

Deputation to Council on the proposed Barrie Lakeshore Development December 7, 2020

At Public Meeting in June 2020:

- *Site is a significant piece of our waterfront, highly visible and very prominent from several public vantage points.*
- *Requested consideration of the scale, height, massing and appearance of development from a public space and community perspective.*



Character and Skyline of the area



1. The Official Plan Amendment

The OPA will delete 'Defined Policy Area - T' from Schedule 'C' – Defined Policy Areas along with the related text in section 4.8.11.

4.8.11 DEFINED POLICY AREA [T] (OPA No. 114)

(a) In addition to the Site Plan Control Goals in Section 6.3.1 (a) of this Plan, the lands are subject to a revised first goal as follows:

i) To ensure that the massing, appearance, scale and exterior architectural design of development is aesthetically pleasing and generally compatible with adjacent uses and the natural environment.

(b) In addition to the Site Plan Control General Policies in Section 6.3.2.2 of this Plan, the lands are subject to the following policies:

i) The City's support of an historic maximum height limit for the residential high rise development of the subject lands is based on the utilization of the site for a substantial mixed use (residential/commercial) development with high quality urban, architectural and sustainable design as represented by the developer/builder in their application for site plan control under the Planning Act. These matters will be further established in the implementing zoning bylaw in terms of both requirements and provisions.

My comments:

- *The proposed OPA is a significant departure from the City Official Plan generally and specifically from the vision established for this land in 2009.*
- *Much of the discussion in June and last Monday night was about the objectives expressed in Defined Policy T. These objectives mean much to me, and as is evident in the Public Meeting, correspondence submitted and deputations tonight, to many other residents of Barrie.*
- *The way to make the Official Plan relevant, meaningful and lasting is to:*
 1. *articulate what you are trying to achieve for this, the most significant development in Barrie's history.*
 2. *implement that Policy in a Zoning By-law amendment which conforms to and achieves the objectives and values of the Official Plan and the community.*
- *It is my hope that the decision of Council will permit and regulate development that is good planning for the site, for the area and for the City.*

2. Conformity with the Official Plan

6.6 Policy Tall Buildings and Height Control

(e) LOCAL AREA COMPATIBILITY

i) Where taller buildings are located next to lower scale buildings, design elements which make use of height transitions between sites shall be encouraged. Towers should be located on site away from areas directly adjacent to lower scale buildings.

Compatibility between sites is not intended to be interpreted as restricting new development to exactly the same height and densities of surrounding areas, particularly in areas of transition such as the intensification corridors.

6.6.4 POLICIES

(a) BUILDING SHADOWING

Tall buildings will be designed to best mitigate the impact of shadows on public parks and open spaces, private amenity areas, and surrounding streets, throughout the day. Development applications located adjacent to the open space waterfront areas surrounding Kempenfelt Bay shall be designed to minimize the impacts of shadowing particularly between March 21 and September 21.

6.5.2.2 (a) i.) Buildings should be designed to complement and contribute to a **desirable community character** in terms of massing and conceptual design.

My comments:

- The height and massing of the proposal is out of place with the existing and emerging character of the area.*
- The height of the four towers and the massing of the proposal is out of place in this area.*
- The Zoning By-law amendment would permit an unjustified intensification of development of the property.*
- This is an area of Commercial Transition. It is not the Commercial Core.*



6.5.2.3 (d). Protection of view sheds to the lake, City skyline, landmarks and public spaces;

My comments:

- The height and massing of the proposal is out of place with the skyline and it is imposing on the public space of our waterfront.*
- The proposed ZBA and development would be the dramatically increased set of buildings dominating our skyline and waterfront public areas.*



3. City of Barrie - Urban Design Manual:

2.0 A. Incorporate development measures to address the physical environment of the site and adjacent lands when siting the building(s);

2.0 B. Ensure compatibility of the development with adjacent area development and create visual character and unity of the neighbourhood;

My comments:

- *The proposed Zoning By-law Amendment would permit an increase in height from 45 m to 88 m facing Lakeshore Drive, and from 45 m to 148 m facing Bradford Street. These are 95 % and 228 % increases in height.*
- *The proposed Zoning By-law Amendment would also permit an increase in maximum total floor area of the entire site from 400 % to 750 %. That is an 87% increase in mass and scale of the buildings.*
- *This results in a massive set of buildings on large 6 story podiums out of scale and character of the area.*
- *This is not the vision for Barrie and there is not a rationale for such significant increases.*

Perspective View Looking North East Along Bradford Street



In summary I ask for three things:

- 1. Modify the OPA to express for certainty the Council intentions and objectives for development of this important site,*
- 2. Set a height increase above the existing area buildings of up to 20 % (or to 20 stories) which demonstrates flexibility for additional intensification, provided there is a public interest rationale.*
- 3. Maintain the existing maximum total floor area at 400 % of the overall property or have a very good rationale and reason to increase it.*

Good planning and planning decisions should be flexible and fundamentally respect our Official Plan and the character of the neighbourhood and City. It is reasonable to expect an exciting, attractive and compatible development.

Sincerely



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