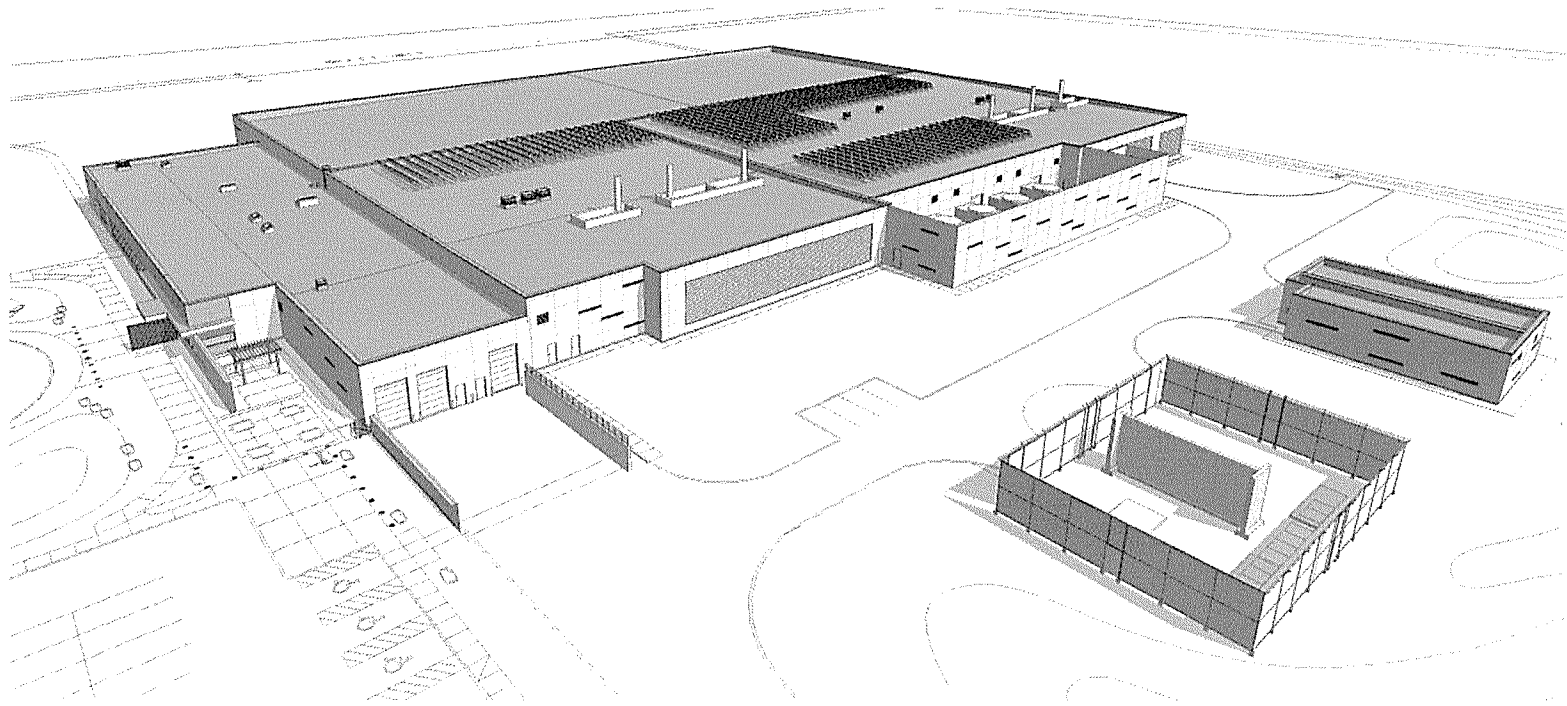


GROUND FLOOR PLAN



PROJECT COMMODORE

WZMH ARCHITECTS



PERSPECTIVE VIEW

PROJECT COMMODORE

WZMH ARCHITECTS