

Legislation Details

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File created:	2/9/2023	In control:		Affordability Committee	
On agenda:	3/2/2023	Final action:		3/2/2023	
Title:	APPLICATION FOR ZONING BY-LAW AMENDMENT - 49 COLLIER STREET (WARD 2) (FILE: D30-028-2022)				

Michael Vani of Weston Consulting advised that the purpose of the Public Meeting is to review 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 as 49 Collier Street, Barrie.

Mr. Vani discussed slides concerning the following topics:

- An overview of the consultant team involved in the project;
- An aerial view of the subject lands and area context, including total site frontage and area;
- The policy context concerning the application, the site location in the downtown core, and its designation as an Urban Growth Centre with population and employment targets;
- The planning context concerning the application, the site designation under the Zoning By-law, and the existing and proposed Official Plan;
- A rendering of the proposed development concept from the northwest and southwest vantage points, and the west elevation;
- An illustration of the conceptual Site Plan for the proposed development;
- A diagram of the proposed amenity features;
- An overview of the proposed Zoning By-law Amendment; and
- The next steps in the project, reviewing feedback and technical comments, resubmission of the application, and a recommendation report from City staff.

Ward 2 Councillor, C. Nixon asked questions of Mr. Vani and received responses.

VERBAL COMMENTS:

1. Tracy Daniels-Strohm, 117 Owen Street, expressed her opinion that the proposed development is not well planned for the City, but is well planned to maximize profit for the developer. She commented that the height of the building structure at 32 storeys is out of character from the surrounding neighborhood. Ms. Daniels-Strohm expressed concerns about fire safety in the proposed building and questioned whether fire service personnel are equipped and trained to handle a fire at the height of 32 storeys.

Ms. Daniels-Strohm expressed concerns with the request for reduced parking, the lack of green space, the entrance being located at the back of the building, the size of the laneway, snow storage, and drainage from the site. She questioned whether the capacity of the aging underground infrastructure can handle the proposed development. Ms. Daniels-Strohm also inquired as to whether the building will have Electric Vehicle Charging Stations.

2. Nick Rinaldi, 58 Collier Street, commented that he has occupied his nearby business for 24 years. He stated that his building was built in 1847 and that he has spent a significant amount of money to renovate it. Mr. Rinaldi expressed concerns about the impact the construction activity will have on his building as it is very old. He also noted that the proposed building will block the view from his establishment which he does not believe is fair. Mr. Rinaldi concluded by commenting that the

proposed development is not appropriate.

3. Cathy Colebatch, 97 Cumberland Street, commented that she attended an early meeting concerning the proposed development and was surprised at its proposed height. She noted that higher density is needed and that she believes it will be approved because of this need. She spoke in favour of the stepped back design from Dunlop Street, noting that attempts are being made to use this in other developments located in historic neighbourhoods.

Ms. Colebatch questioned whether there would be rental units and condominiums available to purchase, and spoke of the need for affordable and accessible units. She expressed support for the two and three bedroom suites as these are needed in the downtown core. She inquired as to whether a grocery store and/or daycare could be located within the proposed retail space.

Ms. Colebatch expressed concerns regarding the request for reduced parking and shared her opinion that because Barrie is not currently transit friendly, it is necessary to drive out of downtown to pick up groceries. She noted that many families have two cars and that there may not be enough parking if the requirement is reduced.

Ms. Colebatch noted that a Historic Impact Assessment has been completed and that she is concerned about the impact that construction will have on nearby historical buildings. She commented that it appears a Vibration Study will be conducted and suggested that the City also contact all neighbouring historic buildings and mitigate the potential impacts of the construction. Ms. Colebatch expressed her excitement to see a development occurring downtown and asked the developer to consider putting decorative brick around the building's windows in keeping with the character of the neighborhood.

WRITTEN COMMENTS:

1. Correspondence from Teresa Larman dated February 2, 2023.
2. Correspondence from Mariane Cancilla dated February 3, 2023.
3. Correspondence from Steve Posluns dated February 4, 2023.
4. Correspondence from Janet Sauve dated September 13, 2022.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM Notice 49 Collier St, 2. ADDITIONS - PM Presentation 49 Collier St, 3. PM Memo 49 Collier St, 4. PM Correspondence 49 Collier St

Date	Ver.	Action By	Action	Result
3/2/2023	1	Affordability Committee		