



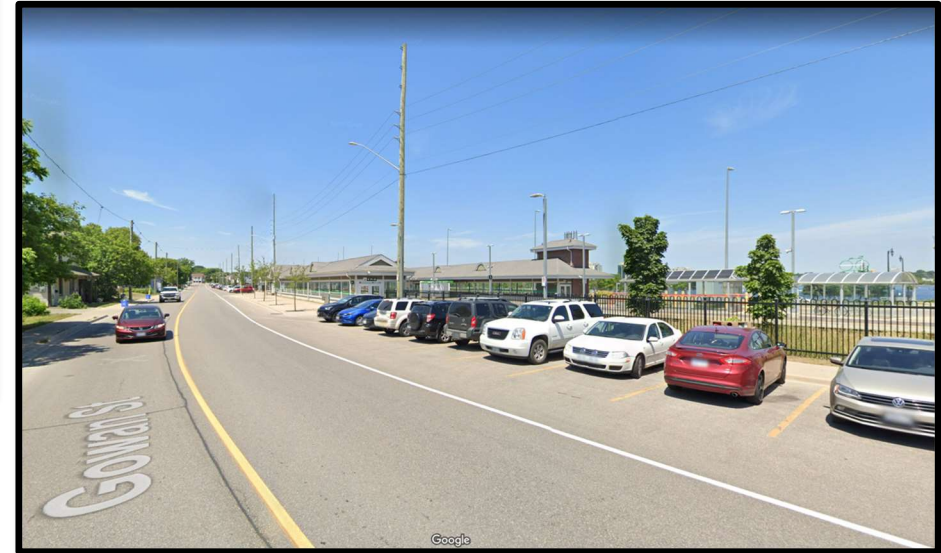
79 Gowan Street

Zoning By-law Amendment Application

City of Barrie



Public Meeting
June 1, 2020



Site:

Frontage: 23.2 m (76 ft) on Gowan Street

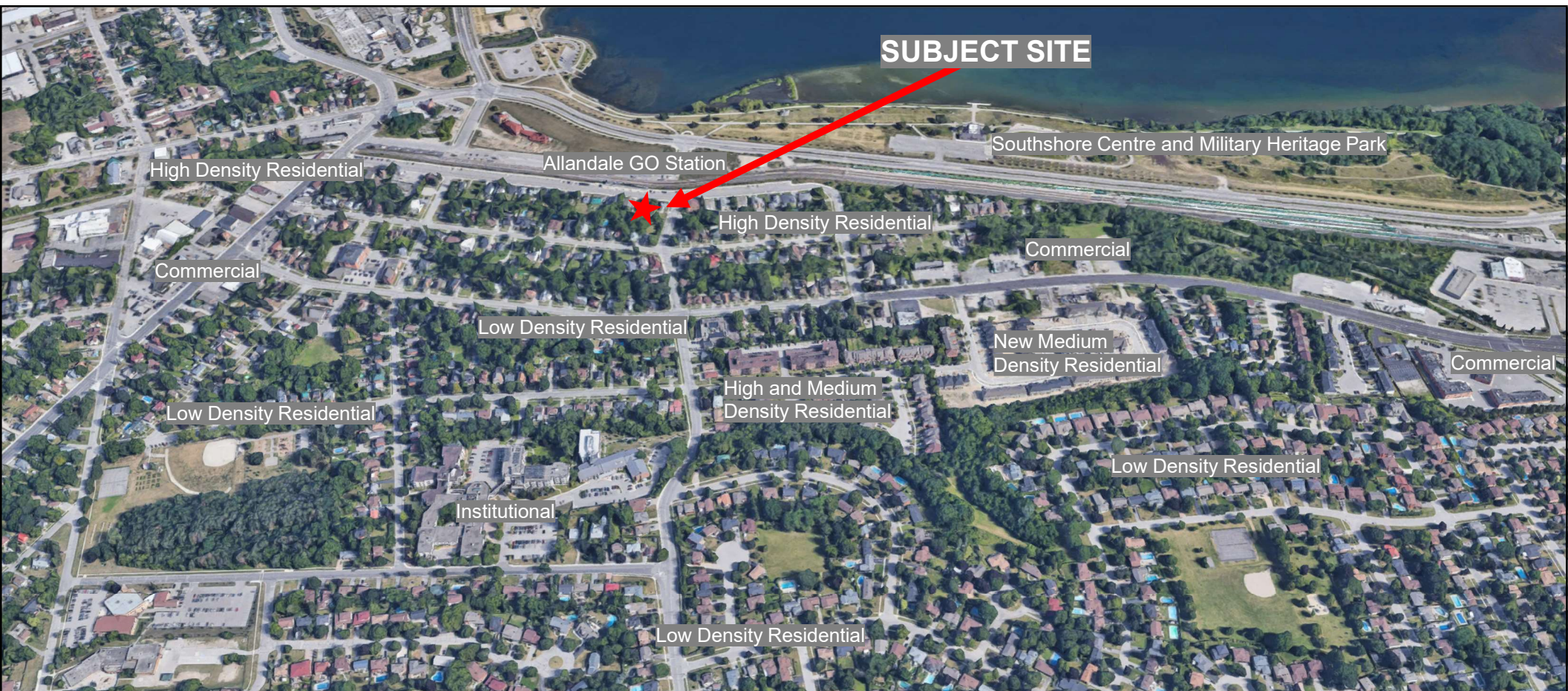
Area: 924.4 m² (0.23 acres)

Current use: VACANT



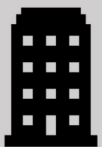
Site Context

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The Neighbourhood

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Historic Allandale

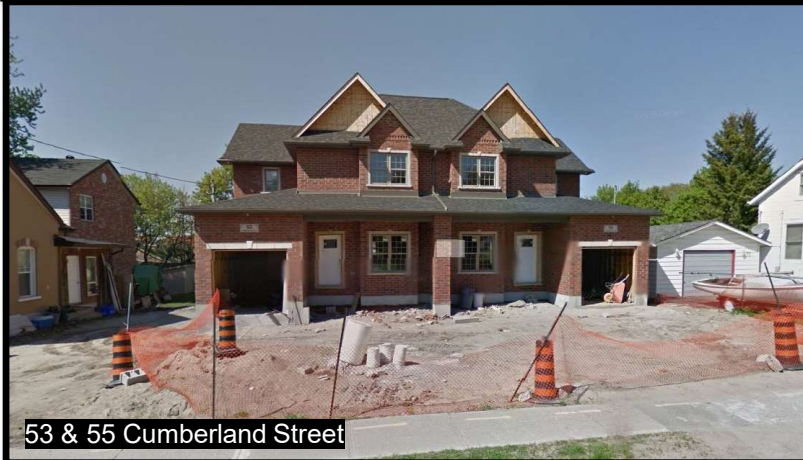
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95-109 Gowan Street



69-75 Gowan Street



53 & 55 Cumberland Street

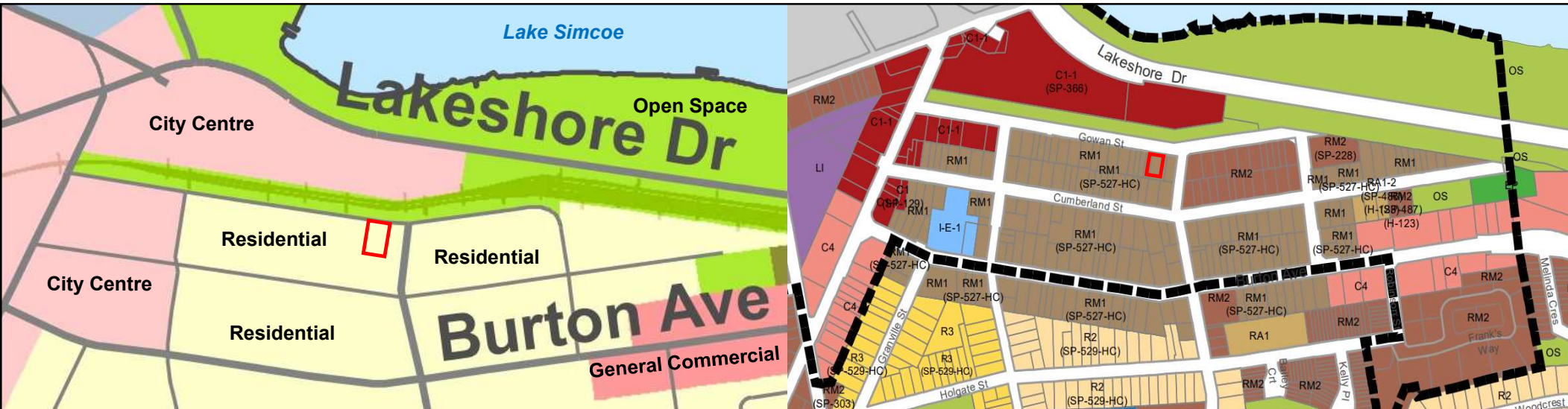


86 & 88 Cumberland Street



Surrounding Built Form

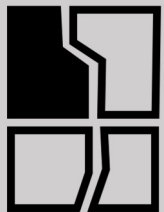
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Current Official Plan Designation:
Residential

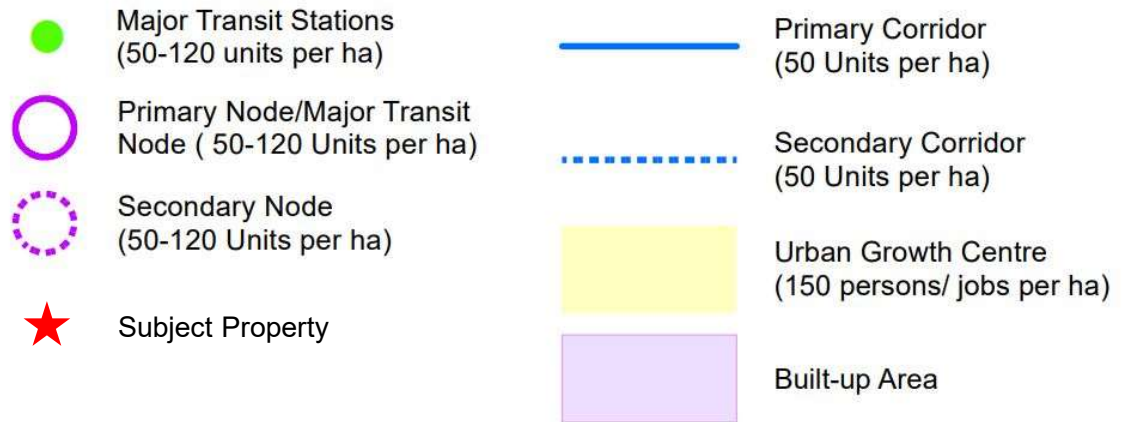
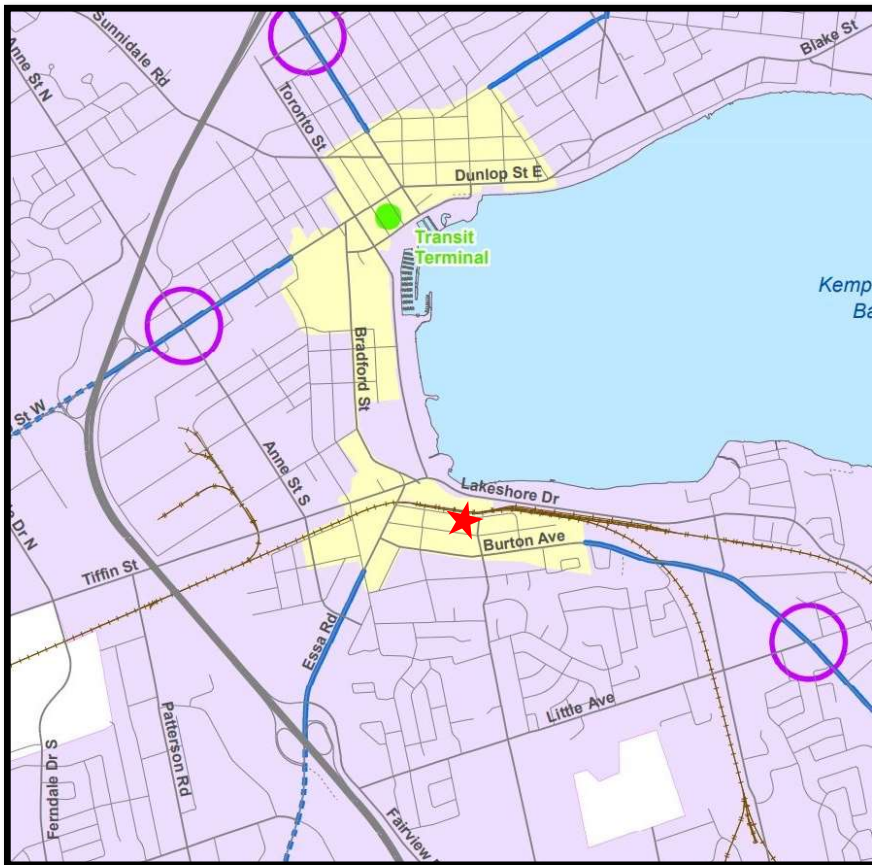
Current Zoning: Residential Multiple
Family First Density (RM1)

Diversity of residential and commercial
zones along with institutional and Open
Space lands.



Designation & Zoning

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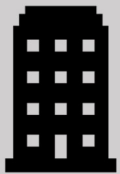


- Located in Barrie's Urban Growth Centre and Historic Allandale Neighbourhood
- Gowan Street is a Minor Collector with immediate access to Allandale GO and within walking distance to several bus routes
- Convenient access to Highway 400, downtown, bus terminal and waterfront area



Urban Growth Direction

- 4-storey, 7-unit Condominium walk up apartment building with 2 bedroom units (950ft²)
- Well-defined, access points from Gowan Street for both pedestrian and vehicular circulation
- 1:1.14 parking ratio, 8 spaces, including 1 accessible space
- Outdoor private amenity area in rear yard
- Municipal sanitary and storm sewer, designated pickup and turnaround area for private garbage collection
- Metrolinx setback results in front yard parking
- Opportunity for enhanced landscaping to screen parking area from street

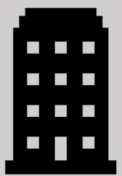


Development Concept

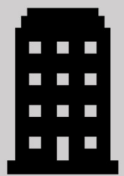
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- Zoning By-law Amendment Application proposes to rezone the lands to *Residential Multiple Dwelling Second Density (RM2)*
- Four (4) Special Provisions are requested from the RM2 zone
 - Increase the maximum GFA from 60% to 105%
 - Increase the maximum Density from 53 u/ha to 76 u/ha
 - Reduce the minimum Landscaped Buffer Area from 3m to 1.8m (on east side)
 - Increase the maximum Front Yard Parking Coverage from 50% to 60%

Zoning Table - RM2		
	Required	Provided
Lot Area (min.)	720.0m ²	924.4m ²
Lot Frontage (min.)	21.0m	23.2m
Front Yard (min.)	7.0m	19.3m
Side Yard (min.)	1.8m	1.8m
Rear Yard (min.)	7.0m	7.1m
Landscape Open Space (min.)	35%	47%
Lot Coverage (max.)	35%	26%
Gross Floor Area (max.)	60%	105%
Height of Bldg. (max.)	20.0m	15.0m
Density	53	76
Parking Spaces	7 (1 / unit)	8
Amenity Area	84.0m ²	160.1m ²
Landscaped Buffer Areas	3.0m	1.8m
Front Yard Parking Coverage	50%	60%



Zoning By-law Amendment



Conceptual Renderings

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NORTH
SCALE: 1:100



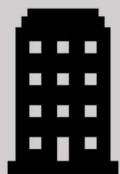
EAST
SCALE: 1:100



SOUTH
SCALE: 1:100

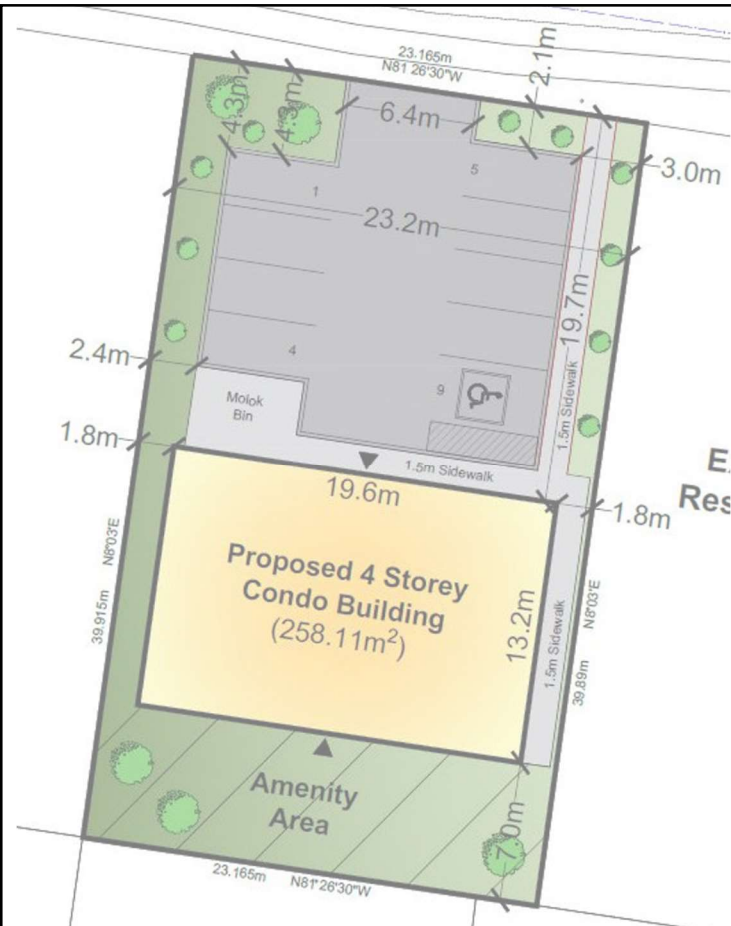


WEST
SCALE: 1:100



Conceptual Elevations

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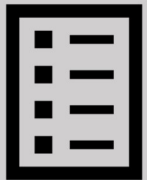
- Concept plan presented at neighbourhood meeting, October 17, 2019
- Concern regarding front yard parking area and building setback
- Expectation of good urban design and an active streetscape
- Wanted to see elevation drawings/renderings and enhanced landscaping/tree preservation
- Expectation to preserve the character of the historic Allandale Neighbourhood and any potential archaeological resources



Neighbourhood Meeting

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- Introduction of 7 new residential units on vacant lands, contributing to housing stock and diversity within the City of Barrie
- Development provides appropriate, compact and functional growth within Barrie's UGC, adjacent to Allandale GO, walking distance to parkland and public transit
- Conforms with the intensification goals and objectives of Provincial and Municipal policy in a manner that integrates with surrounding neighbourhood
- Ultimate design will respect existing character of the Historic Allandale Neighbourhood, ensuring compatibility while meeting density targets
- Applicant looks forward to collaborating with interested parties including Heritage Committee and Allandale Neighbourhood Association on design matters
- Proposed applications conform to and are consistent with all levels of Planning Policy.



Conclusion



Thank you
Questions or Comments?

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