

55-57 MCDONALD STREET, 53-59 & 61-67
OWEN STREET, 70-78 WORSLEY STREET



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Zoning By-law Amendment Public Meeting



Monday, April 9, 2018

Site & Context

Present Use:

- Surface parking lot, single detached homes and row houses
- 0.39 ha (0.98 acres) in size, net of street widening

Surrounding Area:

- North: Low rise residential
- South: Institutional and commercial
- East: Commercial and residential
- West: Downtown Barrie Public Library and parking lot



Community Consultation

- Barrie Owen Service Inc. retained William Moore and Lynn Strachan of SOLUTIONS ink to hold key-person, key-organization and stakeholder discussions in the summer and fall of 2017 to gain an increased depth of understanding and on-the-ground feedback from the surrounding community.
- The interviews included the following organizations:
 - **Barrie Public Library**
 - **St. Andrew's Church**
 - **Business Improvement Association**
 - **Canadian Mental Health Association (CMHA)**
 - **The City of Barrie**
- There was also a Neighbourhood Meeting held on February 8, 2018.
- Much of the feedback from these interviews and the comments made at the Neighbourhood Meeting have been integrated into the design of this development.

Community Consultation Feedback

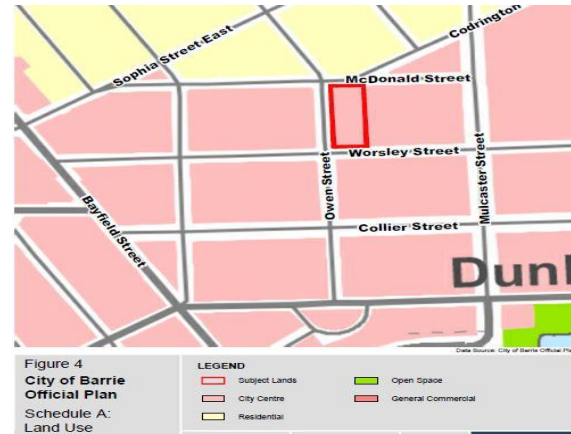
Neighbourhood Character

- Integration with the Barrie Public Library was requested.
- Advocating for the redesign of the Barrie Public Library Square was also identified.
- The design of this development should respond to the historic character of the neighbourhood.



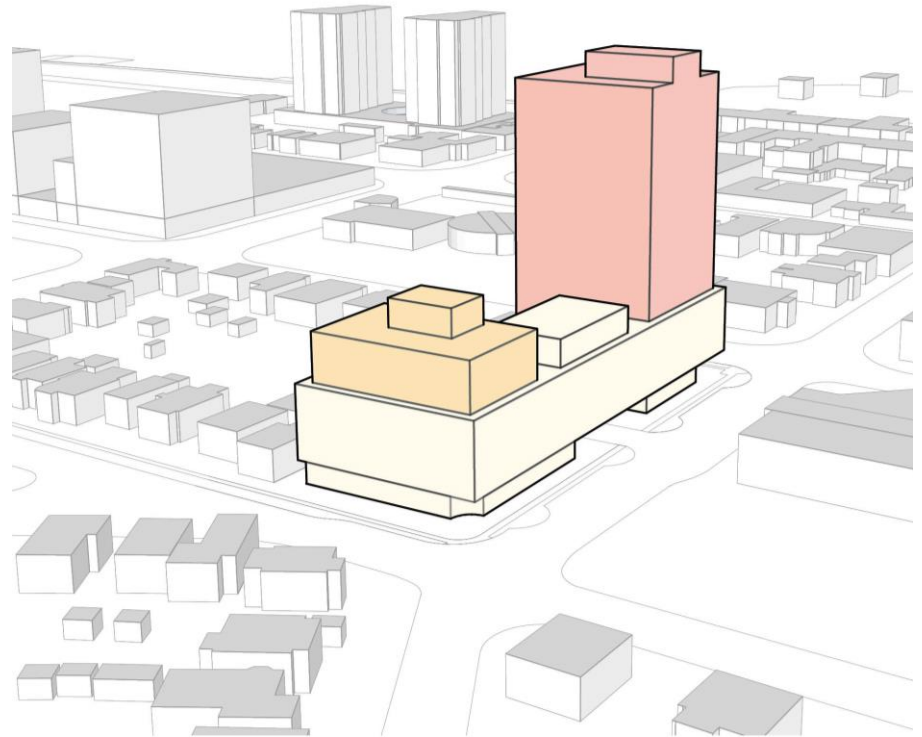
Official Plan & Zoning

- Designated: City Centre
- Intensification Area:
 - Urban Growth Centre
 - (150 Person/Jobs per Hectare)
- Zoned: C2 and C2-1



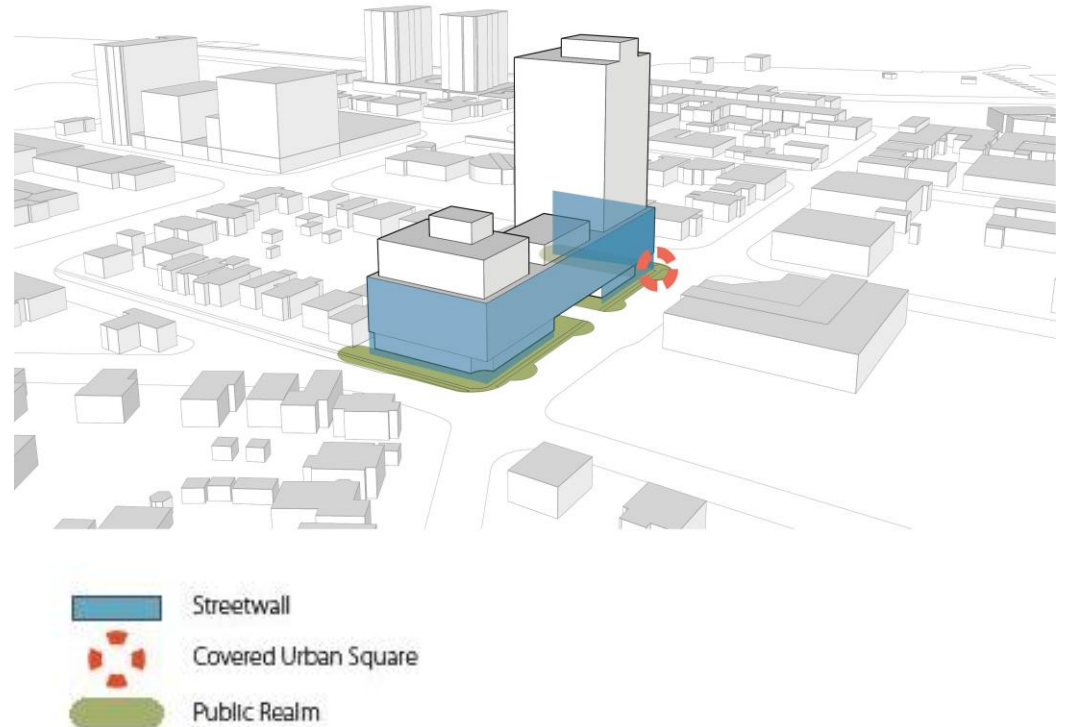
Proposal

- A mixed use infill development
- The street is addressed by a 5 storey podium, with an amenity pavilion on its roof
- North building is 8 storeys, which includes the 5 storey podium, with townhomes located at grade
- South building is 20 storeys, which includes the 5 storey podium



Built Form Relationship

- The buildings step down from south to north
- 5 storey podium links buildings
- Podium animates the public realm and delivers “eyes on the street”
- Covered urban square creates café spill out opportunity
- Roof top amenity pavilion with indoor and outdoor facilities



Transition

- Buildings have been oriented to facilitate transition to lower density areas and minimize shadow impacts
- Point block building configuration minimizes floor plate, optimizing view corridors and sun access



March 21 9:18 am



March 21 10:18 am



March 21 11:18 am



March 21 12:18 pm



March 21 1:18 pm



March 21 2:18 pm



March 21 3:18 pm



March 21 4:18 pm



March 21 5:18 pm



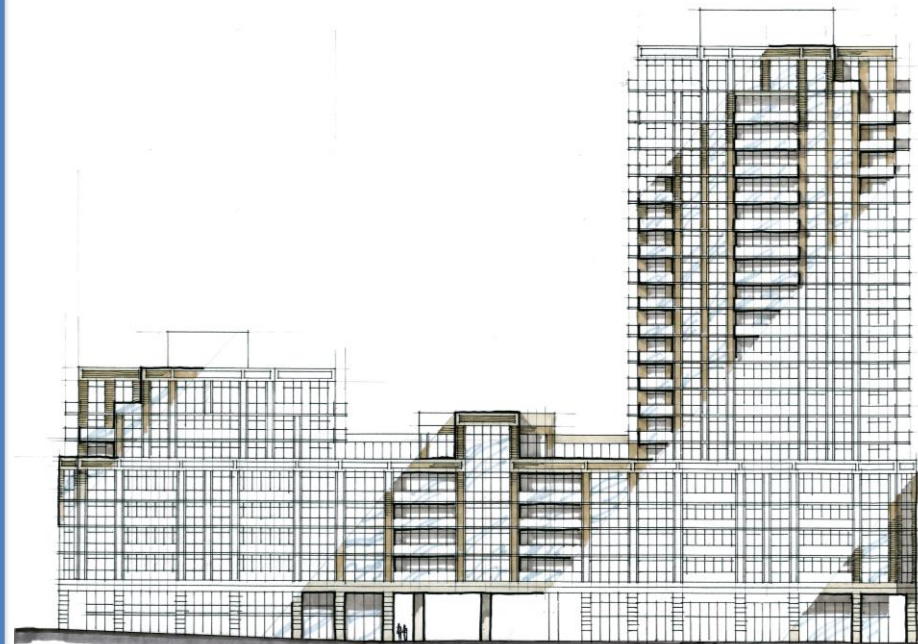
March 21 6:18 pm

Concept Elevations

Option A



Option B

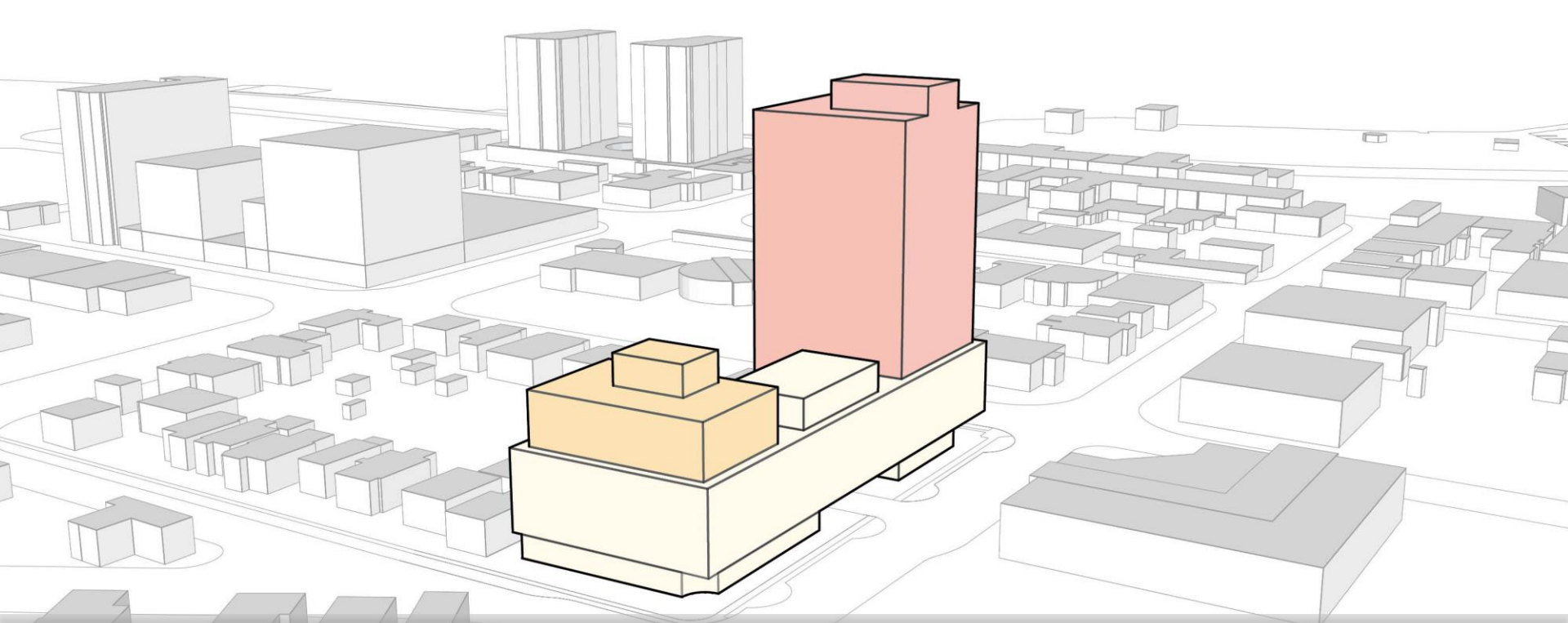


Requested Amendments

- The proposal conforms to the City of Barrie Official Plan policy direction
- A Zoning By-law Amendment is required to permit the proposal. Amendments will be required to the following items:
 - Setbacks from the property line
 - Minimum landscape buffer
 - Minimum commercial coverage
 - Maximum height
 - Floor Space Index (FSI)

Materials Submitted in Support of the Zoning Application

- Topographic Survey
- Concept Site Plan
- Planning Justification Report
- Urban Design Brief
- Block Plan/Context Plan
- Shadow Impact Study
- Wind Study and Microclimate Impact Report
- Clean Water Information Form
- Functional Servicing Report
- Phase One Environmental Site Assessment
- Phase Two Environmental Site Assessment
- Traffic Impact Study
- Tree Preservation Plan/Inventory
- Concept Landscape Plan
- Community Consultation Report



THANK-YOU

Any questions?