

# PUBLIC MEETING

## ZONING BY-LAW AMENDMENT

### 306-318 GEORGIAN DRIVE

### CITY OF BARRIE



© David Bell/ Bell Photo  
1 Mack Street, Kingston



2 Taylorwood Rd, Oshawa



326 Alfred St, Kingston



2 Taylorwood Rd, Oshawa – Move-In Day

MARCH 23, 2015



# OUTLINE

## Location

- Proposal
- PPS & Growth Plan
- Barrie OP
- Barrie Zoning 2014-034
- ZBL Amendment
- Demand for Student Housing
- Proximity to Campus
- Project Team
- Development Proposal
- Development Concept

# LOCATION



# THE PROPOSAL

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Applications Submitted:

- **Zoning By-law Amendment**
- **Site Plan**

Proposed applications would permit 5 stacked townhouse blocks

Total of 73 units and 360 bedrooms

The units are designated and intended to be used for student housing.

To be zoned RM2 (SP) and EP from the R2 and RA2-2 Zone



# PROVINCIAL POLICY STATEMENT & GROWTH PLAN

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## Building Strong Communities & Where and How to Grow

- Intensification targets, housing mix, affordable housing, arterial road, area of transition

## Wise Use and Management of Resources & Protecting What is Valuable

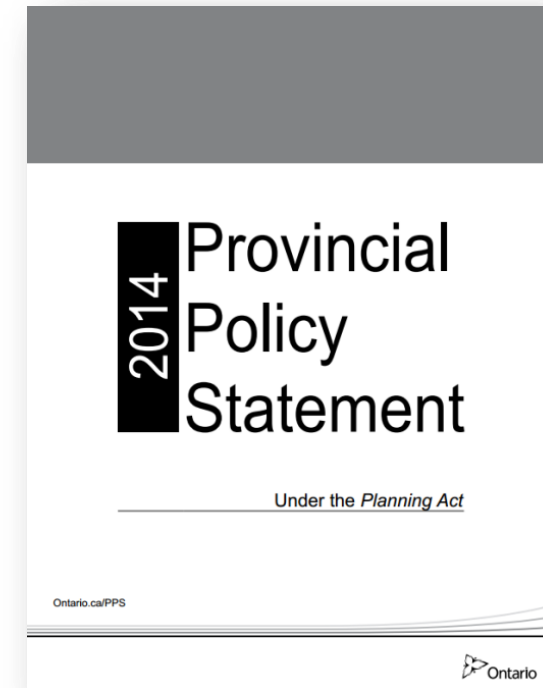
- Butternut trees in accordance with MNRF requirements
- Significant Woodland will not be impacted

## Protecting Public Health and Safety

- Development will not impact slope stability

## Simcoe Sub-area

- Development is within growth targets for Simcoe Sub-area



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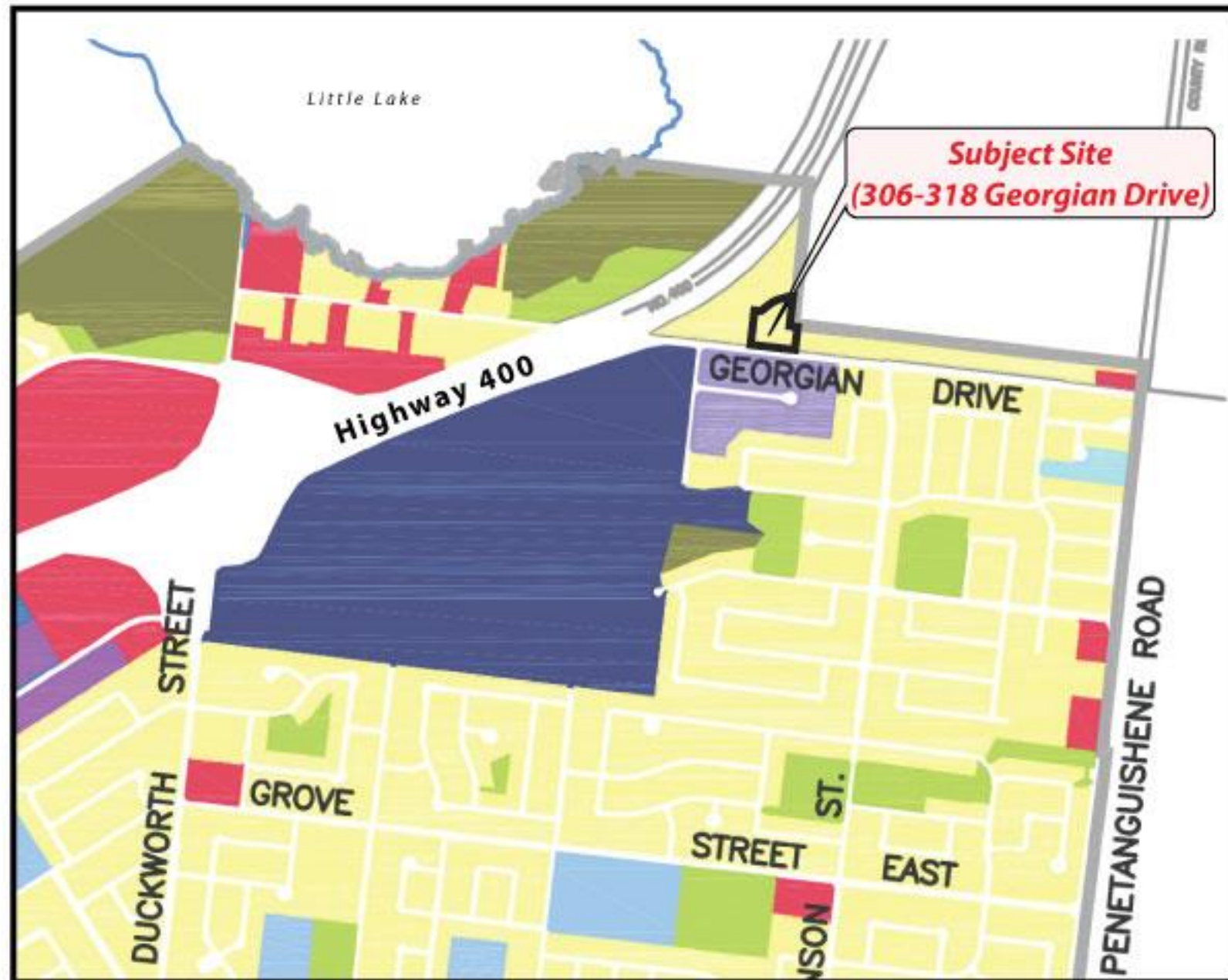
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# CITY OF BARRIE OFFICIAL PLAN



- Designated Residential on Schedule A
- Northern portion of the site is identified on the Natural Resource Schedule H.
- Stacked Townhouses are a permitted use.

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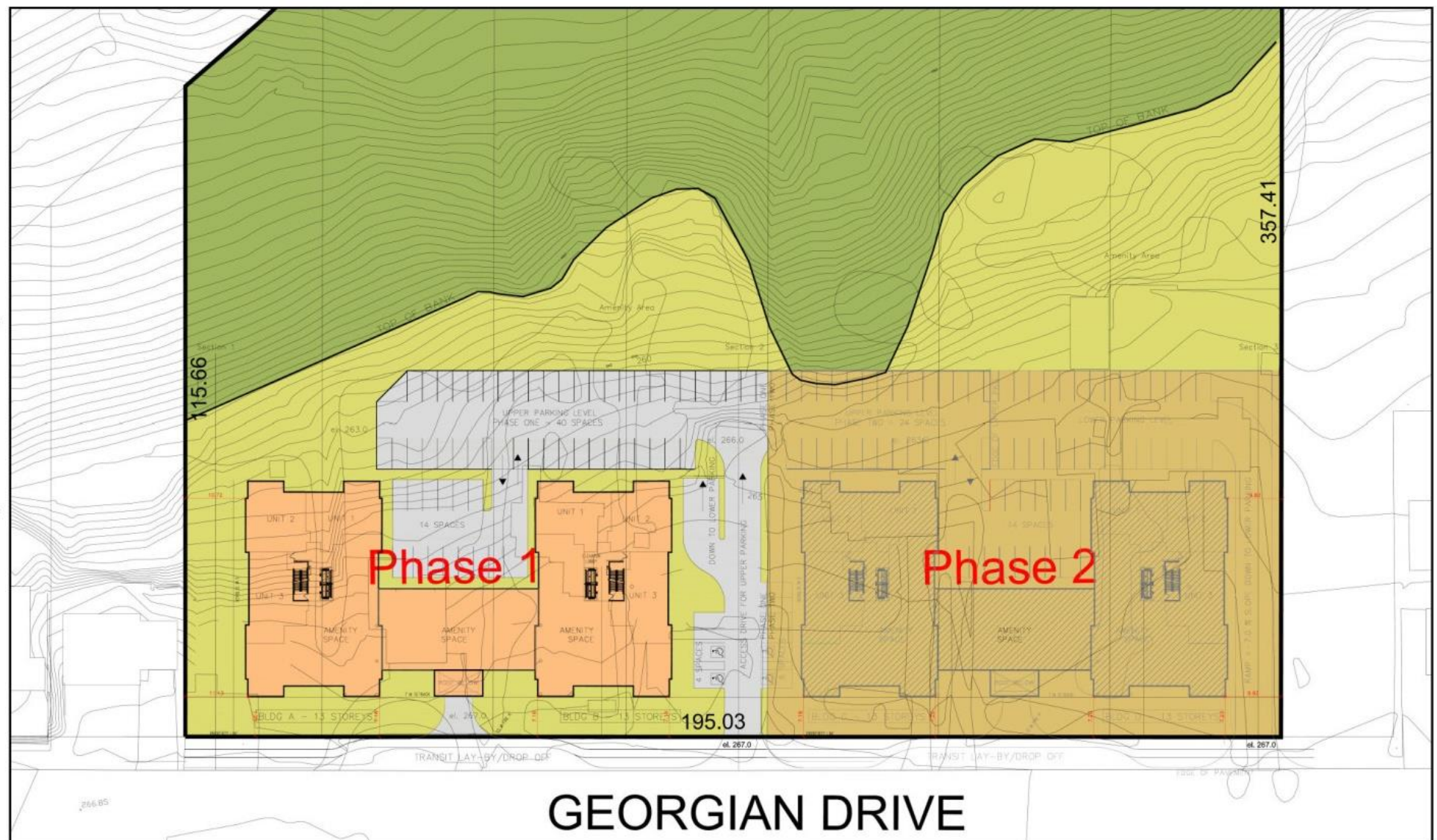
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# CITY OF BARRIE ZONING 2014-034

- Entire site and adjacent lands were rezoned in Spring 2014 for student housing, in 13-storey apartments.
- Zoned RA2-2(SP-500).
- 300 units and 600 beds.



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# ZONING BY-LAW AMENDMENT

- 73 units and 360 beds
- Zone to EP and RM2 (SP) to permit Stacked Townhouses and the following special exceptions:
  - 1) A maximum height of 4 stories or 12.5 metres for the proposed stacked townhouses (Section 3.0).
  - 2) A parking ratio of 1.23 parking spaces per unit where 1.5 spaces per unit is required (90 spaces).
  - 3) A reduced amount of Outdoor Amenity Area of 10.1m<sup>2</sup> per unit where 12m<sup>2</sup> per unit is required (Section 5.2.5.2 b). 3.6m<sup>2</sup> of indoor amenity space is also provided.
  - 4) A maximum lot coverage of 75m<sup>2</sup> for accessory buildings where 50m<sup>2</sup> is permitted.
  - 5) Reduce parking space width from 2.7m to 2.6m

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# DEMAND FOR STUDENT HOUSING

## **Georgian College Neighbourhood Strategy**

***prepared by the Planning Services Department, December 2007***

- “This site presents a long term opportunity for a land assembly and high residential development”
- Recommended that “274-314 Georgian Drive be considered as potential sites for the development of housing for Georgian College students.”

▷

## **DALA Student Housing Feasibility Study: Barrie ON**

***prepared by DALA Group of Companies Inc, December 2012***

- “Students overwhelmingly rely on walking to get to campus, meaning location is a priority and vehicle parking is important to only a small portion of students.”



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# PROXIMITY TO CAMPUS

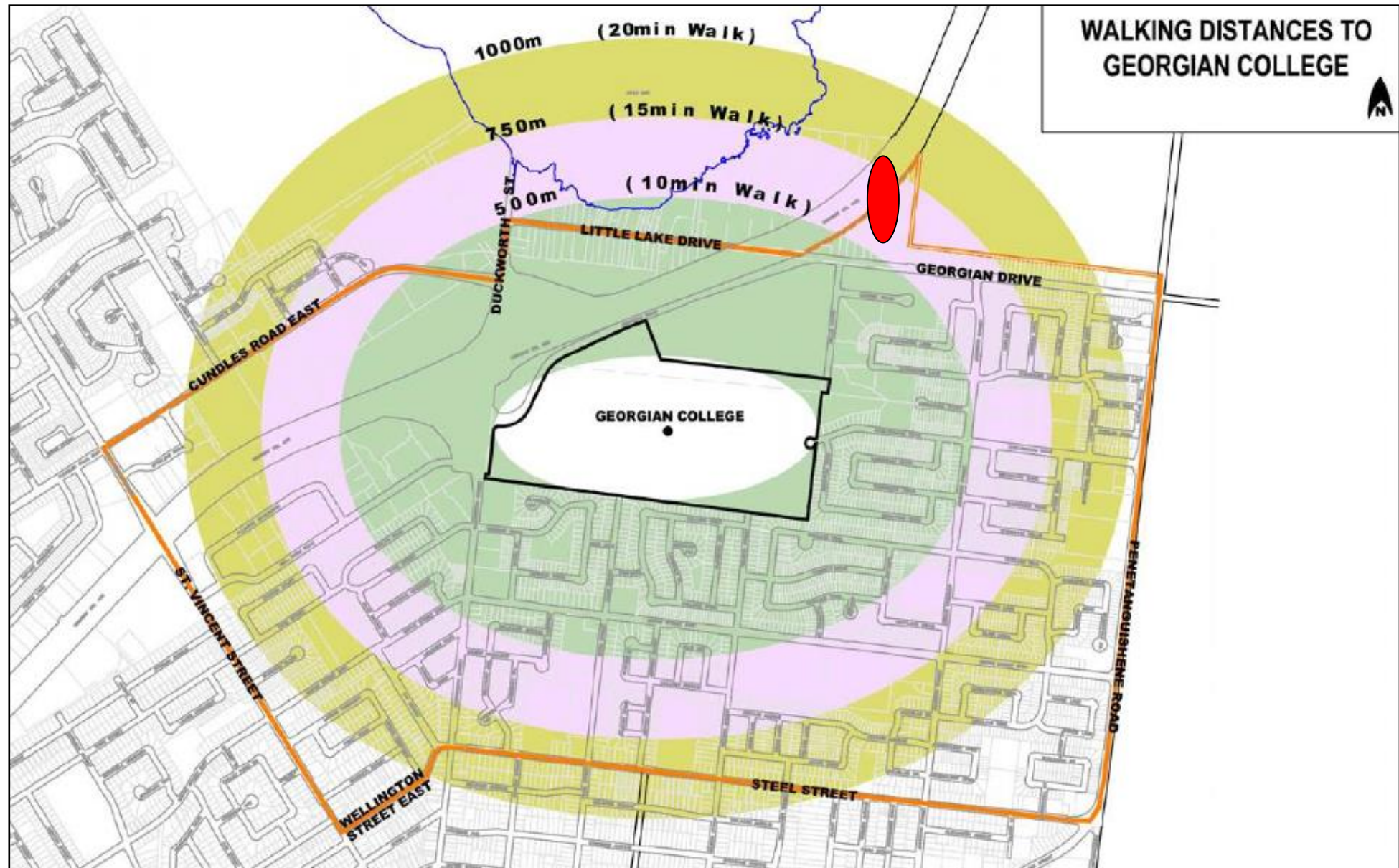


Figure 2: Georgian College Neighbourhood Strategy, prepared by the Planning Services Department, December 2007.

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### **Project Team**

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# PROJECT TEAM



## **Developer**

Podium Developments



## **Management**

Varsity Properties



## **Consultant Team**

MHBC Planning

Peter Higgins Architect

Azimuth Environmental

Geo-Spec Engineering

Pearson Engineering

JD Engineering

R. Bouwmeester &

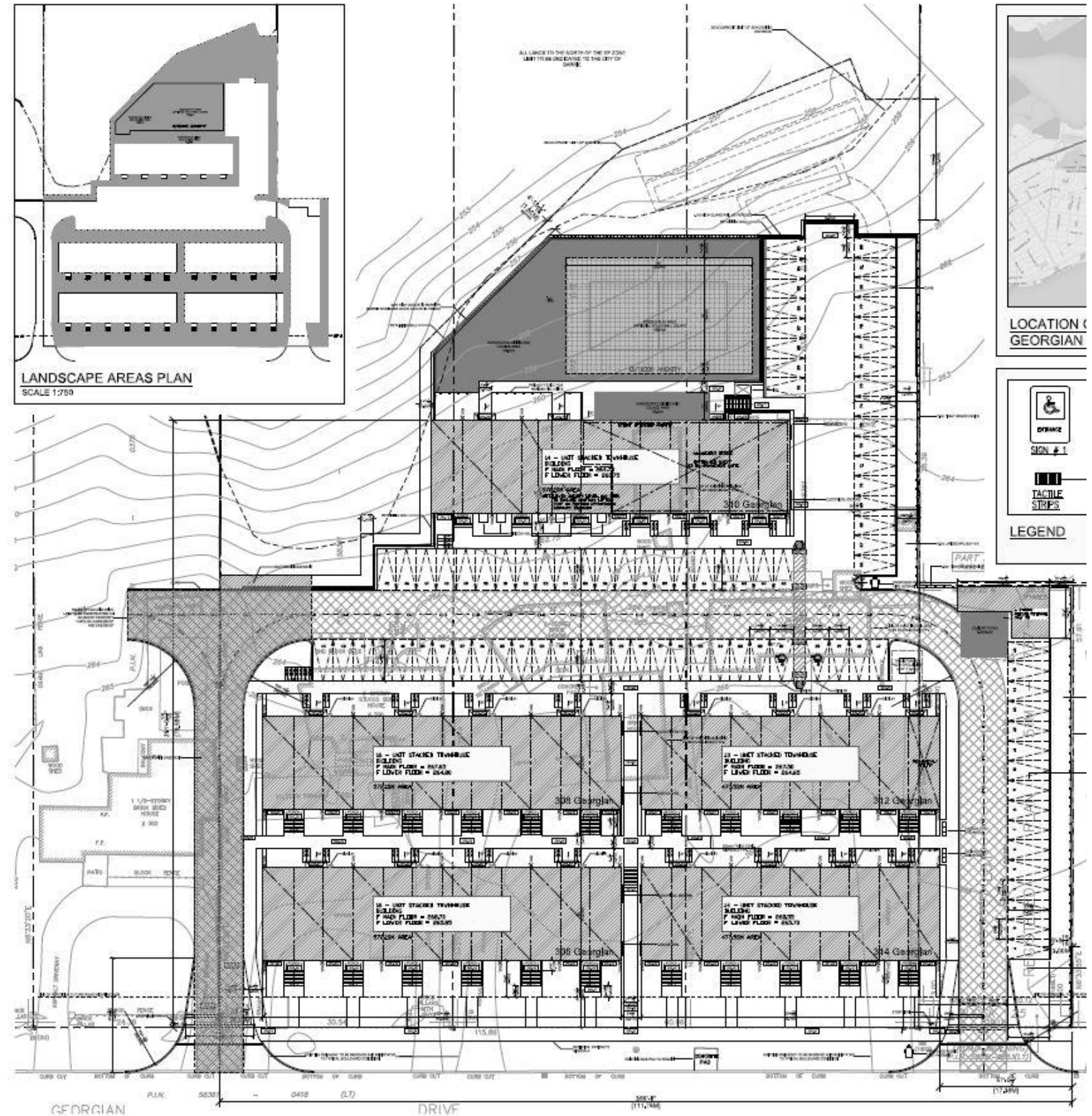
Associates

John D. Bell & Associates

Rudy Mak

# DEVELOPMENT PROPOSAL

- 5 stacked townhouse buildings.
- 73 units and 360 bedrooms.
- 750m<sup>2</sup> (8,000ft<sup>2</sup>) outdoor amenity, with an additional 283m<sup>2</sup> (3,000ft<sup>2</sup>) of indoor amenity.
- Designed and intended for student housing.
- 63% of lot area to be dedicated to the City for EP lands.
- Most units are 5-bedroom units, each with private bathroom and shared living/kitchen areas.



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**Sample  
Elevations**

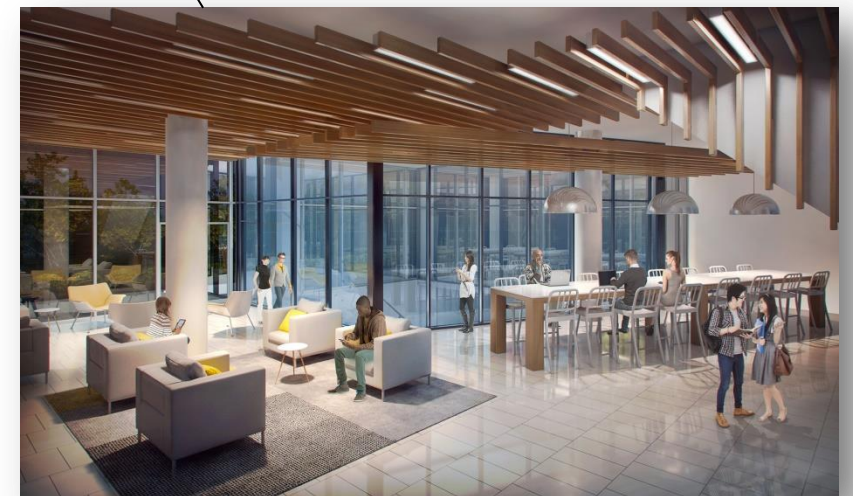
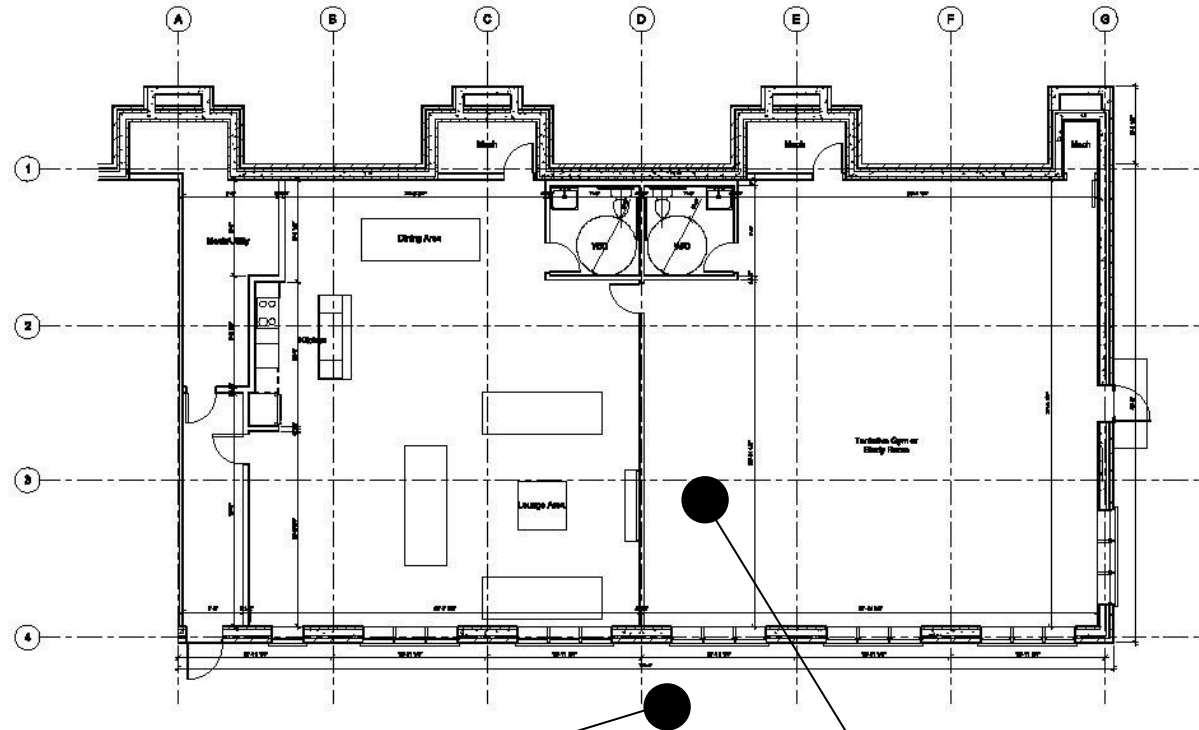


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# UNIT LAYOUT

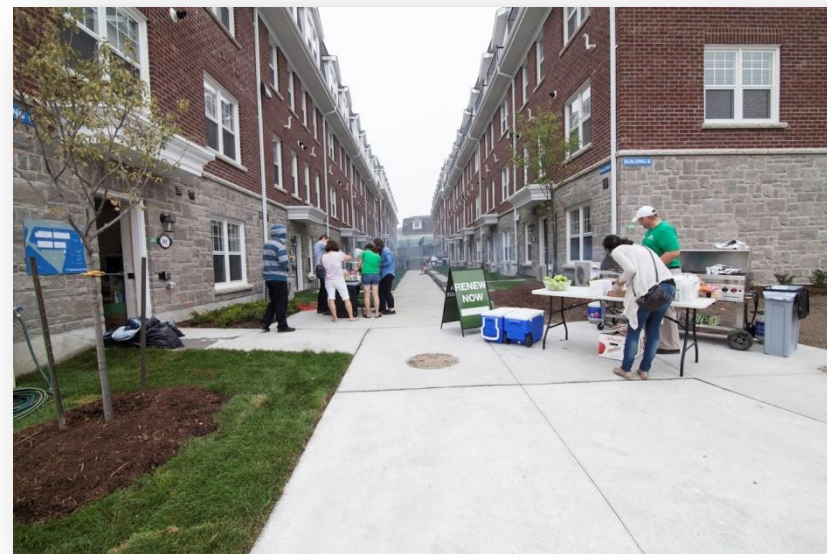
## Proposed Indoor Amenity Space



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# VARSITY PROPERTIES



Professional On-site student management company with 24-hour service

Operating 10 years

Has over 2,600 student housing bedrooms under management or in development

Operates sites in Kingston and Oshawa

