

**TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE**

**FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER, EXT. 4324**

**WARD: 2**

**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 ZONING BY-LAW AMENDMENT – 49 COLLIER STREET**

**DATE: MARCH 2, 2023**

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Weston Consulting and Scott Shields Architects, on behalf of Collier Owen Development Corporation. The subject lands are known municipally 49 Collier Street and are legally described as Plan 2 Pt Lot 10 N Dunlop St Pt Lots 52 and 53 S Collier St Plan 85 Lots 4 and 5 E, City of Barrie.

The application proposes to amend the existing 'Central Area Commercial' (C1-2) zone with special provisions to facilitate the development of a 32-storey mixed-use building with 23,708 square metres of gross floor area, including 1,271 square metres of ground floor retail. A total of 253 residential units are proposed with 234 parking spaces. One (1) level of underground parking is proposed with three (3) levels of parking in an above-ground structure in the podium.

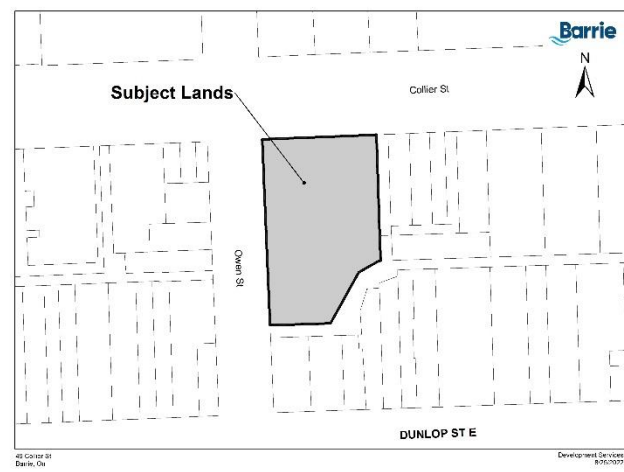
The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 2 – 49 Collier Street](#).

### **Background**

The subject site is located on the southeast corner of the Collier Street and Owen Street intersection. The lands have an area of 0.26 hectares (0.64 acres) and frontage of 40.7 metres along Collier Street and 66.9 metres along Owen Street. The lands are currently unoccupied.

The subject lands are designated 'City Centre Commercial' on Schedule 'A' – Land Use in the City of Barrie Official Plan.

The subject application was submitted to the City and deemed complete on November 17, 2022. Notification of the filing of a complete application



and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application also has been circulated to all applicable City departments and external agencies for review and comment.

The conceptual site plan is attached to this memorandum as Appendix “A” as well as the conceptual 3D perspectives of the building’s design and massing as Appendix “B”.

**Neighbourhood Meeting**

A virtual neighbourhood meeting was held on September 14, 2022 using the Zoom platform and property owners within 240 meters of the subject lands were circulated notice of the meeting. The meeting had twenty nine (29) attendees, including Ward 2 Councillor Keenan Aylwin, Planning Staff as well as the agent and members of the applicant’s consulting team.

Comments from residents have been summarized as follows:

- Concerns with the requested reduction in parking and potential impacts on traffic/parking;
- Clarification on availability of sewer capacity and existing municipal services;
- Clarification on the visibility and potential uses of commercial units at grade;
- Concerns related to the proposed building height; and,
- Clarification on the developer’s experience/background.

**Zoning By-law Amendment – Site-Specific Provisions**

The proposed Zoning By-law Amendment seeks to amend the existing ‘Central Area Commercial – Second Density’ (C1-2) to ‘Central Area Commercial – Second Density with Special Provisions’ (C1-2) (SP-XXX) to allow for a high-rise mixed use development. The site-specific provisions requested are detailed in Table 1 below.

**Table 1: Site-specific Zoning Provisions – 49 Collier Street**

<b>Zoning Standard</b>	<b>Requirement – C1-2 Zone</b>	<b>Proposed – C1-2 (SP-XXX)</b>
6.3.1 Maximum Gross Floor Area	600%	947%
6.3.2 Maximum Building Height	45m  10m within 5m of the front lot line and flankage.	98m  14m within 5m of the front lot line and flankage on Owen Street.
4.6.1 Parking	1 space per dwelling unit = 253 parking spaces	0.92 spaces per dwelling unit = 234 parking spaces
4.7.1 Loading Spaces	5 loading spaces	1 loading space
6.3.7.1 Minimum Landscape Buffer (side and rear lot lines)	3m	0m

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**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 matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Appropriateness of the proposed density and height and compatibility with the surrounding uses;
- Traffic impacts due to proposed increase in density; and,
- Justification and appropriateness of the requested site specific provisions.

**Next Steps**

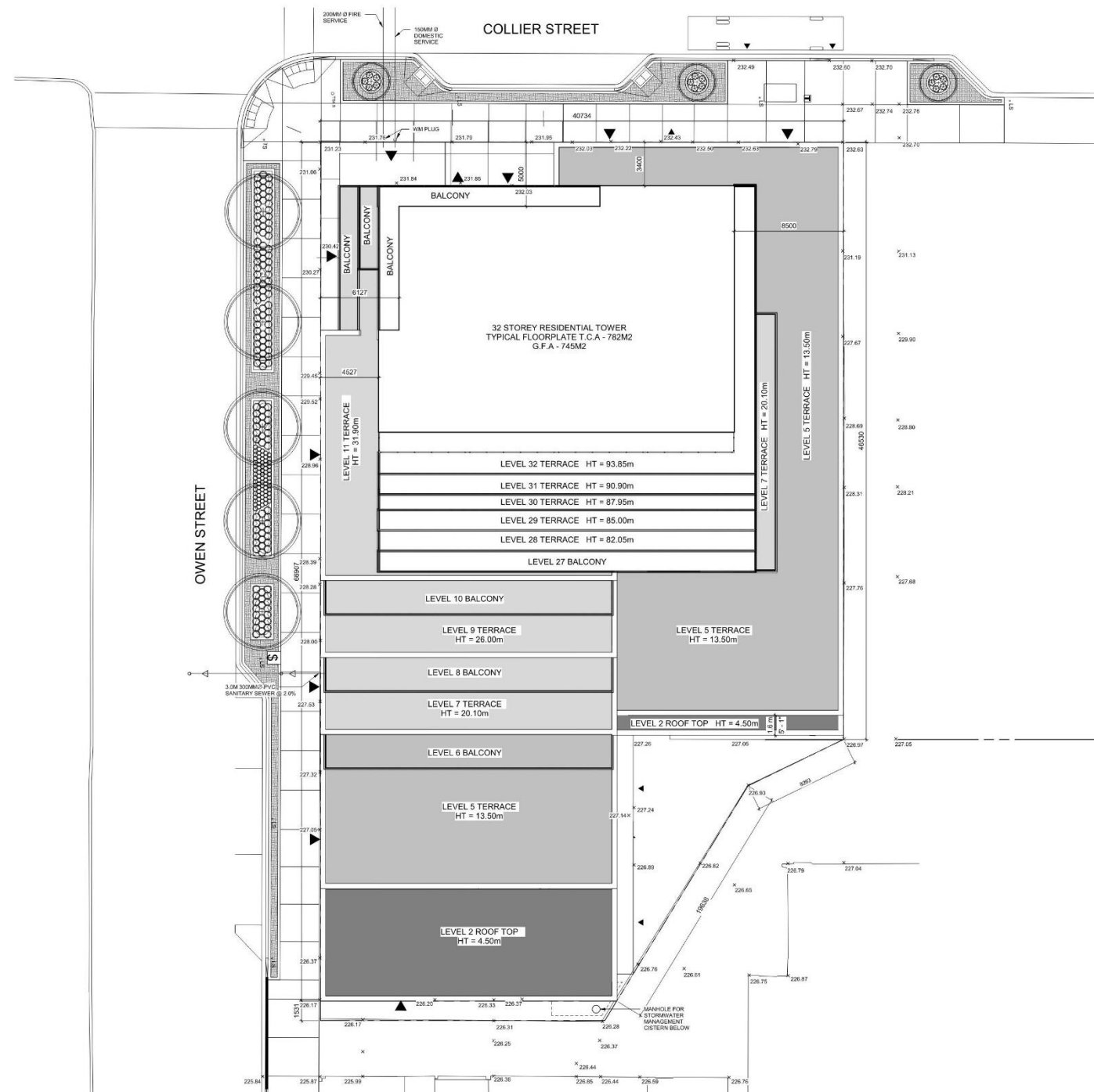
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received, as well comments provided at the Public Meeting, will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of this application.

A staff report to the Affordability Committee is anticipated to be brought forward in in Q2/Q3 2023 for consideration of the proposed Zoning By-law Amendment application. Should Council approve the proposed Zoning By-law Amendment, a subsequent application for site plan control would be required to facilitate any further development on the subject lands.

For more information, please contact Jordan Lambie, Senior Urban Design Planner at 705-739-4220 ext. 4324 or by email at [jordan.lambie@barrie.ca](mailto:jordan.lambie@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Conceptual 3D Perspectives

APPENDIX "A"  
Conceptual Site Plan



General Notes  
 1. ALL DIMENSIONS IN MILLIMETRES.  
 2. VERIFY ALL DIMENSIONS.  
 3. DO NOT SCALE DRAWINGS.  
 4. CHECK DRAWINGS AGAINST SPECIFICATIONS.  
 5. USE THE LATEST REVISED DRAWINGS ONLY.  
 6. REPORT ANY DISCREPANCIES, DISCOVERED ERRORS OR OMISSIONS, TO THE ARCHITECT BEFORE PROCEEDING.  
 7. DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

True North    Project North

No.	Issue	Date

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 scottarch.ca

Collier & Owen Street  
 Barrie  
 49 Collier Street, Barrie, ON

Drawing  
 SITE PLAN

Project number	21323
Date	2022-06-03
Drawn by	AH
Checked by	AS
<b>A1.02</b>	
Scale	



APPENDIX "B"

Conceptual 3D Perspectives



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Collier & Owen Street  
 Barrie  
 49 Collier Street, Barrie,  
 ON

Drawing  
**MASSING VIEWS**

Project number	21323
Date	2022-06-03
Drawn by	AS
Checked by	AS

**A1.03**

Scale