



SMARTREIT®

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June 22, 2015

City of Barrie
Planning Department
70 Collier Street
Barrie, ON, L4M 4T5

Attn: Merwan Kalyaniwalla, Manager of Policy Planning

Dear Merwan Kalyaniwalla:

RE: Zoning for Intensification & Mixed Use

We are Smartreit (formerly “Smartcentres”), owners of various properties throughout the City of Barrie and active commercial developers within the municipality. This letter is submitted for consideration at the Infrastructure, Investment and Development Services Committee Meeting scheduled for June 23, 2015.

We have had an opportunity to review the City’s Staff Reports dated December 9, 2013, June 9, 2014 and June 10, 2015 and on September 10, 2014 provided our comments to the Committee with respect to this matter.

As previously mentioned, we are generally supportive of the recommendations made by staff with regard to the proposed development standards and recognize the importance of encouraging the development of mixed used areas within the city.

However, we continue to have concerns related to specific development standards that limit the overall flexibility required for lands intended to permit a “variety” of commercial uses. Specifically, the minimum height requirements (7.5 metres) found within the Mixed Use Node (MU2) development standards significantly limits the types of commercial development that can occur in Intensification areas.

Secondly, Staff has addressed the issue of ground floor retail with respect to Intensification Corridors by allowing for some flexibility. However, more flexibility is necessary in the amount of commercial GFA required in those instances where a street level use is commercial.

Thirdly, the exclusion of Drive Thru facilities in the proposed development standards disregards the fact that lands designated Mixed Use are intended to provide a “mix of uses and activities” and “multiple modes of transportation”. Further, the proposed Mixed Use designation is intended to permit a variety of residential, commercial and institutional uses and as such, where the size of the site accommodates, Drive Thru facilities should be permitted.

Staff continues to acknowledge that the proposed Zoning Amendment is intended to establish overall provisions that will be further considered on a site by site basis as this process continues. It is essential that staff consult with landowners during the process of implementing these standards and that staff consider each site as distinctive and requiring site specific development standards that offer flexibility.

The site specific zoning amendment exercise needs to recognize the current development patterns in existing shopping centres. We welcome the opportunity to work alongside staff in adapting these zoning standards to more appropriately reflect the characteristics of sites owned by Smartreit.

Yours truly,

A handwritten signature in black ink, appearing to read 'TP', with a horizontal line extending to the right.

Todd Pierce
Director, Land Development