

July 19, 2024
File: D30-008-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) AND 34(12) OR 22(6.1) AND 17(15) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE OFFICIAL PLAN AND ZONING BY-LAW

**Re: Applications for an Official Plan Amendment and Zoning By-law Amendment
Crown (Bradford) Developments Inc., 126, 136 and 140 Bradford Street, Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete applications as of **Thursday, June 20, 2024** for a proposed **Official Plan Amendment and Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **Wednesday, August 14, 2024 at 6:00 p.m.** to review applications submitted by Innovative Planning Solutions Inc., on behalf of Crown (Bradford) Developments Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit a mixed use building with two towers being forty-five (45) storeys in height, including 912 residential units with a shared six (6) storey podium including 333 square metres of commercial space and parking on lands described as: Part of Lot 6, Lots 7 to 10, Plan 22, in the City of Barrie and known municipally as: 126, 136 and 140 Bradford Street.

The site is approximately 0.39 hectares (0.96 acres) in size, with approximately 89.9 metres of frontage on Bradford Street.

Official Plan Amendment

The proposed Official Plan Amendment seeks to add a Defined Policy Area to Section 2.8 of the Official Plan to permit a reduced ratio of 15% of the total units to be provided at an affordable rate, whereas 20% is required within the Urban Growth Centre; and to recognize that all affordable units will be provided in 1- and 2- bedroom unit sizes.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to alter the current zoning on the property from General Commercial (C4) to the Central Commercial Area (C1-2) zone with Special Provisions (SP-XXX). The Special Provisions include:

Zoning Standard	Requirement – C1-2 Zone	Proposed – C1-2 (SP-XXX)
Building Height (max.) (Section 6.3.2)	10m within 5m of the front lot line and the lot flankage, 45m beyond 5m of the front lot line and the lot flankage	142.15 metres
Rear Yard Setback (min.) (Table 6.3)	7.0 metres	3.0 metres
Gross Floor area (max. % of lot area) (Table 6.3)	600%	1311%
Coverage of Commercial Uses (min. % of lot area) (Section 6.3.2)	50%	17%
Required Residential Parking in the Urban Growth Centre (Table 4.6)	1 space per dwelling unit	0.469 spaces per dwelling unit Affordable Housing Units excluded (0 spaces)
Required Barrier-Free Parking (Section 4.6.4)	1 space plus 3% of required parking spaces	1 space plus 2.2% of required parking spaces

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **August 14, 2024 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **August 14, 2024 by 12:00 p.m.**

Notification of the approval of the Official Plan Amendment and/or Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

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 in respect of the proposed Official Plan

Amendment and/or Zoning By-law Amendment before the Corporation of the City of Barrie gives or refuses to give approval of the Zoning By-law Amendment:

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

All information including opinions, presentations, reports, documentation, etc. provided for or at the 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.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the Development Projects webpage on the City's website under [Ward 2 – 126, 136 and 140 Bradford Street](#) at barrie.ca/DevelopmentProjects.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Logan Juffermans, RPP, Senior Planner
705-739-4220, Ext. 4447
logan.juffermans@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



CONCEPT PLAN

