

FILE NO. D09-OPA078, D14-1692

**TO: PLANNING COMMITTEE**

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

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

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 51-75 BRADFORD STREET & 20 CHECKLEY STREET (BARRIE LAKESHORE DEVELOPMENTS)**

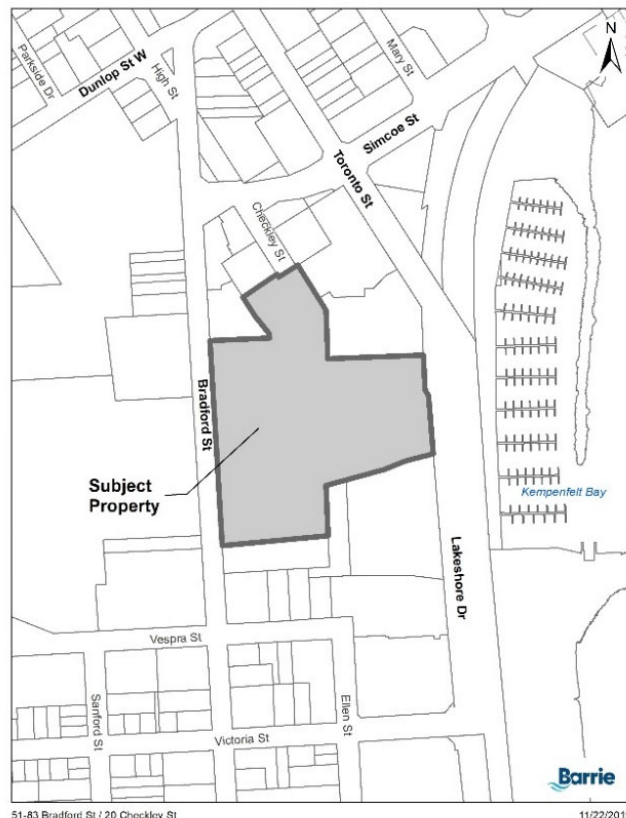
**DATE: JUNE 8, 2020**

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Smart Centres on behalf of Barrie Lake Shore Developments (2714708 Ontario Inc. and Greenwin Barrie Inc.) for the properties known municipally as 51-75 Bradford Street & 20 Checkley Street. The site is approximately 3.5 hectares in size and located between Lakeshore Drive and Bradford Street, north of Bunker's Creek and the Bunker's Creek Ecopark.

The lands are designated 'City Centre' on Schedule A: Land Use of the Official Plan, partly identified on Schedule H: Natural Heritage Resources as a Level I with development permissions, and shown as part of the Urban Growth Centre on Schedule I: Intensification. In addition, the site has been identified as Defined Policy Area [T] in the Official Plan.

The zoning is largely defined by site specific By-law 2009-116 which outlines the current zoning permissions as Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), (C2-2)(SP-437)(H-114), (C2-2)(SP-438)(H-114) and Environmental Protection (EP). Both the policy context of Defined Policy Area [T] and By-law 2009-116 were related to the previous development concept proposed for these lands.

To achieve permissions for the proposal currently under consideration, applications for an Official Plan Amendment and Zoning By-law Amendment have been submitted to permit the development of 4 towers proposed at 22, 38, 40



and 42 storeys in height. The buildings are proposed to include approximately 1,900 residential units (GFA 149,854 sq. m.), ground floor commercial space (GFA 3,371 sq. m.) and the potential for 152 hotel suites (GFA 10,459 sq. m.) as well as public corridors that will provide linkages from Bradford Street to Lakeshore Drive. The Proposed Block Plan, below, provides context for the site and the proposed development.

In general, the Official Plan Amendment is intended to amend the required schedules to show any changes to the land use boundary between the 'City Centre' and 'Environmental Protection Area' designations as well as refine the text of Defined Policy Area [T] to reflect this proposed development.

The Zoning By-law Amendment is intended to repeal By-law 2009-116 and revise the 'Transition Centre Commercial' (C2-2) Zone provisions including, but not limited to, reduced parking; increased building height and gross floor area, and reductions to required ground floor commercial space, setbacks, amenity area and minimum dwelling unit floor area.

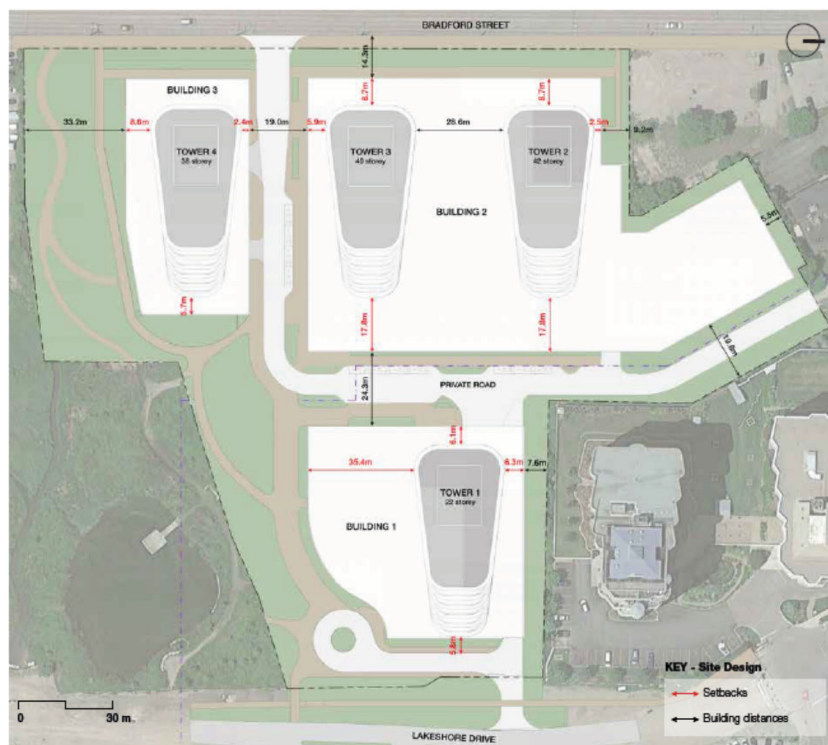


Figure 21. Proposed Block Plan - Site Design and Orientation

The complete submission package is posted on the Proposed Development page on the City's website at the following link: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/51-75-Bradford-Street-and-20-Checkley-Street.aspx>

## Neighbourhood Meeting

A Neighbourhood Meeting was held for this project on December 11, 2019. The meeting was attended by approximately 63 residents as well as the applicant, consultant team, Ward 2 Councillor Keenan Aylwin and planning staff. The comments from residents are summarized as follows:

- Question about the viability of the hotel units, location, and details for the commercial uses;
- Concern with height, design, and density of the proposal, including but not limited to, relationship with the existing neighbouring apartment buildings;
- Concern about the increase in traffic, reduced parking standards, the size and location of site access points and general traffic safety;
- Question about viability for residential rental tenure units at this location;
- General comment regarding importance of preserving and mitigating the impacts of development on the Bunker's Creek natural feature; and,



## DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

- Timing and disturbances from construction activity.

### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- City Centre and Urban Growth Centre growth targets and urban design considerations;
- Transition and integration of the concept into the existing and approved neighbourhood developments;
- Floodplain protections, preservation and buffering for the Bunker's Creek feature;
- Confirmation and mitigation (if needed) related to the previous land use (Barrie Tannery);
- Impacts of increased traffic and the location and effective operation of vehicular access for this site; and,
- Justification for the requested changes to the Official Plan and the appropriateness of the site specific amendments to the Zoning By-law to accommodate the proposed development.

### Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the technical analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to Planning Committee is anticipated to be brought forward in fall 2020 for the municipality to make a decision on the Official Plan Amendment and Zoning By-law Amendment applications.

For more information, please contact Celeste Kitsemetry, Senior Planner at ext. 4430 [celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca).