

FILE NO.: D14-1689

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

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 A ZONING BY-LAW AMENDMENT APPLICATION
272 INNISFIL STREET (2667340 ONTARIO INC.)**

DATE: MARCH 3, 2020

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 2667340 Ontario Inc., for the redevelopment of the property known municipally as 272 Innisfil Street.

The lands are designated City Centre and are within the Urban Growth Centre identified on Schedule I: Intensification in the City's Official Plan. The existing zoning is Transition Centre Commercial with Special Provisions (C2)(SP-113). 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 the additional uses of retail and service stores without outdoor storage.

The site is approximately 0.7 hectares in size and located at the southeast corner of Innisfil Street and Jacobs Terrace which borders the tracks for the Barrie Collingwood Railway at this location.

The site is largely occupied by a building and paved areas which have been historically used for a variety of commercial and light industrial activities.

The current user is known as the "Barrie Antiques Centre". The building will be removed to permit the redevelopment of the subject lands.





DEVELOPMENT SERVICES MEMORANDUM

The Application before the City is to request an amendment to the Zoning By-law to change the zone from (C2)(SP-113) to Transition Centre Commercial with Special Provisions (C2)(SP-XXX) to permit the development of a 17 storey apartment building with a townhouse podium for a total of 164 residential units. The Special Provisions requested to facilitate the current design concept include:

1. Removing the requirement for 50% of the lot area to be commercial uses;
2. An increase in building height from 45 metres to 52 metres; and,
3. Reducing the landscape buffer strip around the perimeter from 3 metres to a range between 0.5 metres and 1.3 metres.

Neighbourhood Meeting

A Neighbourhood Meeting was held on November 27, 2019. The meeting was attended by thirteen (13) residents as well as the Planning Consultant team, Ward 8 Councillor Jim Harris and Planning staff.

The comments from residents generally included questions regarding:

- potential traffic impacts, required road improvements;
- potential impact of the train tracks;
- construction timing, concern with construction noise and vibration;
- architectural character, building height and shadow; and,
- including amenity space and visitor parking.

Planning and Land Use Matters Under Review

The application was received and considered complete on January 9, 2020. The materials are in circulation for detailed technical review. The primary planning and land use matters being considered include:

- the removal of the commercial use requirement;
- compliance with the Official Plan Tall Buildings policies and general parameters of the Intensification Urban Design Guidelines;
- compliance with the locational requirements for intensification;
- future context and integration of the residential proposal into the surrounding neighbourhood; and
- potential municipal infrastructure improvements required.

Next Steps

Staff will work with both the applicant and residents to address any feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. A staff report to Planning Committee is anticipated to be brought forward prior to the summer recess for the municipality to make a decision on the Zoning By-law Amendment application.

For more information, please contact Celeste Kitsemety, Senior Planner at ext. 4430.

Attachment: Appendix "A" – Conceptual Site Plan

Appendix “A”

Conceptual Site Plan

