
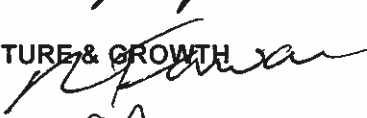

TO: GENERAL COMMITTEE


SUBJECT: ZONING BY-LAW AMENDMENT TO CITY CENTRE COMMERCIAL TO FACILITATE THE CENTRE FOR EXCELLENCE IN EDUCATION

WARD: 2

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CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by the City of Barrie to rezone the lands municipally known as 125 and the south half of 155 Dunlop Street West; 34, 40, 42, and 44 High Street; and 34, 36, 38, 40 and 50 Bradford Street, City of Barrie, from Central Area Commercial C1-1, Transition Centre Commercial C2 and C2-1, and Education Institutional I-E to City Centre Commercial with Special Provisions to permit the additional uses of a school, college and university (C1-2)(SP-481), and City Centre Commercial with Special Provisions to permit the additional uses of a school, college and university with a Hold (C1-2)(SP-481)(H) be approved as illustrated in Appendix "A" to Staff Report PLN020-13 (D14-1553).
2. That the By-law to release the Hold be brought forward to Council upon approval of a coordinated design concept for the lands identified as C1-2 (SP-481) and C1-2 (SP-481)(H) that represents the City's Vision Statement for the Centre for Excellence in Education, including the development of a secondary school on the subject lands. Interim uses in accordance with the standards of the Institutional Education (I-E) zone are permitted on those lands zoned C1-2 (SP-481)(H).
3. That pursuant to Section 34(17) of the Planning Act, no further public meeting notification is required with respect to the amendment as proposed.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this staff report is to recommend a consistent zoning for the properties generally located at the southwest corner of Dunlop Street and Bradford Street to permit the development of the Centre for Excellence in Education. The project has been championed by the City in coordination with the Simcoe County District School Board (SCDSB) in anticipation of public-private partnership opportunities for the Barrie Central Secondary School and the introduction of a post-secondary education campus into the City Centre. The City Centre Commercial zoning with a special provision for school facilities is intended to permit the variety of uses necessary to develop and support an integrated proposal.

Location

5. The site is an irregular shaped parcel approximately 4.35 hectares in size and generally bordered by Dunlop Street at the south, High Street and Bradford Street to the east and Eccles Street to the west. The properties are located in the City Centre Planning Area and are municipally known as 125 and the south half of 155 Dunlop Street West; 34, 40, 42, and 44 High Street; and 34, 36, 38, 40 and 50 Bradford Street.

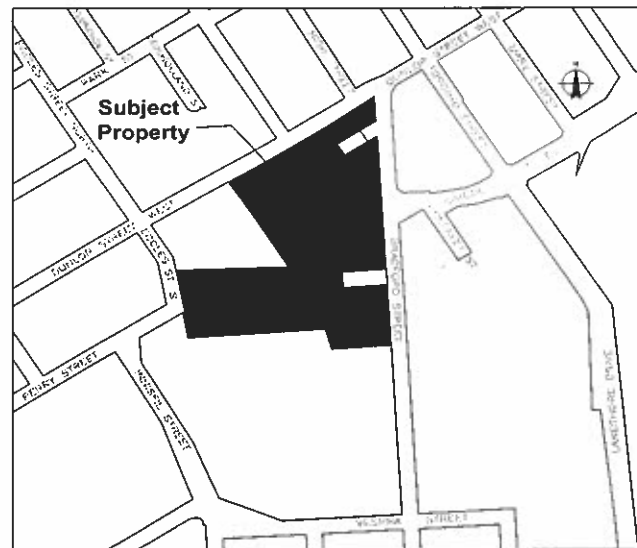
Surrounding Land Uses

North: Dunlop Street West, commercial uses.

East: High Street, Bradford Street, office and commercial uses.

South: Office and commercial uses in the former General Electric Building, Bunker's Creek and floodplain, vacant lands identified for office and/or commercial use.

West: Fire Station and Eccles Street West.



Background

6. The application was considered complete for circulation on May 6, 2013.
7. The following studies and reports were provided with the rezoning application:
- a) Planning & Environmental Overview
 - b) Preliminary Utility Analysis (Engineering)
 - c) Stormwater/Drainage Review (Infrastructure Planning)
 - d) Functional Servicing Report (Water Services)
 - e) Sanitary Sewer Impacts (Infrastructure Planning)
 - f) Transportation Impact Study (Transportation Planning)
8. All of the reports submitted as part of this application were completed by City staff; therefore the circulation was limited to standard notification and review by Planning Services and the Lake Simcoe Region Conservation Authority (LSRCA). At this stage in the process, staff have determined that a technical peer review of the information was not required. Detailed engineering and design of the site will take place as the City and SCDSB proceeds with its bid to create the Centre for Excellence in Education.

Public Consultation

9. A Public Meeting was held on June 10, 2013. One public comment was made in regard to keeping the Barrie Central Secondary School. No additional public comments have been received by Planning Services regarding this application. It is anticipated that the public will continue to be engaged throughout the development process.

Departmental and Agency Comments

10. As noted previously in this report, the supporting technical information was submitted by City staff. Staff have identified that key infrastructure projects will need to be undertaken to facilitate the redevelopment, including off-site improvements to water, wastewater and general utilities. In addition, the reconfiguration of the Bradford Street intersection as identified in the preliminary concept is not supported by Transportation Engineering staff.
11. Preliminary comments were provided by LSRCA that include requirement for detailed stormwater management at detailed design, design consideration for naturalizing the stormwater overland flow for Kidd's Creek, and the implementation of low impact development techniques to maintain the recharge function of the site.

ANALYSIS

Provincial Policy Framework

12. The Provincial Policy Statement (PPS) states that settlement areas shall have a mix of land uses which efficiently uses land, resources, and existing infrastructure and public service facilities. In addition, the PPS encourages communities to invest in long-term prosperity by optimizing land and resources, more specifically to enhance the vitality and viability of downtowns and main streets. Planning staff are of the opinion that the PPS policies support, and are consistent with, the integration of the Centre for Excellence in Education into Barrie's downtown area.
13. The City Centre of the City of Barrie is a designated Urban Growth Centre (UGC) in Places to Grow – The Growth Plan for the Greater Golden Horseshoe. UGC's are to be planned to accommodate a significant share of population growth and as focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses. Municipalities are encouraged to promote high density major employment centres that will attract provincially, nationally or internationally significant employment uses in the UGC. Planning staff are of the opinion that the Places to Grow policies support, and are consistent with, the integration of the Centre for Excellence in Education into Barrie's downtown area.

Official Plan

14. The property is in the City Centre designation of the Official Plan. The Official Plan policies identify that lands designated City Centre are intended to provide a broad range of retail, service, office, institutional, public and residential uses to serve the general needs of Downtown residents as well as specialized function for the entire community and market area. Planning staff are of the opinion that the development and integration of the Centre for Excellence in Education into the City Centre designation is consistent with the goals and policies of the Official Plan.
15. Although Kidd's Creek has been channelled underground in this area, a portion of the property is recognized as a Level 1 Natural Heritage Resource on Schedule H of the Official Plan. Incorporation of the Creek, and the associated stormwater overland flow route, as naturalized areas should be considered in the future design of the site.

Heritage Building

16. The former elementary school building known as the Prince of Wales School is recognized as having heritage attributes and subsequently considered a Significant Heritage Resource in the PPS and Official Plan. The school has been placed on the municipal heritage register but is not a provincially designated heritage site.

17. In accordance with City policy, development on or adjacent to a Heritage Resource should evaluate the impact of development on the lands and demonstrate that the cultural heritage attributes of the property will be preserved. The potential redevelopment of the Prince of Wales School site has not be contemplated as part of this application, rather the proposed zoning for the parcel expanded to include the incorporation of a variety of uses once the Hold has been removed.
18. Heritage Barrie was circulated the application, however no comments had been received at the time of writing this report.

Zoning

19. The current zoning for the site is largely Institutional Education (I-E) to represent the Barrie Central Secondary School. An integrated development concept can be more clearly organized through application of a consistent zoning for the property, in particular to allow for a variety of uses to support the proposed secondary and post-secondary school campus.
20. The City Centre zone is consistent with the zoning of other properties in this area and would accommodate the proposed use of the site for the Centre for Excellence in Education. Planning staff are of the opinion that the zone, including special provisions for educational use, will provide the opportunity for widest range of uses to be incorporated into the design, from educational to residential and commercial facilities to support social and active lifestyle opportunities.

Holding Zone

21. If approved, this application will provide a consistent zoning and development standard for the site to facilitate the Centre for Excellence in Education. The proposed rezoning of the existing Barrie Central Secondary School Site and former Prince of Wales School have been recommended for approval with a Hold to ensure that the comprehensive development of the Centre for Excellence in Education can be achieved.
22. In order for the Holding Zone to be removed, the following condition would need to be satisfied:

Approval of a coordinated design concept for the lands identified as C1-2 (SP-481) and C1-2 (SP-481)(H) that represents the City's Vision Statement for the Centre for Excellence in Education, including the development of a secondary school on the subject lands.

In the interim, the zoning for the two school parcels will continue to permit those uses identified in the existing Institutional Education (I-E) zone.

ENVIRONMENTAL MATTERS

23. The following environmental matters have been considered in the preparation of this report:
 - a) Future design consideration to naturalize the Kidd's Creek stormwater overland flow route; and
 - b) Future implementation of low impact development techniques to maintain the groundwater recharge function of the site.

ALTERNATIVES

24. The following alternative is available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing zonings (C1-1, C2, C2-1, and I-E) for the site.

This alternative is not recommended as Council has considered and recommended support for the development of the Centre for Excellence in Education at this location. Consistent zoning for the site is a preliminary step towards creating an integrated design concept.

FINANCIAL

25. Council, under previous motion 11-G-321, committed up to \$14 million over a 10 year period towards a campus for post-secondary education, and have supported the Barrie Central public-private partnership opportunities for the future redevelopment of the site. The rezoning of the property is one component of the development process.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

26. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:

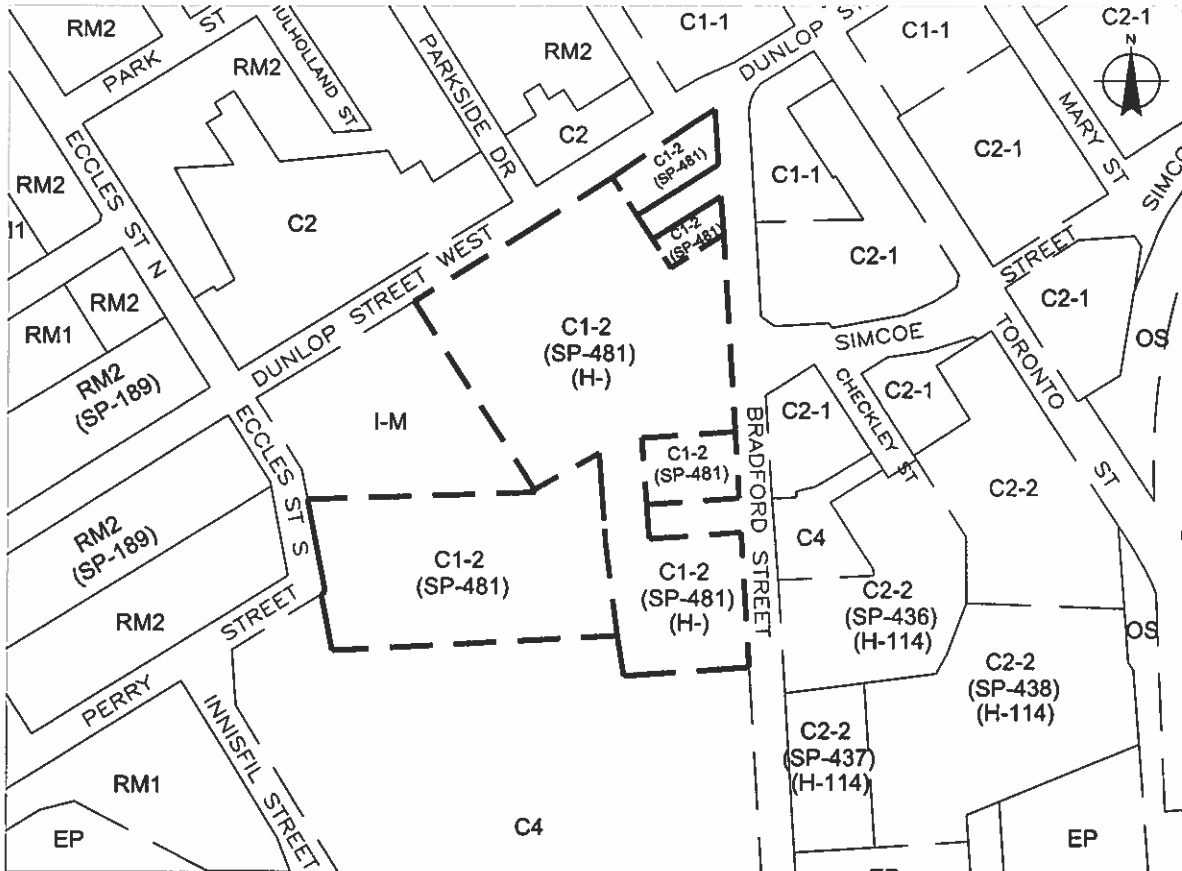
Create a Vibrant and Healthy City Centre

27. The UGC is intended to be a focal point of intensification and investment for the City of Barrie. The integration of the Centre for Excellence in Education into the City Centre would encourage a mixed use community that provides employment opportunities and institutional and residential uses in the City Centre, therefore making a significant contribution to the revitalization of the downtown.

Attachment: Appendix A – Proposed Zoning By-law Amendment

APPENDIX "A"

Proposed Zoning By-law Amendment



34/ 40 - 44 High St
34/ 36/ 38/ 40/ 50 Bradford St
111/ 119/ 125 Dunlop St W