



481 Yonge Street Zoning By-law Amendment Application



**Public Meeting
September 9th, 2019**



Subject Site:

- Frontage: approximately 71m along Yonge St. and 78m on Macmillan Cres.
- Area: approx. 0.54 hectares
- Vacant of any structures
- Slopes moderately from the north to the south, as well as from the west to east to the degree of approximately 3 metres

Surrounding Area:

- Existing residential subdivision to the north; Environmental Protection Area
- Medium density townhome dwellings
- Commercial uses, office uses fronting Yonge
- Place of worship; retirement residence



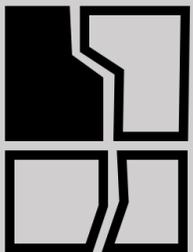
Application Context



- Designation **Residential** on Schedule A of the City of Barrie Official Plan
- Nearby designations include: Residential, Open Space, Environmental Protection, General Commercial, Community Centre Commercial, Educational Institutional and Institutional
- Predominant use shall be for all forms and tenure of housing

LEGEND

-  Subject Lands
-  Residential
-  Open Space
-  Environmental Protection Area
-  General Commercial



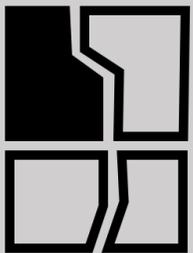
Land Use Designation



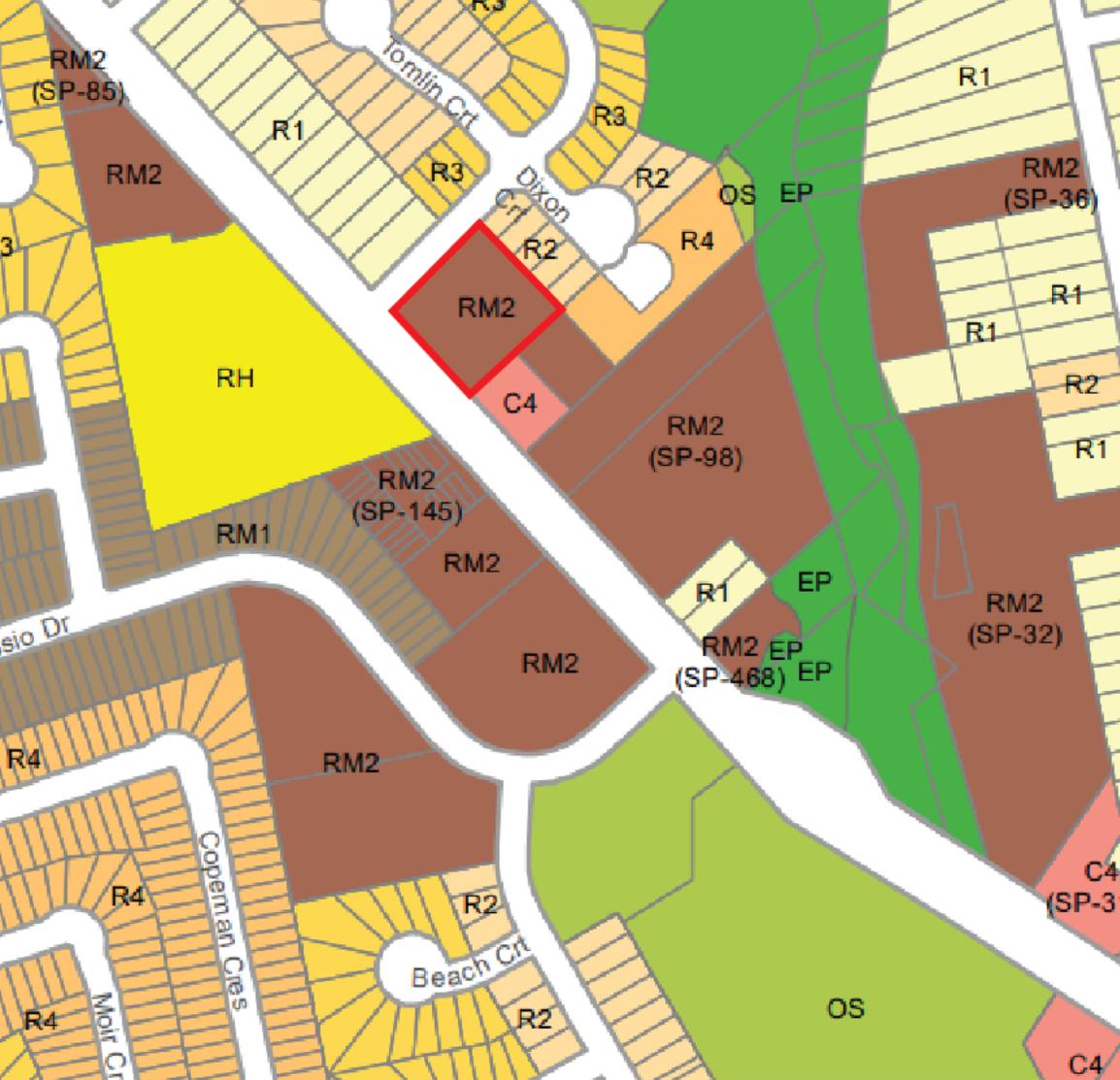
- Located on the Yonge Street Primary Intensification Corridor
- Located between two 'Primary Intensification Nodes'
- Close to the Urban Growth Centre & Major Transit Node (Barrie South GO)
- Located in the Built-Up Area

LEGEND

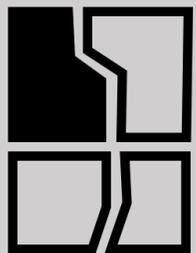
-  Subject Lands
-  Built-up Area
-  Primary Intensification Corridor (50 u/ha)
-  Primary Intensification Node (50-120 u/ha)



Schedule I – Intensification



- Subject site outlined in **red**
- Zoned **Residential Multiple Dwelling Second Density (RM2)** in City of Barrie Zoning By-law 2009-141
- Diversity of zones in proximity, including RM2, RM1, EP, OS, RH, R1, R2, R3, R4, & C4

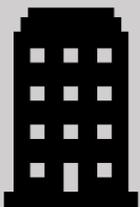


Zoning

IPS
CONSULTING



- Introduction of a four-storey, 67 residential unit apartment building.
- Parking area located to the rear of the site, with both outdoor and underground parking.
- A **stormwater** management area is located adjacent to the vehicular entrance.
- A 368 m² amenity area is proposed adjacent to the building towards the south of the site.
- Common rooftop amenity space of 607 m²
- Development provides appropriate, compact, and functional growth, Yonge Street Intensification Corridor close proximity to the Urban Growth Centre, Transit Node.

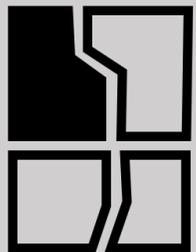


Development Concept

- Existing *Residential Multiple Dwelling Second Density (RM2)*
- Request to rezone the lands to **Mixed Use Corridor (MU2)** Zone
- **Three (3)** Special Provisions are requested from the MU2 zone:
 - Partially paved front yard
 - Increased side yard setback to 4.5 m, from required 3m
 - Reduced street level height to 3m, from required 4.5m

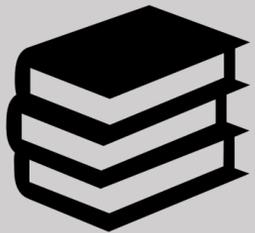
PROVISION		MU2 Required	Provided
LOT AREA		-	5,699.3 m ² (0.5699 ha)
DEVELOPABLE AREA		-	5,485.2 m ² (0.5485 ha)
LOT FRONTAGE		-	71.3 m
FRONT YARD SETBACK		To be paved	Partially paved
FRONT YARD SETBACK	Min.	1m for 75% of frontage	4.0 m
	Max.	5m for 25% of frontage	
SIDE YARD SETBACK	Interior	3.0 m (min and max)	4.5 m
	Exterior	3.0 m	3.0 m
REAR YARD SETBACK	Abutting Residential, OS, or EP Zone	7.0 m	25.7 m
FRONT FAÇADE STEP-BACK (min.)		45-degree angular plane at height above 80% equivalent of ROW using 3.0 m minimum step-backs	n/a – building height less than 80% of ROW
SIDE FAÇADE STEP-BACK (min.)		n/a	-
REAR FAÇADE STEP-BACK (min.)		45-degree angular plane above 7.5m using minimum 3.0 m step-backs	13.77-degree angular plane above 7.5 m
STREET LEVEL FLOOR HEIGHT (min.)		4.5m	3.0 m
BUILDING HEIGHT	Min.	7.5m	15.25 m
	Max.	16.5m	
LANDSCAPED BUFFER TO RESIDENTIAL		3.0 m	3.0 m
PARKING		1 space / dwelling unit	79 (incl. 2 accessible)
AMENITY AREA		768 m ² (12 m ² / unit)	1,262 m ²
PARKING AREA COVERAGE		35% (max)	22.5%
DENSITY		122.2 u/h	

*Note: Highlighted cell indicates special provision requested.

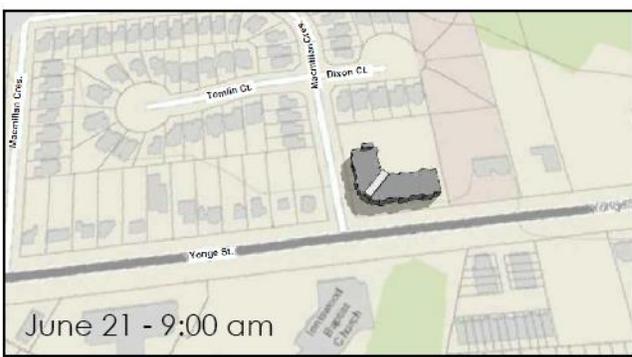


Zoning By-law Amendment

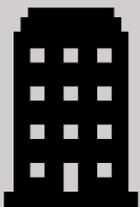
- Planning Justification Report
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Tree Inventory and Preservation Plan Report
- Noise Impact Study
- Traffic Impact Brief
- Urban Design Brief
- Shadow Impact Study



Supporting Studies

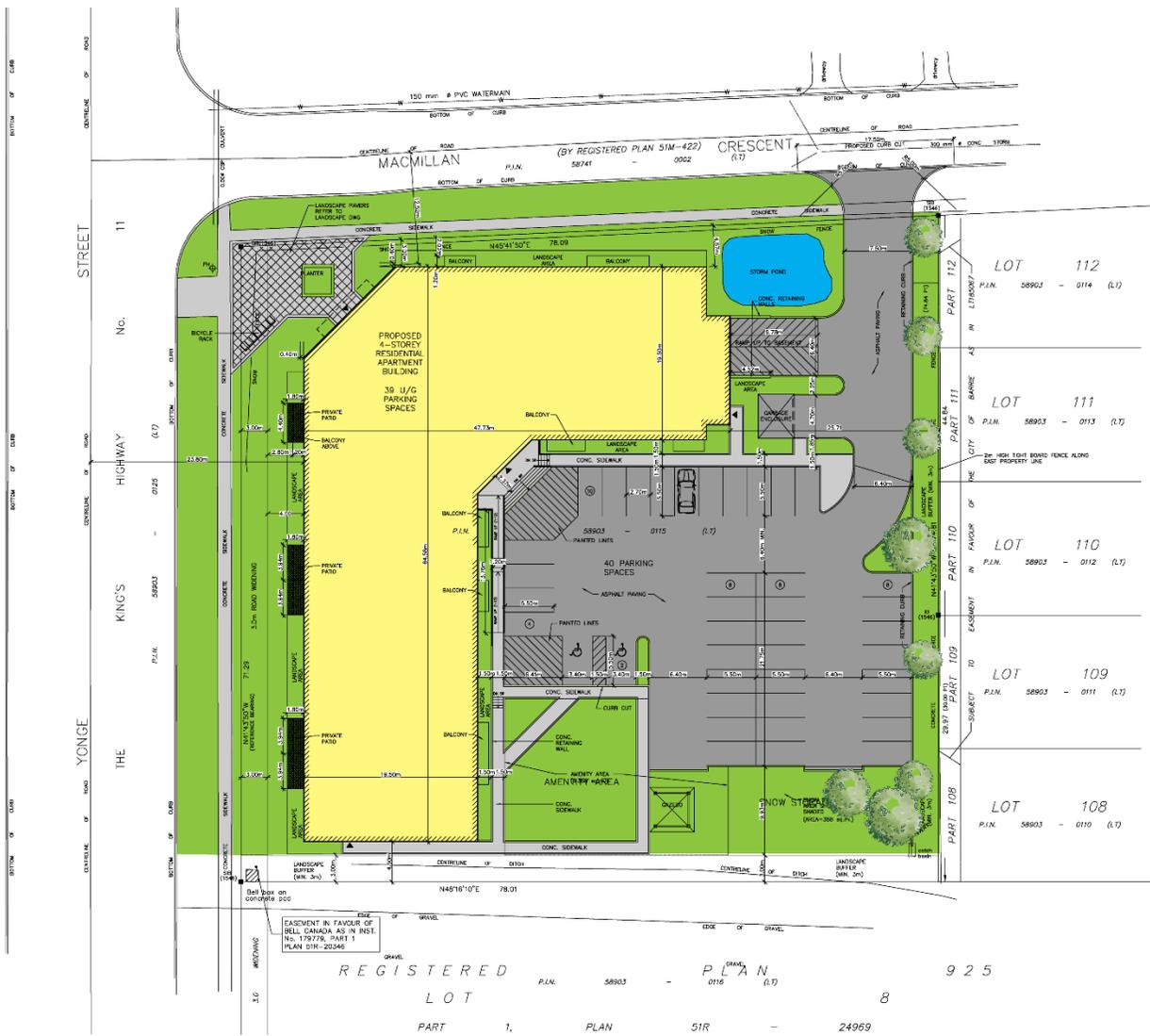


- No shadowing encroaches onto residential properties in the summer months
- Minimal impact on the private amenity area
- Shadowing most pronounced in winter months, when outdoor amenity area use is limited
- Does not propose any additional height beyond what is permitted in the MU2 zone which is intended to apply to lands along identified intensification corridors

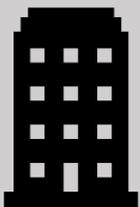


Shadow Impact Study





- A neighbourhood meeting was held on April 24th, 2019 in which 20-25 individuals attended
- Comments received included:
 - Traffic Impact / Noise Impact
 - Insufficient Parking / Parking Spill Over
 - Shadow Impact / Height / Lighting
 - Topography / Drainage
 - Compatibility of the proposal
 - Official Plan Compatibility



Neighbourhood Meeting

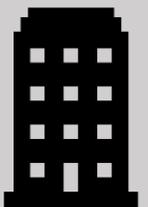




NORTH ELEVATION (VIEW FROM MACLEAN CRESCENT)
SCALE 1:100

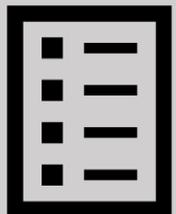


WEST ELEVATION (VIEW FROM YORK STREET)



Conceptual Renders

- Introduction of 67 new residential units; contributes to housing deficiency within the City of Barrie.
- Development provides appropriate, compact, and functional growth.
- Development is along the Yonge Street Intensification Corridor and in close proximity to the Urban Growth Centre, and a Major Transit Node.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



Conclusion



Thank you

