

Public Meeting Zoning By-law Amendment 101 Kozlov Street



May 8th, 2017

7:00pm

City Hall – Council Chambers

Site Context – Subject Lands & Surrounding Area



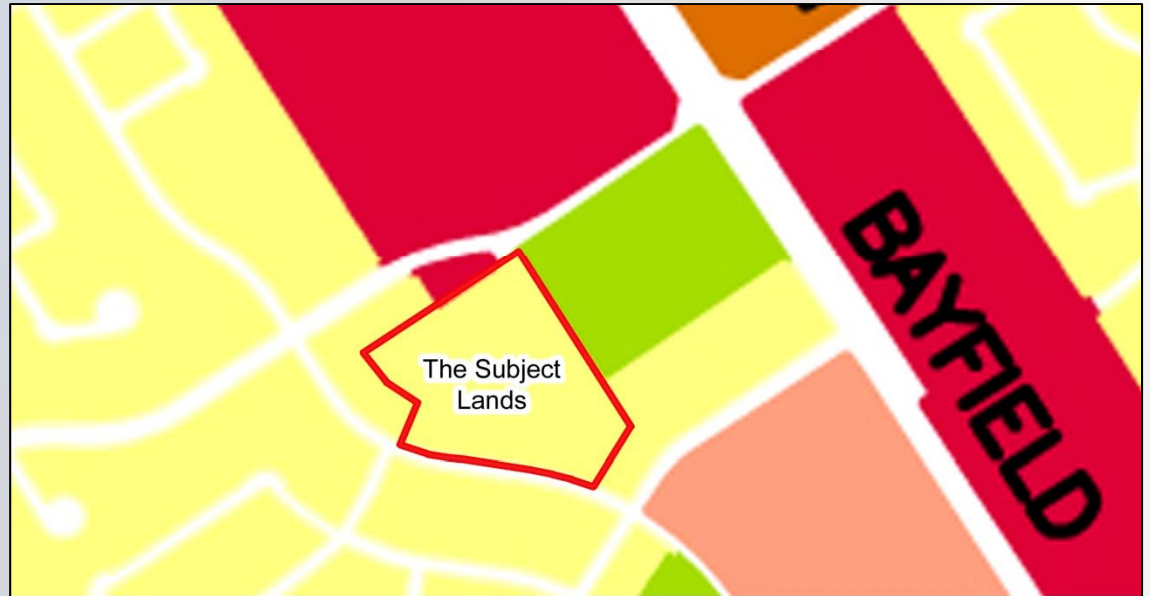
The Subject Lands – 101 Kozlov Street

- 2.37 hectares (5.86 acres) in size
- Frontage (164m) on Kozlov street
- Existing 7-storey, 129 unit apartment building
- Vehicular access from Kozlov Street (two accesses)
- Approximately 200 existing parking spaces
- Portion of lands covered by wooded area (Part of Brown's Bush on adjacent property)



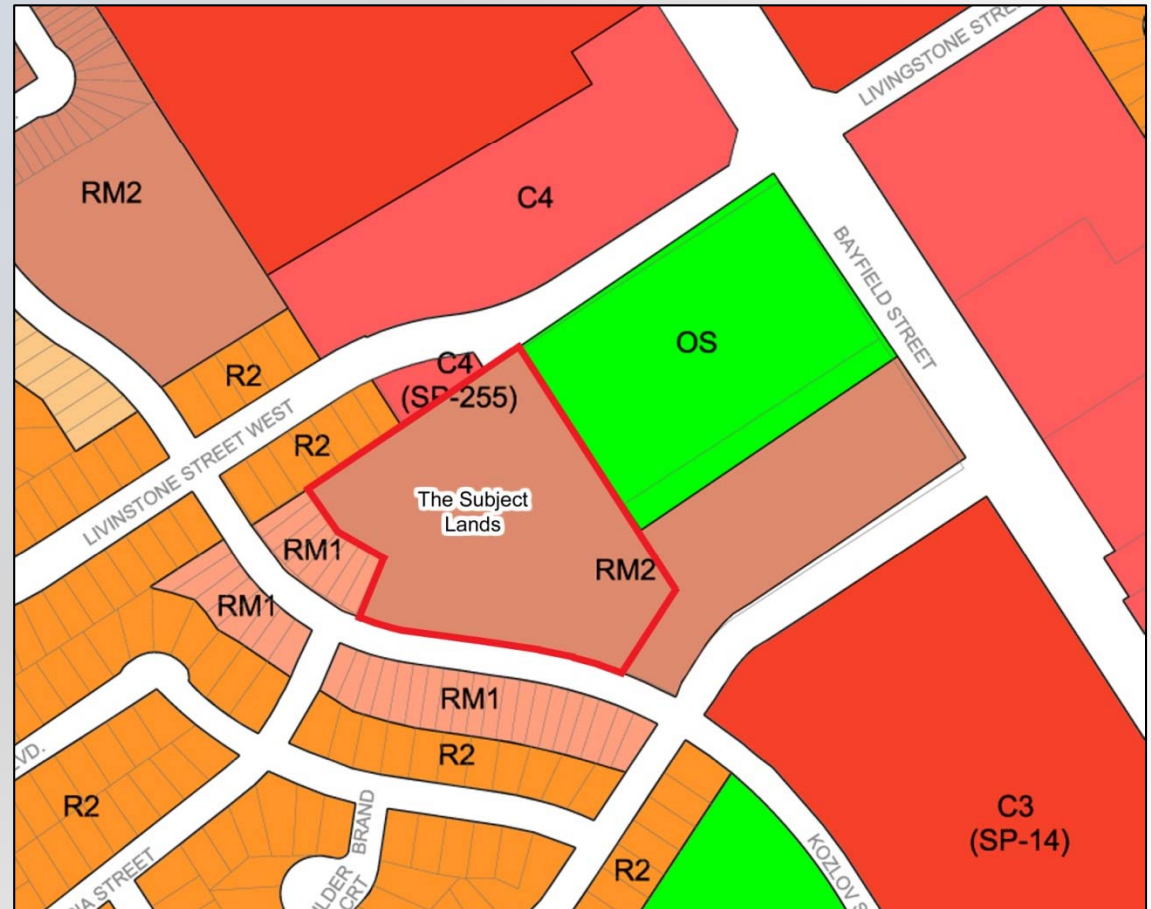
Current Official Plan

- Designation:
 - Residential
- Permitted Uses:
 - All forms and tenure of Housing
- Adjacent land uses include:
 - Residential
 - General Commercial
 - Open Space
 - Community Centre Commercial
- Adjacent to Intensification Node and Corridor



Current Zoning By-law

- Zoning:
 - Residential (RM2)
- Permitted Uses:
 - Single detached dwelling
 - Two, three or more unit dwelling
 - Block/Cluster/Street townhouse
 - **Stacked Townhouse**
 - Walk-up Apartment
 - Converted Dwelling
 - Boarding, Lodging, Rooming House (Small & Large)



Proposed Development - Initial Submission

- Zoning By-law Amendment application was filed on November 27, 2015
- 120 proposed stacked townhouse units + 129 existing apartment units (249 total)
 - Density: 106 units/ha
- Reconfigured parking area to provide 249 parking spaces for proposed and existing units (1 space per unit).
- Consolidated vehicular access driveway from Kozlov Street.



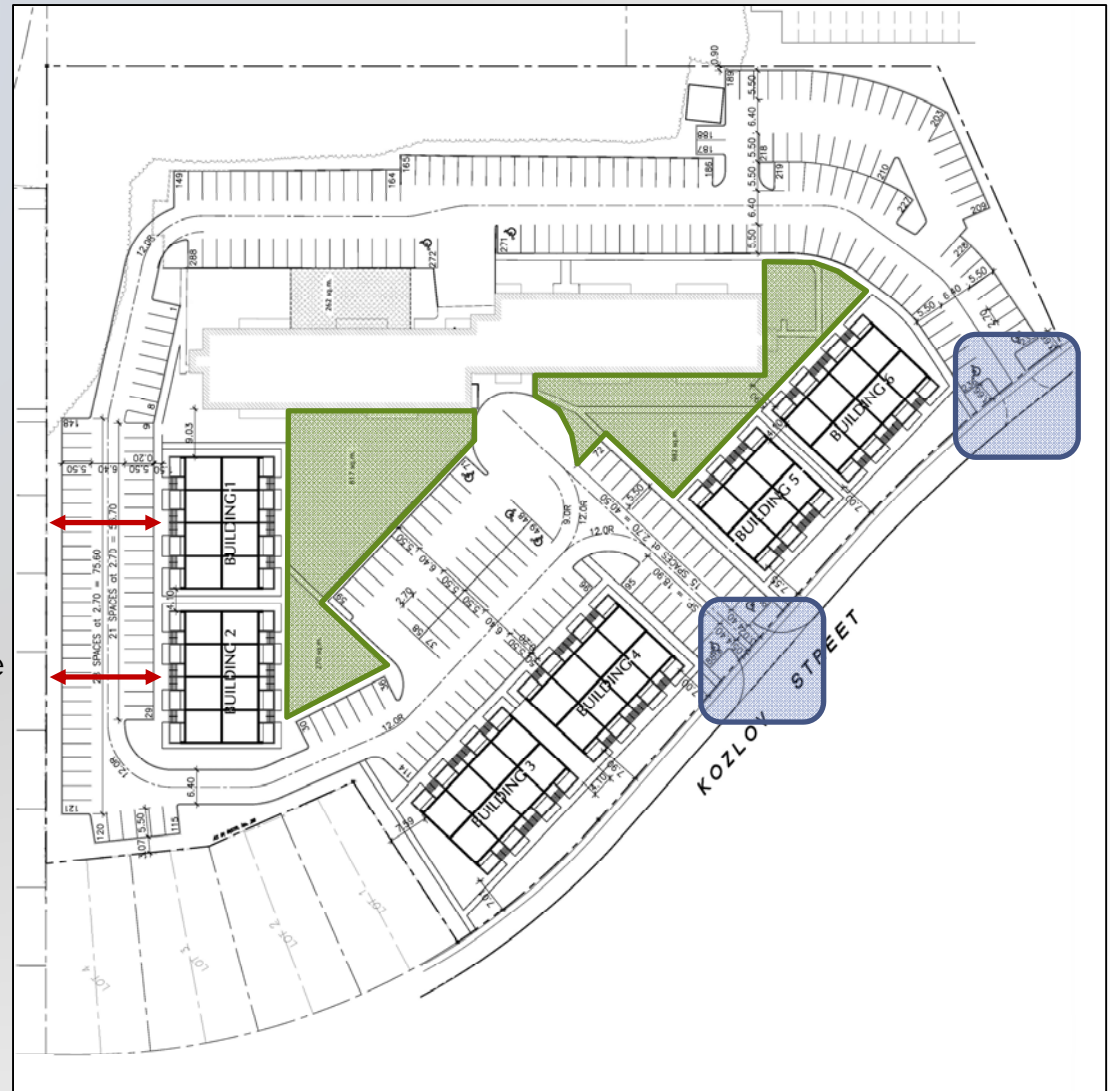
Proposed Development - Community Input Meeting

- Community Input Meeting held on February 18th, 2016.
- Issues Identified:
 - Density
 - Privacy
 - Parking Supply
 - Traffic Flow
 - Decentralized Common Amenity Areas



Proposed Development - Revised Plan

- 92 proposed stacked townhouse units + 129 existing apartment units (221 total)
- Response to Issues:
 - Reduced Density (120 to 92 Townhouses)
 - Revised Parking Supply/location
 - 1.15 spaces/unit
 - Balanced adjacent to units
 - Traffic Flow through the site
 - Units shifted
 - Maintain access points
 - Centralized Common Amenity Areas



Proposed Development – Zoning By-law Amendment

	Required (RM2)	Proposed
Density	53 units per hectare	94 units per hectare
Gross Floor Area (max.)	60%	85%
Building Height	10m	12m
Height of Stacked Townhouse	3 Storeys	3.5 Storeys
Parking (min.)	1.25 spaces/unit for existing apartment = 160 Spaces 1.5 sapces/units for proposed stacked townhouse units = 138 spaces Total = 298 spaces	1.15 spaces/unit Total proposed = 288 spaces
Consolidated Amenity Space	1,104 m ²	817 m ²

Proposed Development – Policy Support & Summary

- Supported by intensification policies of the Provincial Policy Statement and the Growth Plan
- Consistent with the Intensification policies of the City of Barrie Official Plan
 - Within existing built-up area with municipal services already in place
 - Nearby existing community facilities, shopping centres, and employment areas
 - Location and design of proposed buildings is compatible with surrounding dwelling units and minimizes conflict between land uses.
- Intensification of an underutilized site
- Adjacent commercial & transportation corridors including several Public Transit Routes
- Subject lands are already well serviced by existing municipal services (water, sanitary, storm sewers)
- Rental units proposed