

September 13, 2021

Jordan Lambie
Senior Urban Design Planner
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Dear Mr. Lambie:

**RE: Site Plan Approval – Planning Brief
 10, 14, 18, 20, 22, and 24 Grove Street West, City of Barrie
 OUR FILE 2199A**

Further to the formal pre-consultation meeting held on April 29th, 2021 and the final pre-consultation meeting comments dated July 21, 2021 we are pleased to provide this Planning Brief in support of the application for site plan approval for the proposed residential intensification project on the subject lands.

The scope of this planning brief is to provide a brief overview of the proposed development and file history with existing planning approvals as well as respond directly to specific requirements identified within the final pre-consultation comments.

Project Overview

The proposed residential development consists of 3 towers with a shared podium as well as a standalone midrise building abutting the Grove Street frontage and framing the streetscape. The 3 towers have heights of 25, 25 and 21 storeys and the standalone midrise building is 5 storeys in height. The proposed development provides 2 levels of below grade structured parking as well as 5 levels of above grade structured parking incorporated into the shared podium. The shared podium also incorporates additional residential apartment units along the south facing façade and incorporates varied heights to assist in providing visual interest and breaking up the massing. The proposed development also includes a generous amount of landscaped amenity space both on the rooftop of the shared podium as well as throughout the site.

The proposed development provides 928 residential apartment units. With a lot area of 2.54 hectares (excluding MTO & Grove St. widenings) this represents a density of 365 units/ha. The site is serviced by a total of 1,195 parking spaces representing a parking ratio of 1.31 spaces/unit.

Since the formal pre-consultation meeting our Client and project team have had a series of follow up meetings with City staff and the proposed design represents a culmination of that collaborative process.

Existing Planning Approvals

The subject lands were recently subject to site specific Official Plan Amendment and Zoning By-law Amendment applications for a similar development concept under the previous ownership group. Both the site specific OPA (OPA 64) and ZBA (By-law 2018-031) were approved in 2018.

The subject lands are designated Residential and as a result of OPA 64 contain a site specific Defined Policy Area designation which permits an increased maximum density of 365 units/ha.

By-law 2018-031 rezoned the subject lands to site specific Residential Apartment Dwelling Second Density Zone (RA2-2) (SP-553) (H-136). This site specific zoning includes a number of site specific provisions including an increased maximum building height of 80m, an increased total max GFA of 290% of the lot area, and a reduced minimum parking requirement of 1 space per dwelling unit.

The Holding (H-136) provision identifies three requirements that must be completed prior to the holding provision being lifted. These requirements are:

- Community Benefit requirement
- Parking Study requirement
- Easement requirement

How each of these requirements has or will be addressed is outlined further below.

At the time OPA 64 and By-law 2018-031 were approved by Council, Council identified in their resolution that the future site plan application would be “bumped up” to Council for review and approval.

Planning Brief Requirements

As identified in the final pre-consultation comments the following matters are required to be addressed within the Planning Brief accompanying the site plan application:

Affordable Housing

The pre-consultation comments identify that City Official Plan policy 3.3.2.2(a) targets a minimum of 10% of all new housing units to be affordable. For the purposes of this discussion “affordable” relates to either home ownership or rental units that are substantially below average market rate for the area as prescribed by the City.

Within the 2017 staff report the City identifies that as it relates to rental housing, “Affordable rental housing” is identified as being:

A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

It is acknowledged the above OP policy is a City wide target and meant to be achieved on a City wide basis and not necessarily on a site by site basis.

More specifically as it relates to the 10-24 Grove St existing approvals, the Council motion included the following condition:

That the applicant agree to provide 10% of the proposed rental housing units as affordable rental housing units in accordance with City of Barrie Official Plan Affordable Housing policies as contained in Section 3.3.2.2 Affordable Housing Policies of the Official Plan subject to appropriate government subsidies.

The Owner intends to apply for City of Barrie CIP subsidies to facilities the inclusion of rental housing units and will provide up to 10% of the units as affordable rental units subject to receiving City of Barrie subsidies for them.

Holding Provision

As noted, the Holding (H-136) provision on the subject lands identifies three requirements that must be completed prior to the holding provision being lifted. How these requirements have been or will be satisfied is outlined in the table below:

Holding Provision H-136	
Requirement	Response
<u>Community Benefit Requirement:</u> A condition of site plan approval will include that the total payment of the community benefit shall be payable at the time of issuance of building permit for the first phase of development.	Since the time By-law 2018-031 was approved and implemented Holding Provision H-136, City Staff brought Staff Report PLN018-18 to Council on June 25, 2018. The recommendations of that report which were carried by Council include the following: <ol style="list-style-type: none"> 1. That Staff Report PLN018-18 regarding the recommendation for allocation of community benefits as a result of the rezoning of the lands located at 10-24 Grove Street West, on behalf of Grove Street Developments Inc. and the YMCA of Simcoe/Muskoka be received. 2. That the Holding H provision as a condition of Bylaw 2018-031 regarding the rezoning of the lands located at 10-24 Grove Street specific to Section 6. A) Requiring the submission of a final land appraisal and determination of Community Benefit, be removed.
<u>Parking Study Requirement:</u> A parking study is required to demonstrate that an appropriate level of parking can be provided on site. The study was to originally be completed prior to the commencement of phase 2 of the	Paradigm has been retained as the transportation engineer on the file. They have been in talks with the City and will be providing an update if a Parking Study is required. Please refer to the TIS memorandum.

<p>development and to support reduced parking standard for affordable housing. See detailed comments/requirements from Transportation Planning attached. Confirm changes to the phasing strategy. Staff also note the proposed parking strategy has changed substantially since rezoning; as such, in addition to determining appropriate parking supply, staff will be looking to address comments related to parking and site design as outlined in #11 below.</p>	
<p>Easement Requirement:</p> <p>Provision of an access easement in favour of properties having frontage along Bayfield Street to be provided. The easement should include space for an adequate landscape buffer.</p>	<p>An appropriate area to provide the required easement along the eastern property line has been accommodated in the site design. Registration of easement anticipated to be completed once the site plan agreement is agreed/executed.</p> <p>It is also noted a consent for severance may be required for phasing and financing purposes. If a consent for severance is pursued any required easements will be able to be included as part of that application.</p> <p>From a zoning compliance perspective it is noted the existing site specific zoning did include a provision to allow for the site to be treated as one single property for zoning compliance purposes (quoted below):</p> <p><i>4. THAT for the purposes of applying zoning provisions in the event of future severances, the boundary of the zones on site shall be used, and not the individual property lines of any future lots;</i></p>

Zoning Deficiencies/Site Specific Provisions

The final pre-consultation comments identify that any zoning deficiencies shall be addressed as required through the Planning and/or Urban Design Brief.

It is the intent of the Owner to design the proposed development to work within the existing site specific zone provisions and approvals.

The site plan drawing prepared by SRM Architects Inc. includes a detailed zoning compliance table which identifies how each zone provision is met. The proposed development has been designed to comply with all existing zoning provisions and requirements.

Respectfully submitted,

MHBC



Kory Chisholm, BES, M.Sc, MCIP, RPP
Partner



Shayne Connors, BAH, M.Sc
Planner

cc. *Greg Jones | Skydevco Inc.*
Sarah Reeve | Skydevco Inc.