



PUBLIC MEETING

193 & 197 BLAKE STREET
OPA & ZBA

SEPTEMBER 13, 2022

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT LANDS

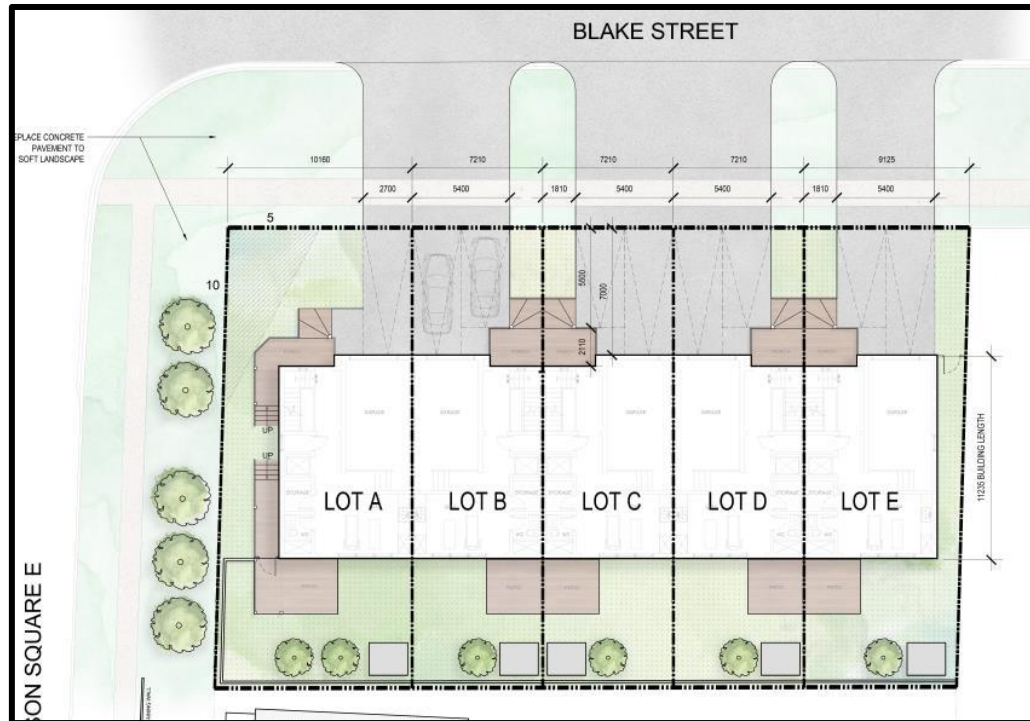


- The subject application applies to two (2) properties, located at 193 & 197 Blake Street.
- Located at the intersection of Blake Street and Nelson Square East, within the North Shore planning area.
- 40.9 m. of frontage along Blake Street and 25.4 m. of frontage along Nelson Square East.
- Landholdings of 1,039 m² (0.10 ha. / 0.25 ac.).
- 197 Blake Street contains a single detached dwelling, located on the property since 1954.
- 193 Blake Street has historically been used for a mixed-use commercial building, constructed on the property in 1873.
 - The building was converted into a restaurant, convenience store, and a nine (9) unit rooming house in 1960.
 - The building is currently vacant.

LOCATION



PROPOSED DEVELOPMENT



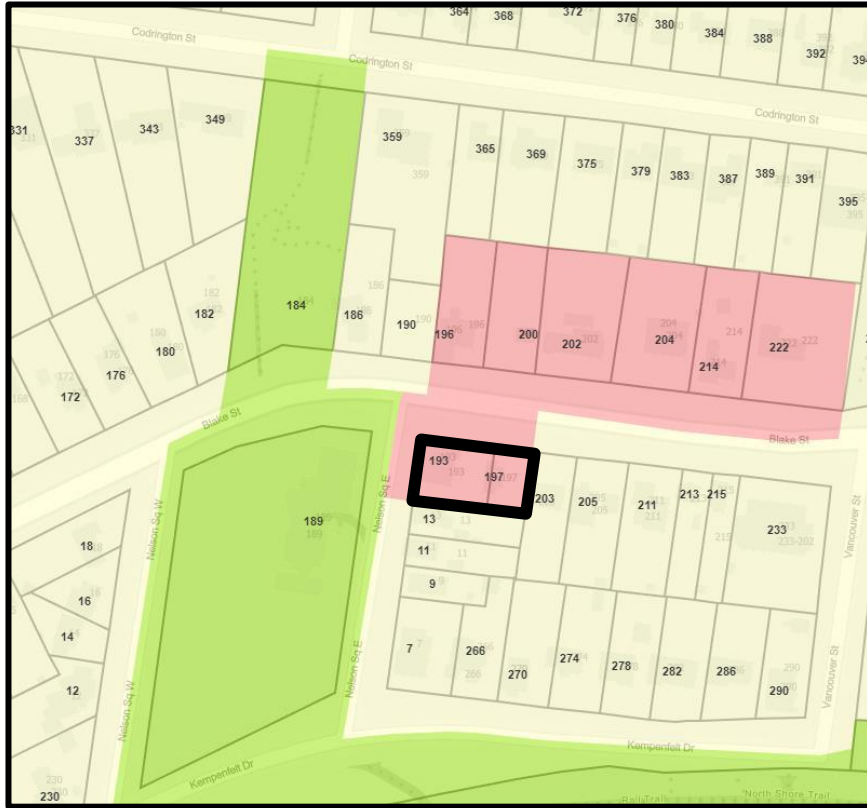
- 5 townhouse units are proposed, with a 13.9 m. building height (4-storeys).
- Total density of 48 units per net hectare.
- Lot sizes range from 183-242 m², with lot frontages of 7.2-10.1 m.
- Large unit sizes are proposed, ranging between 217 m² – 223 m² (2,335 – 2,400 sq. ft.).
- Site access is provided off Blake Street by a singular driveway to each unit; consolidated to reduce access points.
- Lots B-E offer 3 parking spaces per unit. Lot A offers 2 parking spaces.
- Front yard setback of 7.0 m. to Blake Street, a 7.1 m. rear yard setback, and a 3.0 m. exterior setback to Nelson Square East.

PROPOSED DEVELOPMENT



**Concept Renderings*

- The Applicant is targeting a high standard of architectural design to match the local market and quality of homes located in the surrounding neighbourhood.
- Amenities include a private loft interior and terrace on the 4th floor, a flex space on the ground level for a home office or gym, and 91-125 m² of landscaped outdoor amenity space in the rear yard with private patios.
- At a corner location, the exterior unit has been designed to frame the street corner, providing a heightened curbside appeal and a pedestrian scaled built form.
- Landscaped open space has been preserved around the perimeter of the site to implement enhanced landscaping measures and an improved public streetscape.

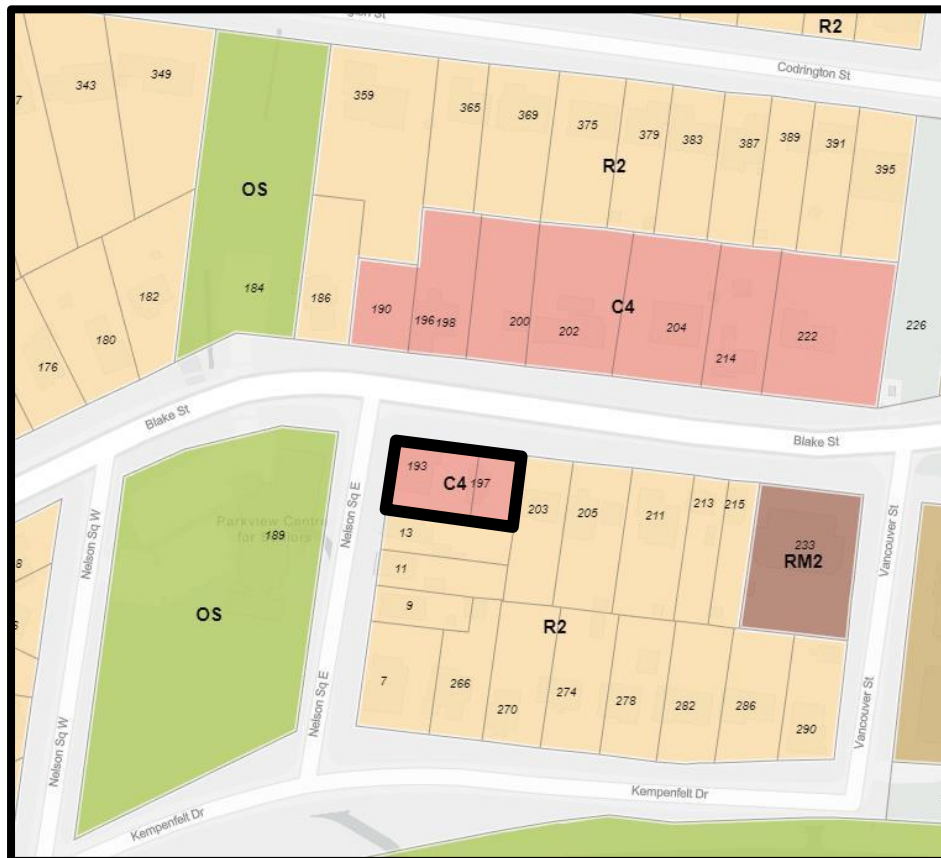


- The City of Barrie Official Plan (2018) designates the subject lands as the following:
 - Schedule A – Land Use: ***‘General Commercial’***
 - Schedule D – Road Plan: ***‘Arterial’***
 - Schedule I – Intensification Areas: ***‘Built-up Area’***
- An Official Plan Amendment (OPA) is requested to redesignate the lands to ***‘Residential’***, in order to permit the proposed townhouse use.

OFFICIAL PLAN OVERVIEW

- The 'Residential' land use designation permits all forms and tenure of housing.
- 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.
- Intensification represents an essential component of the City's Growth Management Strategy, with support for medium-density developments in order to provide a complete range of housing choices for residents.
- Intensification and redevelopment is encouraged to promote an increase in planned and built densities, and to achieve a desirable compact urban form.
- The proposed development satisfies the locational criteria, and the staging and phasing policies of the Official Plan.
- 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 policies and objectives of the Official Plan.

ZONING BY-LAW AMENDMENT



- The subject lands are currently zoned '**General Commercial (C4)**' by the City of Barrie Zoning By-law (2009-141).
- To permit a residential townhouse development, a Zoning By-law Amendment (ZBA) is required.
- The Amendment would rezone the lands to the '**Residential Multiple Dwelling Second Density – Townhouse (RM2-TH)**' zone.
 - Site specific special provisions are requested with the Amendment.

KEY STUDIES

- Planning Justification Report - IPS
- Market Study – Urban Metrics
- Shadow Analysis – ERA Architects
- Functional Servicing & Stormwater Management Report – Tatham Engineering
- Geotechnical Report – Cambium
- Hydrogeological Assessment – Cambium
- Arborist Assessment - JDB Associates Limited
- Architectural Drawings, Elevations & Renderings – ERA Architects
- Environmental Site Assessments (Phase 1 & 2) – HLV2K

CONCLUSION

- The subject applications would permit the development of five (5) townhouse units, located at 193 & 197 Blake Street.
- To permit the proposed townhouse development, an Official Plan Amendment (OPA) is required to redesignate the lands from '**General Commercial**' to '**Residential**'.
- A subsequent Zoning By-law Amendment (ZBA) is required to rezone the lands from '**General Commercial (C4)**' to the '**Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH)(SP-XXX)**' zone.
- Development through intensification is supported as it efficiently utilizes land, existing infrastructure and services, and contributes to a more desirable compact form.
- The proposed development offers suitable redevelopment and intensification within the Built-up Area of the City, on lands ideal for revitalization and redevelopment.
- In support of improved housing attainability, the proposal would contribute to diversified housing options in the City, while assisting the City in achieving its directed housing and density targets.
- Collectively, the development aligns with all levels of policy, seeking evolution into more complete communities.

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com

SITE PLAN

