
TO: PLANNING COMMITTEE

SUBJECT: APPLICATION FOR ZONING BY-LAW AMENDMENT (2667340 ONTARIO INC. C/O THE TYPHON GROUP LTD.) – 272 INNISFIL STREET

WARD: 8

PREPARED BY AND KEY CONTACT: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

SUBMITTED BY: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

GENERAL MANAGER APPROVAL: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of 2667340 Ontario Inc. c/o The Typhon Group Ltd. to rezone the lands known municipally as 272 Innisfil Street from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial – 2 with Special Provisions Hold' (C2-2)(SP-XXX)(H-XXX), be approved.
2. That the following Special Provisions for the 'Transition Centre Commercial – 2' (C2-2)(SP-XXX)(H-XXX) Zone be referenced in the site specific zoning by-law for the lands known municipally as 272 Innisfil Street as per Appendix "A" attached to Staff Report DEV010-20:
 - a) An increase in building height to 52 metres, whereas 45 metres is permitted;
 - b) 0% commercial area, whereas 50% of the lot area is required to have commercial uses; and
 - c) A 5 metre side yard setback is required adjacent Jacob's Terrace, whereas a minimum 3 metres plus 0.5 metres for every 2 metres over 11 metres in height is required.
3. That the By-law for the purpose of lifting the Holding Provision (H) as it applies to the lands municipally known as 272 Innisfil Street, shall be brought forward for approval once the owner provides the following, to the satisfaction of the City of Barrie:
 - a) Acknowledgement that a [Record of Site Condition](#) has been accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and
 - b) The owner enters into a Site Plan Agreement with the City.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV010-20.

5. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV010-20) (D14-1689)

PURPOSE & BACKGROUND

Report Overview

7. The application before the City is to request an amendment to the Zoning By-law to change the zone of 272 Innisfil Street from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial – 2 with Special Provisions' (C2-2)(SP-XXX) to permit the future development of a 17 storey residential building consisting of 154 apartment units and 10 townhouses on the subject lands. Staff are recommending approval of the application as the lands are located in the Urban Growth Centre (UGC) and the redevelopment of this parcel represents an opportunity to bring residential uses into the downtown in an area that is serviced by both municipal infrastructure and transit.

Site and Location

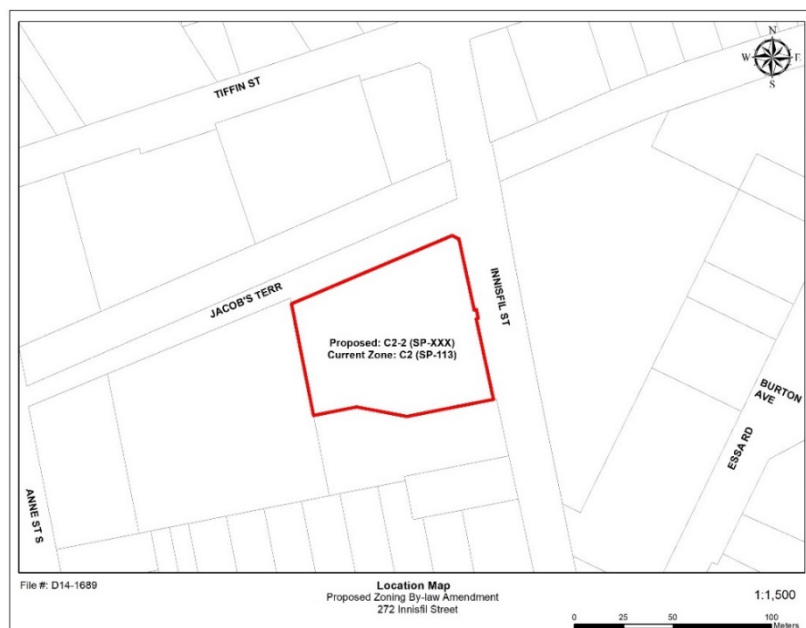
8. The subject lands are known municipally as 272 Innisfil Street, located at the southwest corner of Innisfil Street and Jacob's Terrace directly south of a spur of the Barrie Collingwood Railway (BCRY). The site is approximately 0.70 hectares in area with a frontage of 85 metres on Innisfil Street and 95 metres on Jacob's Terrace.
9. The property is currently occupied by commercial uses (Barrie Antique Market) in an existing building and the existing land uses surrounding the subject property are as follows:

North: Jacob's Terrace, BCRY, lands zoned for commercial, industrial, and residential uses

South: Automotive service centre, single detached residential uses

East: Innisfil Street, commercial uses

West: Automotive repair and service use, other light industrial type uses



Existing Policy

10. The subject lands are designated 'City Centre' in accordance with Schedule A - Land Use of the City's Official Plan and are identified as part of the Urban Growth Centre on Schedule 'I' – Intensification of the Official Plan. The property is zoned 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) pursuant to Zoning By-law 2009-141. Site specific Zoning By-law 96-175 changed the zone of the site from 'Restricted Industrial' (RI) to 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to permit additional uses including retail and service stores without outdoor storage.

Supporting Information

11. In support of the application, the applicant has submitted a concept plan attached to Staff Report DEV010-20 as Appendix "B", as well as the following information to provide detail about the requested rezoning and the future development of the site:
- a) Planning Justification Report (Innovative Planning Solutions Inc., December 2019)
 - b) Urban Design Report (Innovative Planning Solutions Inc., December 2019)
 - c) Shadow Study (ISM Architects Inc., November 11, 2019)
 - d) Traffic Impact Study (Tatham Engineering Limited, September 24, 2019)
 - e) Functional Servicing Report (Pearson Engineering Ltd., October 2019)
 - f) Geotechnical Investigation Report (Cambium Inc., October 10, 2019)
 - g) Hydrogeological Assessment (Cambium Inc., November 25, 2019)
 - h) Noise & Vibration Report (Rowan Williams Davies & Irwin Inc., August 26, 2019)
 - i) Pedestrian Wind Assessment (Rowan Williams Davies & Irwin Inc., November 4, 2019)
 - j) Energy Strategy Report (Rowan Williams Davies & Irwin Inc., November 4, 2019)
 - k) Tree Inventory, Analysis, Preservation Report and Arborist Plans (Landmark Environmental Group, October 2019)
12. The supporting documents can be found in their entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward8/Pages/272-Innisfil-Street.aspx>

Public Consultation

13. A Neighbourhood Meeting was held on November 27, 2019. The meeting was attended by approximately thirteen (13) residents, Ward 8 Councillor Jim Harris, the planning consultant team and City planning staff.
14. A Public Meeting was held on March 3, 2020. A memorandum was provided by planning staff and two (2) residents provided verbal comments regarding the proposed amendment and the future development of the property.

15. The comments and concerns expressed by the residents at the neighbourhood meeting, the public meeting and through correspondence provided to staff are outlined in the Public Comment section of this report. This section provides a list summarizing the comments and includes a corresponding response from staff to demonstrate that the issues have been included in the review of this application to the greatest extent possible.

Public Comments

16. **Neighbourhood Regeneration, Potential for Historic or Archeological Significance**

A supportive comment was received regarding the opportunity for redevelopment on this site and the potential to contribute to the regeneration of the neighbourhood. A request from the public was made to examine the historic nature of the site to this area as well as the potential for archeological significance.

Staff appreciate and agree with the context of the comment that this proposal may bring about additional regeneration of the neighbourhood. As the property is developed and does not meet the criteria for archaeological significance, a formal Archaeological Study is not required to be completed. Through the site plan control process, a heritage brief will be required to investigate the historic use of the lands. Findings from this study could potentially be reflected in the development concept.

17. **Traffic and Road Improvements**

Residents raised concern about the current state of the existing road network, increased traffic, and the potential requirement for improvements as a result of this development.

A Traffic Impact Study (TIS) was completed for this proposal. Staff are in general support of the study's finding and have confirmed that improvements to both Innisfil Street and Jacob's Terrace are proposed in the future; however, they are not identified in the 2020-2029 Capital Plan. Staff have requested an addendum to the TIS be completed as part of a future site plan submission to explore a left turn lane on Innisfil Street. In addition, a 2.5 metre road widening and sight triangle at Innisfil Street and Jacob's Terrace will be required to be dedicated to the City. Staff have also requested a 2 metre protection along the Jacob's Terrace frontage to permit future road improvements, and that Innisfil Street be resurfaced across the frontage of this development if road improvements have not been completed at the time of this property redevelopment.

18. **Construction Practices and Water Table**

Concerns were raised by residents about the methods for construction due to the high-water table, as well as dust and noise from construction activity. In addition, it was suggested that development efforts be coordinated with the surrounding properties.

Staff appreciate the challenges existing neighbourhoods face with infill projects and subsequently will ensure a construction management plan be submitted as part of the site plan application. The City will also suggest that the applicant investigate the opportunity for coordinating construction activities to minimize disruption to the neighbourhood. Ultimately, that coordination will be dependent on the receipt and approval of additional redevelopment applications.

The applicant submitted both Geotechnical and Hydrogeological Reports which demonstrate ground water levels and options for the building foundation supports. Staff note that at the time of detailed design, site plan drawings will need to clearly identify proposed building foundation support for review and approval. Building supports shall be designed to stay above the aquifer supplying

municipal water. In addition, with respect to Source Water Protection, the subject property is located within Wellhead Protection Area C, is in an Issues Contributing Area for Sodium and Chloride, and a Highly Vulnerable Aquifer (HVA). This means that groundwater beneath this property is flowing towards municipal wells and could eventually be drawn up by these wells. Staff will ensure the appropriate level of protections, design and construction details and mitigation measures are identified and approved at the time of site plan control.

19. **Proximity to Rail Line**

A comment was made regarding the potential land use conflict between the residential use and the existing BCRY tracks.

Staff have reviewed the distance separation required for the redevelopment of this site and confirm the new building will meet the required setbacks. In addition, a Noise & Vibration Study was submitted in support of this application. The recommendations of the study, including the provision of a warning clause, air conditioning and potential for upgraded construction materials, will be implemented through the site plan control, and building permit processes.

Department & Agency Comments

20. The application to amend the zoning on the subject lands was circulated to staff in various departments and to several external agencies for review and comment. From a rezoning perspective, no significant issues were identified in changing the principle of land use on this site. As noted in the responses above, additional details are required through detailed design at the time of site plan control if the use is approved, including but not limited to:

- a) Confirmation that there is sufficient municipal water, wastewater, and fire flow;
- b) Dedication of a road widening on Innisfil Street, sight triangle, and road widening protection on Jacob's Terrace;
- c) Demonstration of traffic movement, site access and pedestrian movements; and,
- d) Confirmation of building foundation supports (including design, construction, and mitigation measures) and the management of stormwater infiltration.

ANALYSIS

Policy Planning Framework

21. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

22. Section 2 of the *Planning Act* requires that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, shall have regard to, among other matters, matters of provincial interest such as, but not limited to, the protection of ecological systems, including natural areas; the adequate provision and efficient use of transportation, sewage and water services and waste management systems; the adequate provision of a full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high

quality, safe, accessible, attractive and vibrant; and the mitigation of greenhouse gas emissions and adaptation to a changing climate.

23. The *Planning Act* can be found in its entirety at the following link: <https://www.ontario.ca/laws/statute/90p13>.
24. This project is consistent with this document as the subject property is located in an area identified for higher density residential uses within the settlement area of Barrie, will utilize existing and available municipal infrastructure (water and wastewater) and public service facilities such as transit and schools.

Provincial Policy Statement (2020) (PPS)

25. The Provincial Policy Statement (2020) (PPS) provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. The PPS encourages planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.
26. The PPS can be found in its entirety at the following link: <https://www.ontario.ca/page/provincial-policy-statement-2020>
27. Policies 1.1.3.1 and 1.1.3.2 identify settlement areas as the focus of growth and development with land use patterns based on densities and a mix of land uses that efficiently use land and resources, infrastructure and public service facilities, minimizes negative impacts to air quality and climate change, and supports active transportation.
28. The proposed amendment is consistent with these policies as the subject lands are located within the settlement area of Barrie, will utilize existing and available infrastructure and will facilitate high density residential development in the UGC that have a direct connection to both the local and regional transit network.
29. Staff have reviewed the relevant policies and are of the opinion that the proposed development is consistent with the Provincial Policy Statement (2020).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

30. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan) is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. It provides a framework for implementing Ontario's vision for building strong, prosperous communities by managing growth and it establishes the long-term framework for where and how the region will grow.
31. The Growth Plan can be found in its entirety at the following link: <https://files.ontario.ca/mmah-greater-golden-horseshoe-place-to-grow-english-15may2019.pdf>.
32. The Growth Plan is intended to provide direction for municipalities in areas related to intensification of existing built-up areas with a focus on strategic growth areas, including urban growth centres and major transit station areas. The primary focus of the plan is on building complete communities that are well-designed to meet people's daily needs, offer transportation choices, accommodate people at all stages of life by providing an appropriate mix of jobs, local services, public service facilities and a full range and mix of housing options to meet various incomes and household sizes.

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33. The Growth Plan further requires that by the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, 50% of all residential development occurring annually within the City must be within the existing built boundary. In addition, the Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure.
 34. The proposed zoning by-law amendment will facilitate a high-density form of residential development in the UGC, will utilize existing municipal servicing infrastructure, public facilities and is directly located on a transit route with proximity to the Allandale GO station. Permitting intensification at this location will contribute to the City's intensification targets as required by the Growth Plan.
 35. Staff have reviewed the relevant policies and are of the opinion that the proposed development conforms to the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

Official Plan (OP)

36. The Official Plan provides guidance for the consideration of land use changes, the provision of public works, actions of local boards, municipal initiatives, and the actions of private enterprise. It gives direction for implementing by-laws, guidelines for more detailed planning and the means for controlling growth so that the City's capacity to provide a healthy community environment is not exceeded.
37. The Official Plan can be found in its entirety at the following link:
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Official%20Plan%20-%20January%202018.pdf>.
38. As noted above, the subject lands are designated 'City Centre' in Schedule A – Land Use of the City's Official Plan and identified as part of the Urban Growth Centre in Schedule I - Intensification. Lands that are designated City Centre have been identified as an area for revitalization and an area of focus for community interest and investment. It is widely recognized that growing the residential population of the City Centre will significantly contribute to meeting the revitalization goals of the City and transition the downtown into a vibrant community.
39. Section 3.3.1 encourages the development of complete communities with an appropriate range of housing types; building design and densities which efficiently use land, resources, infrastructure and public service facilities; contributes to safe, vibrant and pedestrian friendly streetscapes; and directs development toward locations where infrastructure and public service facilities are available. The proposed development is consistent with this policy in that it proposes high density residential development in an area where existing infrastructure (water, stormwater, and sanitary services) and transit are available.
40. Sections 3.3.2.1 (a), (b), (c) and (g) of the Official Plan encourage the maintenance of reasonable housing costs by encouraging a wide range of housing opportunities in order to meet identified housing needs where it is recognized to be in accordance with good land use planning principles. The Official Plan further encourages residential intensification in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types at densities consistent with the Official Plan. Staff are satisfied the proposal conforms to these policies given that the proposed development meets the density permissions in the Official Plan, would contribute to the efficient use of land and resources, supports transit, and optimizes the use of existing infrastructure and services as an infill development within the built-up area of the City.

The City Centre

41. Section 4.3.2.2 (a), (b), (c) describe the broad range of uses encouraged in the City Centre, including retail, service, office, institutional, public, and residential uses. Further, the policies encourage residential uses to include a variety of medium and high densities to increase the residential population to have the effect of using the downtown area after business hours and to create a local market for convenience and service goods. Staff are satisfied that the proposed rezoning, to facilitate residential development at a density of 234 units per hectare, will contribute to increasing the residential population in the City Centre and consequently promote the wise use of infrastructure and contribute to creating a local market for goods and services.

Servicing and Transportation

42. It is a goal of the Official Plan to ensure that all development within the City is serviced by municipal sanitary and storm sewers, municipal water, electrical and other utilities. Policies 5.1.2.1(j), (m), (n), and (o) detail how development of these services will occur. The proposal conforms to these policies as the development will be entirely serviced by municipal and other public utilities.
43. The Official Plan identifies goals to protect and enhance water quality, encourage effective stormwater management, and ensure stormwater management practices minimize stormwater peak flows and other negative impacts. Policies 5.3.2.2(a) and (b) and 5.3.2.3 detail how development shall achieve these goals and outline applicable design criteria. Staff are satisfied that stormwater management for the proposed development can be adequately addressed in accordance with these policies.
44. The Official Plan further identifies goals to promote healthy communities, active living, public transit, all forms of active transportation, and the safe integration and connectivity between the various modes of transportation. Policies 5.4.2.3 (a), (c), and (f) detail how new development shall encourage and promote public transit. The development of these lands conforms to these policies as the property is directly adjacent a transit route and is in close proximity to the Allandale GO Station.
45. Staff have reviewed the relevant policies and are of the opinion that the proposed development conform to the applicable policies of the City's Official Plan.

Height and Density Bonusing

46. Recent enactment of provincial legislation has changed the manner in which municipalities are authorized to collect funds for community benefits as a result of land use approvals during the planning process. These changes have resulted in the replacement of Section 37 of the *Planning Act* in place of a Community Benefits Charge policy. The draft regulations to implement the Community Benefits Charge policy have not been finalized.
47. It is generally understood that municipalities will be required to pass community benefits by-laws, which, among other items, would require municipalities to report on the community benefits being charged/collected and to which community benefits the funds are allocated. The deadline for this transition is anticipated as January 1, 2021.
48. In the meantime, Section 6.8 of the Official Plan permits the City to negotiate community benefits when considering passing an amending zoning by-law to increase the height and/or density of a development beyond what is currently permitted. The proposed zoning provides the opportunity for increased density provisions of Zoning By-law 2009-141, and therefore, the Bonusing Policies contained with the Official Plan are applicable.

49. In accordance with Section 6.8 of the Official Plan, upon the City determining that an application that would have the effect of permitting an increase in the height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law is appropriate, City staff shall also recommend for the provision of community benefits pursuant to Section 37 of the *Planning Act* provided that:
- a) The development constitutes good planning and is consistent with the goals, objectives, and policies of the Official Plan;
 - b) The community benefit provided bears a reasonable planning relationship to the increase in height and/or density of the proposed development having an appropriate geographic relationship to the development; and,
 - c) Adequate infrastructure exists or will be provided by the developer to support the proposed development.
50. The Height and Density Bonus Policy sets out several community benefits that may be secured. These include, but are not limited to, the provision of affordable housing units; arts and cultural facilities; public art; streetscape improvements; local improvements to transit facilities; parks facilities and equipment; enhanced on-site tree planting or landscaping; and, amenities for active transportation such as pedestrian or cycling facilities.
51. As noted above, staff are of the opinion that the proposed development conforms to the Official Plan goals and policies as it relates to providing the opportunity for redevelopment in the Urban Growth Centre. Staff recommend that the applicant proceed with the process to determine applicability of community benefits for this project as it pertains to the increase in height for this project, from 45 metres to 52 metres.

Comprehensive Zoning By-law 2009-141

52. As noted in the recommendation for this application, as well as identified in previous sections, the applicant has proposed to rezone the subject lands from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial – 2 with Special Provisions' (C2-2)(SP-XXX). Staff have also recommended that a Hold (H-XXX) provision be placed on the property.
53. Zoning By-law 2009-141 can be found in its entirety at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Documents/Zoning-Bylaw/ZONING%20BY-LAW%202009-141%20CONSOLIDATION%202018-12-31.pdf>
54. The 'Transition Centre Commercial – 2 with Special Provisions' (C2-2)(SP-XXX) Zone has been requested to facilitate the future construction of 164 residential units including an apartment building with a 10 unit townhouse podium. The special provisions requested include:
- a) An increase in building height to 52 metres, whereas 45 metres is permitted;
 - b) 0% commercial area, whereas 50% of the lot area is required to have commercial uses; and,
 - c) A 5 metre side yard setback is required adjacent Jacob's Terrace, whereas a minimum 3 metres plus 0.5 metres for every 2 metres over 11 metres in height is required.

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55. Staff consider the requested variation to the height permissions in the (C2-2)(SP-XXX) Zone is minor in nature. The additional height does not create a significant issue with shadow on adjacent lands and will be further evaluated in detail from an urban design perspective as part of site plan approval.
56. Staff have recommended approval of this redevelopment proposal without the required ground floor commercial area identified in the Zoning By-law. Although not in direct proximity, there are a variety of existing commercial uses accessible to these lands, as well as additional redevelopment opportunities in this neighbourhood, in particular along Essa Road, which is an Intensification Corridor where mixed land uses are anticipated to develop.
57. The side yard setback adjacent Jacob's Terrace includes the 2 metre protection for the potential future widening as well as the required 3 metre landscape buffer. Staff are satisfied that the general intent of the increased setback for height is being met. The setback is first to the townhouse podium, then further stepped back to approximately 9 metres for the apartment tower. This setback does not impact other properties in proximity to this site and contributes to an effective design of the subject lands.
58. The Hold provision is required to ensure that a Record of Site Condition (RSC) is completed and submitted to the Ministry of the Environment, Conservation and Parks. An RSC is an evaluation of the site to ensure there is no contamination, and/or to provide a remediation plan for contamination if present, prior to the introduction of a more sensitive land use (in this instance - residential) on a property previously used for commercial and/or industrial activity.

Site Plan Control

59. An application for Site Plan Control is required to be submitted for development of the subject property. Matters to be finalized at the detailed design stage will include, but not be limited to:
- a) Urban design implementation and landscape considerations;
 - b) Confirmation of municipal water, sewer and fire flow capacity, and improvements as needed;
 - c) A Transportation review and road improvements as needed;
 - d) Implementation of Noise Study requirements for BCRY;
 - e) Implementation of energy conservation measures;
 - f) Snow storage and waste collection;
 - g) A Heritage Review; and,
 - h) A Construction Management Plan.

Summary

60. Staff have reviewed the comments received and considered the proposed zoning by-law amendment application, having regard to conformity with relevant provincial policies and the City's Official Plan. In staff's opinion, the proposed amendment to permit a 17 storey, 164 unit residential building at this location is considered appropriate and is consistent with the Provincial Policy

Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the City's Official Plan.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

61. As part of a complete application, an Energy Strategy Report was provided. Staff have reviewed the report and provided comment that the report includes an effective analysis of different efficiency strategies and the proposed energy impacts, greenhouse gas emission reductions and cost benefits. This differentiation can be utilized to inform future decision making during the final design, construction, and operation of the building, ideally leading to a more energy efficient and less carbon intensive facility.

ALTERNATIVES

62. The following alternatives are available for consideration by Planning Committee:

Alternative #1

Planning Committee could refuse the subject zoning by-law amendment application to rezone the site as 'Transition Centre Commercial – 2 with Special Provisions - Hold' (C2-2)(SP-XXX) to permit the development of a residential apartment building on the subject lands.

This alternative is not recommended as the development of the subject lands meets the policy direction and intent of project opportunities in the Urban Growth Centre (UGC) as well as providing an efficient use of land, use of existing water, sewer, local and regional transit systems.

Alternative #2

Planning Committee could approve the change in land use without one or more of the Special Provisions requested by the application for 'Transition Centre Commercial – 2 with Special Provisions' (C2-2)(SP-XXX) on the subject lands.

This alternative is not recommended as staff consider the Special Provisions requested to be appropriate amendments to the zoning standards that would facilitate the proposed design and could contribute to regeneration opportunities in this area of the City Centre.

FINANCIAL

63. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed, if required.
64. The built form is proposed to be a combination of the following types of units, at the following estimated sale prices:

UNIT TYPE	PROPOSED SALE PRICE	NUMBER
Townhouse podium unit	\$450,000.00	10
Penthouse	\$1.9 million each	4
2-Bedroom Apartment	\$575,000.00	100
1-Bedroom Apartment	\$475,000.00	50
		TOTAL: 164

The annual property tax revenue is based on the average selling price of the units. The current municipal tax revenue from the property known municipally as 272 Innisfil Street is \$30,841.44, therefore the estimate municipal property tax increase would be approximately \$969,372.00. (2019 rate)

65. Cash in lieu of parkland dedication is calculated at \$5,597.00 per unit, which represents a total contribution of \$917,908.00 for the townhouse podium and apartment tower. (2020 rate, subject to an annual inflation adjustment on January 1st of each year)
66. The Education levy is currently \$2,959.00 per unit which represents a total levy of \$ 485,276.00. (2020 rate)
67. Building Permits fees are based on the gross area of the building and includes common, commercial and assembly spaces along with underground parking. As an average, fees are estimated to be in the order of \$ 2,500.00 per unit, which would represent a total fee of approximately \$ 410,000.00 for the townhouse podium and apartment tower. (2020 rate, subject to an annual inflation adjustment on January 1st of each year)

LINKAGE TO 2018-2022 STRATEGIC PLAN

68. The recommendations included in this Staff Report support to the following goals identified in the 2018-2022 Strategic Plan:
 - ☒ Building Strong Neighbourhoods
 - i) Build walkable, diverse neighbourhoods that encourage community connections;
 - ii) Grow Responsibly
69. In accordance with Council's goals, the potential for redevelopment at this location would introduce additional residential population into the City Centre, has the potential to prompt the regeneration of an existing neighbourhood, and contributes to the efficient use of municipal infrastructure and public transit.

Attachments: Appendix "A" – Draft Zoning By-law Amendment

Appendix "B" – Concept Site Plan

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2020-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands known municipally as 272 INNISFIL STREET, as shown on Schedule "A" to this By-law, from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial – 2 with Special Provisions Hold' (C2-2)(SP-XXX)(H-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 20-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map is amended to change the zoning of 272 Innisfil Street from 'Transition Centre Commercial with Special Provisions' (C2)(SP-113) to 'Transition Centre Commercial – 2 with Special Provisions, Hold' (C2-2)(SP-XXX)(H-XXX), be approved.
2. **THAT** notwithstanding the provisions of Section 6.3.2 - Additional Standards for Commercial Zones, the lands known municipally as 272 Innisfil Street, zoned as 'Transition Centre Commercial – 2 with Special Provisions Hold' (C2-2)(SP-XXX)(H-XXX) the following standards shall apply:
 - a) A maximum height of 52 metres shall be permitted;
 - b) Commercial uses are not required; and,
 - c) A 5 metre side yard setback shall be permitted adjacent Jacob's Terrace.
3. **THAT** the (H) symbol that appears on Schedule "A" attached hereto identifies a Holding Zone pursuant to Section 36 of the *Planning Act, R.S.O. 1990, c.P.13*. This indicates that the lands so zoned cannot be used for a purpose permitted by the 'Transition Centre Commercial – 2 with Special Provisions, Hold' (C2-2)(SP-XXX)(H-XXX) until the (H) symbol is removed pursuant to Section 36 of the Planning Act. The (H) provision shall be lifted by upon completion of the following matters to the satisfaction of The Corporation of the City of Barrie:
 - a) Acknowledgement that a Record of Site Condition has been accepted by the Ministry of the Environment, Conservation and Parks for the introduction of a sensitive land use on the subject lands; and



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- b) That the owner enters into a Site Plan Agreement with the City.
4. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
5. **THAT** the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
6. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this **date** day of **month**, 2020.

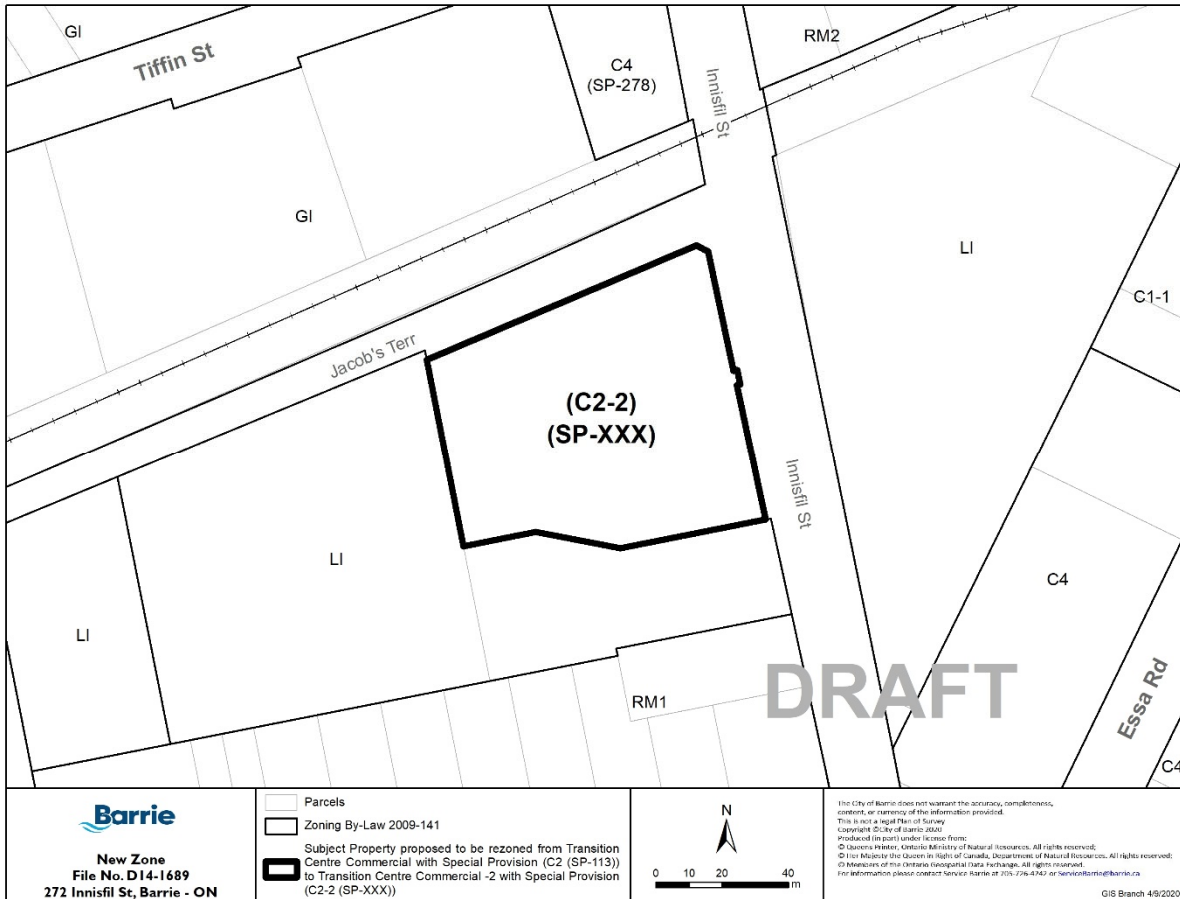
READ a third time and finally passed this this **date** day of **month**, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2020-XXX



APPENDIX “B”

Conceptual Site Plan

