



**PLANNING AND BUILDING SERVICES
MEMORANDUM**

FILE NO.: D14-1656

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: E. TERRY, RPP, PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: VISITOR PARKING – 390 ESSA ROAD (SOHO JAMES INCORPORATED)

DATE: SEPTEMBER 16, 2019

The purpose of this Memorandum is to advise members of Council of the visitor parking provisions proposed for Official Plan and Zoning By-law Amendment applications for 390 Essa Road. This Memo provides additional information and should be read in conjunction with Staff Report PLN023-19. At its meeting of Monday September 9 2019, General Committee directed staff to review the parking provisions proposed as part of the development, as contemplated by the application. City Staff have worked with the applicant to explain how visitor parking spaces will be allocated for this development.

The proposed development will consist of 74 rental apartment units, 67 market rental units and 7 affordable housing units. The proposed development will provide 72 parking spaces. The proposed parking translates into 1 space per market rental unit and 0.6 spaces per "supportive housing unit" as defined in the proposed zoning by-law.

Staff have considered this tiered parking rate based on the fact that this site is located on an intensification corridor, has available transit and a desired partnership with an affordable housing provider for the use of supportive housing units. The 1:1 parking ratio for the market rental units are consistent with the MU ('Mixed-use') parking standards and the identified parking standards to provide affordable housing units is consistent with best practices from other municipalities.

The applicant has indicated that parking spaces will be rented out separately from the apartment units. The applicant has committed to dedicating 5 visitor parking spaces to be shown on the site plan and will be signed accordingly. Please see the Visitor Parking memo from IPS dated September 11, 2019 and the associated updated site plan attached as Appendix "A".

As the City continues to encourage intensification, affordable housing opportunities and transit-oriented development Staff can explore additional parking solutions such as higher order transit, alternate parking rates that can be supported with site specific considerations and public parking facilities along intensification corridors to encourage and support the development of creative housing opportunities for all residents.

For more information, please contact Edward Terry, RPP, Planner at Ext. 5135.

Appendix 'A'

IPS Memo & Updated Site Plan



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

September 11, 2019

City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

Attention: Edward Terry, RPP
Planner, Planning and Building Services

Re: Visitor Parking Memo
390 Essa Road

Following discussions with City of Barrie Staff, Innovative Planning Solutions is pleased to provide additional information regarding the visitor parking strategy for the development proposed at 390 Essa Road.

The development proposes a total of 74 purpose built rental units, including 7 affordable housing units. 72 parking spaces are provided across the site at a rate of 1 space per market unit (67 spaces) and 0.6 spaces per affordable housing unit (5 spaces). As discussed through the application process, the parking spaces are to be rented out separately from the residential units.

Municipal parking requirements are typically blanket rates and do not account for considerations that impact parking demand, such as unit tenure, location of the site, access to transit, vehicle ownership, and tenant income. It should be noted that the by-law does not indicate a specific provision / requirement for visitor parking; however, it is understood that visitor parking is a concern of Council to avoid potential issues for future tenants/visitors of the development.

Given the 72 parking spaces are intended to be rented separately, it is not anticipated that all spaces will be rented to the tenants in the building. Typically, vehicle ownership rates are lower for tenants of studio and one bedroom units and apartment dwellings as a whole compared to condominium buildings. Giving this overall approach, the applicant is intended to dedicate up to five (5) visitor parking spaces to address this concern. Spaces #32-36 on the site plan have been considered most viable for visitor parking. Please note that visitor parking space locations could change through the site plan process.

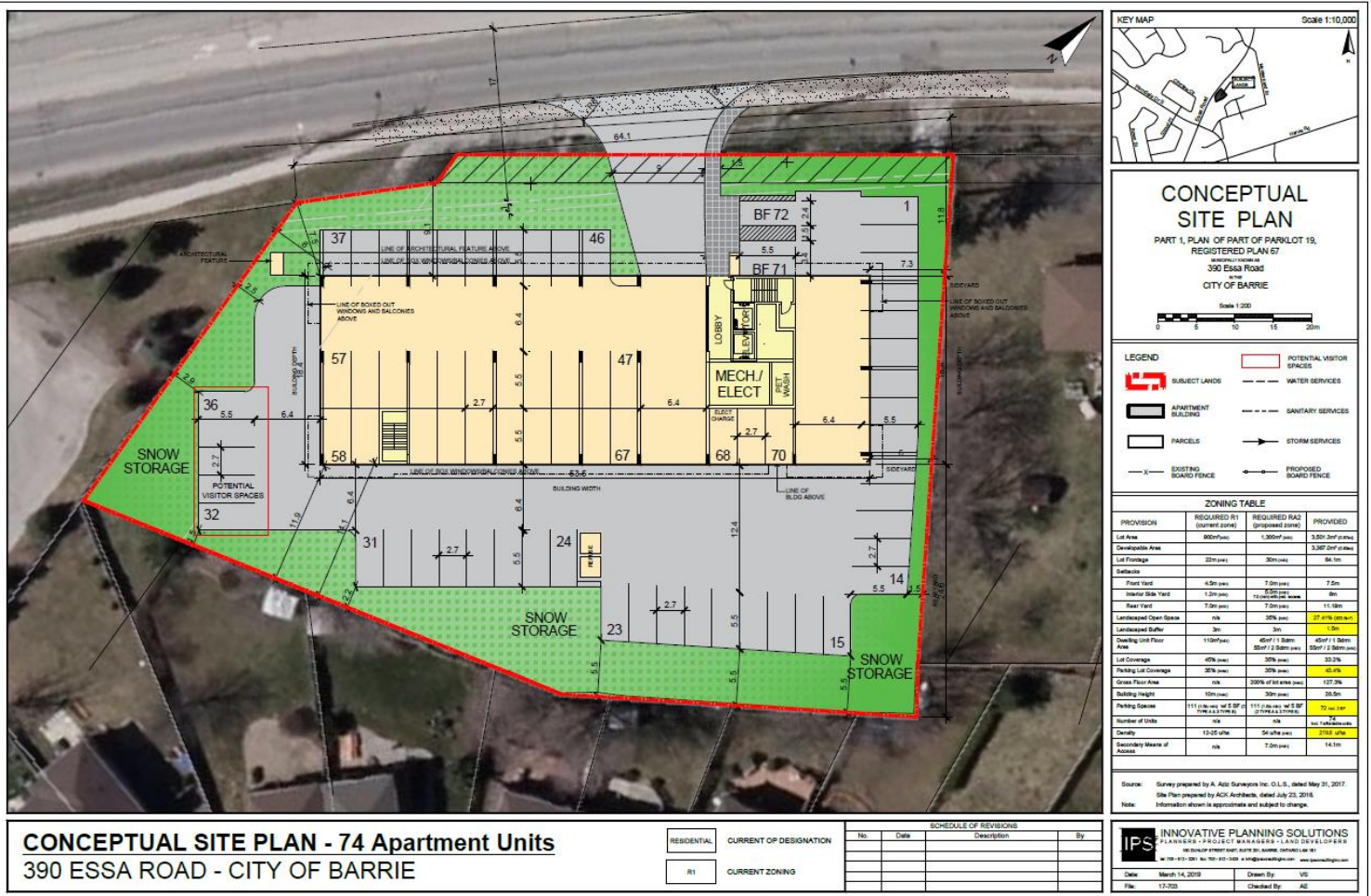
In addition, a parking study has been completed by Tatham Engineering in support of the proposed development. This parking study supported the number of spaces versus units ratio. I would also like to remind Council that the proposed development is consistent with your zoning bylaw standards for parking at 1 space per unit.

Respectfully submitted,

Innovative Planning Solutions

A handwritten signature in black ink, appearing to read "Darren Vella".

Darren Vella, MCIP, RPP
President & Director of Planning



CONCEPTUAL SITE PLAN
PART 1, PLAN OF PART OF PARCEL 19,
REGISTERED PLAN 67
390 Essa Road
CITY OF BARRIE

Scale 1:200

LEGEND

- POTENTIAL VISITOR SPACES
- SUBJECT LANDS
- APARTMENT BUILDING
- PARCELS
- EXISTING BOARD FENCE
- WATER SERVICES
- SANITARY SERVICES
- STORM SERVICES
- PROPOSED BOARD FENCE

ZONING TABLE

PROVISION	REQUIRED R1 (current zoning)	REQUIRED R42 (proposed zoning)	PROVIDED
Lot Area	800 sqm	1,300 sqm	3,500 sqm
Development Area	100 sqm	1,300 sqm	3,200 sqm
Lot Frontage	20m	30m	66.5m
Setback			
Front Yard	4.5m	7.0m	7.5m
Central Side Yard	1.0m	1.0m	8m
Rear Yard	7.0m	7.0m	11.0m
Landscaped Open Space	n/a	25% area	27.41% area
Landscaped Buffer	3m	3m	1.5m
Maximum Unit Floor Area	110 sqm	40 sqm / 50 sqm / 50 sqm / 50 sqm	40 sqm / 50 sqm / 50 sqm / 50 sqm
Lot Coverage	45%	35%	33.2%
Parking Lot Coverage	35%	35%	45.4%
Green Floor Area	n/a	30% of lot area	127.2%
Building Height	10m	10m	26.5m
Parking Spaces	111 (2.0% of G.F.P. 554.5 sqm)	111 (2.0% of G.F.P. 554.5 sqm)	72 (1.3%)
Number of Units	n/a	n/a	74 (2.0%)
Density	13-25 uha	54 uha	21.6 uha
Secondary Means of Access	n/a	7.0m	14.5m

Source: Survey prepared by A. Addi Surveys Inc. O.L.S., dated May 31, 2017.
Site Plan prepared by ACK Architects, dated July 23, 2018.
Note: Information shown is approximate and subject to change.

CONCEPTUAL SITE PLAN - 74 Apartment Units
390 ESSA ROAD - CITY OF BARRIE

RESIDENTIAL	CURRENT OF DESIGNATION	SCHEDULE OF REVISIONS			
		No.	Date	Description	By
R1	CURRENT ZONING				

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNING & PROJECT MANAGEMENT SERVICES

Date: March 14, 2019
Drawn By: VLD
File: 17-203
Checked By: AB