
TO: GENERAL COMMITTEE

SUBJECT: PROPOSED HOUSEKEEPING AMENDMENT TO ZONING BY-LAW 2009-141 TO PERMIT COLLEGE AND UNIVERSITY USES IN THE 'CENTRAL AREA COMMERCIAL' (C1) AND 'TRANSITION CENTRE COMMERCIAL' (C2) ZONES

WARD: WARDS 2 & 8

PREPARED BY AND KEY CONTACT: A. GAMEIRO, PLANNER
EXT. #5038

SUBMITTED BY: R. FORWARD, MBA, M.Sc., P. ENG., DIRECTOR OF PLANNING AND BUILDING SERVICES

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

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

RECOMMENDED MOTION

1. That the proposed Housekeeping Amendment to Zoning By-law 2009-141 to permit College and University uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones be approved (File No. D14-1621).
2. That the amending by-law, attached as Appendix "B" to Staff Report PLN009-17, be approved.
3. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of this by-law.
4. That the written and oral submissions received relating to the proposed zoning by-law amendment have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the proposed amendment. In this case, no written or oral submissions were received with respect to this application.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this report is to recommend approval of a proposed housekeeping amendment to Zoning By-law 2009-141 to permit College and University uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones throughout the City of Barrie. The proposed housekeeping amendment has been encouraged by the City of Barrie in an effort to attract post-secondary institutions to the City Centre.

Location

6. The proposed housekeeping amendment to Zoning By-law 2009-141 shall only apply to lands zoned 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2), which are located within the City Centre as noted in Appendix "A" of this report.

Existing Policy

7. The lands subject to the proposed zoning by-law amendment are designated 'City Centre' in the City of Barrie's Official Plan and are zoned 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) in Zoning By-law 2009-141, as amended.

Public Meeting

8. A Statutory Public Meeting was held on April 3, 2017 to discuss the proposed housekeeping amendment to Zoning By-law 2009-141. No oral or written submissions were received from members of the public.
9. General Committee noted that the City has been encouraging post-secondary institutions to locate in the downtown area. General Committee discussed the timing of the proposed zoning by-law amendment and asked why the amendment was not pursued earlier. General Committee also noted that a site-specific zoning by-law amendment was approved in 2013 for the former Barrie Central Collegiate lands located at 125 and 155 Dunlop Street West; 34, 40, 42 and 44 High Street; and 34, 36, 40 and 50 Bradford Street to permit a high school, post-secondary institution and a business centre. Planning staff stated that the proposed housekeeping amendment to the zoning by-law provides a more comprehensive solution as it will permit College and University uses as of right in the City's downtown area.

Department & Agency Comments

10. The subject application was circulated to all applicable City departments and external agencies for review and comment. All City departments and external agencies did not have any concerns with the proposed housekeeping amendment to Zoning By-law 2009-141.

PLANNING ANALYSIS

Provincial and Municipal Policy Planning Framework

11. The subject application has been reviewed against Provincial Planning policies such as the Provincial Policy Statement (PPS) and the Growth Plan, as well as the City's Official Plan and the Zoning By-law.

Summary of 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 proposed housekeeping amendment to Zoning By-law 2009-141 to permit College and University uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones in the City of Barrie's downtown area.

13. The City of Barrie's downtown area 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 proposed housekeeping amendment to Zoning By-law 2009-141 to permit College and University uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones in the City of Barrie's downtown area.

City of Barrie Official Plan

14. The lands subject to the proposed zoning by-law amendment are designated 'City Centre' in 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 functions for the entire community and market area. The Official Plan also encourages major office and major institutional uses to locate in the downtown area. Planning staff are of the opinion that the integration of College and University uses into the 'City Centre' designation is consistent with the goals and policies of the Official Plan.

Zoning By-law 2009-141

15. The lands subject to the proposed zoning by-law amendment are zoned 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) in Zoning By-law 2009-141, as amended. The proposed housekeeping amendment to the zoning by-law will expand the list of permitted institutional uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones. It is important to note that a number of comparable institutional uses are currently permitted in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones. These uses include, but are not limited to: Arenas; Commercial Schools; Religious Institutions; Places of Worship; Community Centres; and, Training and Rehabilitation Centres. Therefore, Planning staff consider the proposed housekeeping amendment to be consistent with the general intent and purpose of the City's zoning by-law.

Benefits to the City

16. Post-secondary institutions are catalysts for downtown revitalization as they generate business activity and stimulate investment in learning and related services in downtown areas, increasing their attractiveness and resulting in greater investor and consumer confidence. Furthermore, post-secondary institutions often contribute to the renewal and re-use of older buildings in downtown areas.
17. Post-secondary institutions also act as stabilizing influences in municipalities by enhancing the reputation of the neighborhoods and districts in which they are located, especially downtown areas. In doing so, they attract more people which results in having more "eyes on the street", which can create a safer environment.
18. Post-secondary institutions often become part of the long-term vision for municipalities. They help to build economies that are centered on knowledge and creativity by attracting young professionals and members of the creative class, such as artists, engineers, designers, researchers and scientists. Municipalities that are home to post-secondary institutions often become places where young professionals and members of the creative class want to live, work and study. These individuals invest in the municipality by shopping at local retail establishments,

- dining at restaurants and cafes, opening businesses, renting apartments and purchasing homes and condos.
19. Post-secondary institutions often partner-up with communities in different ventures which results in greater investment in the community, especially in areas surrounding such uses. In this case, post-secondary institutions would have the opportunity to locate facilities in the City's downtown area. This would result in the development of new buildings and the re-use and/or revitalization of existing buildings. Some post-secondary facilities such as libraries, art galleries, public squares/gardens and recreation centres are also open to members of the public.
 20. Post-secondary institutions help to create multi-functional downtowns. Strong downtown areas usually contain a wide range of activities and services that draw in different people for different reasons at various times of the day. For example, downtown Kitchener and Cambridge, Ontario function as centres for employment, retailing and services, but the introduction of university campuses mean they also have an educational/training function. Downtown areas that offer a diverse range of activities and housing options are better able to maintain their vibrancy and attract people.
 21. Finally, post-secondary institutions help to build upon a municipality's strengths as they complement and build upon existing businesses and services. For the City of Barrie's downtown, this includes the wealth of restaurants, unique retail shops, access to public transit and other services, the waterfront, and parks and open spaces.

ENVIRONMENTAL MATTERS

22. There are no environmental matters related to the recommendation.

ALTERNATIVES

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

Alternative #1

General Committee could refuse the proposed housekeeping amendment to Zoning By-law 2009-141 and maintain the current list of permitted institutional uses in the 'C1' and 'C2' Commercial Zones, which excludes Colleges and Universities.

This alternative is not recommended as the subject lands are located within the City Centre and are ideally suited for institutional uses such as Colleges and Universities given the full range of uses, services and facilities available in the downtown area. The proposed housekeeping amendment is also in keeping with Provincial and Municipal planning policies.

FINANCIAL

24. The proposed change to Zoning By-law 2009-141 is minor in a nature and no significant costs, other than staff time and costs associated with notification under the Planning Act, are anticipated as a result of this proposed housekeeping amendment.
25. The City of Barrie is currently home to a major post-secondary institution (Georgian College) which is one of the largest employers in the City. If approved, the proposed housekeeping amendment will allow post-secondary institutions to locate their facilities within the downtown area. This could result in the creation of new jobs, increased business activity, greater investment in the downtown, and the revitalization and reuse of older buildings within the City Centre.

LINKAGE TO 2014-2018 STRATEGIC PLAN

26. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

- Vibrant Business Community* (Attract and Retain a Talented Workforce) – the recommended action will result in land uses that provide an educational/training function to the downtown area and will attract young professionals and members of the creative class. In doing so, the recommended action will help to increase the talent-level of the City's workforce.

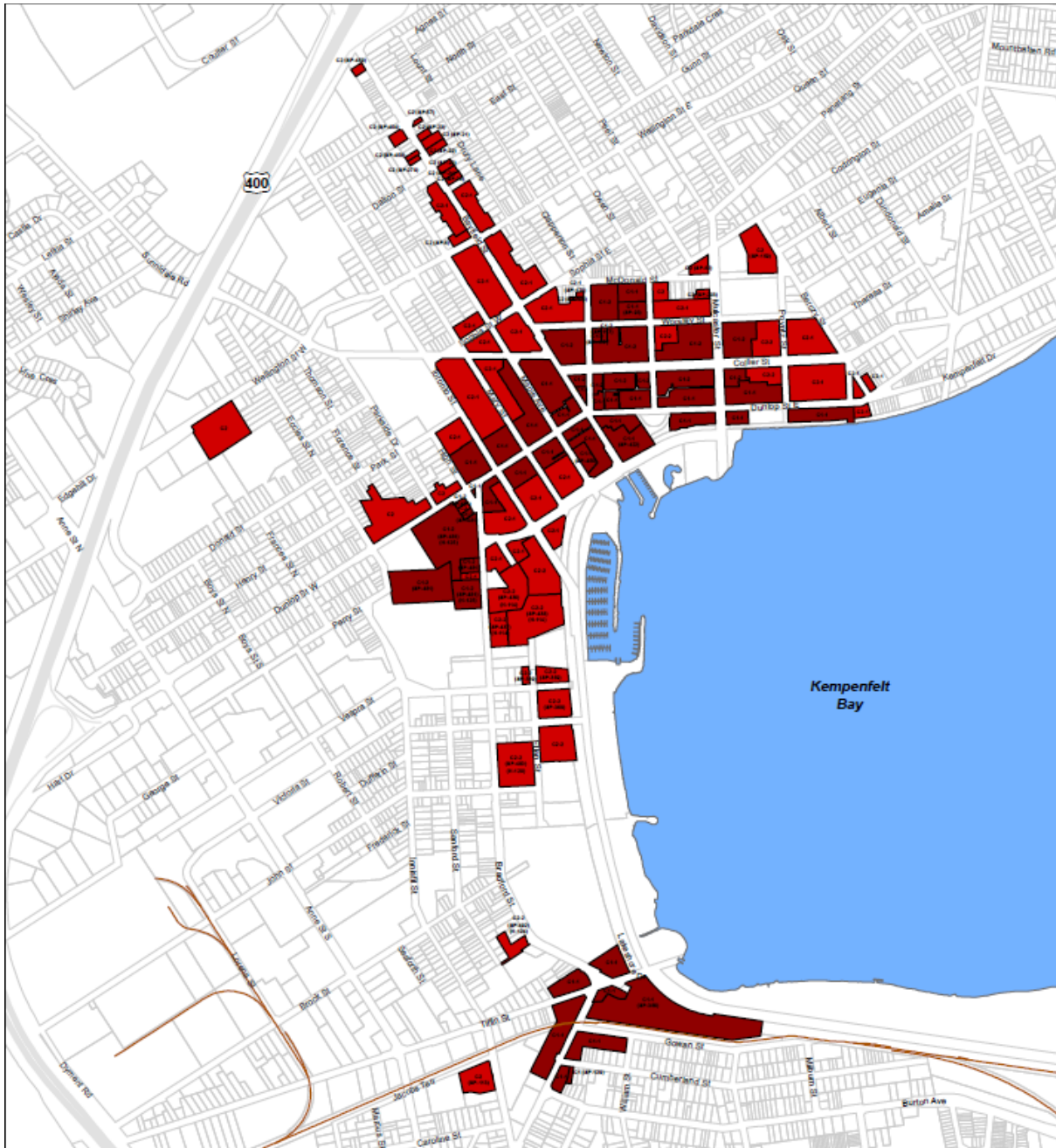
- Vibrant Business Community* (Promote Barrie's Strengths) - the recommended action will create a vibrant business community as a post-secondary institution will build upon the existing strengths of the City's downtown area. This includes the City's wealth of restaurants, unique retail shops, access to public transit and other services, the waterfront, and parks and open spaces.

Attachments: Appendix "A" – Location Map: 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) Zones

Appendix "B" – Amending By-law

APPENDIX "A"

LOCATION MAP: 'CENTRAL AREA COMMERCIAL' (C1) & 'TRANSITION CENTRE COMMERCIAL' (C2) ZONES



	<ul style="list-style-type: none"> C1; C1-1; C1-2 C2; C2-1; C2-2 Parcels 	<p>GIS Branch 3/9/2017</p> <p>The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided. This is not a legal Plan of Survey. Copyright © City of Barrie 2017 Produced in part under license from: © Queen's Printer, Ontario Ministry of Natural Resources. All rights reserved. © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Members of the Ontario Geospatial Data Exchange. All rights reserved. For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca</p>
--	---	---

APPENDIX "B" – AMENDING BY-LAW



Bill No. XXX

BY-LAW NUMBER 2017-XX

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 Zoning By-law 2009-141;

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 17G-XX;

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts that the City of Barrie Comprehensive Zoning By-law 2009-141 be amended as follows:

1. **THAT** "College" and "University" be added to the list of permitted uses in the 'Central Area Commercial' (C1) and 'Transition Centre Commercial' (C2) zones in Table 6.2.
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this day of , 2017.

READ a third time and finally passed this day of , 2017.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J.R. LEHMAN

CITY CLERK – DAWN A. MCALPINE