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**TO: MAYOR LEHMAN AND MEMBERS OF COUNCIL**

**FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES, EXT. 5466**

**NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

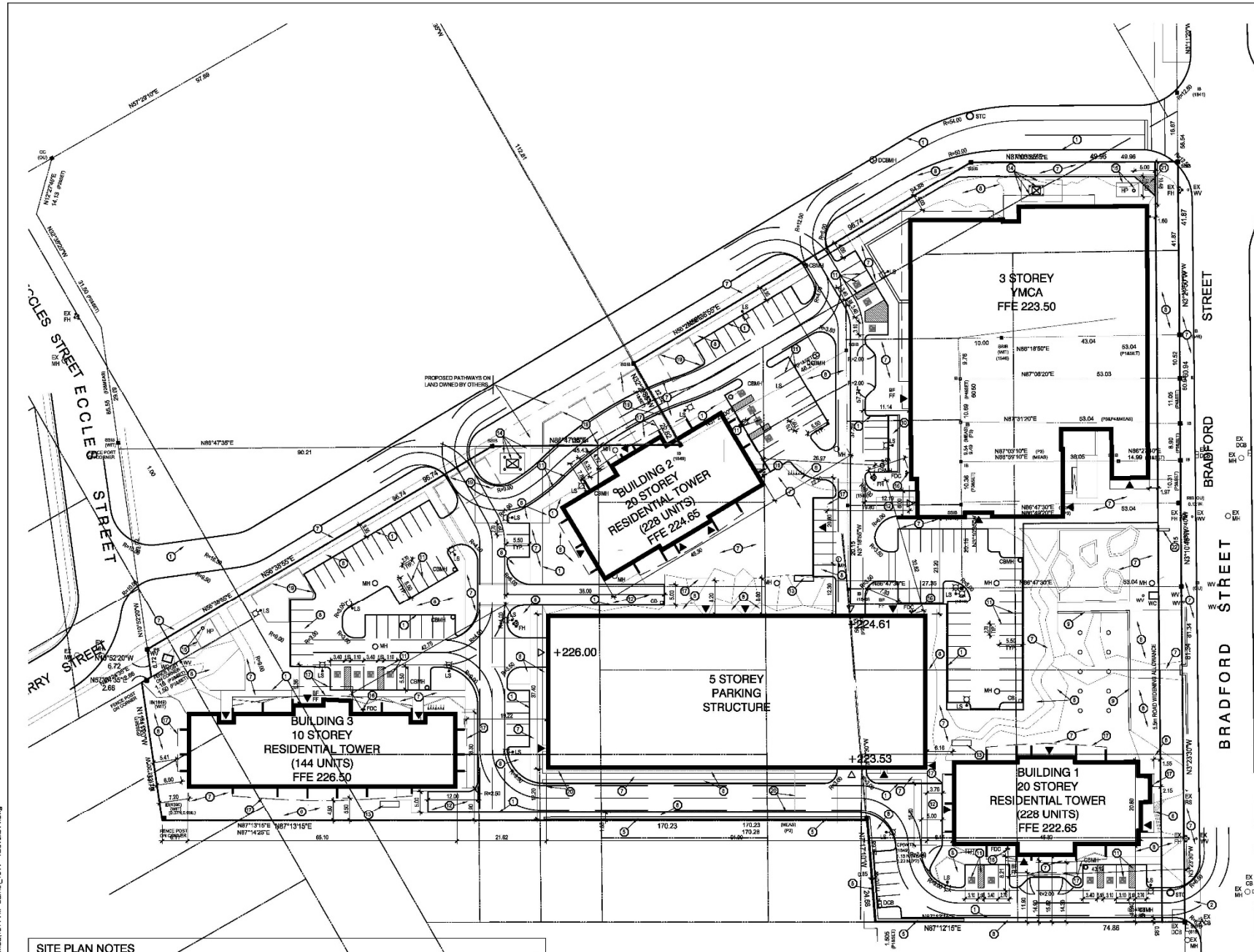
**RE: ADDITIONAL INFORMATION FOR ZONING BY-LAW AMENDMENT (HIP  
DEVELOPMENTS) 34-50 BRADFORD STREET AND A PORTION OF 125 DUNLOP  
STREET WEST**

**DATE: APRIL 27, 2020**

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The purpose of this Memorandum is to provide members of Council with additional information that was requested from the consideration of the above referenced application at Planning Committee on March 3, 2020. The Applicant was requested to explore moving and angling Building 2 in the concept plan closer towards the street frontage created by the proposed extension of Simcoe Street. This revised concept plan is attached.

Staff have reviewed the revised concept plan and believe that it addresses the intent of Council's request to review the building orientation. The proposal is technically sound. To implement the revised concept plan the Applicant would need to acquire remnant lands owned by the City through the design and construction of the proposed extension of Simcoe Street. Details of this would be confirmed through the site plan process and the design of the proposed road extension.



SITE PLAN NOTES

- 1 CONCRETE CURB - REFER TO CIVIL DWGS.
- 2 CONCRETE SIDEWALK AS PER MUNICIPAL STANDARDS ACROSS NEW DRIVE ASBLE
- 3 HEAVY DUTY ASPHALT (FIRE ROUTE AND ACCESSIBLES TO LOADING SPACES)
- 4 STANDARD DUTY ASPHALT (PARKING AREAS AND DRIVE ASBLES)
- 5 CONCRETE RETAINING WALL - REFER TO STRUCTURAL AND CIVIL DWGS.
- 6 CONCRETE STEPS ON METAL HANDRAILS AS REQUIRED - REFER TO CIVIL AND LANDSCAPE DWGS.
- 7 LANDSCAPED AREA (CONCRETE UNIT PAVEMENT WALKWAY ETC.) - REFER TO LANDSCAPE DWGS.
- 8 LANDSCAPED AREA (SODI PLANTING BED ETC.) - REFER TO LANDSCAPE DWGS.
- 9 LANDSCAPE FEATURE INCORPORATING REMAINS OF HERITAGE SCHOOL - REFER TO LANDSCAPE DWGS.
- 10 LANDSCAPE RETAINING WALL/PLANTING BED - REFER TO LANDSCAPE DWGS.
- 11 PAINTED LINES MARKINGS AND GRAPHICS
- 12 LOADING AREA (HEAVY DUTY ASPHALT)
- 13 GENERATOR - REFER TO ELECTRICAL DWGS.
- 14 TRANSFORMER, CONCRETE PAD, BOLLARDS AND APPROXIMATE EXTENT OF GROUND GRID - REFER TO ELECTRICAL DWGS.
- 15 SWITCHING POLE AND APPROXIMATE EXTENT OF GROUND GRID - REFER TO ELECTRICAL DWGS.
- 16 FIRE DEPARTMENT CONNECTION
- 17 LINE OF CANOPY ON BALCONY ABOVE
- 18 GAS METER - REFER TO MECHANICAL DWGS.
- 19 APPROXIMATE EXTENT OF SNOW STORAGE AREA
- 20 APPROXIMATE EXTENT OF PARKING GARAGE TOP PARKING DECK SNOW DUMP AREA, SNOW TO BE RELOCATED TO SNOW STORAGE AREAS
- 21 5.0m x 5.0m CORNER LOT RIGHT TRIANGLE
- 22 YMCA SIGNAGE - REFER TO LANDSCAPE DWGS.

SITE LEGEND:

- PROPERTY LINE
- BUILDING EXT. - REFER TO CIVIL DWGS.
- FF - FIRE FIGHTER
- PRINCIPAL ENTRANCE
- GRADE LEVEL
- CHIMNEY DOOR
- CONCRETE FIRE ROUTE
- MIN. 5.0m WIDE WITH MIN. 12.0m CGN TRAILING RADIUS
- NEW CATCH BASIN
- NEW DOUBLE CATCH BASIN
- NEW MANHOLE
- NEW CATCH BASIN MANHOLE
- NEW DOUBLE CATCH BASIN MANHOLE
- NEW STORMSEPTOR
- NEW WATER VALVE
- NEW WATER CHAMBER
- NEW HYDRO POLE
- NEW FIRE DEPARTMENT CONNECTION
- NEW LIGHT STANDARD
- NEW TRAFFIC SIGNAGE
- REFER TO SIGNAGE LEGEND
- DECORATIVE METAL FENCE
- EXISTING DOUBLE CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ROAD SIGNAGE
- NOTE: UNMARKED RADII TO BE 1.00m

SITE PLAN DATA CHART

PROPERTY ADDRESS:	34-50 BRADFORD STREET
LEGAL DESCRIPTION:	PLAN OF SURVEY OF ALL OF LOTS 100, 101, 102, 103, 104, 105, 106, 107 AND 108 WEST SIDE OF BRADFORD STREET AND ALL OF LOTS 1, 2, 3, 4, 5 AND 6 AND PART OF LOTS 7 AND 8 EAST SIDE OF GRAHAM STREET AND PART OF LOTS 20 AND 24 AND ALL OF LOTS 21, 22 AND 23 WEST SIDE OF GRAHAM STREET, LOTS 1, 2 AND 3 NORTH SIDE OF BOB STREET AND PART OF GRAHAM STREET (CLOSED BY BY-LAW 1517 D436776) ROBERT ROSS UNREGISTERED PLAN AND PART OF REGISTERED PLAN 21 AND ALL OF LOTS 81, 82 AND 83 WEST SIDE OF HIGH STREET, REGISTERED PLAN 115 AND PART OF EAST PART LOT 24, CONCESSION 16, DECKING AND TOWNSHIP OF VESPERA, CITY OF BARRIE, COUNTY OF SIMCOE AS PREPARED BY RUDY MAX SURVEYING LTD., ONTARIO LAND SURVEYOR DATED NOVEMBER 26, 2018.
BUILDING CLASSIFICATION:	BUILDING 1: 3.2.2.42 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED BUILDING 2: 3.2.2.42 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED BUILDING 3: 3.2.2.42 - GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED PARKING GARAGE: 3.2.2.73 - GROUP F, DIVISION F, ANY HEIGHT, ANY AREA YMCA: 3.2.2.34 - GROUP A, DIVISION 2, UP TO 6 STOREYS, ANY AREA, SPRINKLERED
ZONING:	PROPOSED - CENTRAL AREA COMMERCIAL WITH SITE SPECIFIC REGULATIONS (C1-2 SP-XXX)(2014-1981)
BUILDING 1:	BLDG. AREA G.F.A. (20 STOREYS)
BUILDING 2:	BLDG. AREA G.F.A. (20 STOREYS)
BUILDING 3:	BLDG. AREA G.F.A. (10 STOREYS)
TOTAL RESIDENTIAL G.F.A.:	49,282.47 m <sup>2</sup> (519,815 SF)
PARKING GARAGE:	BLDG. AREA G.F.A. (3 STOREYS)
YMCA:	BLDG. AREA G.F.A. (3 STOREYS)
DATA:	REQUIRED PROVIDED
TOTAL RESIDENTIAL UNITS (MAX.):	BLDG. 1: 228 BLDG. 2: 228 BLDG. 3: 141 TOTAL: 597
MINIMUM UNIT AREA:	MINIMUM APARTMENT SIZE: 35 m <sup>2</sup> + 10 m <sup>2</sup> / BEDROOM YES
DENSITY (UNITS/ha):	203.15
LOT AREA (m <sup>2</sup> ):	EXISTING: 29,398.24 m <sup>2</sup> BRADFORD ST. ROAD WEDGING ALLOWANCE: 1,912.77 m <sup>2</sup> FUTURE: 28,385.55 m <sup>2</sup>
LOT FRONTAGE (m):	184.15 m
LOT COVERAGE (MAX.):	34.85%
GROSS FLOOR AREA (MAX. % OF LOT AREA):	800% 189%
1 FRONT SIDE - EXTERNAL SIDE - INTERNAL REAR:	1.60 m 4.03 m 7.50 m 7.20 m
MAX. BUILDING HEIGHT (m):	BLDG. 1: 76.6 m BLDG. 2: 76.6 m BLDG. 3: 36.0 m PKG. GAR. 27.3 m YMCA: 20.3 m
LANDSCAPE:	SIDE - EXTERNAL MIN. 3.00 m SIDE - INTERNAL MIN. 3.00 m REAR MIN. 3.00 m MINIMUM LANDSCAPED AREA 10,894.00 m <sup>2</sup> (26.9%)
OFF STREET PARKING:	RESIDENTIAL IN URBAN GROWTH CENTRE: 1 SPACE/ANT 897 UNITS + 1 = 897 SPACES YMCA COMMUNITY CENTRE: 1 SPACE/PERSONS DESIGN OCCUPANCY: 450 PERSONS 8501 + 180 SPACES TOTAL: 780 SPACES
ACCESSIBLE PARKING:	OVER 180 REQUIRED SPACES: 1 SPACE + 3% OF REQUIRED SPACES (EVENLY DISTRIBUTED BETWEEN TYPE A AND TYPE B SIZE) 1 + 3% x 780 = 24 SPACES (12 TYPE A AND 12 TYPE B)
GARBAGE/RECYCLABLE STORAGE:	AT GRADE SURFACE: 8 TYPE A SPACES 8 TYPE B SPACES PARKING GARAGE LEVEL 1: 2 TYPE A SPACES 1 TYPE B SPACE 2 TYPE A SPACES 3 TYPE B SPACE
	INTERNAL STORAGE UNTIL REGULARLY SCHEDULED PICK-UP

LOCATION MAP:



1 19/11/22 SITE PLAN SUBMISSION  
Nº DATE ISSUE

MARTIN SIMMONS  
ARCHITECTS

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DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING AND PROPOSED CONDITIONS TO THE ARCHITECT'S CONSULTANT BEFORE COMMENCING THE WORK.  
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. CONSULTANT AND ARE NOT TO BE REPRODUCED OR RE-USED WITHOUT CONSENT FROM THE ARCHITECT'S CONSULTANT.



PROJECT

BARRIE CENTRAL

34-50 BRADFORD STREET, BARRIE, ONTARIO

DRAWING

OVERALL SITE PLAN

DRAWN BY KED CHECKED BY JM

DATE NOVEMBER 22, 2019

SCALE 1:500

PROJECT Nº

A101  
1811-1