

NOTICE OF INTENTION TO REMOVE HOLD PROVISION

City of Barrie File No.: D30-029-2022

Owner/Applicant: GROVE STREET DEVELOPMENTS INC. / SKYDEVCO INC.

Location: 10-24 Grove Street West, Barrie ON

Issue Date of Notice of Intention: May 4, 2023

TAKE NOTICE THAT pursuant to By-law Number 2022-042, being a By-law of the Corporation of the City of Barrie to provide for the delegation of authority to remove a Holding (H) Symbol from Zoning By-law 2018-031 as per *Section 36(4) of the Planning Act, R.S.O. 1990, c. P. 13*.

THE SUBJECT LANDS are briefly described as: Part Park Lots 6 & 7, west side of Bayfield Street, Plan 135 in the City of Barrie being all of PIN: 58801-0444 (LT) and municipally known as: 10, 14, 18, 20, 22 and 24 Grove Street West, Barrie. The subject lands are zoned Residential Apartment Dwelling Second Density (RA2-2) (SP-553) (H-136) with Special Zoning Provisions and a Holding Provision as per Zoning By-law 2018-031 and are shown on the key map attached hereto as Schedule 'A'.

THE PURPOSE AND EFFECT of the removal of the Holding (H) Symbol from the subject lands is to allow the Owner/Applicant to develop the lands in accordance with current By-law standards by permitting the proposed development of Residential Development consisting of 3 towers with a shared podium, as well as a standalone mid-rise building abutting the Grove Street frontage and framing the streetscape. The proposed 3 towers have heights of 25, 25 and 21 storeys, and the standalone mid-rise building is 5 storeys in height. (Related Files: D14-1630 / D11-021-2021)

The purpose of the Holding Symbol (H-136) was to ensure that:

The heritage attribute of this property is the two/three-storey, brick commercial building facing north to Dunlop Street East, forming the eighth unit in the block of nine stores built in 1876. Only exterior components of this heritage attribute are included. These are described as follows:

- A final land appraisal and determination of Community Benefit, completed to the satisfaction of the City of Barrie's Section 37 Negotiating Committee, prior to the rezoning of the site taking full force and effect.
- A parking study illustrating that a parking ratio of 1 parking stall per 1 residential unit can be accommodated internally to the site without creating any spill over impacts on adjacent streets. The study will be required prior to the initiation of Phase 2 and completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.
- The Owner provide/grant an easement to the benefit/ in favour of the property owners having frontage on Bayfield Street, adjacent to the subject lands, that provides above and below grade vehicular access and use to the properties fronting onto Bayfield Street, to be constructed by the owner of the subject lands, where such access to the lands under easement shall have access from a municipal right of way, to be completed to the satisfaction of the Director of Planning and Building Services and the Director of Engineering.

A copy of Zoning By-law 2018-31 is available for review upon request.

APPEAL RIGHTS

Pursuant to the provisions of *Section 36(4) of the Planning Act, R.S.O 1990, c. P. 13*, there are no third-party rights to appeal and any rights of appeal are limited to the Owner(s) of the subject lands.

If you have any questions with respect to this notice, please contact the File Manager, Jordan Lambie at Jordan.Lambie@barrie.ca or Ext. 4324.

DATED at the City of Barrie May 4, 2023.

The Corporation of the City of Barrie
Michelle Banfield, RPP
Director of Development Services
Box 400, 70 Collier Street
Barrie, ON L4M 4T5

SCHEDULE 'A' KEY MAP

