



# PUBLIC MEETING

## 189, 191, 195 & 197 DUCKWORTH ST.

FEBRUARY 8, 2022

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

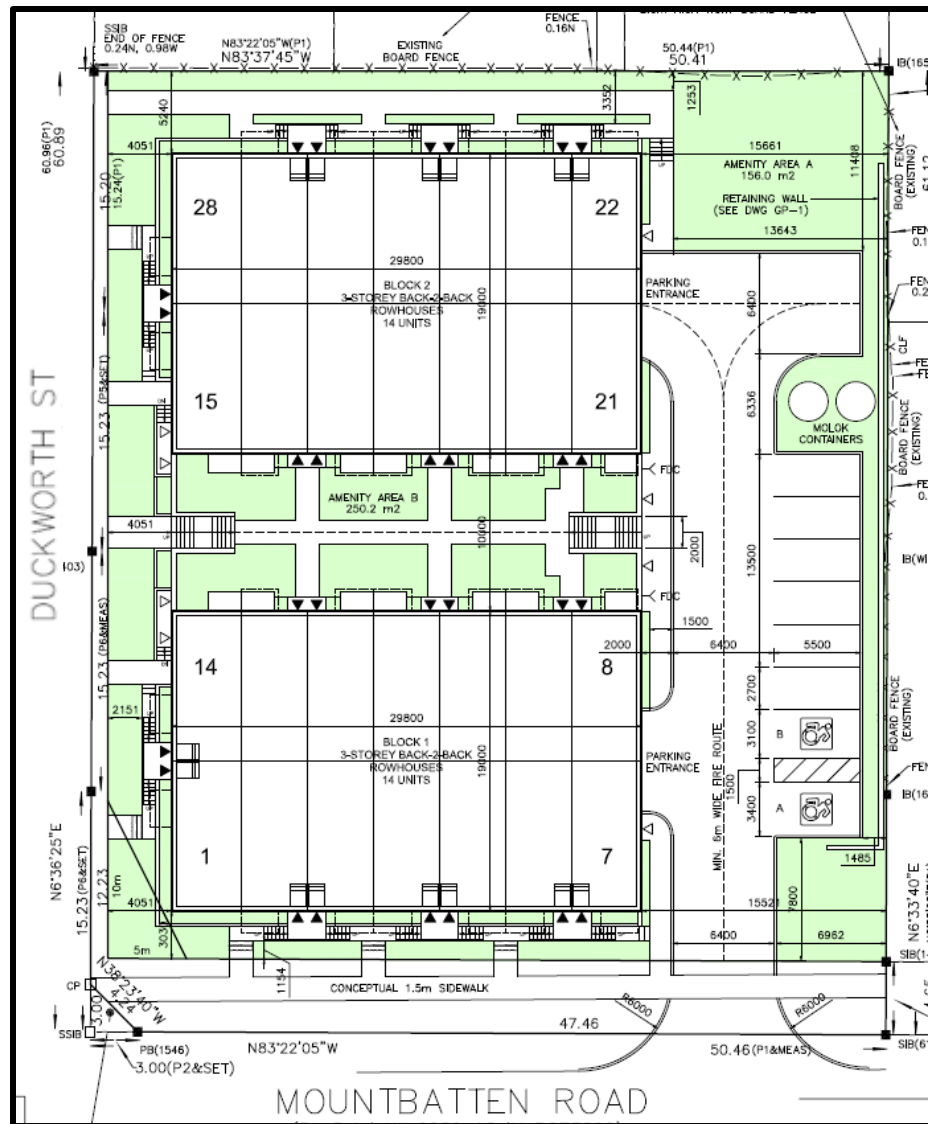
# LOCATION



- The subject application applies to four (4) properties, located at 189, 191, 195 & 197 Duckworth Street.
- Located at the intersection of Duckworth Street and Mounbatten Road.
- Land holdings of 3,072 m<sup>2</sup> (0.3 ha. / 0.76 ac.).
- Existing frontage of 60.8 m. along Duckworth Street and 50.4 m. along Mounbatten Road.
- Currently used for residential uses, with a single detached dwelling located on each property.

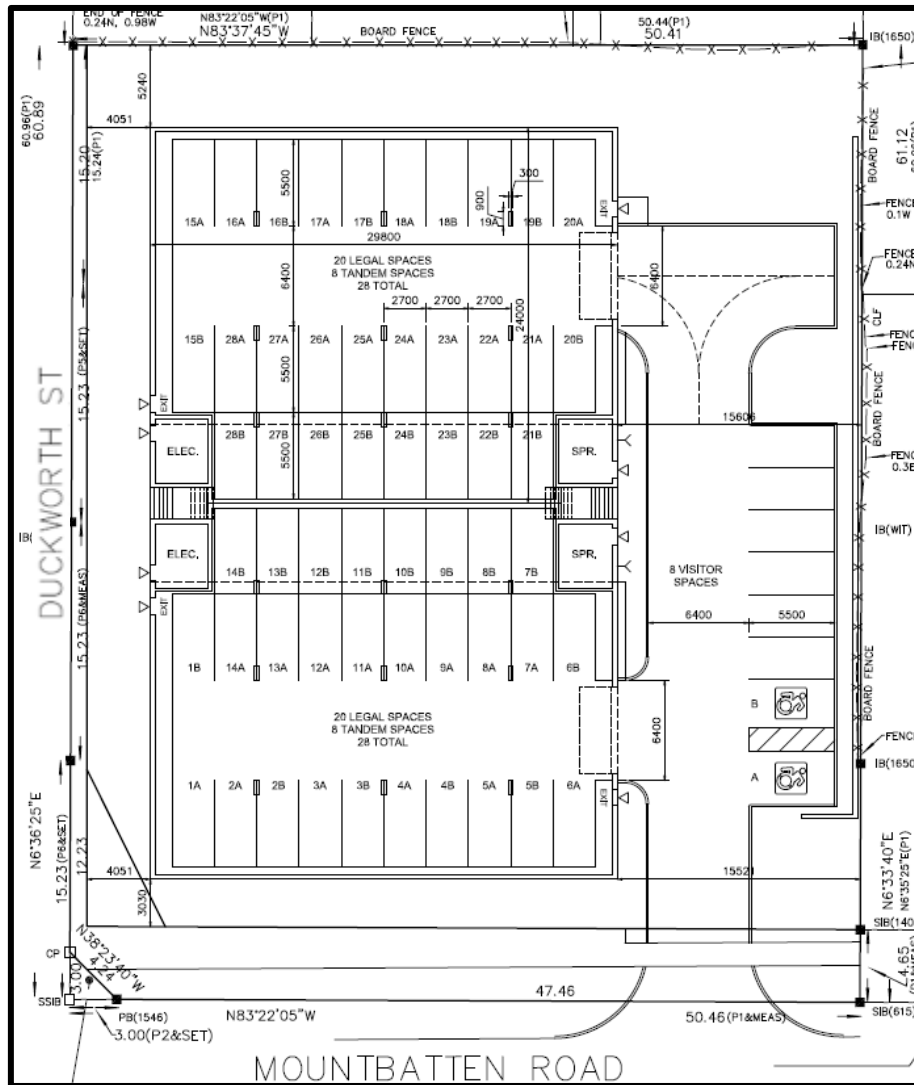


# PROPOSED DEVELOPMENT



- 28 residential townhouse units are proposed, in two back-to-back townhouse blocks (14 units per block).
- The site has been designed to push the built form street side, to create a stronger street presence and enhanced public realm, frame the site, and provide increased setbacks (east).
- Internal walkways provide pedestrian movements around the site and connection to each townhouse unit.
- 3.5-storey built form, with a height of 13.1 m. and density of 97 units/ha.
- 540 m<sup>2</sup> of outdoor amenity space is provided, including a common courtyard and private balconies.
- Proposed setbacks:
  - Rear Yard (North) - 5.2 m., which contextually acts as an interior side yard.
  - Interior (East) - 15.7 m. to lot line.
  - Front Yard (South) - 3.0 m. to Mountbatten Road.
  - Exterior (West) - 4.0 m. along Duckworth Street.

# PROPOSED DEVELOPMENT



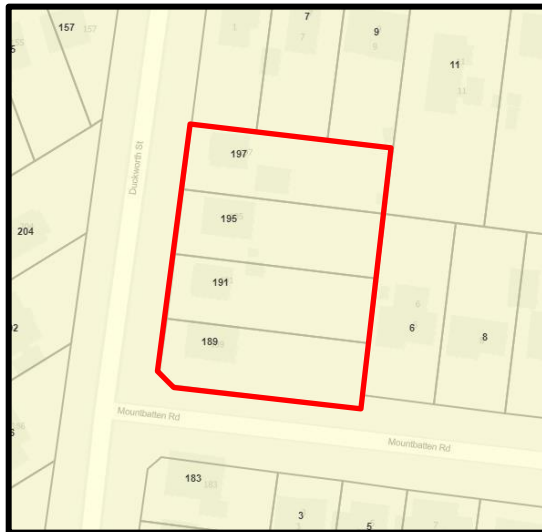
- Site access is provided off Mountbatten Road, where safe traffic movements can be made from a Local Road, then proceed to Duckworth Street (Arterial Road).
- A singular driving aisle is provided into the site.
- **64** parking spaces are provided for a ratio of **2.3 spaces /unit**
  - 1 space/unit is required.
- 56 spaces are concealed in the parking garage below the units.
  - 16 are tandem.
- 8 spaces are provided at grade.
- 4.6 m. road widening required along Mountbatten and 0.9 m. along Duckworth.
- 5x10 m. sight triangle provided at south-west corner of lands.

# CONCEPTUAL ELEVATIONS

**IPS**  
CONSULTING

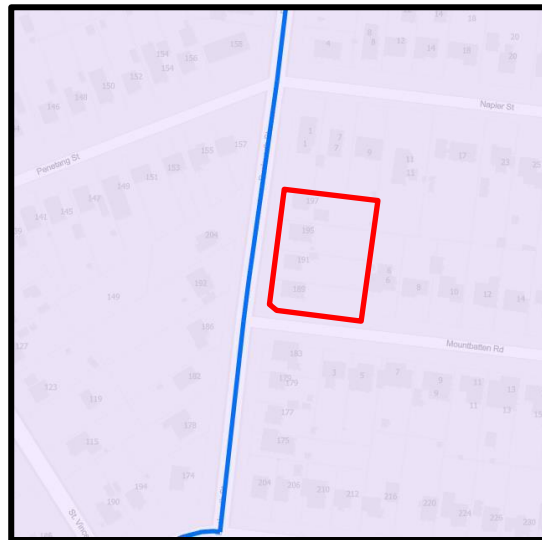






The City of Barrie Official Plan (2018) designates the subject lands as the following:

- Schedule A – Land Use: ***‘Residential’***
- Schedule D – Road Plan: ***‘Arterial’*** (Duckworth)
- Schedule I – Intensification Areas:
  - ***‘Built-up Area’***
  - ***‘Primary Intensification Corridor’***



# OFFICIAL PLAN OVERVIEW

- The subject lands are designated Residential, which supports and permits all forms and tenure of housing.
- The site is located along a Primary Intensification Corridor, where residential intensification at higher densities is targeted and encouraged by the City's Official Plan.
- Goals and principles of the Official Plan aim to accommodate the current and projected needs of residents, with an appropriate mix and range of housing options; contributing to a complete community and supporting developments that offer more attainable housing options.
- The lands are within the Built-up Area, where the Plan directs at least 40% of residential dwelling unit development to be within these areas annually.
  - The Plan further encourages residential revitalization and intensification throughout the Built-up Area in order to support the viability of healthy neighbourhoods and achieve a desirable compact urban form.
- Intensification represents an essential component of the City's Growth Management Strategy, with support for medium and high-density developments in order to provide a complete range of housing options for residents.
- The Official Plan directs the Zoning By-law to be amended to allow for innovative housing, where it is recognized to be in accordance with good land use planning principles.
- ❖ The proposed development is supported by the City of Barrie Official Plan.

# ZONING BY-LAW AMENDMENT



- The subject lands are currently zoned '*Residential Single Detached Dwelling Second Density (R2)*' by the City of Barrie Zoning By-law (2009-141).
- To permit a townhouse development, a Zoning By-law Amendment (ZBA) is required.
- The Amendment would rezone the lands to the '*Mixed Use Corridor with Special Provisions (MU2)(SP-XXX)*' zone.
  - The Mixed Use policies apply to lands along the Intensification Corridors (Duckworth).
  - The MU2 zone permits block / cluster / stacked townhouse uses.



# ZONING BY-LAW AMENDMENT

Site-specific special provisions are requested with the Amendment to the Mixed Use Corridor (MU2) zone.

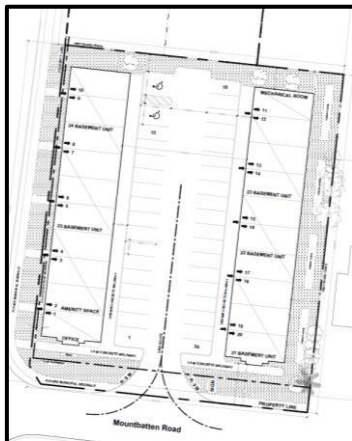
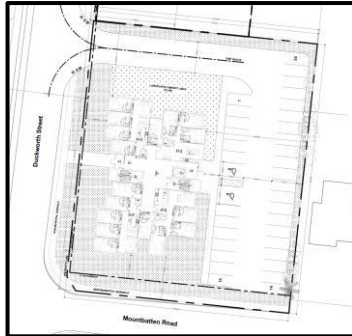
1. Interior Side Yard Setback – **15.7 m.** (east) (Max. 3.0 m. permitted)
2. Exterior Side Yard Setback: Daylight Triangle – 0.5 m. (south-west corner)(3.0 m. required)
3. Rear Yard Setback – 5.2 m. (north) (7.0 m. required)
4. Ground Level Floor Height – **3.0 m.** (4.5 m. required).
5. Front Yard Setback Areas – **Landscaped Areas Provided** (Paved Surfaces Required)
6. Landscape Buffer Area – 1.4 m. (east) (3.0 m. required)
7. Parking Areas – Tandem Parking Requested

The requested provisions were evaluated through the supporting assessments / reports with the application.

The requested site-specific provisions are viewed as appropriate and suitable for the proposed development.

# KEY STUDIES

- Planning Justification Report - IPS
- Urban Design Report – IPS
- Hydrogeological Assessment – Cambium
- Geotechnical Investigation – Cambium
- Functional Servicing and Stormwater Management Report – Pinestone Engineering
- Tree Inventory, Analysis and Preservation Report / Plans – Landmark
- Architectural – PMLA
- Conceptual Renderings – Elevated Designs
- Shadow Analysis – IPS
- Site Lighting / Exterior Photometrics – Hubbert EME



- A Pre-consultation application was submitted to the City of Barrie in April 2019 for a residential townhouse development (Concept 1).
  - The applicant was advised to consider a different built form for the site at a higher density that better reflected the form and character envisioned for the City's Intensification Nodes and Corridors.
- As part of the consultation process, a Neighbourhood Meeting was held on November 20<sup>th</sup>, 2019, at the City of Barrie.
- Three (3) development options were presented for student rental housing:
  - Concept 1: Back-to-back residential townhomes along Duckworth Street with an additional block in the rear yard, for a total of 21 units and 105 rooms.
  - Concept 2: 6-storey residential apartment building fronting Duckworth Street with 24 units, including 118 rooms.
  - Concept 3: A townhouse development with two rows of townhomes for a total of 25 units, including 100 rooms.
- ❖ Due to the comments and concerns voiced at the Neighbourhood Meeting, the Applicant made significant efforts to revise the development proposal.



# CONCLUSION

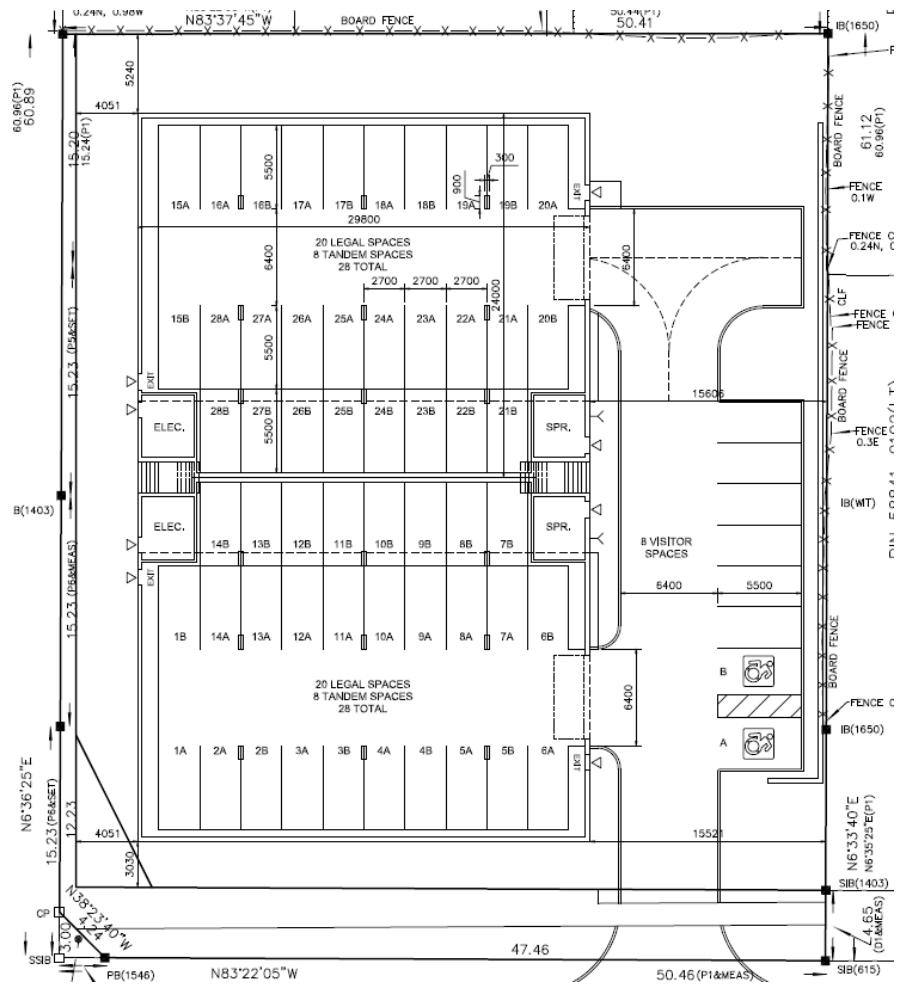
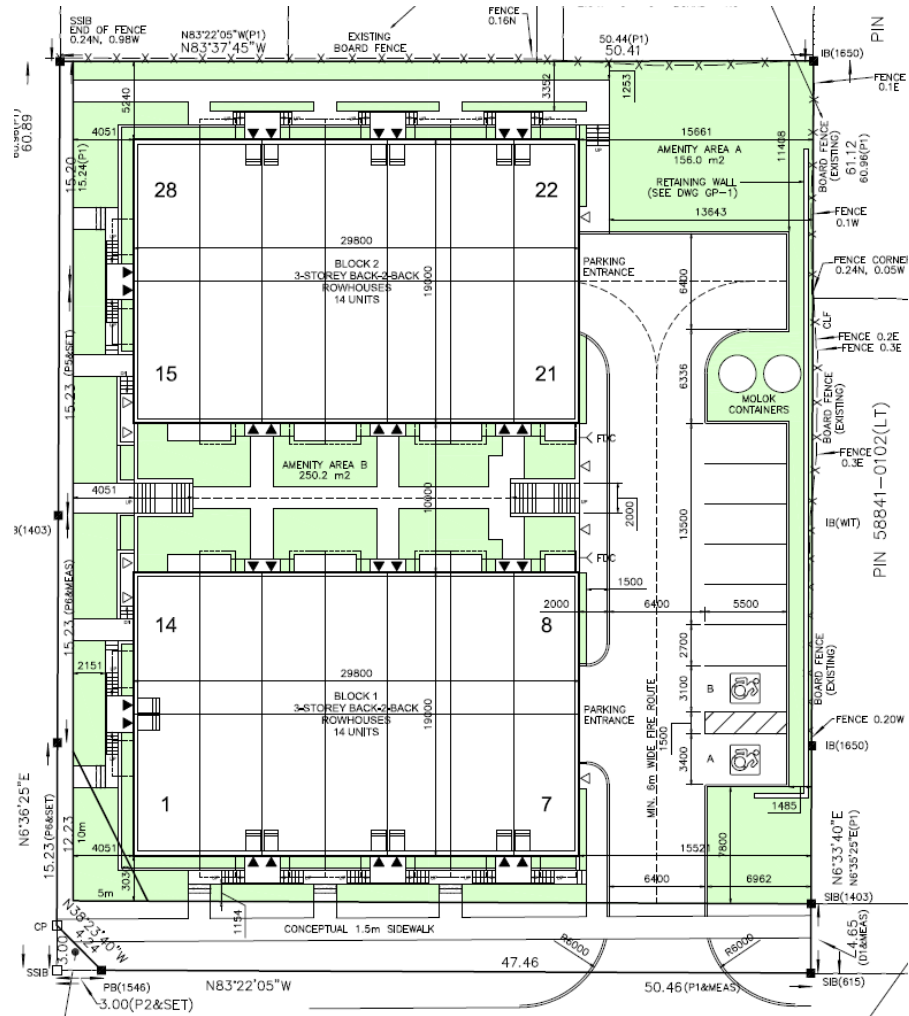
- The proposed Zoning By-law Amendment will facilitate the development of 28 back-to-back townhouse units, located at 189, 191, 195 & 197 Duckworth Street.
- Residential intensification is encouraged in a number of locations throughout the City and focused to the Intensification Corridors, such as Duckworth Street.
- Development through intensification is supported as it efficiently utilizes land, existing infrastructure and services, and contributes to a more desirable compact form.
- The City of Barrie Official Plan encourages development that contributes to the creation of complete communities and offers intensification, an essential component of the City's Growth Management Strategy.
- Significant effort has been made by the Applicant to offer a suitable housing project in the City, providing much needed housing, while seeking to address public feedback received through consultation and align with the City's vision for development along the Intensification Corridors.

# THANK YOU

Questions and Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)

# SITE PLAN





# SITE SECTION

