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

April 8, 2011
File: D14-1484

**NOTICE OF AN APPLICATION OF A REZONING 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 REZONING.**

Dear Sir/Madam:

Re: Rezoning - 145 Bradford Street - G. D. Coates Holdings

TAKE NOTICE that the General Committee of Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, May 2, 2011**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for a rezoning submitted by Innovative Planning Solutions on behalf of G. D. Coates Holdings, for lands located on the north side of John Street, east of Bradford Street and west of Ellen Street. The property is legally described as Lots 7-12 east side of Bradford Street and Lots 7-12 west side of Ellen Street, Registered Plan 22, City of Barrie, County of Simcoe, and is located within the City Centre Planning Area. The property is known municipally as 145 Bradford Street and has a total area of approximately 1.2 ha.

The lands are designated City Centre within the City's Official Plan and are zoned General Commercial C4 in accordance with the comprehensive Zoning By-law.

The owner has applied to amend the current zoning of the property from General Commercial C4 to Transition Centre Commercial C2-2 SP with Special Provisions to permit a proposed mixed use residential and commercial development, consisting of 254 apartment dwellings, 9 live/work units and 4588 m² (49,386 ft²) of commercial space. The Special Provisions proposed by the applicant in the C2-2 SP Zone would include:

- increased maximum building height from 45 m to 65 metres;
- decreased side yard setback (Bradford Street) from 5 m to 0 metres;
- decreased side yard setback (Ellen Street) from 5 m to 3 m (for buildings over 10 m in height) and from 3 m to 2 m (for buildings less than 10 m in height);
- reduction of the 3 m landscape strips and elimination of the 2 m tight board fence on the side property lines (adjacent to the Bradford and Ellen Street flankages);
- location of a required loading space which is not screened from view of a municipal street (Bradford Street);
- reduction of the minimum gross floor area for commercial/non-residential uses from 50% to 14% (includes proposed Live-Work units);
- new provisions for 9 Live-Work units related to parking, setbacks, height, permitted use as outlined below:

Live-Work Unit (definition)

Means a dwelling unit, part of which may be used as a business establishment with the dwelling unit as the principal residence of the business operator.

i. General Provisions for Live-Work Units are as follows:

- The business establishment is restricted to the first storey.
- The first storey shall have a minimum ceiling height of 2.75 metres above grade.
- A live-work unit may be located within a building containing no more than nine live-work units that is divided vertically and whereby each dwelling unit and each “work” unit has an independent entrance into the unit from the outside.

ii. Minimum off-street parking requirements for a live-work unit are as follows:

- 1 space per dwelling unit, and
- 1 space per 30 m² of Gross Floor Area of the business establishment or “Work” component in a common Parking Area.

iii. A parking area setback to a street line of a local road shall be a minimum of 0 metres provided that a landscape buffer of a minimum of 1.5 metres wide is maintained for 50% of the length.

iv. The following is the proposed list of permitted uses as part of that live-work unit:

- Bake Shop
- Bank/Credit Union
- Custom Workshop
- Data Processing Centre
- Florist
- Office
- Office, Medical
- Personal Service Store
- Photography Studio
- Private Club
- Recreational Establishment
- Rental Store
- Restaurant
- Retail Store
- Service Store
- Veterinary Clinic
- Crisis Care Facility
- Day Nursery
- Training and Rehabilitation Centre

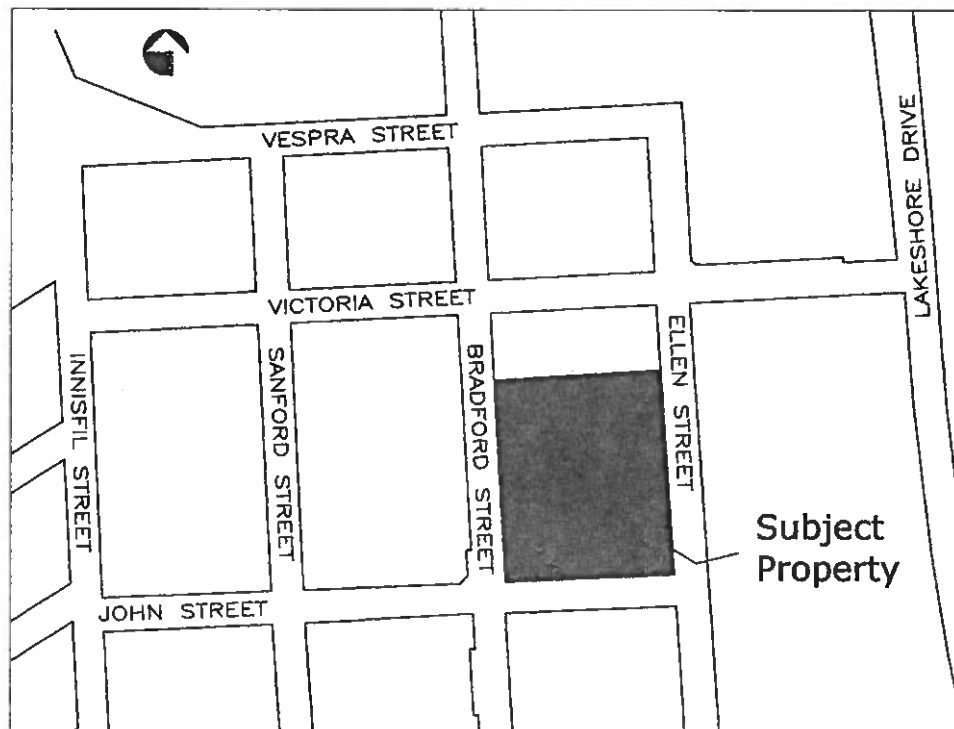
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v. Special Site Provisions:

The following provisions shall apply to live-work units:

Provision	Proposed Standard
Maximum Lot Coverage	35%
Maximum Gross Floor Area Live-Work Units	
1) Maximum total Gross Floor Area	1,270 m ²
2) Maximum Gross Floor Area (non-residential – ground floor)	635 m ²
3) Maximum Gross Floor Area for individual unit (non-residential)	110 m ²
Minimum Required Front Yard	1.5 m *
Minimum Required Exterior Side Yard	1.5 m
Minimum Required Distance between Buildings containing live-work Units	0 m
Maximum Building Height	12.5 m
Minimum Required Landscape Buffer along a front yard or an exterior side yard	1.5 m

* For the purposes of calculating setbacks, John Street and Ellen Street are deemed to be the frontages of the Live-Work Units.



A reduced copy of the proposed concept plan is attached for your information.

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 **Wednesday, April 27, 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.

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.

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

