
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE **FILE: D14-1702**

PREPARED BY: ANDREW GAMEIRO, B.E.S., RPP, PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT FOR 136 & 112 BAYFIELD STREET, 14
SOPHIA STREET WEST AND 113 & 115 MAPLE AVENUE
ROCKCAP HOLDINGS INC.

DATE: OCTOBER 20, 2020

Summary

The purpose of this Memorandum is to advise members Planning Committee of a Public Meeting for a Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Rockap Holdings Inc. for lands known municipally as 136 and 112 Bayfield Street, 14 Sophia Street West and 113 and 115 Maple Avenue, Barrie. The subject lands are legally described as Part of Lots 6, 7, 8, and 9 on Registered Plan 121 in the City of Barrie.

The application proposes to amend the zoning of the subject lands from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling First Density' (RA1-3)(SP-XXX) and 'Residential Multiple Dwelling Second Density – Townhouse' RM2-TH (SP-XXX) with site-specific provisions, as identified in Appendix "A" – Draft Zoning By-law Schedule.

The application, if approved, would facilitate the development of a 34-storey mixed-use condominium building with 1,014 square metres of ground floor commercial space, associated parking and 8 townhouse units fronting onto Maple Avenue, for a total of 480 units (see Appendix "B" – Site Plan and Appendix "C" – Building Elevations).

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 2](#).

Background

The subject lands are located at the northwest corner of Bayfield Street and Sophia Street West, while also fronting onto Maple Avenue. The subject lands are rectangular in shape with an area of 0.88 hectares (2.18 acres) and a total frontage of approximately 112 metres on Bayfield Street, 59 metres on Sophia Street West and 116 metres on Maple Avenue. The subject lands are currently occupied by a commercial office building, a large surface parking area and a single detached dwelling unit which has been converted to commercial uses.

The land uses immediately surrounding the site include:

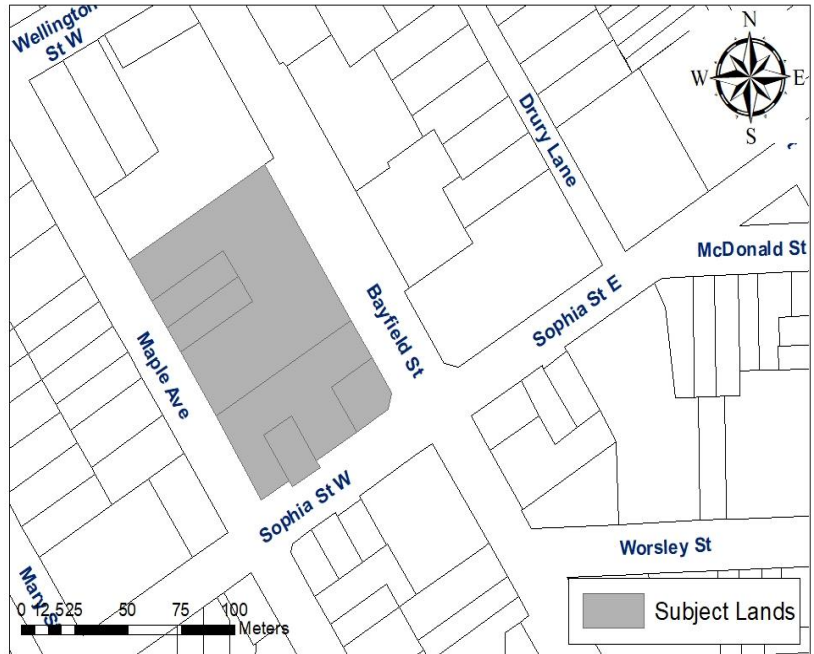
- **North:** Existing Bell communications office building;
- **East:** Existing multi-residential and commercial buildings, along with a proposed mid-rise affordable housing development to the east (File: D14-1701);
- **South:** Existing commercial, office and residential uses;
- **West:** Single detached residential dwelling units.

The subject lands are located within close proximity to a range of residential, commercial, institutional, and recreational uses including the Barrie Public Library, Hillcrest and Oakley Park Public Schools, Queen's Park and Lion's Park and the City's waterfront. The subject lands are also located within walking distance of various transit routes and facilities in the City's downtown.

The subject property is designated 'City Centre' as identified on Schedule 'A' – Land Use, in the Urban Growth Centre and the Bayfield Street Primary Intensification Corridor in accordance with Schedule 'I' – Intensification Areas in the Official Plan.

According to Section 4.9 – Mixed Use Policies in the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the policies contained in Section 4.2 – Residential and 4.3 – Commercial which would permit medium and high density residential developments with commercial and/or institutional uses at the ground level.

The application was submitted to the City and deemed complete on June 18th, 2020. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.



Neighbourhood Meeting

A Neighbourhood Meeting was held on August 11th, 2020 with approximately 30 residents and the Ward Councillor in attendance. Residents provided comments regarding matters such as:

- Increased traffic and safety concerns on Bayfield Street, Maple Avenue and Sophia Street West;
- Potential impacts associated with building height, such as shadowing and a loss of privacy on surrounding single detached residential lots;
- Visual impacts to the downtown skyline;
- Operational challenges for the City's Fire and Emergency Services Department;
- Increased population and therefore a higher demand for City services and facilities; and,
- A desire to see affordable housing units included in the proposed development.

Zoning – Site-Specific Provisions

The site-specific provisions proposed for the subject property would permit a reduction in the building setbacks, landscaped open space, parking and driveway lengths, as well as an increase in building height, gross floor area, lot coverage and the area ground floor commercial uses. The site-specific zones are shown on Appendix "A" to this memorandum.

Additionally, the application seeks to permit live-work units and to exempt the subject lands from the provisions of the *Planning Act* respecting the moratorium for amendment of, or variance to, the City's Zoning By-law, should the subject application be approved.

The proposed site-specific zoning provisions for the subject lands are listed in Tables 1 and 2 below.

Table 1: Proposed Site-specific Zoning Provisions for the RA1-3 (SP-XXX) Zone - 136 and 112 Bayfield Street, 14 Sophia Street West and 113 and 115 Maple Avenue

| Zoning Standard | Required – RA1-3 Zone | Proposed |
|---|-----------------------|------------------------|
| Front Yard Setback | 7 m (min.) | 2 m |
| Exterior Side Yard Setback | 5 m (min.) | 2 m |
| Rear Yard Setback | 7 m (min.) | 2 m |
| Building Height | 30 m (max.) | 113 m |
| Ground Floor Commercial Area (% of ground floor) | 25% (max.) | 40% |
| Landscaped Open Space Area for Ground Floor Units with Secondary Access | 7 m (min.) | Shall not apply |
| Gross Floor Area (% of lot area) | 100% (max.) | Shall not apply |
| Continuous Landscape Buffer Area | 3 m (min.) | 1.8 m (sides and rear) |
| Residential Parking | 1 space/unit (min.) | 0.85 spaces/unit |

Table 2: Proposed Site-specific Zoning Provisions for the RM2-TH (SP-XXX) Zone - 136 and 112 Bayfield Street, 14 Sophia Street West and 113 and 115 Maple Avenue

| Zoning Standard | Required – RM2-TH Zone | Proposed |
|----------------------------------|---------------------------|--------------------|
| Lot Area | 200 m ² (min.) | 130 m ² |
| Front Yard Setback | 7 m (min.) | 3.5 m |
| Interior Side Yard Setback | 1.8 m (min.) | 1.5 m |
| Rear Yard Setback | 7 m (min.) | 5 m |
| Building Height | 10 m (max.) | 11 m |
| Lot Coverage (% of lot area) | 45% (max.) | 60% |
| Gross Floor Area (% of lot area) | 60% (max.) | 100% |
| Residential Parking | 1 space/unit (min.) | 0.85 spaces/unit |
| Driveway Length | 11 m (min.) | Not Applicable |

Next Steps

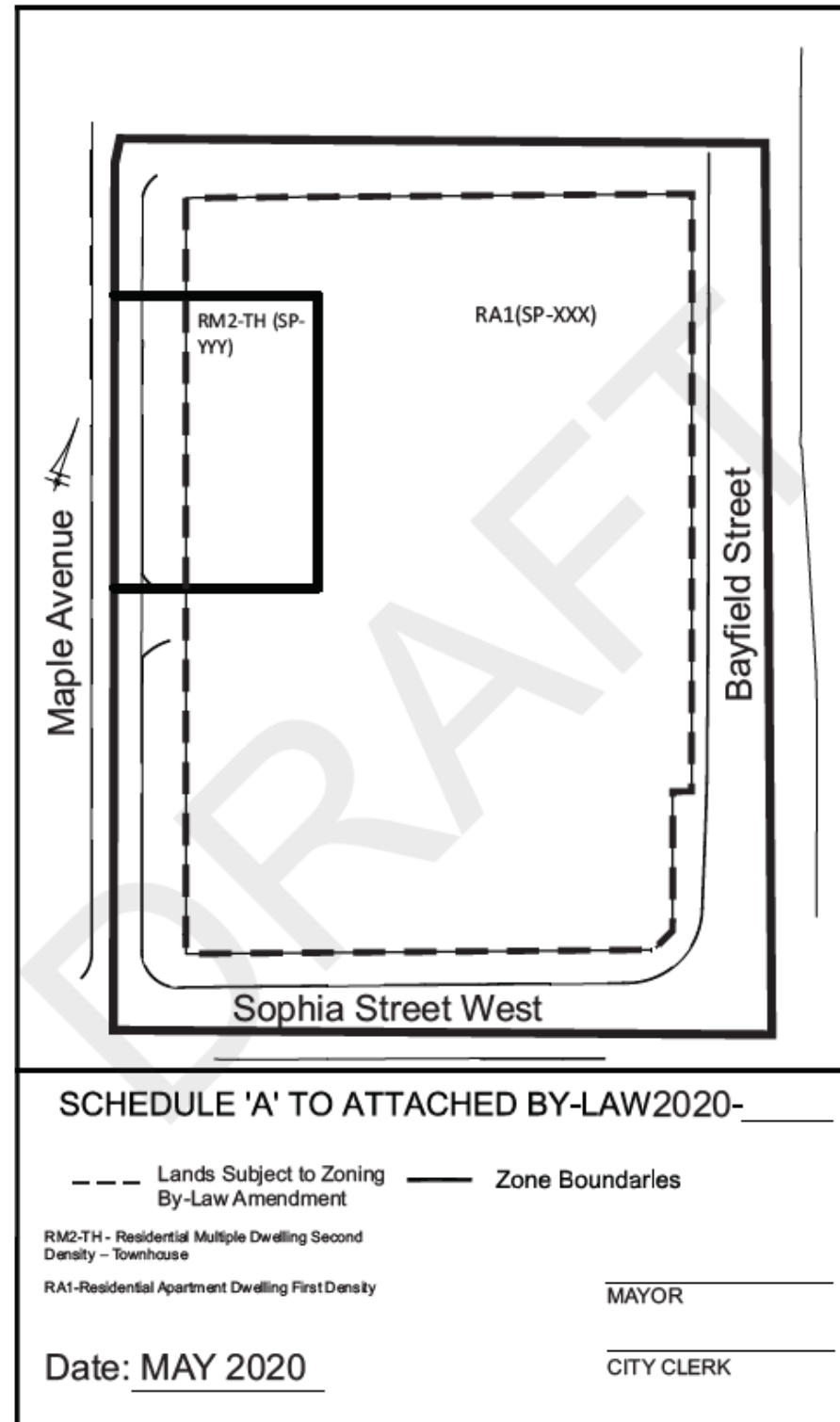
The subject application is currently under review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Appropriateness of the proposed building height in the context of the City's Urban Growth Centre;
- Compatibility with surrounding land uses, as it relates to shadowing, providing stepping provisions, landscape buffers and fencing;
- The impacts that the development may have on traffic and pedestrian safety, particularly along Sophia Street West and Maple Avenue;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Bayfield Street, Sophia Street West and Maple Avenue;
- Confirmation that the proposed development can be supported by existing services and infrastructure;
- Ensuring that the development meets the operational standards of the City's Fire and Emergency Services Department;
- Preservation of private, public, and shared vegetation; and,
- That any environmental impacts associated with past commercial uses are mitigated or remediated prior to the redevelopment of the site.

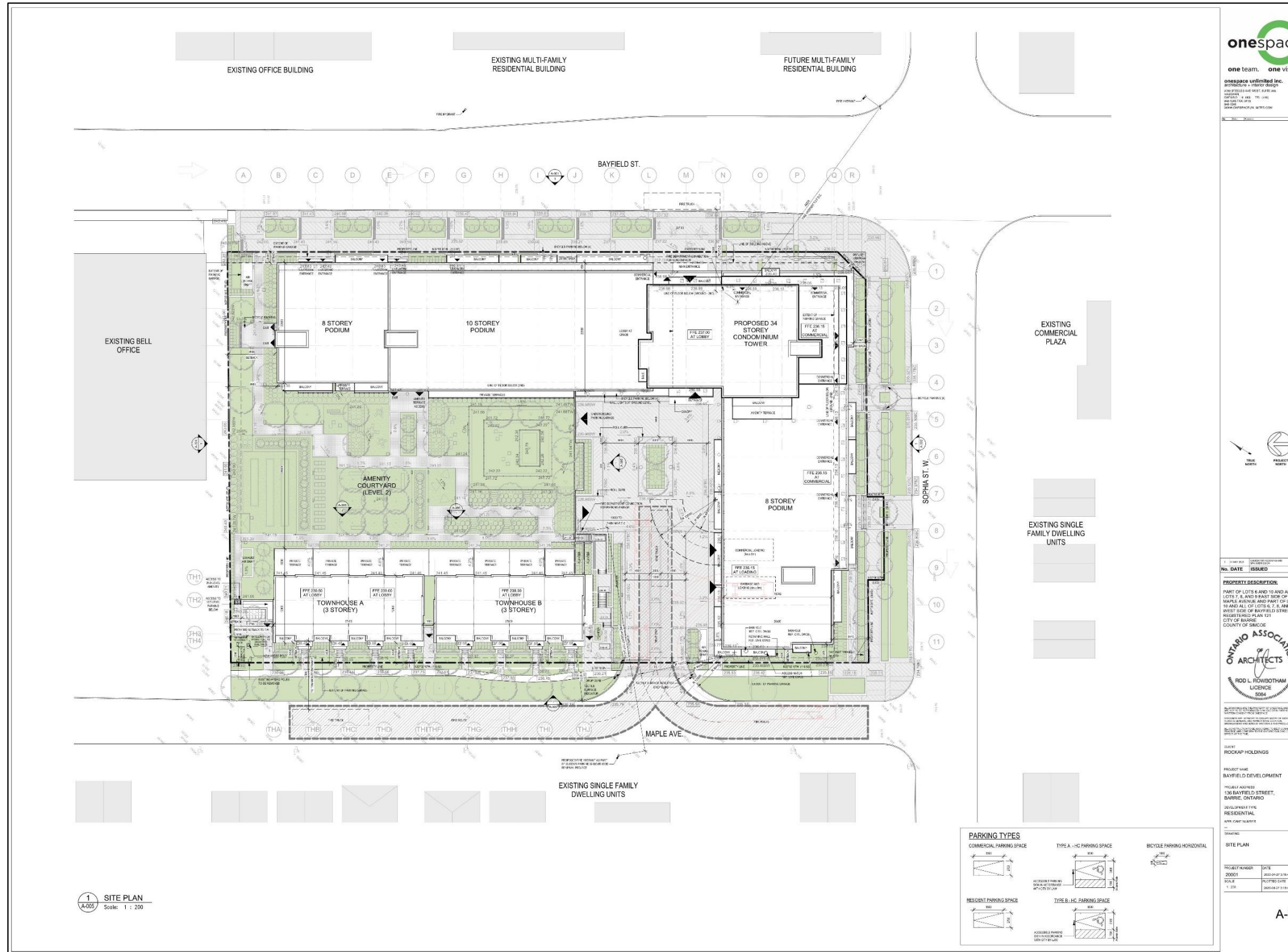
All technical review comments that are received, as well comments provided at the Neighbourhood and Public Meetings considered as part of the final recommendations in the Planning staff report. Planning staff are targeting the first or second quarter of 2021 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment application.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

APPENDIX "A" – DRAFT ZONING BY-LAW SCHEDULE



APPENDIX "B" – PROPOSED SITE PLAN



onespace
one team. one vision

onespace unlimited inc.
ARCHITECTURE & INTERIOR DESIGN
1000 SHEPPARD AVE. EAST, SUITE 100
SCARBOROUGH, ONTARIO M1B 4Y4
416-291-1234
WWW.ONESPACEUNLIMITED.COM

DATE: 2020-01-10

PROJECT: BAYFIELD DEVELOPMENT

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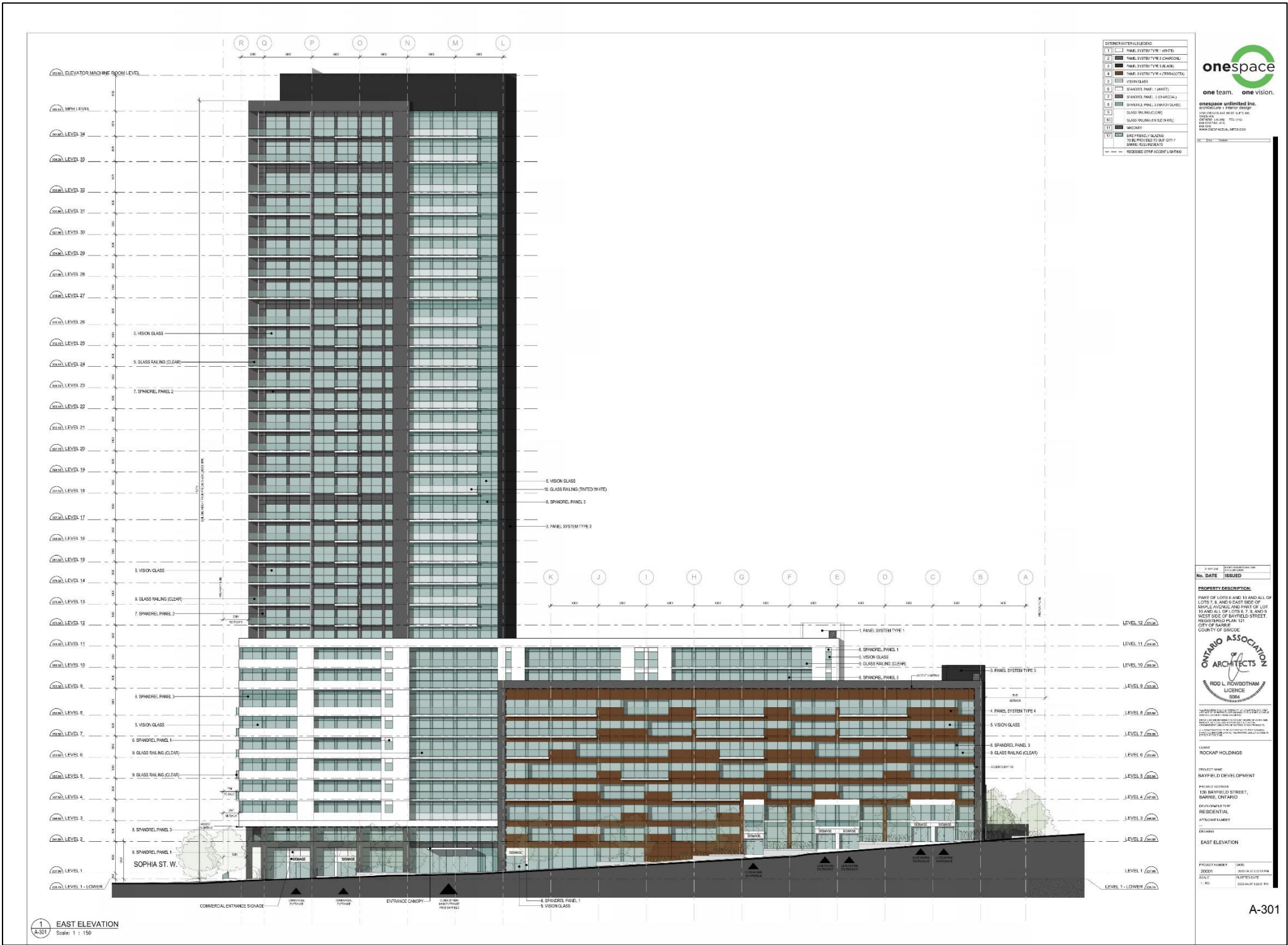
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PROJECT: BAYFIELD DEVELOPMENT

DATE: 2020-01-10

APPENDIX “C” – BUILDING ELEVATIONS

East Elevation

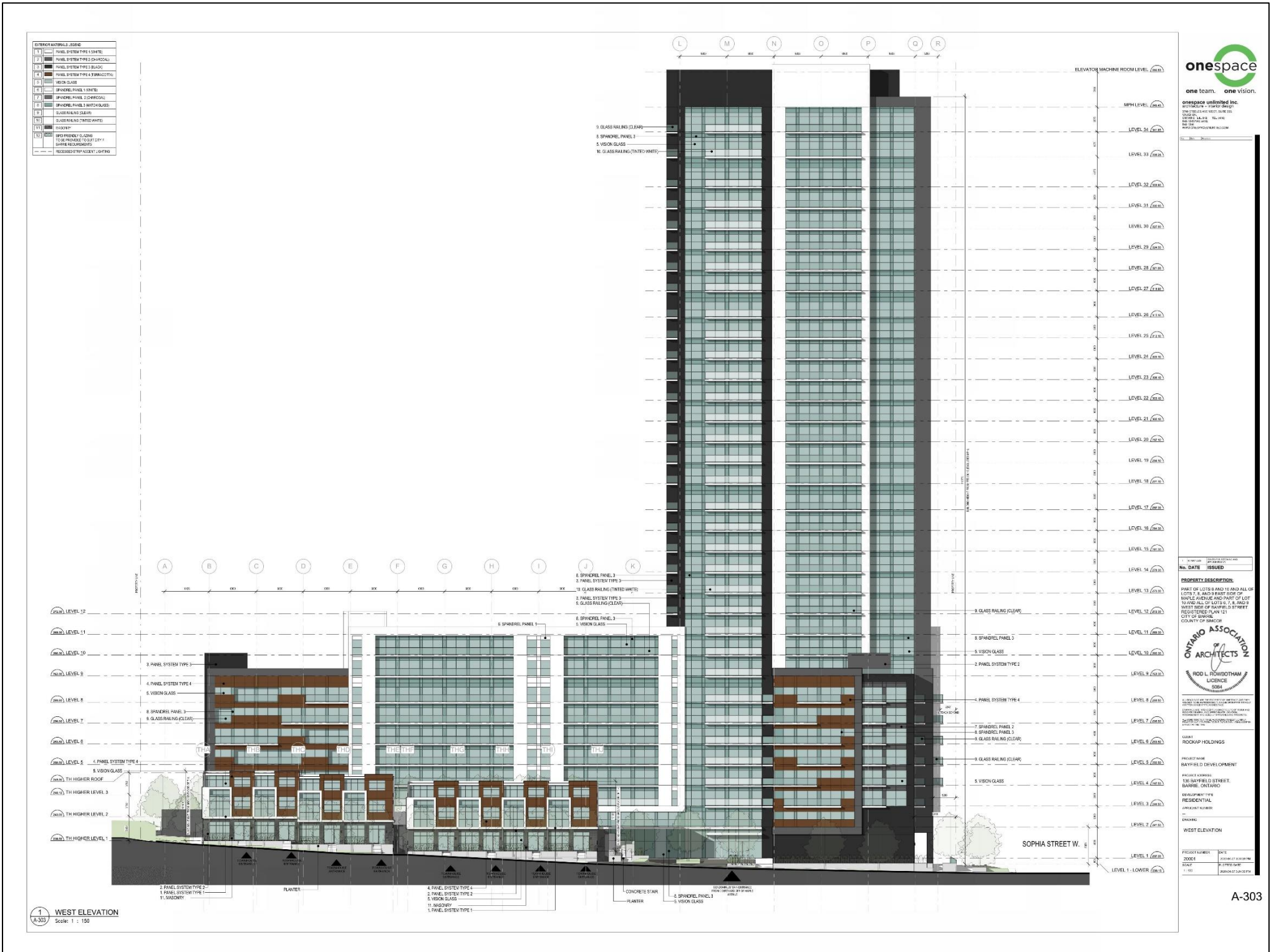


South Elevation



APPENDIX “C” – BUILDING ELEVATIONS

West Elevation



APPENDIX “C” – BUILDING ELEVATIONS

North Elevation

