

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: REMOVAL OF HOLD (H-144) FROM 39-67 DUNLOP STREET WEST AND 35-37 MARY STREET (BARRIE WATERFRONT DEVELOPMENTS INC.)

DATE: DECEMBER 14, 2020

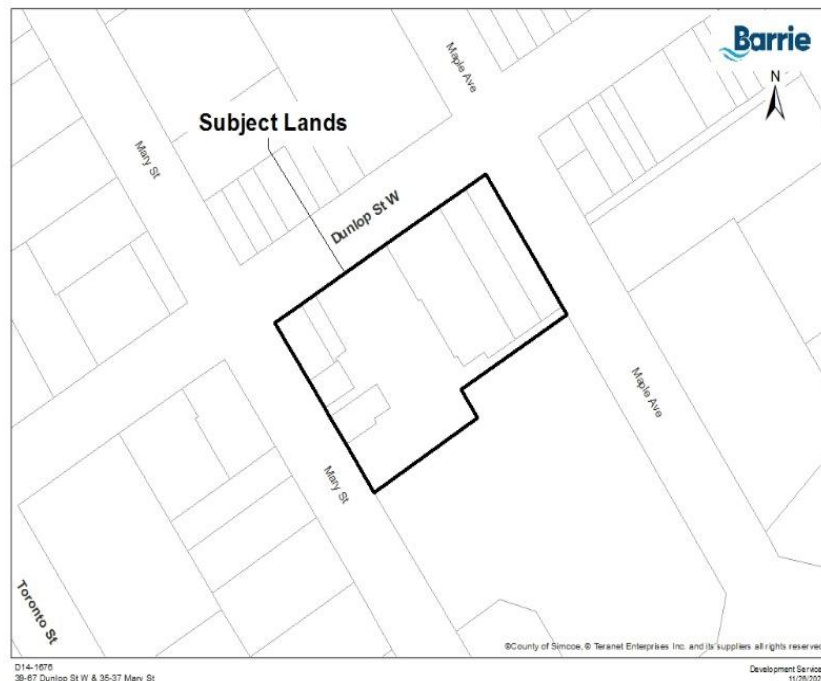
The purpose of this Memorandum is to advise members of Council that staff are recommending approval of a by-law to remove the Hold (H-144) from lands municipally known as 39-67 Dunlop Street West & 35-37 Mary Street currently zoned as 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-580)(H-144).

A minimum fourteen (14) day circulation of the draft by-law is required under the *Planning Act* prior to the by-law being brought forward for approval by Council. A draft of the by-law is included as Appendix "A" to this memorandum. The by-law is intended to be on the Council agenda in January 2021.

The subject lands are located on Dunlop Street West including the block extending east from Mary Street to Maple Street. Renderings of the project are included as Appendix "B" to this memorandum.

The development site has been consolidated into one parcel but is comprised of several existing buildings that will continue to be identified with separate municipal addresses until such time as they are demolished.

The site specific zoning standards for the new development concept are further detailed in By-law 2019-116 which includes the implementation of the Hold provision.





DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

Holding provision (H-144) shall be lifted by the Corporation of the City of Barrie upon completion of the following matters to the satisfaction of the Director of Planning and Building Services [Development Services]:

1. A Demolition Plan establishing the timing and extent of demolition of existing buildings on the property;
2. A Phasing Plan for construction, including potential timing and interim temporary uses for vacant lands on site;
3. Approval of a Site Plan Control application, including but not limited to urban design, podium and building setback provisions, and Owner execution of the Development Agreement; and,
4. Acceptance of a Community Benefits Contribution Agreement.

The requirements of Holding provision (H-144) have been satisfied by the following:

Demolition Plan

- The Construction Management Plan submitted as part of the Site Plan Control application (D11-015-2020), details the proposed staging and demolition plan for the site. Preliminary discussions have taken place with the Building Services Department.

Phasing Plan

- The Construction Management Plan submitted as part of the Site Plan Control application (D11-015-2020), details the proposed phasing and staging for full development of the site. Additional discussions regarding options for transitional uses have also been part of the Site Plan process.

Approval of a Site Plan and Execution of the Development Agreement

- Renderings of the approved design concept are attached as Appendix "B" to this memorandum. The City has provided approval for the Final Plan package for this project, and the Development Agreement is currently being finalized for execution by the owner/developer.

Acceptance of a Community Benefits Contribution Agreement

- The City and the owner/developer have agreed to the Community Benefits Contribution. The Agreement is currently under review, to be executed prior to the By-law to remove the Hold being placed on the Agenda for Council approval.

Staff are generally satisfied that the outstanding items will be completed and/or executed prior to the by-law to remove the hold being provided to Council in early January 2021.

The full detail for this project, including the above referenced [Construction Management Plan](#), can be found on the City's website under [Proposed Developments](#) in [Ward 2](#).

For more information, please contact Celeste Kitsetmetry, Senior Planner at ext. 4430 or celeste.kitsetmetry@barrie.ca.

Attachments:

Appendix "A" Draft Zoning By-law

Appendix "B" Project Renderings

Appendix "A" – DRAFT ZONING BY-LAW



Bill No. XXX

BY-LAW NUMBER 2021-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 lands known municipally as 39-67 Dunlop Street West & 35-37 Mary Street, legally described as Lots 5, 6 and 46, E/S Mary Street on Plan 115; Lots 39, 40 and Part of Lot 41, W/S John Street (now Maple Avenue) on Plan 115, being Parts 1 and 2 on Plan 51R-42479; S/T an Easement in gross over Part of Lot 41, W/S John Street (now Maple Avenue) being Part 2 on Plan 51R-42479 as in SC373091; in the City of Barrie, as shown on Schedule "A" to this By-law, from 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-580) (H-144) to 'Central Area Commercial with Special Provisions' (C1-1)(SP-580).

AND WHEREAS all conditions outlined in By-law 2019-126, with respect to the lands zoned as 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-580)(H-144) have been satisfied, or will be satisfied by Site Plan Application File D11-015-2020, with these conditions being:

- i. A Demolition Plan establishing the timing and extent of demolition of existing buildings on the property;
- ii. A Phasing Plan for construction, including potential timing and interim temporary uses for vacant lands on site;
- iii. Approval of a Site Plan Control application, including but not limited to urban design, podium and building setback provisions, and Owner execution of the Development Agreement; and,
- iv. Acceptance of a Community Benefits Contribution Agreement.

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

1. **THAT** the zoning map is amended to change the zoning of 39-67 Dunlop Street West & 35-37 Mary Street from 'Central Area Commercial with Special Provisions, Hold' (C1-1)(SP-580)(H-144) to 'Central Area Commercial with Special Provisions' (C1-1)(SP-580).
2. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this th day of January, 2021.

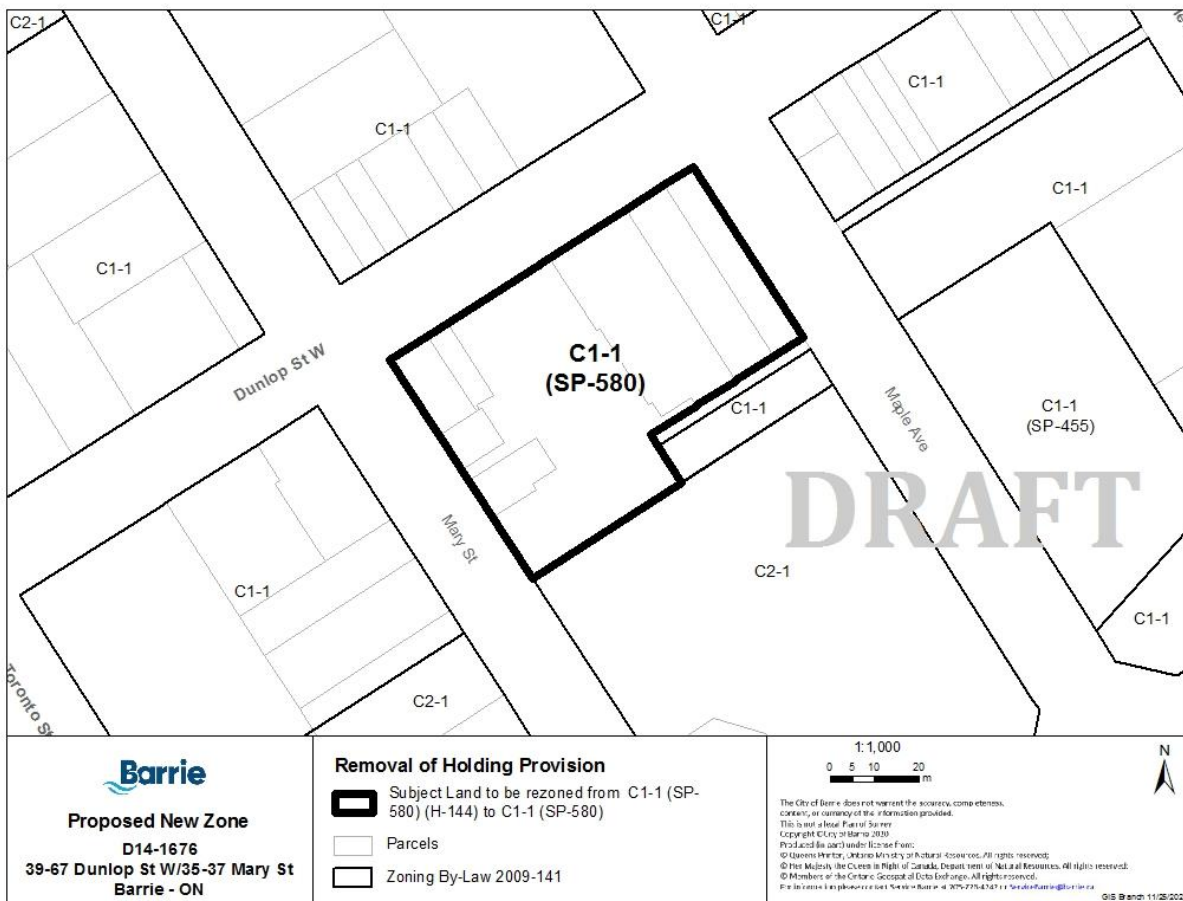
READ a third time and finally passed this this th day of January, 2021.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – J. R. LEHMAN

CITY CLERK – WENDY COOKE

Schedule "A" attached to By-law 2021-XXX



Appendix “B” – Project Renderings

Dunlop Street - Streetscape



South – Front View

