

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 AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – Weston Consulting on behalf of Collier Owen Development Corporation, 49 Collier Street, Barrie – FILE REF.: D30-028-2022

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **Thursday, March 2, 2023 at 6:00pm** to review an application for an Amendment to the Zoning By-law submitted by Weston Consulting on behalf of Collier Owen Development Corporation for lands known municipally as 49 Collier Street, Barrie.

The subject lands are described as: Part Lots 52 & 53, S/S Collier Street, Plan 2 as in RO658713, RO430155, RO1434699, RO1434700, RO930027 and RO930161; Lots 4 & 5, E/S Owen Street, Plan 85 and Part Lots 52 and 53, S/S Collier Street, Plan 2, and Part Lot 10, N/S Dunlop Street, Plan 2 being Part 1 on 51R-8583 and Part 1 on 51R-14310, in the City of Barrie. The parcel is 0.26 hectares (0.64 acres) in area and is currently vacant.

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Central Area Commercial - Second Density' (C1-2) to 'Central Area Commercial - Second Density with Special Provisions' (C1-2)(SP-XXX) to facilitate the development of a 32 storey residential and commercial mixed use building with a total of 253 residential units and 1,271 square metres of ground floor commercial space.

Proposed Zoning Amendments

Standard	(C1-2)	(C1-2)(SP-XXX)
Maximum Gross Floor Area	600% of lot area.	947% of lot area
Maximum Height	45 metres	98 metres
Podium Height	10 metres within 5 metres of the front lot line and the lot flanking.	14 metres within 5 metres of the front lot line and the lot flanking
Parking Spaces	a minimum of 1 parking space per dwelling unit	a minimum of 0.92 parking space per dwelling unit
Loading Spaces	5 loading spaces	1 loading space
Landscape Buffer	a minimum landscape buffer of 3 metres along the side and rear lot lines	no landscape buffer along the side and rear lot lines

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Wednesday, February 22, 2023, by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Wednesday, February 22, 2023**, by 12:00 p.m.

Notification of the Amendment to the Zoning By-law if approved by Council will be provided upon written request to the to the undersigned file manager in the Development Services Department – Planning Division.

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 in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval to the Amendment to the Zoning By-law:

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

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person wishing further information or clarification with regard to the Zoning By-law Amendment should contact the file manager noted below during regular office hours.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Development Projects* page on the City's website under [Ward 2 – 49 Collier Street](#).

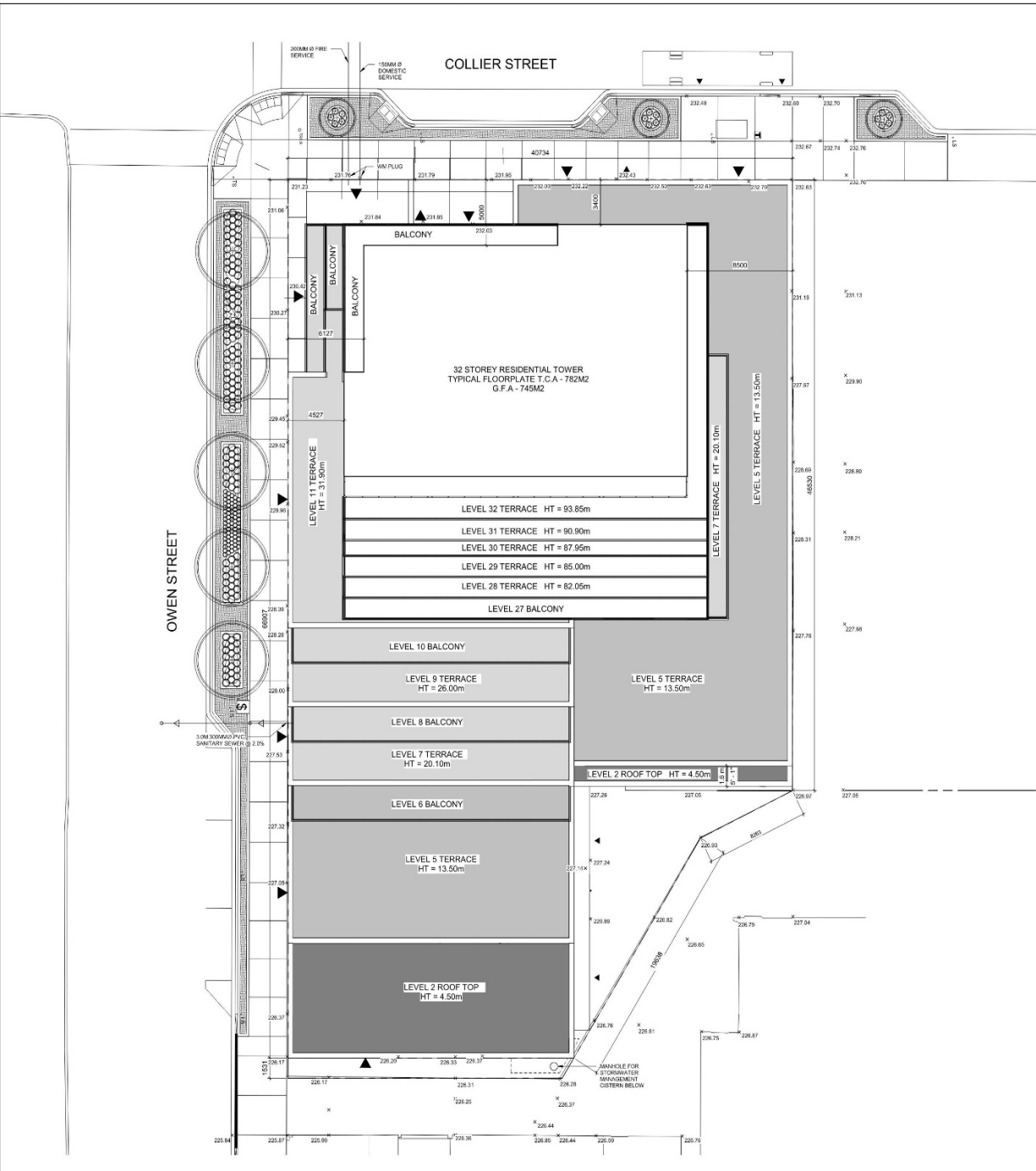
Jordan Lambie, Senior Urban Design Planner
705-739-4220, Ext. 4324
jordan.lambie@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



PROPOSED CONCEPT PLAN



PROPOSED ELEVATIONS

