



**DEVELOPMENT SERVICES
DEPARTMENT MEMORANDUM**

FILE NO. D09-OPA078, D14-1692

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

DATE: DECEMBER 7, 2020

The purpose of this memorandum is to provide members of Council additional information as requested at Planning Committee on November 30, 2020 regarding Staff Report DEV034-20. Additional information was requested on the following items with a response from staff below:

1. Additional information about the opportunity for locating a conference centre on the site.

While some meeting space will be included, the overall hotel model is not inclusive of a true conference centre and is unlikely to be contemplated at this location in the future. The reason why is described below.

Further to the passing of Council motion 20-G-105 passed on June 22, 2020 requesting that staff investigate the opportunity for incorporating a conference centre into the proposed development, the Director of Economic and Creative Development, the Director of Development Services, and a senior representative from SmartCentres have engaged in these discussions. More specifically discussions were held on November 18, 2020 and December 1, 2020 to explore this request from Council.

The current hotel model proposed for the site is approximately 150 rooms to support both leisure and corporate travel. Some meeting space is contemplated in the model but is typically less than 5,000 square feet. The hotel and SmartCentres team are supportive of engaging with the City to identify the market need for additional meeting facilities and associated amenities within the general scope of their operating model as part of the build out of their site plan, building floor plans and finalized programming.

Should the City proceed with a conference centre facility as part of the W.A. Fisher Auditorium project or in another strategic location, SmartCentres expressed support and interest in working with the City to facilitate pedestrian linkages, landscaping and wayfinding treatments that would support the connectivity between the hotel and the conference centre developments.

The Smart Centre proposal at this location advances the strategic vision for a hotel in the downtown and the provision of additional smaller meeting spaces could serve as the catalyst to drive market conditions that would contribute to private sector interest in a conference centre development in the downtown.

The hotel facility within this proposed development would serve as a key provider of conference accommodations for any facility contemplated within the downtown. Given the current scope and recommendations regarding the market potential for a conference facility, additional hotel room capacity would likely be needed in proximity of the conference facility to satisfy the mid-size conference market of 300 – 400 attendees. This size of hotel is not part of this development proposal. As such, there remains future opportunity to seek development on other sites in the downtown that could facilitate a full conference centre with adjoining hotel.

2. Confirmation of the Environmental Protection Limit

The environmental protection area shown on draft schedules for the proposed Official Plan Amendment and Zoning By-law Amendment are confirmed and have been based on the approved Regulatory Flood Line Analysis attached to this memorandum as Appendix "A".

Staff and the Lake Simcoe Region Conservation Authority (LSRCA) have required the flood plain and associated Level 1 Natural Heritage Resource feature to be designated and zoned Environmental Protection (EP). The formal limit of the EP area has been confirmed. This has the effect of increasing the amount of lands designated and zoned as EP on this property.

The delineation caveat noted in the staff report was included to ensure other mitigation or buffering requirements such as retaining walls could be incorporated into the environmental protection area, if required, through the detailed design. In addition, this approach ensures the opportunity for the City to clearly identify what lands will be required to be dedicated to the City at the time of Site Plan.

3. Parkland Dedication vs. Cash-In-Lieu

Clarification was requested regarding the determination of cash-in-lieu of parkland versus the dedication of land for this project. Staff investigate each project on a site specific basis to determine if there is existing or proposed municipal parkland in the vicinity of the property, as well as the need for the City to acquire lands to provide municipal parkland for the community in accordance with the *Planning Act*.

The cash in lieu of parkland dedication per unit is calculated at \$5,597.00 per apartment unit (proposed 1,723 units, generally assumed to be 723 one bedroom and 1000 2+ bedroom units) and 5% of the appraised land value for the commercial portion. The current rate of 5% of the appraised land value will be applied proportionately to the non-residential development. This represents a total contribution of \$9,643,631 (Not inclusive of the undetermined Commercial Amount). (2020 rate, subject to an annual inflation adjustment on January 1st of each year). The cash-in-lieu requirements are outlined in the City's [Cash In Lieu of Parkland By-law](#).

The contribution is deposited into a consolidated parkland reserve and used for parkland development, maintenance, and facilities. In consideration of the site specific passive recreation and amenity features noted below, the proximity of these lands to the City's municipal waterfront parks, and the opportunity to fund the parkland reserve to facilitate broader parkland objectives, staff determined that cash-in-lieu of parkland dedication would provide the most appropriate benefit to future and existing residents and the municipality.

While there is no formal parkland dedication, lands will be developed with a trail system and passive recreational area that will join Lakeshore Drive with Bradford Street along Bunker's Creek. These lands are part of the flood plain and will be designated and zoned as Environmental Protection area. The trail system and associated feature will be dedicated to the City but are not included as part of parkland dedication because floodplain land is not eligible for parkland dedication under the *Planning Act*. The trail and passive recreation area will be designed in consultation with staff as part of the site design for

this development. In addition to parkland, this development project includes indoor, outdoor and rooftop amenity areas as part of the proposal. Private and communal amenity spaces will be confirmed at the time of site plan control.

4. Electric Vehicle Charging Stations

The requirement for the provision of electric vehicle charging stations was requested to be considered for this project. The City encourages the installation of these stations and has implemented general parameters for rough ins as part of multi-unit developments.

As part of the site plan process, staff will recommend that the applicant consider electric vehicle charging stations, along with including active transportation and transit accessible design, bicycle parking, and general alternatives to individual vehicle ownership such as shared vehicle parking. These elements are intended to promote and encourage a more environmentally sustainable design and contribute to reducing the demand for individual vehicle parking spaces in the future.

5. Draft Zoning By-law Modification

The current zoning permissions for this property are very specifically related to the previous development of the lands under By-law 85-95. As a rezoning was needed to facilitate any other development concept, staff recommended that the application represent a rezoning from the standards of the current Comprehensive Zoning By-law 2009-141, not the previously approved site specific development proposal.

At the request of Planning Committee, staff have investigated some options for making the new proposed By-law specifically tied to this proposed development concept. The proposed draft by-law is attached to this memorandum as Appendix "B", and includes the following additional provisions:

2. b) v) **THAT** notwithstanding the provisions set out in Table 6.3 a minimum side yard setback of 3 metres is required in the Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) zone.

8. **THAT** the development be constructed generally in accordance with the concept plan illustrated and attached to this By-law as Schedule "B".

6. Removal of the Hold Provisions

Staff have also reconsidered some of the Hold provisions that were identified in the draft zoning by-law. While it may appear to be an additional step, staff note that such provisions are often included to ensure certain site specific elements are clearly considered and incorporated into the project prior to development occurring. The items identified in the proposed holding provisions are considered necessary and by placing a Hold on the property will allow the applicant to move forward with detailed design and site plan while continuing to complete these items as part of a phased development review, rather than the potential for delaying the project in its entirety.

For this project, these elements include:

- a. Engaging in the completion of a Record of Site Condition early in the process so any required mitigation measures can be incorporated into the design, not retrofitted to the site at time of building permit;
- b. In situations where the detailed design is ongoing, it does provide additional security for staff that a cooperative process is required to be completed for Site Plan Control;



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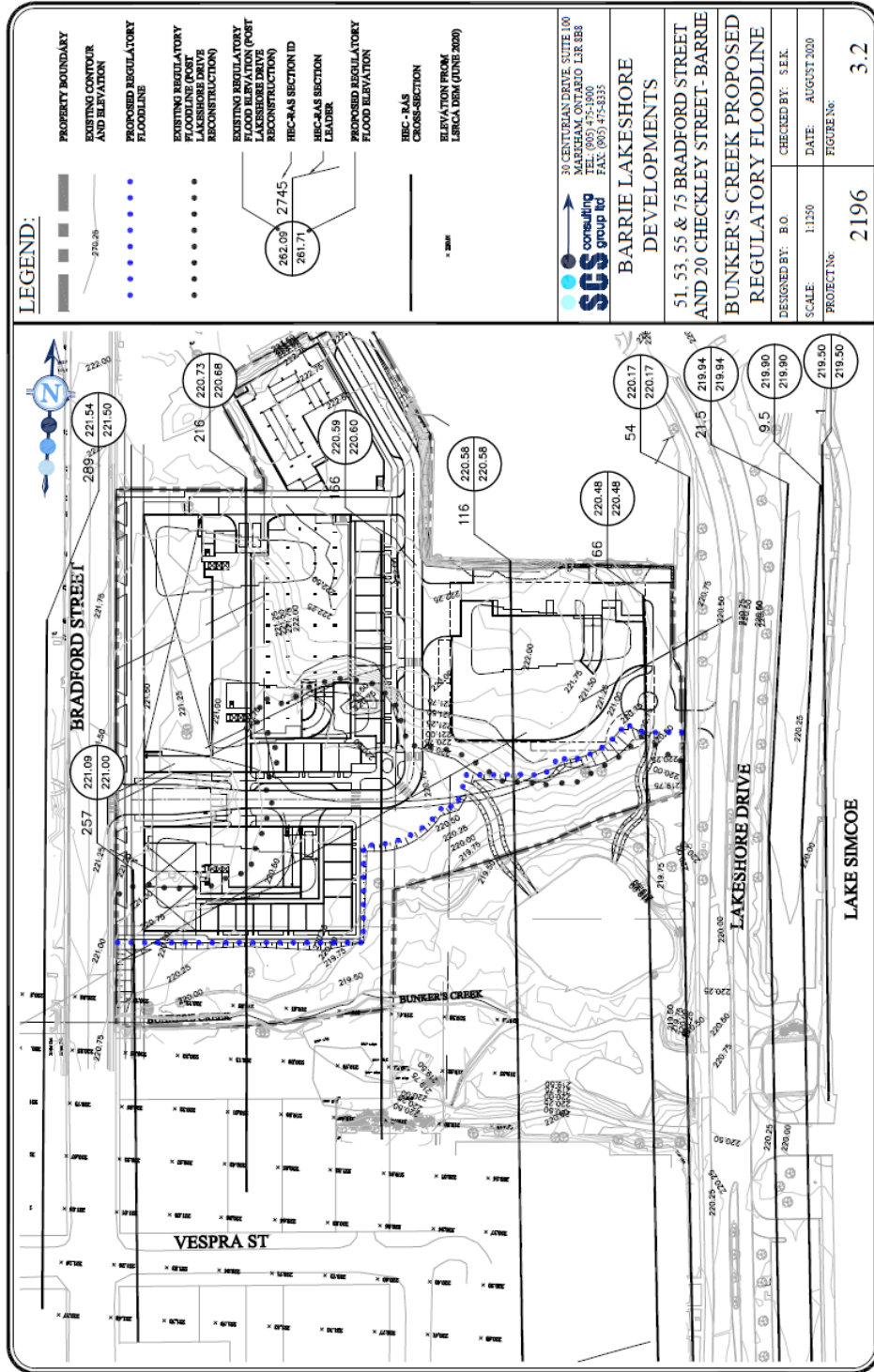
- c. Confirmation of the limits of the EP lands that are to be dedicated to the City of Barrie as part of the Site Plan process; and,
- d. Potential for consideration of a parking reduction on the entire site at the time of Phase 2 development, with the submission of a study that justifies that reduction and highlights alternatives to individual vehicle parking.

Although not recommended, these items can be incorporated into the process with this applicant if removed from the By-law. It should be noted that the identification of a parking study for the next phase of development was a substitute for the potential for a reduction in parking requirements in the current zoning by-law application.

Details for this project are posted on the [Proposed Developments](#) page on the City's website under [Ward 2](#).

For more information, please contact Celeste Kitsemetry, Senior Planner at ext. 4430 celeste.kitsemetry@barrie.ca.

Appendix "A" – Regulatory Flood Line



File: P:\2108 31-75 Bradford Street\Drawings\PS\VP\Report Figures\2108-31-75-3.2.dwg - Revisited by: @BONCLL:1 - Rev: Aug 17 2020 - 10:37am

Appendix “B” – DRAFT Zoning By-law as revised for discussion



Bill No. XXX

BY-LAW NUMBER 2020-XXX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control by-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone the lands legally described as Part of Broken Lot 25, Concession 5, Vespra, Part of East Part of 24, Concession 5, Vespra, Lots 115, 116, 117, 118, 119, 120 and 121, inclusive, East Side of Bradford Street, all of Bob Street on Robert Ross Unregistered Plan, Lot 90 West Side of High Street, Part of Lot 65 East Side of High Street and Part of High Street on Registered Plan 115, Part of Ellen Street (Closed By-Law as in SC450705) on Registered Plan 22, being designated as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, inclusive, on Reference Plan 51R-37947, City of Barrie, Regional Municipality of Simcoe, municipally known as 51 to 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold(C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions (C1-2)(SP-XXX), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion XXX

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning of the lands identified as 51 - 75 Bradford Street and 20 Checkley Street from Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-436)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-437)(H-114), Transition Centre Commercial with Special Provisions, Hold (C2-2)(SP-438)(H-114) and Environmental Protection (EP) to Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP) in accordance with Schedule “A” attached to this By-law.
2. **THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) on Schedule “A” as attached to this By-law:
 - a) Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:
 - i) Maximum gross floor area: 30,000 square metres;

- ii) Maximum building height shall be 50 metres within 10 metres of Lakeshore Drive and a maximum building height of 88 metres thereafter;
 - iii) Maximum gross floor area: 750% (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ));
 - iv) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)) shall be 15%; and,
 - v) Minimum side yard setback (north) of 3 metres.
 - c) Notwithstanding Section 4.6.2.1, 25% of the required parking can be provided on the adjacent lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ).
 - d) Notwithstanding Section 4.7.1, for a hotel use two (2) loading spaces shall be required.
3. **THAT** the following apply on lands zoned as Central Area Commercial with Special Provisions (C1-2)(SP-YYY)(H-ZZZ) on Schedule "A" as attached to this By-law:
- a) Notwithstanding the provisions of Section 6.3.4.2, the minimum dwelling unit size shall be 35 square metres;
 - b) Notwithstanding the provisions set out in Table 6.3 and Table 6.3.2, the following shall be permitted:
 - i) Maximum gross floor area: 133,000 square metres;
 - ii) Maximum building height of 30 metres within 5 metres of Bradford Street and a maximum building height of 148 metres thereafter;
 - iii) Maximum gross floor area: 750% (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)); and,
 - iv) Minimum gross floor area for commercial uses (as a percentage of the total lot area measured across C1-2(SP-XXX)(H-ZZZ) and C1-2(SP-YYY)(H-ZZZ)) shall be 15%.
4. **THAT** notwithstanding the Holding (H) Symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ), transitional uses, including but not limited to, passive recreation and a parking lot for surface parking attributed to the development of the lands zoned Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) are permitted subject to Site Plan approval.
5. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:
- a) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - b) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,
 - c) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
6. **THAT** a By-law can be brought forward to Council of the City of Barrie to remove the Holding symbol on those lands zoned as Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) as shown on Schedule "A" attached to this By-law, when the following has been completed to the satisfaction of the Director of Development Services:



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- a) If the owner/applicant requires a reduction in required parking, submission of a Transportation and Parking Strategy to the satisfaction of the City of Barrie, including but not limited to, an evaluation of the parking standards applied to the development of lands shown on Schedule "A" attached to this By-law, will be required;
 - b) That the owner/applicant undertake and/or agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition under the Environmental Protection Act prior to any site works or issuance of a Building Permit;
 - c) Approval of a Site Plan Control application and execution of a Site Plan Agreement; and,
 - d) Confirmation and refinement of the lands zoned Environmental Protection (EP) for future dedication to the City of Barrie.
7. **THAT** notwithstanding any severance, partition, or division of lands shown on Schedule "A", the provisions of this By-law shall apply to the whole of the lot as if no severance, partition, or division had occurred.
8. **THAT** the development be constructed generally in accordance with the concept plan illustrated and attached to this By-law as Schedule "B".
9. **THAT** the owner/applicant is required to provide community benefits per Section 37, as amended or replaced, of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services.
10. **THAT** notwithstanding the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, this By-law, the moratorium shall not apply to the Central Area Commercial with Special Provisions, Hold (C1-2)(SP-XXX)(H-ZZZ), Central Area Commercial with Special Provisions, Hold (C1-2)(SP-YYY)(H-ZZZ) and Environmental Protection (EP) zone as illustrated on Schedule "A" attached to this By-law.
11. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
12. **THAT** this By-law shall come into full force and effect immediately upon the final passing thereof.

READ a first and second time this **date** day of **month**, 2020.

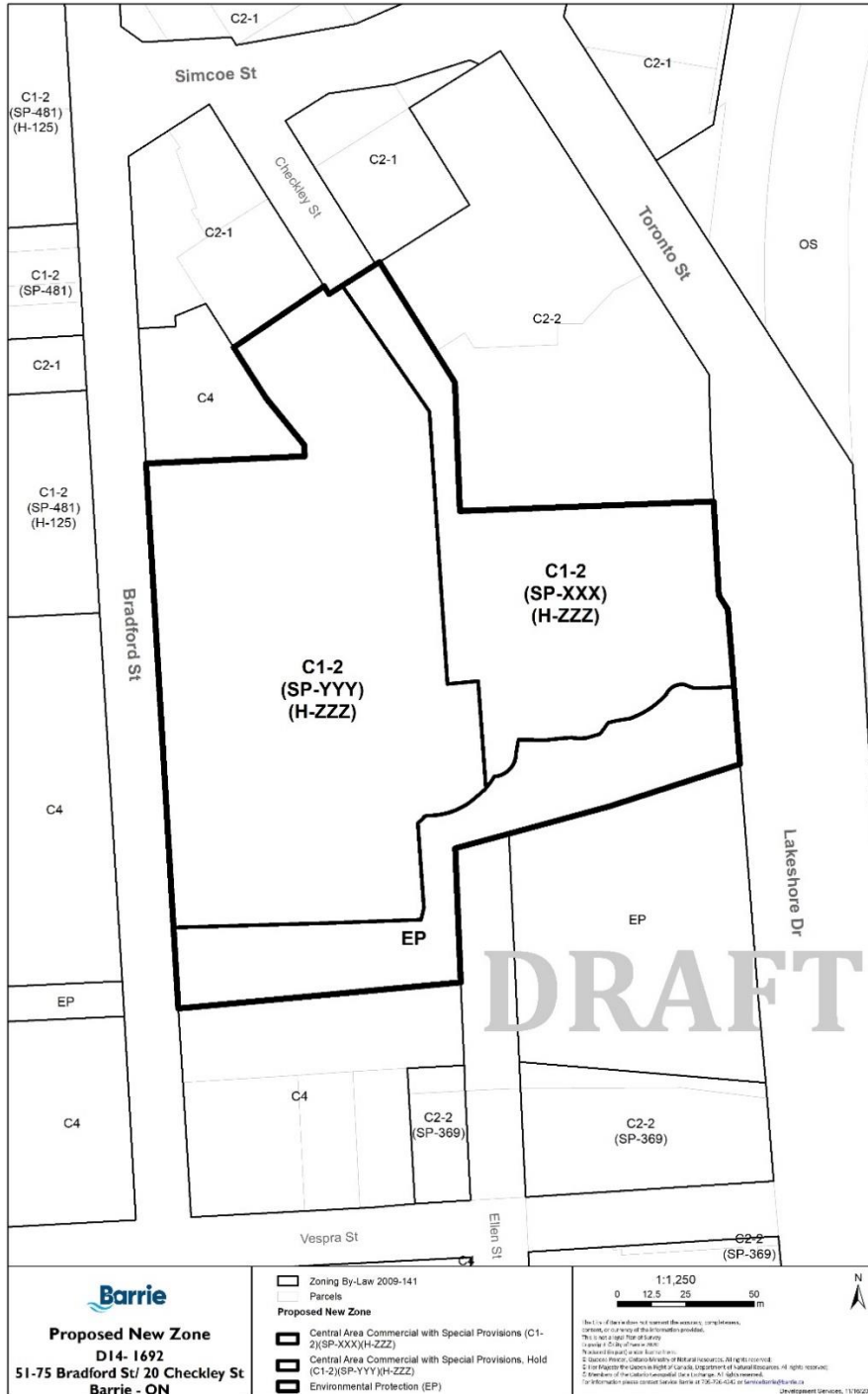
READ a third time and finally passed this this **date** day of **month**, 2020.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A"



Schedule "B"

