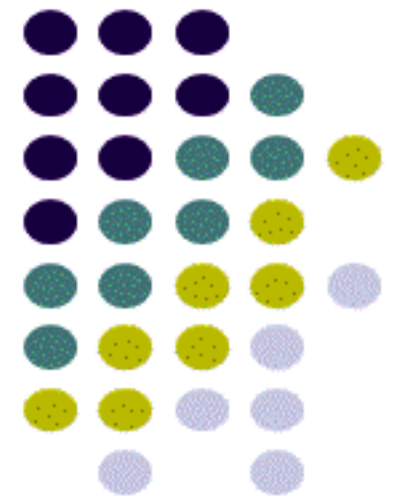


Advance Tech Developments Five-Points Zoning By-law Amendment

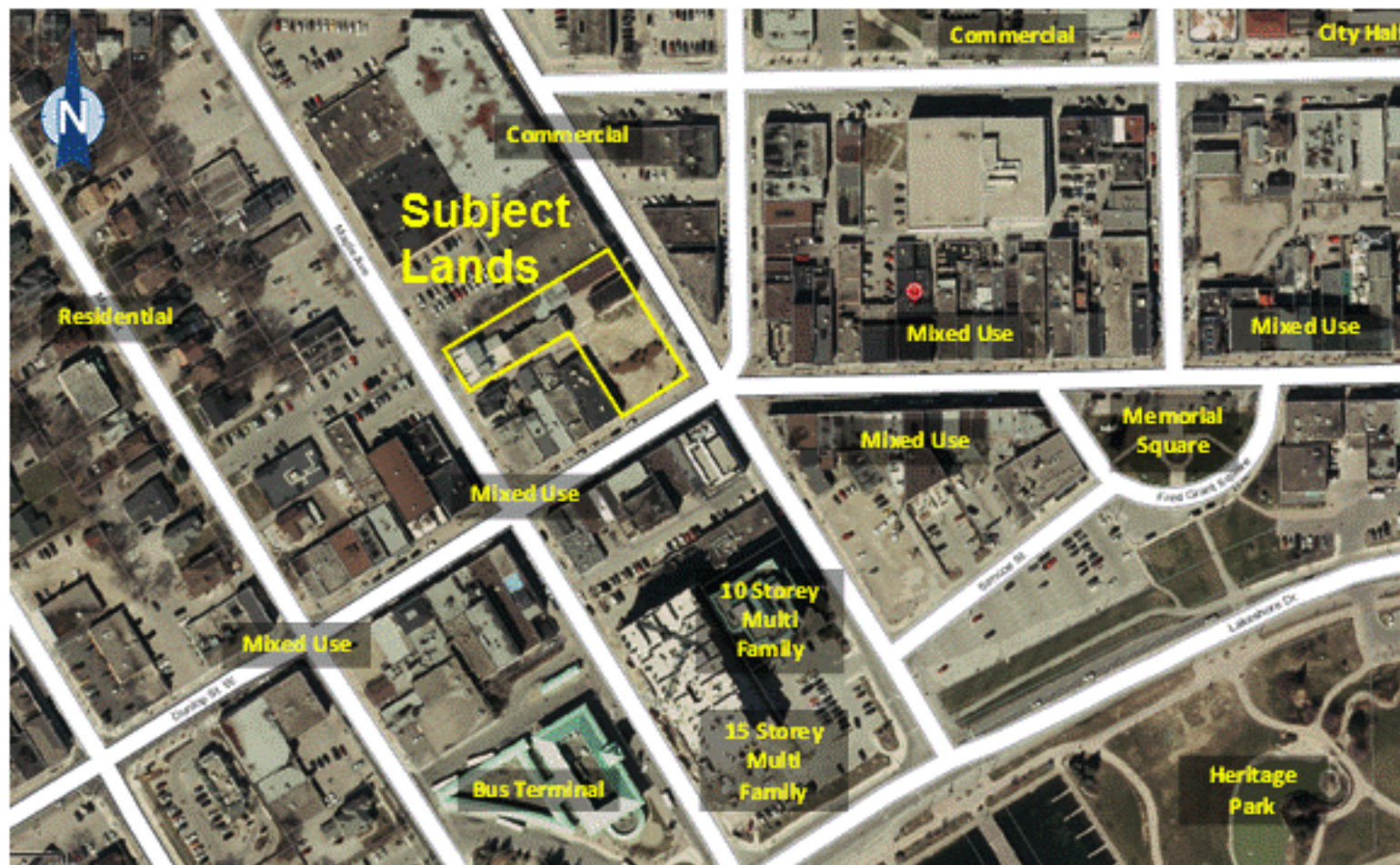


February 22nd, 2016

Public Meeting



Application Context



Site:

- Frontage:
 - 32.0m (Dunlop W)
 - 60.9m (Bayfield)
 - 19.6m (Maple)
- Area:
 - 0.29 ha (0.72 acres)
- Deteriorated Structures
- Parkette
- Five-Points Intersection
- Former Wellington Hotel Site

Surrounding:

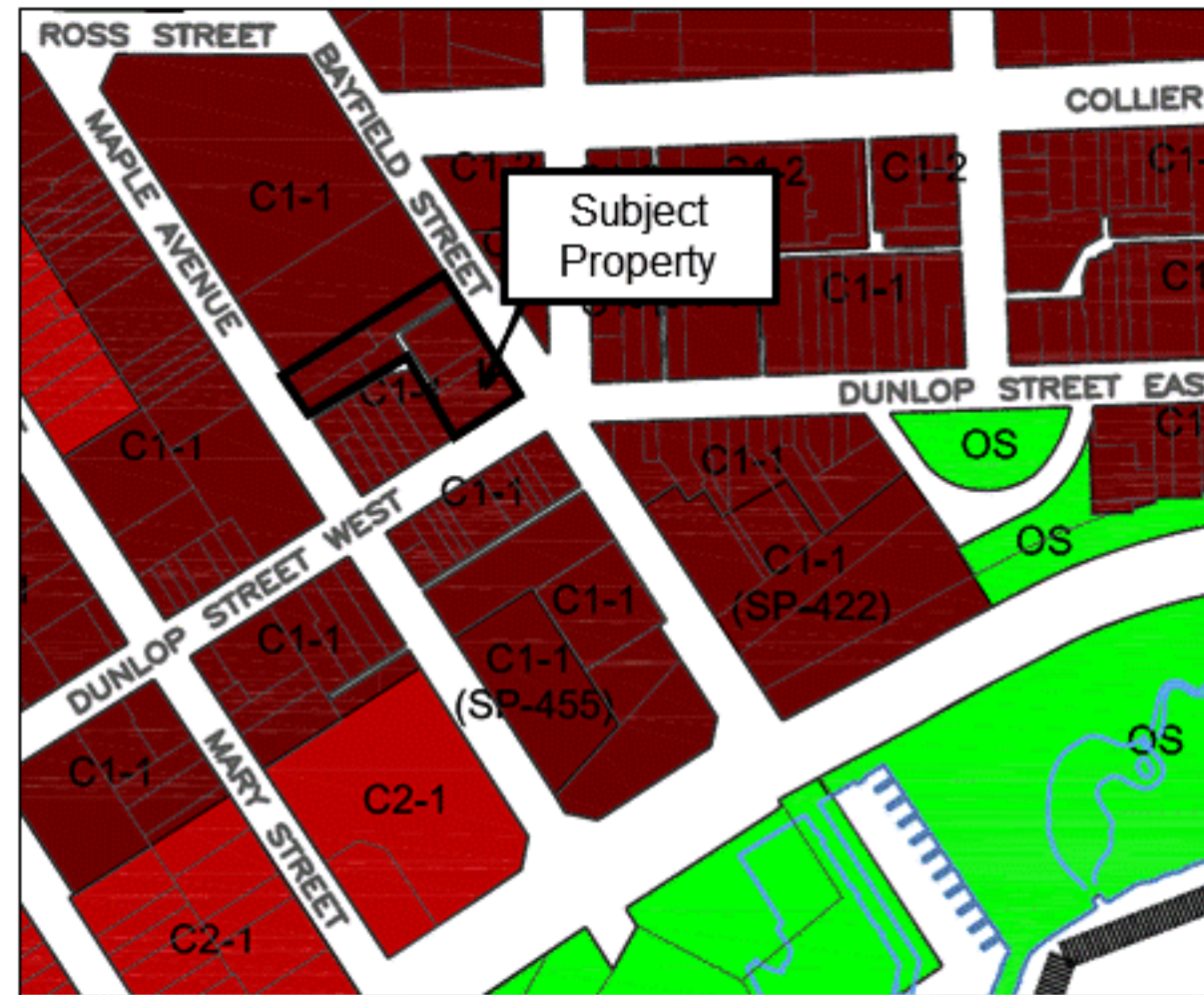
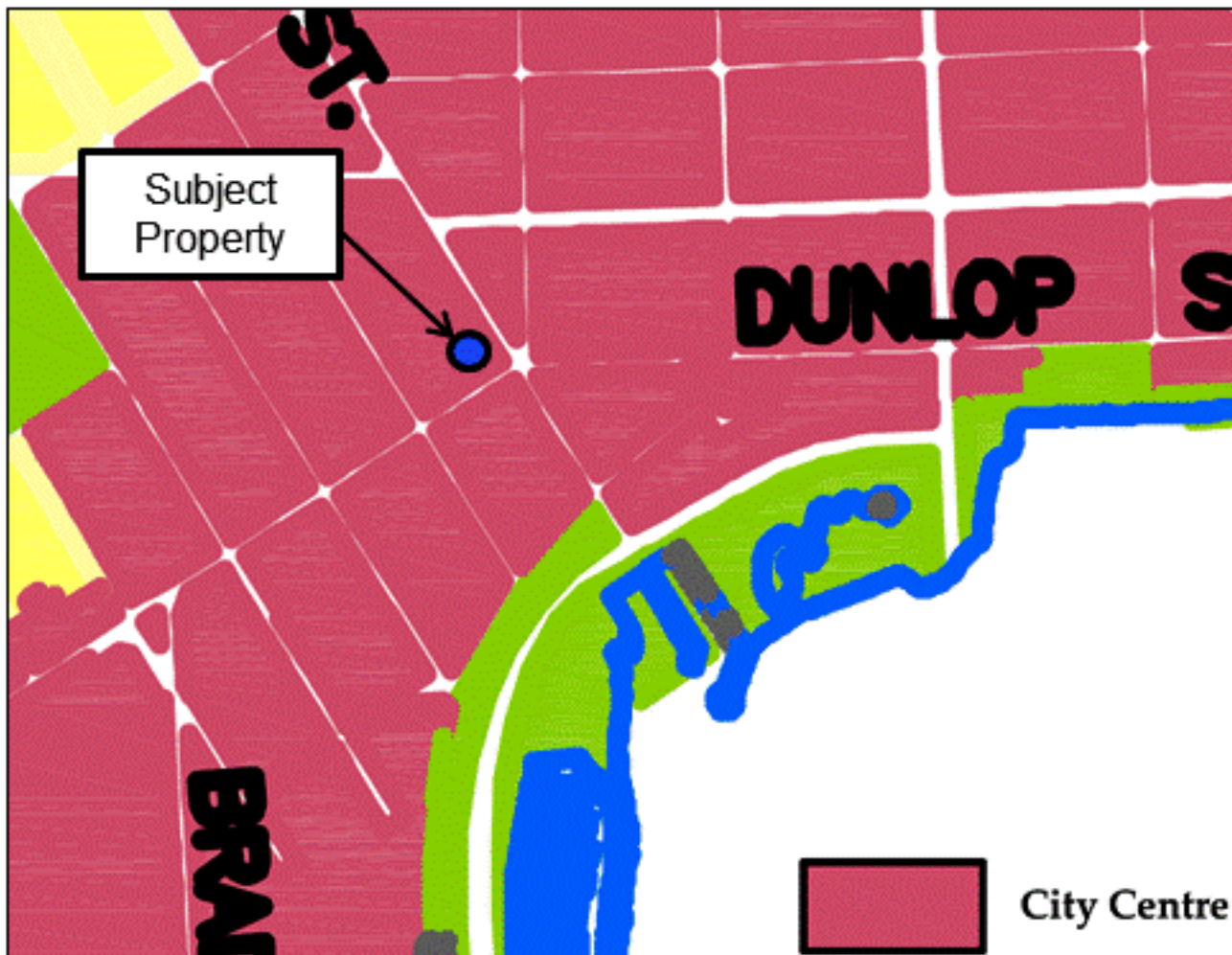
- Mixed Use - Dunlop
- Commercial - Bayfield / Collier
- Performing Arts Theatre
- Bus Terminal
- Heritage Park
- Memorial Square

Land Use Designation & Zoning

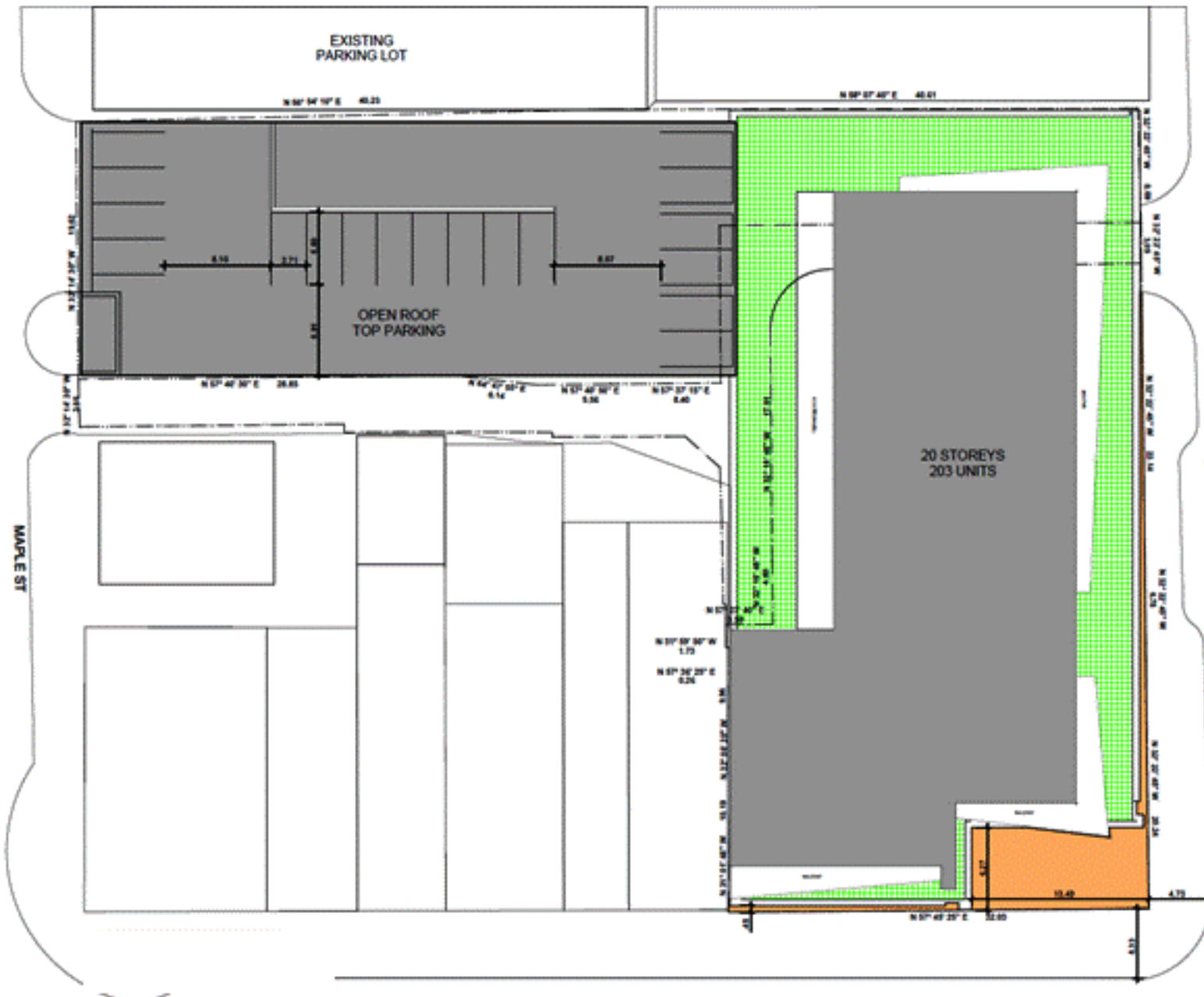


LAND USE DESIGNATION

ZONING



Development Proposal



Twenty (20) Storey mixed use building

- 1 storey commercial
- 3 stories parking
- 16 stories residential

Ground floor commercial (5,571 ft²)

203 Residential Units
(495 ft² to 960 ft²)

9 Designated Affordable Housing Units

196 Parking Spaces

Outdoor Amenity / Patio

Public Square at Five-Points Intersection



Zoning Provisions

PROVISION	REQUIRED	PROVIDED
PERMITTED USES	COMMERCIAL & RESIDENTIAL	COMMERCIAL & RESIDENTIAL
LOT AREA (MIN.)	-	2,938.623 m ²
LOT FRONTAGE (MIN.)	-	92.82 m
FRONT YARD (MIN.)	-	0.457 m
SIDE YARD (MIN.)	-	0 m
REAR YARD (MIN.)	-	0 m
DWELLING UNIT FLOOR AREA (MIN)	35m ² /dwelling unit + 10m ² /bedroom	>35m ² /dwelling unit + 10m ² /bedroom
LOT COVERAGE (MAX.)	-	87.08%
MINIMUM COVERAGE FOR COMMERCIAL USES	50%	17.6%
GROSS FLOOR AREA (MAX.)	600%	508%
MAXIMUM BUILDING HEIGHT (PODIUM)	10m height within 5m of frontage	17.40m height within 1.5m of frontage
MAXIMUM BUILDING HEIGHT (TOWER)	30m beyond 5m of frontage	61.55m beyond 1.5m of frontage
BALCONY SETBACK	1.5m into required yard	2.6m into required yard
PARKING	203 (1 SPACE PER UNIT)	196 (.965 PER UNIT)
MINIMUM AMENITY AREA	-	INDOOR-340.95 m ² OUTDOOR-678.27 m ² TOTAL=1019.22 m ²



Urban Growth Centre (UGC)



Downtown must be different than today!

- Growth Plan mandates population of 210,000 in Barrie by the year 2031
- City of Barrie Residential Intensification Study – Watson & Associates
- UGC population of 13,849 in 2013 versus of 23,400 by 2031
- UGC must grow by 9,551 residents between 2013-2031
- This equates to 5,719 residential units required in the UGC by 2031
- To put the above into perspective, the City requires the equivalent of 28 buildings the same size, within the UGC, constructed and lived in within the next 15 years
- Development in the UGC/Built Up Area is integral to growth occurring in other areas of the City as mandated by the Growth Plan (ie. Salem/Hewitt's)

Tall Building Study



- City completed a review of Tall Building Policies in 2013
- Staff recommended no broad stroke “as of right” height increases to existing zoning, in order to give Staff / Council the ability to judge future proposals on their own merit
- The City’s Tall Building Policies (within the Official Plan) provides direction for reviewing buildings in excess of what the zoning permits as of right
- This development achieves the Tall Building Policies in the following ways:
 - **Contributes to visually interesting skyline**
 - **Minimal shadow impact to public parks/ amenities**
 - **Maintaining and Creating views of Kempenfelt Bay**
 - **Creating Street Level Activity with Courtyard and Commercial**
 - **Parking/ utilities / loading areas shielded from public view**
 - **Consistency in scale with other nearby constructed or approved high density developments**
 - **Slim / Slender Tower on top of a Podium**

As seen from South

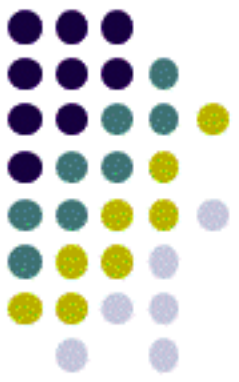


PERSPECTIVE

As seen from Bayfield / Dunlop West



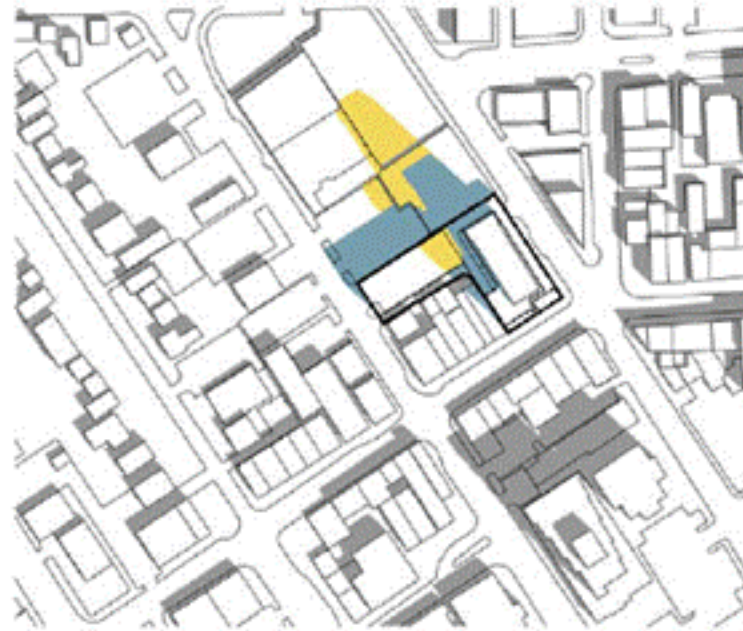
As seen from Maple Avenue



Shadow Study



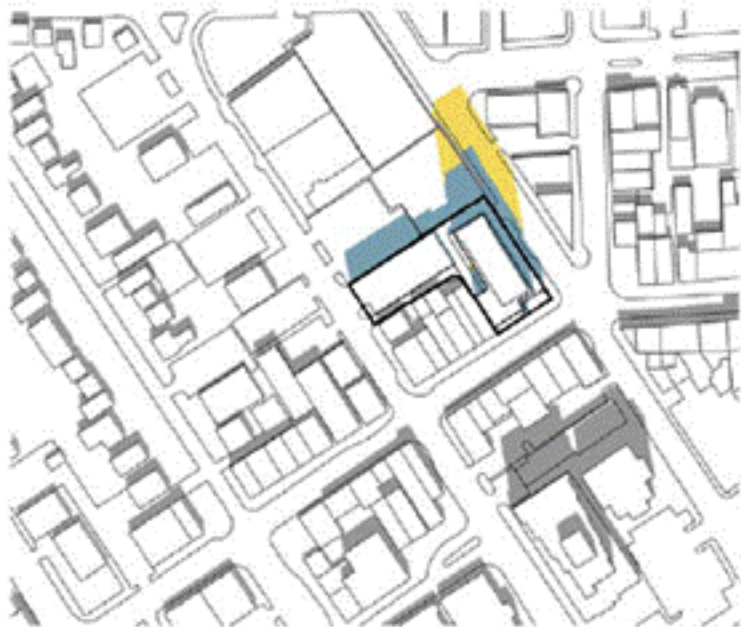
March/September - 09:00am



March/September - 11:00am



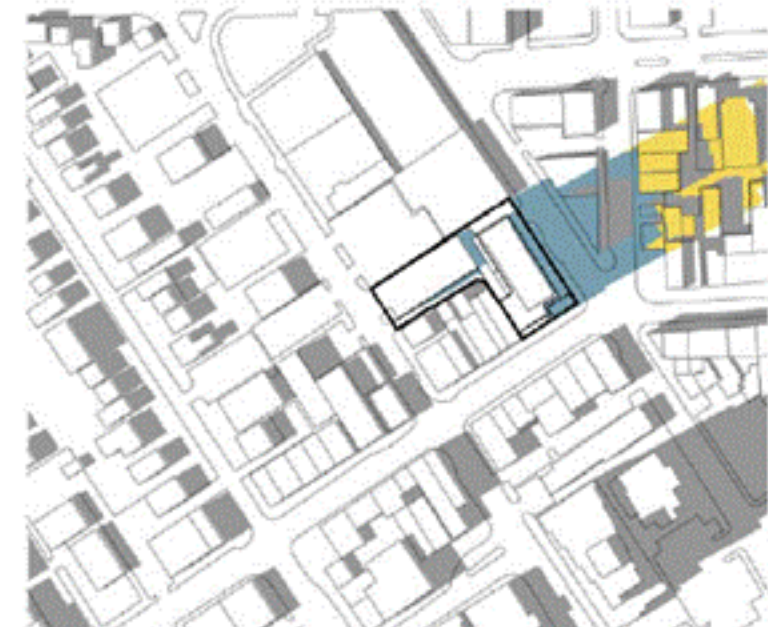
March/September - 12:00pm



March/September - 01:00pm



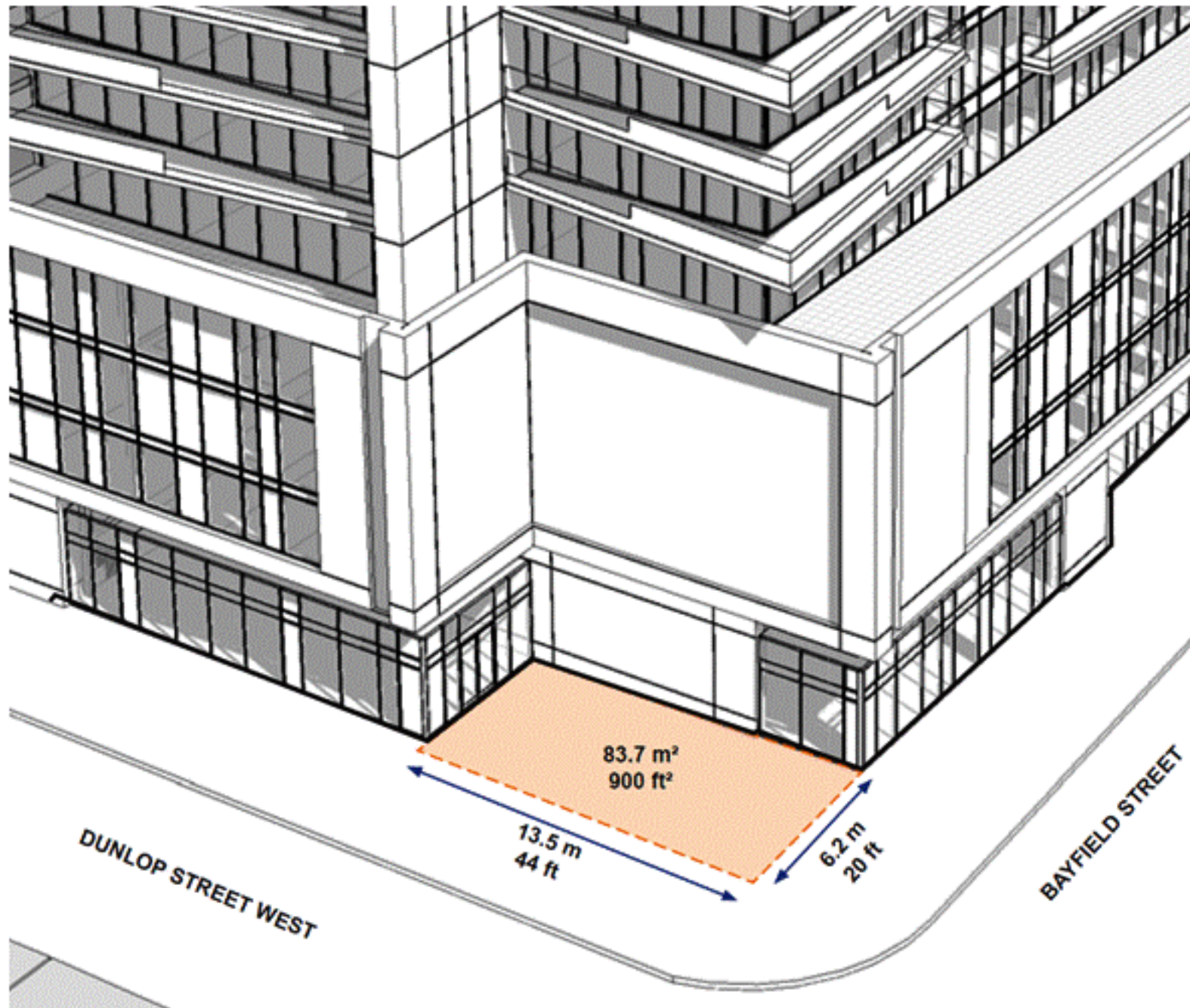
March/September - 03:00pm



March/September - 05:00pm



Public Open Space in Pedestrian Realm



As seen from Bayfield Street



Conclusion



- Proposed development introduces architectural elements currently not found in condominium buildings within the Urban Growth Center.
- This application does not represent the largest building approved in the Urban Growth Centre.
- The Special Provisions being sought are justifiable and not uncommon within a downtown core environment.
- Development introduces mixed use, promotes revitalization of Five-Points, brings more people downtown and an stimulus to further projects downtown.
- Application is consistent with the goals and objectives of all levels of planning policy.