

Notice of the filing of a Complete Application and Notice of a Public Meeting pursuant to sections 34(10.7) 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: Amendment to the Zoning By-law – Weston Consulting on behalf of The Black Creek Group - 17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; and, 58 & 60 Clapperton Street, Barrie – FILE REF.: D30-012-2022

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of April 29, 2022, submitted by Weston Consulting, on behalf of The Black Creek Group, for an Amendment to the Zoning By-law for lands located at 17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; and 58 & 60 Clapperton Street, Barrie. The subject lands are legally described as Part Lots 11, 12, 13, 14 and 15, South Side of McDonald and Sophia Streets, on Plan 31 in the City of Barrie.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 14, 2022 at 7 p.m.** to review an application for an Amendment to the Zoning By-law submitted by Weston Consulting on behalf of The Black Creek Group for 17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; and 58 & 60 Clapperton Street, Barrie.

The applicant is proposing to rezone the subject lands from 'Residential Apartment Dwelling 2 – First Density' (RA2-1) and 'Transition Centre Commercial – 1 – Special Provision No. 175 and 179' (C2-1)(SP-175)(SP-179) to 'Transition Centre Commercial – 2 – Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions.

The intent and purpose of the Zoning By-law Amendment is to permit the development of a 21-storey mixed-use building containing 253 units, 256 square metres of ground floor commercial space and underground parking.

Site-Specific Zoning Provisions

Standard (C2-2 Zone)	Required	Proposed
Side Yard Setback (min.)	14 m	3.0 m (north) 5.5 m (south)
	Where the height of the main building in a C2 Zone is in excess of 11 m, the minimum side yards shall be increased by 0.5 m for every 2 m of additional height over 11 m	
Building Height (max.)	10 m within 5 m of the front lot line and the lot flankage. 45 m beyond 5 m of the front lot line and the lot flankage.	17.7 m within 5 m of the front 66.7 m beyond 5 m of the front lot line and the lot flankage.
Coverage for Ground Floor Commercial Uses (min. % of lot area)	50%	8.9%
Gross Floor Area (max. % of lot area)	400%	602%
Commercial Parking (min.)	1 space per 24 m2 of gross floor area for multiple commercial uses	0 spaces
Residential Parking (min.)	1 space per unit in the Urban Growth Centre (UGC)	0.82 spaces per unit Total – 207 spaces
Underground Parking Structure Setbacks (min.)	1.8 metres to a street line	0.7 metres

The application and submission material can be viewed barrie.ca/ProposedDevelopments under **Ward 2–17 Sophia Street East; 3, 5, 7 & 11 McDonald Street; and 58 & 60 Clapperton Street.**

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be televised on Rogers TV and will be livestreamed at [youtube.com/citybarrie](https://www.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 virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **Monday, June 13, 2022 at 12:00 p.m.** Once you register, you will be provided information from

the Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

Any person may attend the meeting and make representation or present submissions 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 **Monday, June 06, 2022 by 12 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Amendment to the Zoning By-law if adopted by Council, 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 before the Amendment to the Zoning By-law is passed:

(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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Any person wishing further information or clarification with regard to this proposed Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Andrew Gameiro, Planner
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Development Services Department
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

