



## PLANNING AND BUILDING SERVICES MEMORANDUM

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**TO:** GENERAL COMMITTEE

**FROM:** A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED:** A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

Z. LIFSHIZ, EXECUTIVE DIRECTOR OF INVEST BARRIE

D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

I. PETERS, DIRECTOR OF LEGAL SERVICES

**RE:** STATUS UPDATE - REDEVELOPMENT OF FORMER BARRIE CENTRAL PROPERTY AND FISHER AUDITORIUM/EVENT CENTRE (WARD 1)

**DATE:** APRIL 29, 2019

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### **Overview:**

The purpose of this Memorandum is to provide members of the General Committee with an update on the status of redevelopment activity at the former Barrie Central Collegiate property.

### **Real Estate Transactions:**

The real estate transactions associated with the transfer of property between the City and HIP Developments were completed in early 2019. The transactions for the properties acquired in support of the Kidd's Creek Project (17 Eccles St. N, 150-152 Dunlop St. W, and 36-38 High St) have various completion dates this spring. All tenant issues associated with Salvation Army clients at the Knights Inn have been addressed and the City assisted with a short term lease for the Salvation Army. The City terminated the leases with the tenant of 34 and 40-44 High St. effective April 30, 2019, in support of the Kidd's Creek Project.

### **Kidd's Creek Project:**

Currently, 90% of the design phase is done and the tender process is underway for construction to begin in June. Some demolition and site preparation work has begun. Coordination of road closures and impact on Barrie Fire access to the Dunlop Fire Station is underway, in advance of construction starting. The Creek realignment and daylighting on south side of Dunlop will occur before September 2019. The Project is scheduled for completion of spring 2020, Eccles to Bradford.

### **Fisher Theater/Event Centre Proposal:**

Creative Economy is responsible for reviewing the existing design and identifying any changes to design, orientation, as well as the preferred amount of onsite parking. The unplanned demolition of portions of Barrie Central that were the basis for the original design, while also looking at the positioning of the facility on the parcel of land now that the YMCA facility is no longer planned for the site, allowed for a review of designs in order to optimize operations.

This work is underway and preliminary reconfiguration of space/logistics has identified several operational opportunities including removing the fly gallery and adding meeting rooms, as well as on-site parking. The final Theater/Event Centre footprint needs to be confirmed so that the integrated site plan can be advanced.

The original Theater/Event Centre design (see Appendix 'A' – Original Theater/Event Center Layout – Boutique Hotel Concept) left approximately 1 acre to 1.25 acres of land available for synergistic uses. Preliminary reconfiguration discussions result in a reduction in land available for synergistic uses to approximately 0.85 acres (see Appendix 'B' – Preliminary Theater/Event Center Reconfiguration – Reduced Synergistic Land). Staff continue to revise the conceptual design to maximize the opportunities for synergistic uses as well as optimize operations and expect to have a final design by the end of June.

Discussions between Creative Economy, Facilities and Planning continue. Integrated Site Plan options will be presented to Council with the Fisher/Event Centre business plan proposal in the fall. Capital Campaign won't be proceeding until the building design is confirmed and the business plan is approved.

**Vacant Portion of the Site:**

Potential synergistic uses are being discussed, with the guidance that uses should not require new/additional municipal dollars to build, and that whatever operates there is not subsidized by the municipality. For now, Planning is leading the complimentary use discussions with input from all members of the inter-departmental team.

There has been a stated preference for a hotel on site given the event center proposal. Site restrictions may preclude that option. Other potential synergistic uses include:

- Shopping/entertainment "hub" including the usual restaurants, cafes and shops but not in a "big box" layout. A great example of this is the development being done in Cambridge, they call it "The District at the Gaslight Condos", although the land area is much larger.
- Tea and wine shops.
- Travel agencies.
- Community services.
- Tourism Barrie Office outlet.

**HIP Developments Planning Applications:**

The Neighbourhood Meeting for the HIP and YMCA development on the balance of the Barrie Central site is scheduled for April 30, 2019. HIP is proposing approximately 600 residential apartment units, in three buildings. The new YMCA building is proposed to be two stories with potential for a third. HIP anticipates formal development applications will be filed in the next few months, after incorporating input from the Neighbourhood Meeting and completing technical reports. HIP hopes to begin construction in Spring/Summer 2020.

**Next Steps:**

- Confirm reconfiguration of the Theater/Event Center space and confirm site impact so the integrated site plan can be finalized.
- Kidd's Creek daylighting construction to begin approximately June 2019.
- Continue to explore synergistic uses for the vacant portion of the site.
- Fisher Theater/Event Center business case to be finalized in Fall 2019.

APPENDIX 'A'

Original Theater/Event Center Layout – Boutique Hotel Concept



APPENDIX 'B'

Preliminary Theater/Event Center Reconfiguration – Reduced Synergistic Land

