

CITY HALL
70 COLLIER STREET
TEL. (705) 739-4208
FAX (705) 739-4270



P.O. BOX 400
BARRIE, ONTARIO
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE
Planning and Building Services
"Committed to Service Excellence"

March 31, 2017
File: D09-OPA62/D14-1618

NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Official Plan Amendment and Amendment to the Zoning By-law - D.D. 37 Johnson Ltd. 37 Johnson Street, Barrie

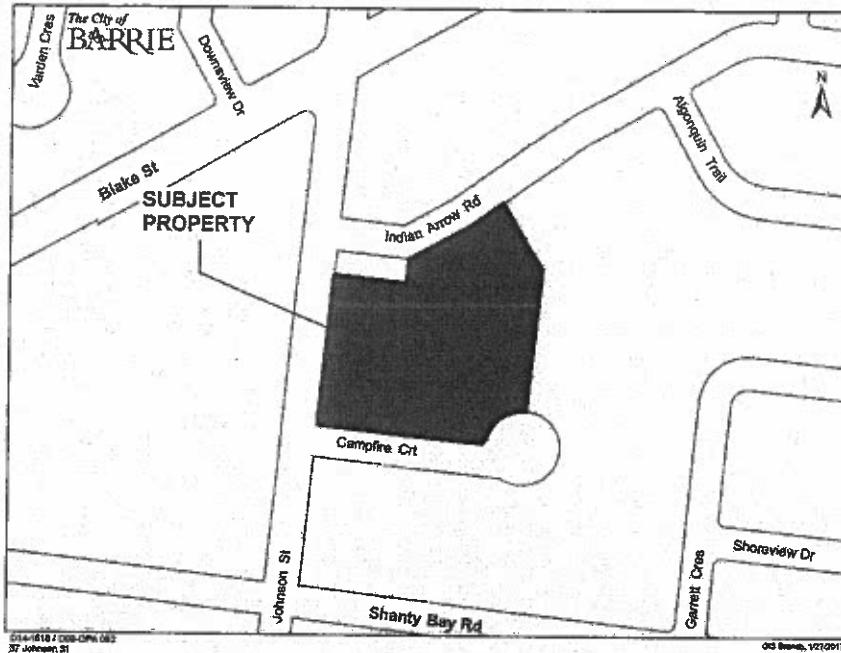
TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Monday, April 24, 2017**, at 7:00 p.m. in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Official Plan Amendment and an Amendment to the Zoning By-law submitted by Eldon Theodore of MacNaughton Hermesen Britton Clarkson Planning Limited on behalf of the owner, D.D. 37 Johnson Ltd., for lands municipally known as 37 Johnson Street. The property is legally described as Block B on Registered Plan No. 1648, City of Barrie and is located within the North Shore Secondary Planning Area.

The lands are designated Residential within the City's Official Plan and are zoned Residential Apartment RA1-3. The purpose of the application is to permit an 11 storey residential building consisting of 222 units on the site which contains an existing 11 storey 196 unit residential building. The applicant is proposing to amend section 4.2.2.3 (c) of the Official Plan which restricts the location of high density development in excess of 150 units per hectare to the City Centre. The existing residential apartment in combination with the proposed development would result in a total of 413 units for the 1.42 hectare site making an overall site density to 293 units per hectare.

In accordance with Zoning By-law 2009-141, the subject lands are zoned Residential Apartment RA1-3. To accommodate the new building, the applicant has requested that the following site specific Special Provisions be added to the Zoning By-law standards for this property:

Zoning Standard (RA1-3)	Required	Requested (SP)
Minimum Front Yard	7.0m	5.4m
Maximum Gross Floor Area	100%	206%
Maximum Building Height	30.0m	33.52m
Minimum Landscape Buffer Area	3.0m	1.93m rear yard
		2.17m side yard
Minimum Parking Space Requirement	1.5 spaces per unit (Total 620 spaces)	1.0 space per unit (Total 423 spaces provided)
Maximum Lot Coverage of Parking	35%	42.5%

Any person wishing further information or clarification with regard to this proposed Official Plan Amendment and Amendment to the Zoning By-law, should contact the Planning and Building Services Department during regular office hours at 705-739-4208.



Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **April 18, 2017**. Any person may make representation at the meeting; however, written submissions are encouraged. Notification of the Official Plan Amendment and the Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of The City of Barrie before the Official Plan Amendment and/or by-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Municipal Board; and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decisions of the Council of The Corporation of the City of Barrie in respect of the proposed Official Plan Amendment and Amendment to the Zoning By-law, you must make a written submission to the undersigned.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Celeste Terry, Planner
Planning and Building Services
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5
celeste.terry@barrie.ca