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DELIVERED VIA APLI PORTAL

February 4, 2021

City of Barrie
Development Services Department
70 Collier Street
Barrie, ON
L4M 4T5

**Attention: Ms. Carlissa McLaren, RPP, Supervisor of Planning,
Development Services Department**

RE: Site Plan Control Approval Application
76 Bryne Drive
Part of Lot 13, 14 & 15 and Part of Myers Court (*Closed by LT300036*)
Registered Plan 51M-369
City of Barrie, County of Simcoe

Dear Madam,

In support of a Site Plan Control Application to permit a proposed five (5) storey, mixed use building, associated parking, service, landscape and amenity areas, our office is pleased to provide this Covering Letter along with a Planning Justification Brief, for a required zoning variation pertaining to the Building Height of the proposed development.

Site Location & Description

The lands subject to the Site Plan Control Application are located at the terminus of Bryne Drive, east of Essa Road, west of Highway 400 and north of Harvie Road ("*Subject Lands*").

The Subject Lands are municipally addressed as 76 Bryne Drive and legally described as Part of Lot 13, 14 & 15 and Part of Myers Court (*Closed by LT300036*), Registered Plan 51M-369 City of Barrie, County of Simcoe.

The Subject Lands are approximately 7,900 Square Metres (*0.79 Hectares*) in Area and vacant.

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The Subject Lands are surrounded by existing commercial land uses including the three storey Four Points Hotel by Sheraton and six storey Hampton Inn Suites Hotel both located immediately north of the Subject Lands. Opposite the Subject Lands, on the west side of Bryne Drive, a Lowes Home Improvement Store and Leon's Furniture Store exist. To the south and west of the Subject Lands, a forest exists along with the Hotchkiss Creek and valley system.

The surrounding land use context of the Subject Lands is fitting to accommodate the proposed uses, scale and massing of the proposed development.

Existing Land Use Policies & Regulations

The Subject Lands are subject to Provincial Plans and Policies including *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)* and *Provincial Policy Statement (2020)*.

The proposed development conforms to Provincial Plans and Policies, in that, the proposed development represents intensification of the Subject Lands to introduce a mix of land uses consisting of commercial and residential land uses with adequate infrastructure to accommodate the proposed uses of the Subject Lands.

The Subject Lands are within the '400 West Industrial Planning Area' and designated as 'General Commercial' per the *City of Barrie Official Plan*.

The Subject Lands are zoned 'General Commercial (C4)' per the *City of Barrie Zoning Bylaw No. 2009-141*, as amended.

The land uses proposed for the Subject Lands conform with the Official Plan and Zoning Bylaw permissions, in that, various commercial uses and dwelling units are permitted uses per the General Commercial designation and the C4 Zone.

The proposed five storey building height of 18.90 metres exceeds the permitted height of 14 metres and therefore, an application to seek relief from the Zoning Bylaw will be required to address the proposed height.

Through review of the Site Plan Control Application, all Zoning deficiencies will be identified, and an Application for Minor Variance will be filed at the appropriate time, under separate cover.

This Cover Letter provides for the Planning Justification required for any proposed variations from the Zoning By-law standards being Building Height.

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Municipal Pre-Consultation & Detailed Description of the Proposed Development

Municipal Pre-Consultation:

On February 27, 2020, a Pre-Consultation Meeting was undertaken to discuss the Proposed Development per Municipal File No. D28-004-2020.

The Pre-Consultation Meeting provided for helpful comments including a Concept Plan sketch prepared by the City's Landscape Architectural Planner.

The Pre-Consultation Meeting confirmed a Full Application for Site Plan Control is required to permit the proposed development of the Subject Lands. Detailed Comments and Submission Requirements were provided by the following City Departments and commenting agencies including:

- i. Planning Division.
- ii. Zoning (*Development Services*).
- iii. Engineering (*Development Approvals & Parks, Risk Management, Environmental Services, Water & Transit*).
- iv. Traffic and Parking Services.
- v. Environmental Services.
- vi. Lake Simcoe Region Conservation Authority (LSRCA).
- vii. Building.
- viii. Finance.
- ix. Fire.
- x. Accessibility Coordinator.
- xi. Alectra Utilities (*PowerStream*).

As mentioned, the Pre-Consultation Meeting provided for helpful comments and the Plans and Studies prepared for the Site Plan Control Application seek to address all comments provided including the Submission Requirements. A considerable amount of time was devoted to

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ensuring proper site design, in consultation with the City, prior to Submission of this Application.

Detailed Description of Proposed Development:

As mentioned, a Site Plan Control Application (*Full Application*) is being proposed to introduce one (1) five storey mixed use building with a commercial ground floor and residential units above.

Specifically, the proposed development entails:

1. A five (5) Storey Mixed Use Building, 18.90 metres in height consisting of seven (7) Commercial Units, forty-eight (48) Residential Units, thirty-four (34) Commercial Parking Spaces, seventy-three (73) Residential Parking Spaces, one (1) Loading Space and four (4) Barrier-Free Parking Spaces.
2. A Consolidated Outdoor Amenity Area of 576 Square Metres and Landscape Area of 2,377 Square Metres being 30.2 % of the Lot Area.
3. Lot Coverage of 10.54% with a total Gross Floor Area of 3,922.60 Square Metres with a Floor Space Index of 0.498 Square Metres.

Other than Building Height, the proposed development's design complies with the applicable Zoning Standards including Parking Requirements, Landscape Requirements, Coverage Requirements, Minimum Lot Area, Lot Frontage, Minimum Front Yard, Minimum Side Yard and Minimum Rear Yard setbacks.

It is anticipated both the commercial and dwelling units will be of rental and/or lease tenure.

Planning Justification (*Building Height*)

As mentioned, the proposed development consists of land uses permissible by both the applicable Official Plan designation and Zoning By-law Zone.

The proposed development represents appropriate intensification of the Subject Lands in accordance with Section 4.3.2.5 of the City's Official Plan which seeks to provide a range of retail and service commercial uses with permitted residential uses located above commercial uses at grade.

The proposed development conforms to the City's Official Plan and the review of the Site Plan Control application will be subject to the Site Plan Control policies and Urban Design Guidelines, as outlined in Sections 6.3 and 6.5 of the Official Plan.

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Notwithstanding the uses being permitted, the proposed development does not fully comply with the 'C4' Zoning By-law requirement of Building Height, in that, the proposed Building Height is 18.9 metres and the Bylaw maximum for Building Height is 14 metres.

As such, relief is required from the Zoning Bylaw to permit the proposed Building Height.

Through review of the Site Plan Control application and revisions to address any Comments may result in further Zoning deficiencies.

Therefore, a Minor Variance application will be proposed, at the appropriate time to seek relief from the Building Height standard and any other identified Zoning deficiencies which may arise.

Regarding the relief required for Building Height, as it pertains to the proposed five-storey building the required relief meets the requirements of the *Planning Act* for a Minor Variance.

The proposed five storey building proposes a height of 18.90 metres and exceeds 3 Storeys. As such, in accordance with Section 6.6 of the *City of Barrie Official Plan* policies for Tall Buildings and Height Control, are applicable when considering the proposed Building Height.

The said policies seek to reduce the visual and physical impact of height on the adjacent pedestrian realm through compatible site layout, design features, high standard of design, quality urban design, architectural treatments and building materials.

The said policies also seek to foster a pedestrian friendly public realm or streetscape, proper building positioning and massing.

The proposed height for the five-storey building does not create a negative visual and physical impact due to appropriate spacing between buildings and the similar heights of the adjacent Hotel uses, which respect the local area context. Further, the design proposed uses high quality architectural treatments and building materials including façade interruptions, awnings above the ground floor and ample landscaping with a consolidated outdoor amenity area.

The proposed relief sought to permit 4.9 metres of additional building height maintains the general intent of *City of Barrie Zoning By-law No. 2009-141*, in that, the proposed building height represents a minor departure from the 14-metre maximum building height. Further, the proposed relief sought from the height requirements of the Zoning By-law would not create any adverse impacts on adjacent lands, with all other Zoning By-law Standards being adhered to or exceeded.

Lastly, the proposed development represents an appropriate and desirable use of the Subject Lands, which will help create local jobs and provide for residential dwelling units within the existing urban area. The proposed Building Height is also appropriate, in that, varied heights

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between the existing Hotel buildings located north and south of the Subject Lands will be provided for along Bryne Drive.

Based on the above, a proposed Minor Variance to permit additional Building Height in accordance with the proposed development plans, on the Subject Lands will maintain the general intent of the City's Official Plan, the general intent of the City's Zoning By-law, represents an appropriate use of the Subject Lands and is minor in nature.

Submission Requirements

In support of this Site Plan Control Application to permit a five-storey mixed use Building on the Subject Lands, our office is pleased to upload the following application Submission Requirements on the City's FTP Site:

- One (1) Completed Application Form and Cost Acknowledgement Agreement including Authorization Form, as prepared and uploaded to the City's FTP site by the undersigned.
- One (1) PDF file of this Covering Letter and Planning Justification Brief, as prepared by the undersigned.
- One (1) PDF file of a Topographical Survey, as prepared by Rudy Mak Surveying Ltd.
- One (1) PDF file containing Architectural Plans including a Coloured Rendering, Statistics Page, Site Plan, Basement Floor Plan, Main Floor Plan, Typical Floor Plan, Roof Plan, Building Sections, North & South Elevations, East & West Elevations and Coloured Elevations, as prepared by FCA Architects.
- One (1) PDF file of Engineering Plans including Notes and Details, Overall Site Engineering Plan, Site Grading Plan, Site Servicing Plan, Pre-Development Stormwater Management Plan, Post-Development Stormwater Management Plan, Erosion Control Plan & Removals Plan and Pavement Marking Plan, as prepared by Gerrits Engineering.
- One (1) PDF file of a Water Demand Letter with Calculations, as prepared by Gerrits Engineering.
- One (1) PDF file of a Stormwater Management Report with LID Measures and Phosphorous Budget, as prepared by Gerrits Engineering.
- One (1) PDF file of a Site Photometric Plan and Electrical Site Plan, as prepared by Gerrits Engineering.

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- One (1) PDF file of an Engineering Cost Estimate, as prepared by Gerrits Engineering.
- One (1) PDF file of a Landscape Layout Plan, as prepared by Studio TLA.
- One (1) PDF file of a Landscape Planting Plan, as prepared by Studio TLA.
- One (1) PDF file of Landscape Details, as prepared by Studio TLA.
- One (1) PDF file of a Landscape Cost Estimate, as prepared by Studio TLA.
- One (1) Arborist Report, as prepared by Palmer Environmental.
- One (1) PDF file of an Environmental Impact Study, as prepared by Palmer Environmental.
- One (1) PDF file of a Hydrogeological & Water Balance Study, as prepared by Palmer Environmental.
- One (1) PDF file of a Geotechnical Report, as prepared by DAVROC Testing Laboratories Inc.

The required Application Fee of **\$9,132.97** made payable to the City of Barrie will be provided under separate cover.

End of Submission Requirements.

Our office respectfully requests the Site Plan Control Application be deemed complete and processed for circulation and comments.

Your assistance and attention regarding the processing of this Application is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,

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Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Copy:

Client (Encl.)
Ms. Erin Donkers, Mr. Austin Adams & Mr. Dirk Janas, Palmer Environnemental
Mr. Fausto Cortese, FCA Architects Inc.
Mr. Jeff McCuaig P. Eng, Gerrits Engineering Limited
Mr. David Jonas & Mr. Tom Lew, Studio TLA
Mr. Sandeep Makkar, DAVROC Laboratoires Limited