

November 5, 2024

File: D30-018-2024

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

**Re: Application for Zoning By-law Amendment – (UPDATED: NOVEMBER 5th, 2024)
Black Creek Vespra GP Inc., 22, 28 & 34 Vespra Street and 97 & 101 Bradford Street,
Barrie.**

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Friday, September 27, 2024** for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Public Meeting for October 23, 2024, has been **rescheduled**. The Affordability Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **Wednesday, November 27, 2024 at 6:00 p.m.** to review application submitted by Weston Consulting on behalf of Black Creek Vespra GP Inc. for an Amendment to the Zoning By-law to permit the development of a 36 storey mixed use development on lands described as: Lots 9, 10, 11, and 12, North side of Vespra Street on Plan 22, in the City of Barrie and known municipally as 22, 28 & 34 Vespra Street and 97 & 101 Bradford Street, Barrie.

The site is approximately 0.41 hectares in size and located on at the northeast corner of the Bradford Street and Vespra Street intersection. The purpose of the amendment is to facilitate the construction of a 36-storey mixed use development with a 5-storey podium inclusive of above grade structured parking and at grade commercial uses. The proposed development will consist of 27,552m² of residential gross floor area (GFA) as well as 374m² of commercial/retail space along the ground floor. The unit breakdown for the residential portion is as follows:

- One Bedroom – 371 Units
- Two Bedroom – 53 Units
- Three Bedroom – 38 Units

The Subject Lands are currently zoned 'General Commercial' (C4), and a Zoning By-law Amendment is required to rezone the entirety of the Subject Lands to 'Central Area Commercial with Site Specific Provisions' (C1) (SP-XXX) in order to permit the proposed use and implement appropriate site-specific development standards that will allow the site to develop as proposed. The following table outlines the proposed site-specific exceptions that are required:

Zoning Provision	C1 – Central Area Commercial	Proposed
Gross Floor Area (Max % of Lot Area)	600%	741%
Building Height (Max)	15m	122m
Parking - Residential Dwelling(s) in the Urban Growth Centre	1 Space/Dwelling Unit	0.69 Spaces/Dwelling Unit

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 **November 27, 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 **November 27, 2024 by 12:00 p.m.**

Notification of the approval of the 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 who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the 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 Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

- (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.

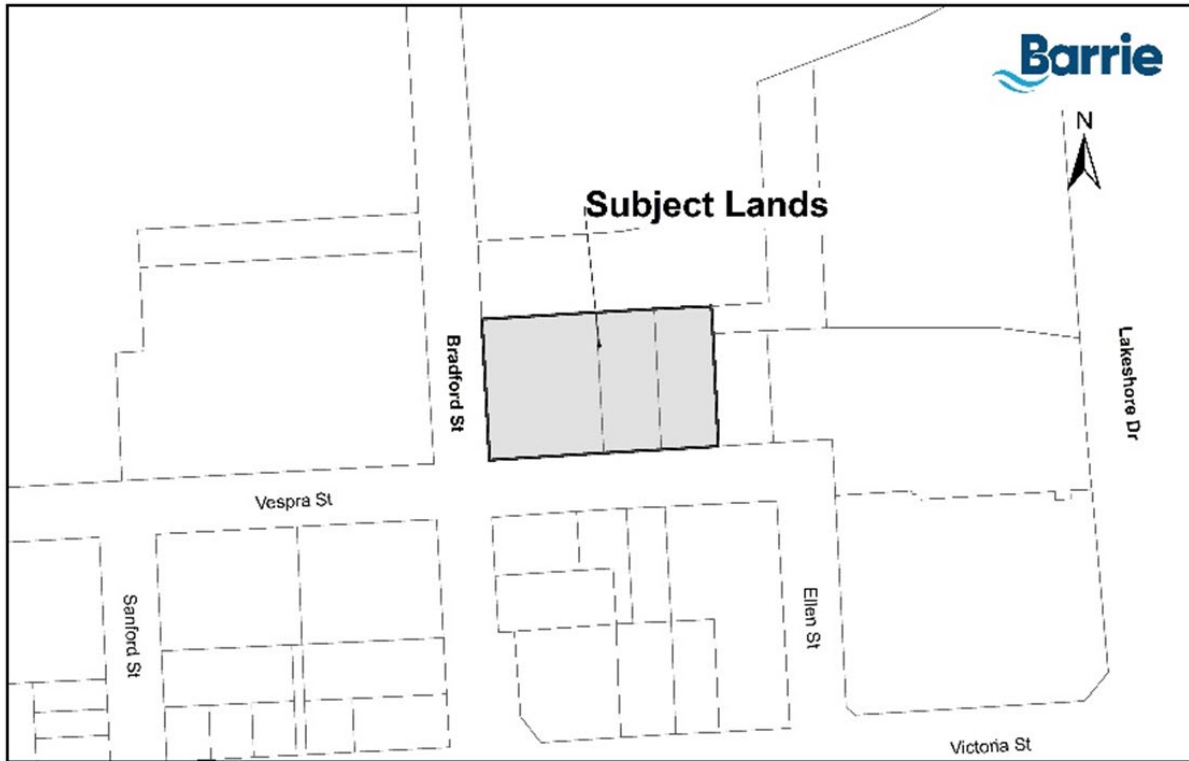
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the **Development Projects** webpage on the City's website under [Ward 2 – 97 & 101 Bradford Street and 22, 28 & 34 Vespra Street](#) at www.barrie.ca/DevelopmentProjects.

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

Krishtian Rampersaud, Planner
705-739-4220, Ext. 5149
Krishtian.rampersaud@barrie.ca

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

KEY MAP



CONCEPTUAL BUILDING ELEVATIONS



1 SOUTH WEST VIEW AT CORNER OF BRADFORD ST AND VESPRA ST



2 NORTH WEST CORNER



3 NORTH EAST CORNER



4 SOUTH EAST CORNER