



PUBLIC MEETING

19 DUNDONALD STREET

JUNE 7, 2022

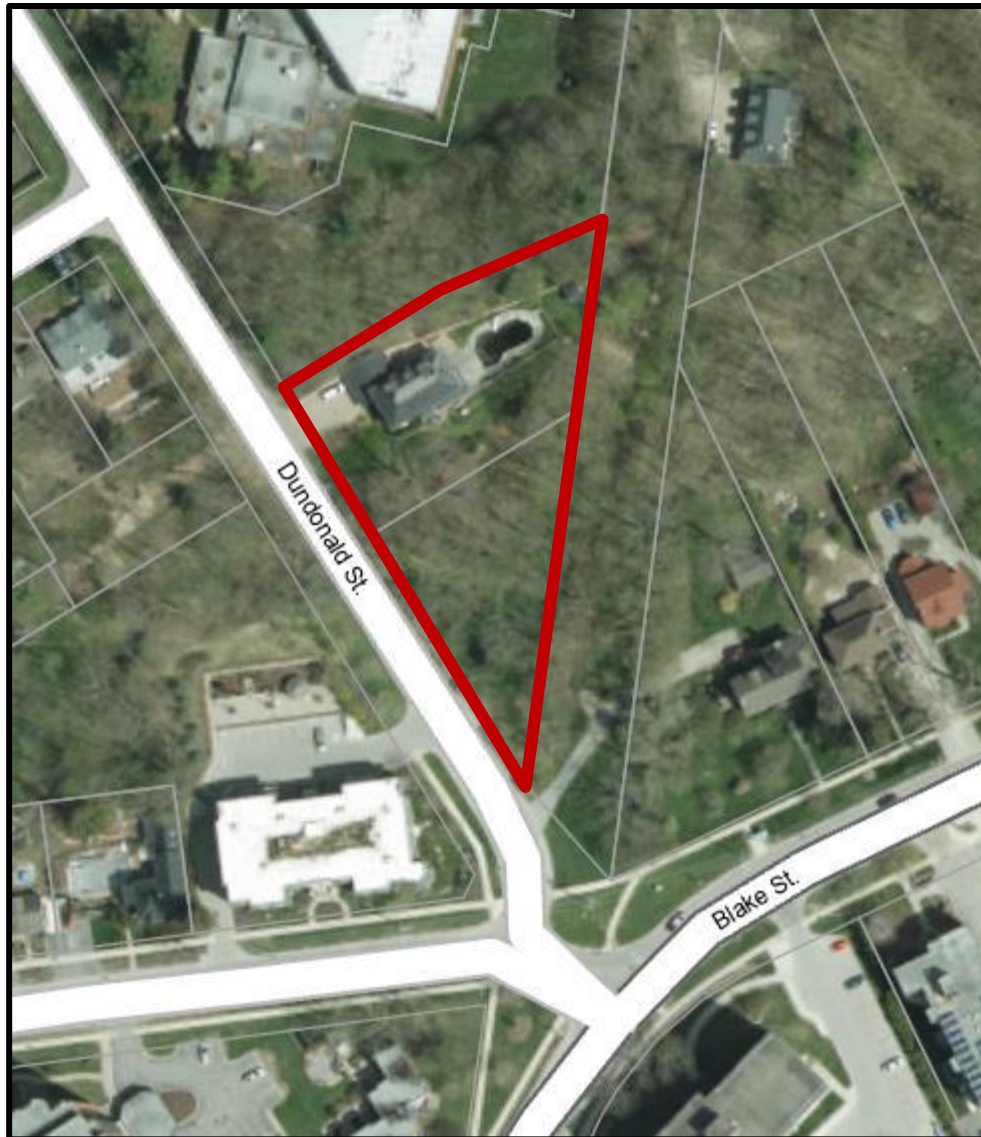
PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT LANDS



- The subject application applies to two (2) properties, located at 19 Dundonald Street.
- Located at the intersection of Dundonald Street and Collier Street / Blake Street.
- 99.0 metres of frontage along Dundonald Street.
- Landholdings of 3,880 m² (0.38 ha. / 0.96 ac.).
- The lands are a triangular shape and contain a significant grade change, sloping from north to south.
- Current land uses:
 - Northern portion contains a single detached dwelling and related uses.
 - Southern portion is vacant with scattered tree cover.

SUBJECT LANDS

IPS
CONSULTING



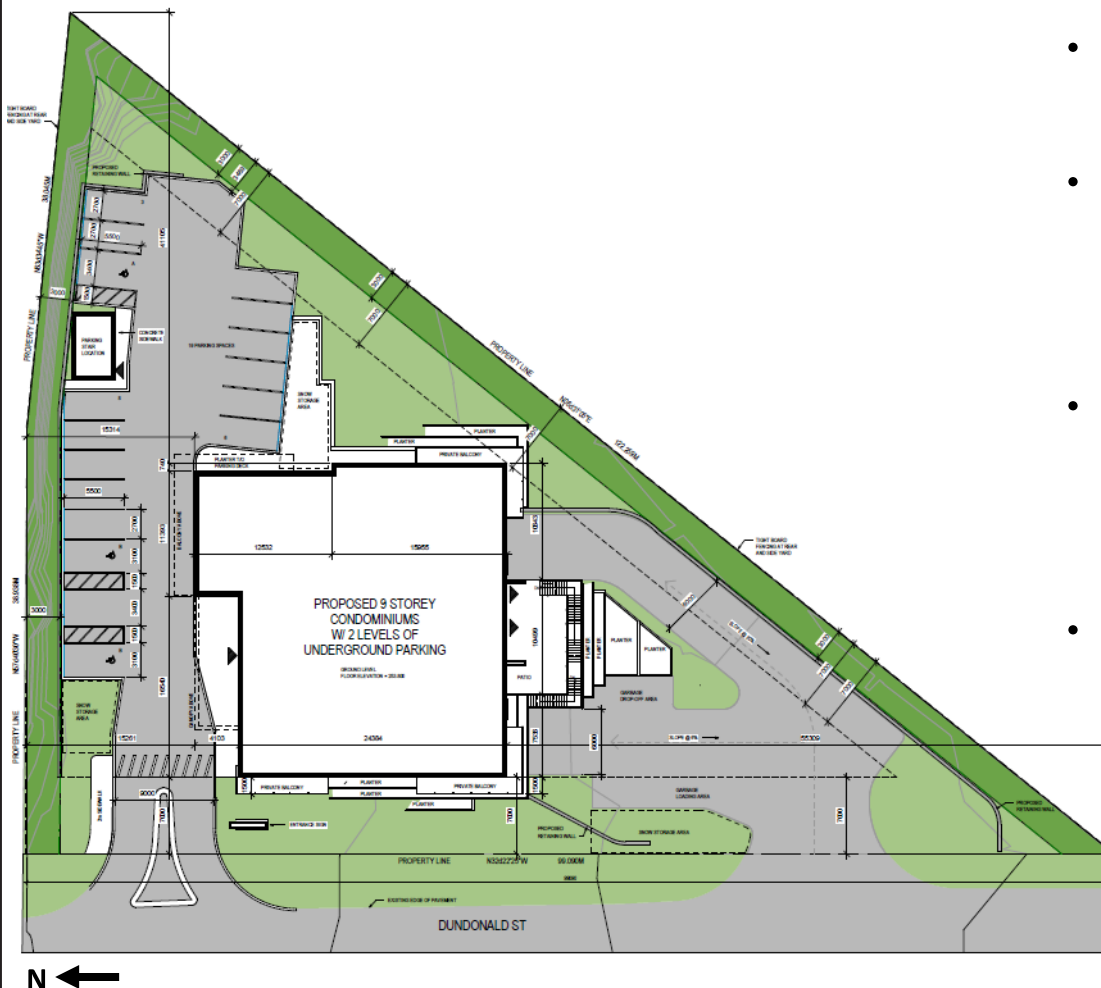
LOCATION

IPS
CONSULTING



PROPOSED DEVELOPMENT

- **9-storey** residential condominium with **58 units**.
- Building **height of 27.4 m.** (30 m. permitted), offering a density of 149 units per hectare.
- A building footprint of 742 m² is proposed, resulting in a GFA of 6,678 m².
- The proposed built form has been designed to frame the site to promote a strong street presence along Dundonald Street, establishing an urbanized streetscape.
- A 3.0 m. landscaped buffer is maintained along the boundary of the site to provide buffering to adjacent lands and support enhanced landscaping measures (dark green).
- Proposed setbacks:
 - Front Yard - 7.0 m. to Dundonald.
 - Rear Yard – 7.0 m., which contextually acts as the interior side yard.
 - Interior - 15.3 m. to lot line.



PROPOSED DEVELOPMENT



99 parking spaces are provided for a ratio of **1.7 spaces /unit**.

- 17 are at grade, 82 in the underground garage.

Site access is provided off Dundonald Street, from 2 access points:

- One access is located to the north, connecting to an internal driving aisle with the at-grade parking spaces and building lobby/entrance.
 - A right-in, right-out, access has been provided to ensure safe traffic movements in the winter months, improved visibility for entering / exiting the site, and controlled vehicular movements along Dundonald Street.
- The second access point is provided towards the southern limits of the site, connecting to 2 levels of underground parking.



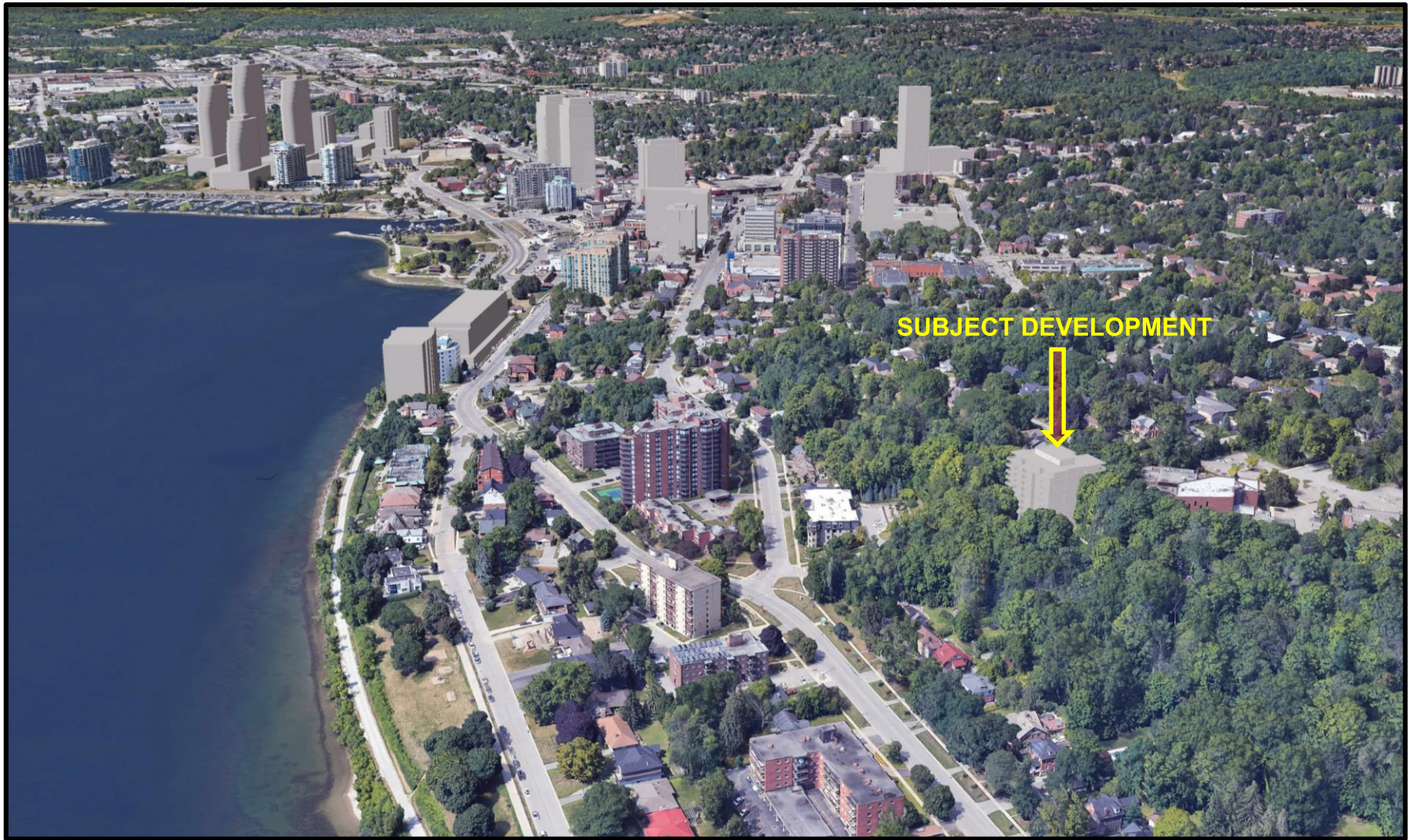
- Amenities include a common event space/room, private balconies for each unit, fitness room, storage lockers, and bicycle parking underground.
- Internal waste collection is provided.
- The proposal provides for a transition of density, recognizing that the subject lands are located in close proximity to the City's downtown (Urban Growth Centre)(approx. 250 m. east), where high-density development is planned and directed.

VISUAL MODEL: LOCATION



Existing development: 4 - 14 storeys.

VISUAL MODEL: CONTEXT



**Existing development: 10-15 storeys.
Proposed development: 10-30+ storeys.**



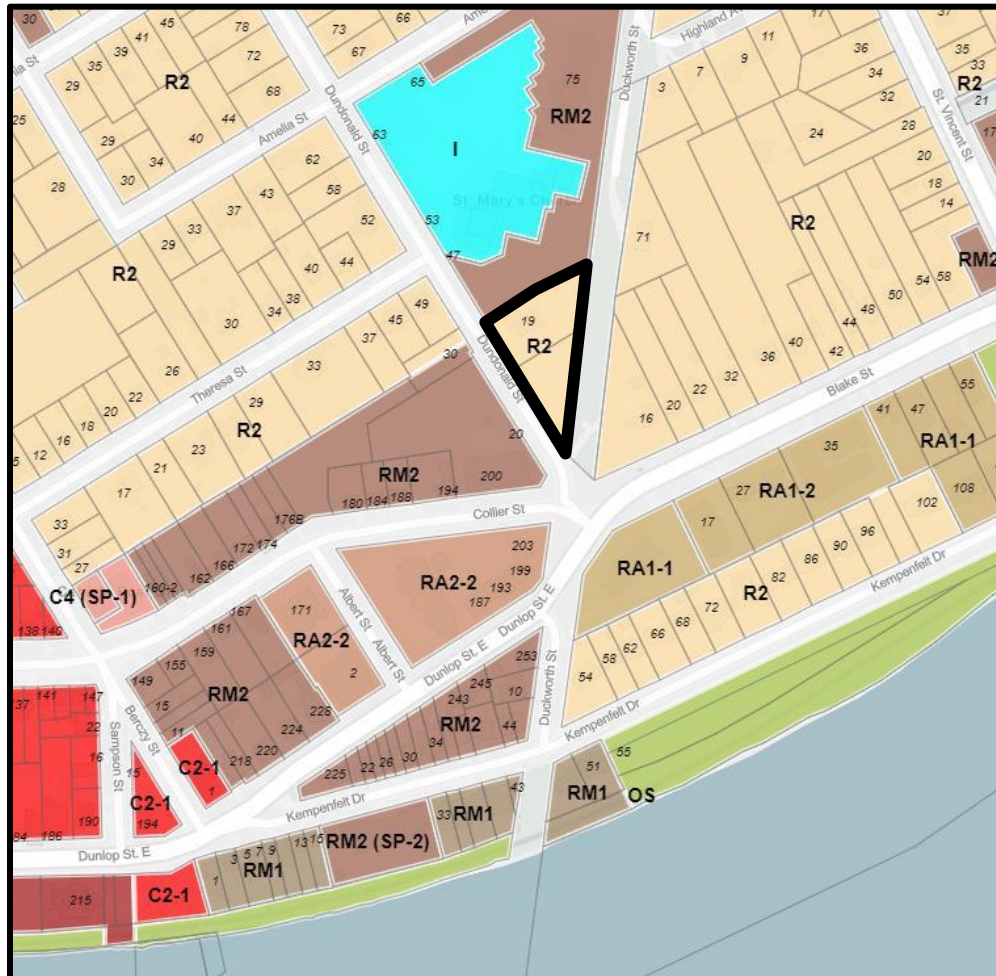
The City of Barrie Official Plan (2018) designates the subject lands as the following:

- Schedule A – Land Use: ***'Residential'***
- Schedule D – Road Plan:
 - Located along a *'Local Road'* (Dundonald Street).
 - At the intersection of an *'Arterial Road'* (Blake Street) and a *'Major Collector'* (Collier Street).
- Schedule H – Natural Heritage Resources: *'Level 3'* (connected woodlands)
- Schedule I – Intensification Areas: ***'Built-up Area'***

OFFICIAL PLAN OVERVIEW

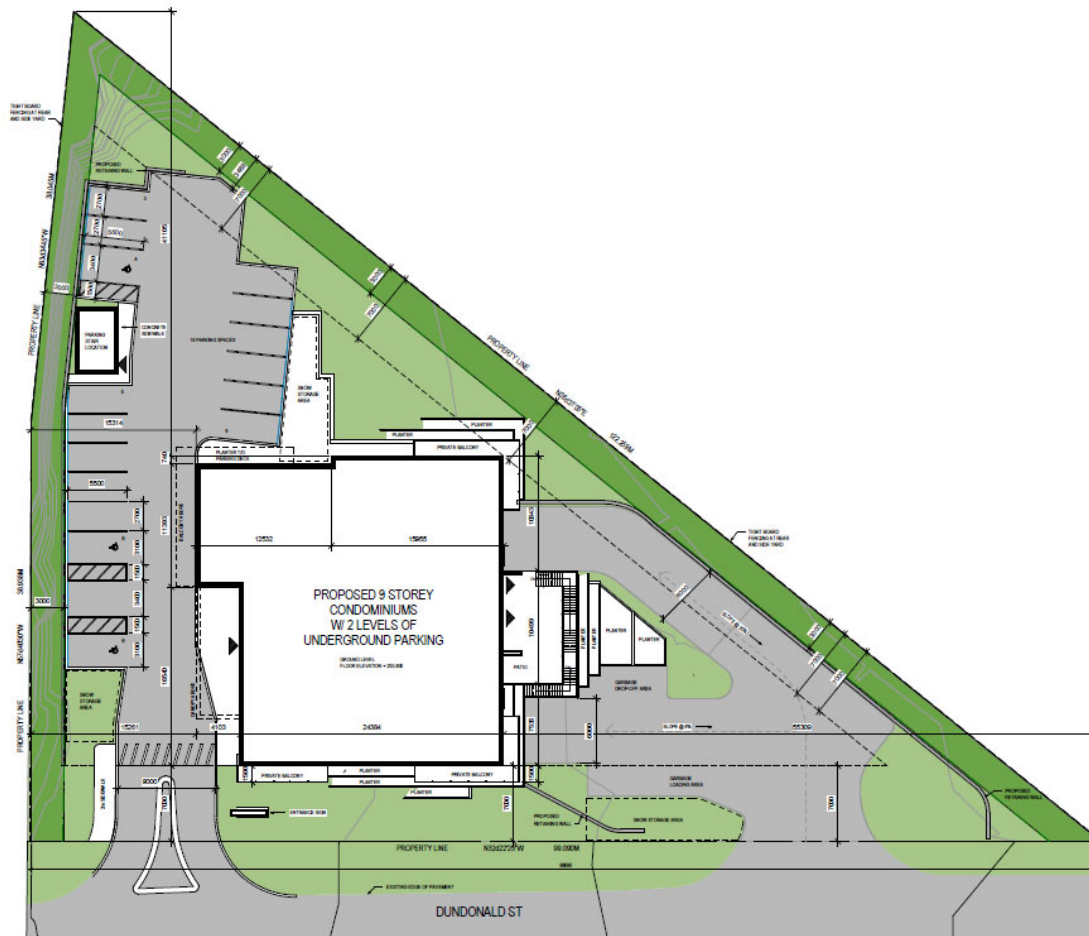
- The subject lands are designated Residential, which permits all forms and tenure of housing.
- The Official Plan supports an appropriate mix and range of housing options, contributing to a complete community and developments that offer more attainable housing options.
- The lands are within the Built-up Area, where the Plan directs at least 40% of residential dwelling unit development to be within these areas annually.
- 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.
- Level 3 resources represent significant and supporting components of the City's natural heritage resource network. Development is permitted where it has been demonstrated that there will be no negligible impacts to the feature.
- The proposed development satisfies the locational criteria of the Official Plan.
 - Infrastructure/road network, transit, density, compatibility, urban design, and heritage resources.
- 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. No Official Plan Amendment (OPA) is required.

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 condominium development, a Zoning By-law Amendment (ZBA) is required.
- The Amendment would rezone the lands to the **'Residential Apartment Dwelling First Density - 3 with Special Provisions (RA1-3)(SP-XXX)'** zone.
 - One (1) special provision is requested for a gross floor area (GFA) of 114%, where 100% permitted.

BY-LAW CONFORMITY



RA1-3 ZONING TABLE		
	REQUIRED	PROPOSED
LOT AREA (MIN.)	1,100m ²	3,880.2m ²
LOT FRONTAGE (MIN.)	24m	99m
FRONT YARD (MIN.)	7m	7m
PARKING STRUCTURE SETBACK FROM STREET LINE (MIN.)	1.8m	7m
INTERIOR SIDE YARD (MIN.)	5m	15.3m (North)
REAR YARD (MIN.)	7m	>7m (Measured to the rear corner/point of the lot)
DWELLING UNIT AREA (MIN.)	35m ² +10m ² /bedroom	<35m ² +10m ² /bedroom
LOT COVERAGE (MAX.)	35%	19.6%
PARKING AREA COVERAGE (MAX.)	35%	23.5%
% OF PARKING AREA IN THE FRONT YARD (MAX.)	20%	0%
LANDSCAPING (MIN.)	35%	50.3%
G.F.A. (MAX.)	100%	114.7%
BUILDING HEIGHT (MAX.)	30m	27.4m
PARKING (MIN.)	1.5 spaces/unit = 65 spaces @ 2.7m x 5.5m (Including 3 BF spaces)	1.70 spaces/unit = 99 spaces @ 2.7m x 5.5m (Including 4 BF spaces)
DRIVE AISLE WIDTH (MIN.)	6.4m	6.4m
BARRIER FREE (MIN.)	1 Type A space @ 3.4m x 5.5m & 2 Type B space @ 3.1m x 5.5m Each barrier-free space shall contain a 1.5m access aisle	2 Type A space @ 3.4m x 5.5m & 2 Type B space @ 3.1m x 5.5m
LANDSCAPED BUFFER STRIP	3m landscape buffer (sides & rear)	3m
FENCING (MIN.)	2m (light board fence) *Parking with 4 or more spaces abutting residential zone*	Provided
MAX. DENSITY	150 units per hectare for lands located outside of the City Centre (Official Plan Policy)	149 units per hectare
SECONDARY MEANS OF ACCESS/LANDSCAPED OPEN SPACE	7m	7m
ACCESSORY BUILDING FRONT YARD SETBACKS (MIN.)	7m Not permitted in the front yard	> 7m
ACCESSORY BUILDING REAR & SITE YARD SETBACKS (MIN.)	0.6m	> 3m both sides and rear
ACCESSORY BUILDING LOT COVERAGE (MAX.)	10%	0.6% = Parking Stair
ACCESSORY BUILDING/STRUCTURE HEIGHT (MAX.)	4m	3.6m

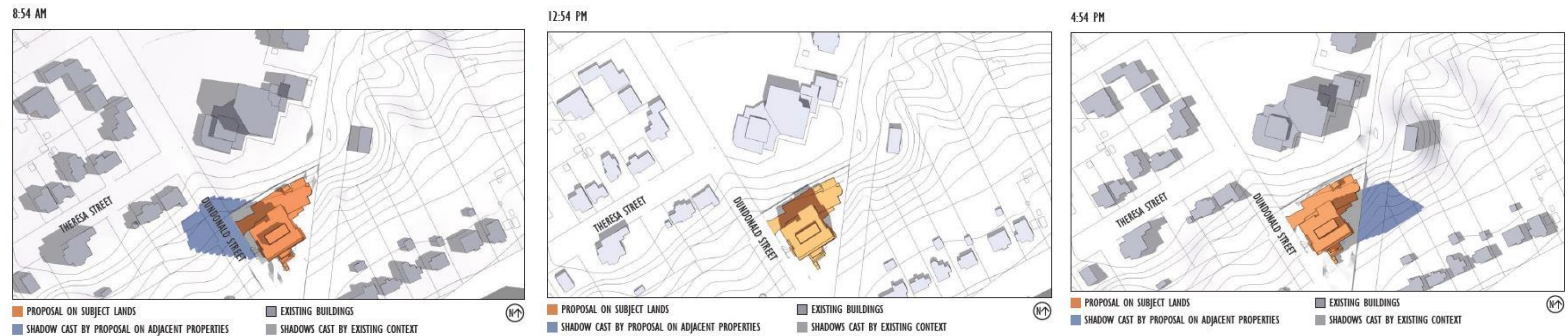
KEY STUDIES

- Planning Justification Report - IPS
- Urban Design Report – IPS
- Hydrogeological Assessment – GEI
- Geotechnical Investigation – GEI
- Functional Servicing and Stormwater Management Report – Tatham Engineering
- Traffic Brief & Parking Review– JD Engineering
- Tree Inventory, Analysis and Preservation Report / Plans – RiverStone Environmental
- Environmental Impact Study (EIS) – Roots Environmental
- Architectural – MCL Architects
- Shadow Analysis – IPS
- Historic Neighbourhood Character Impact Evaluation – ARA Heritage

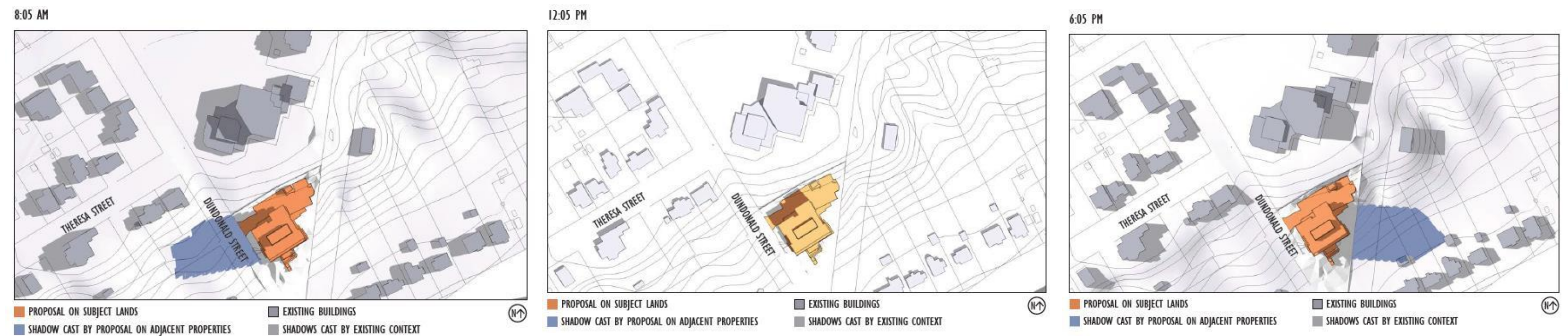
SHADOW ANALYSIS

The Shadow Analysis demonstrates the shadows cast by the proposed development throughout the year on the lands adjacent to the subject property by the proposed 9-storey residential condominium.

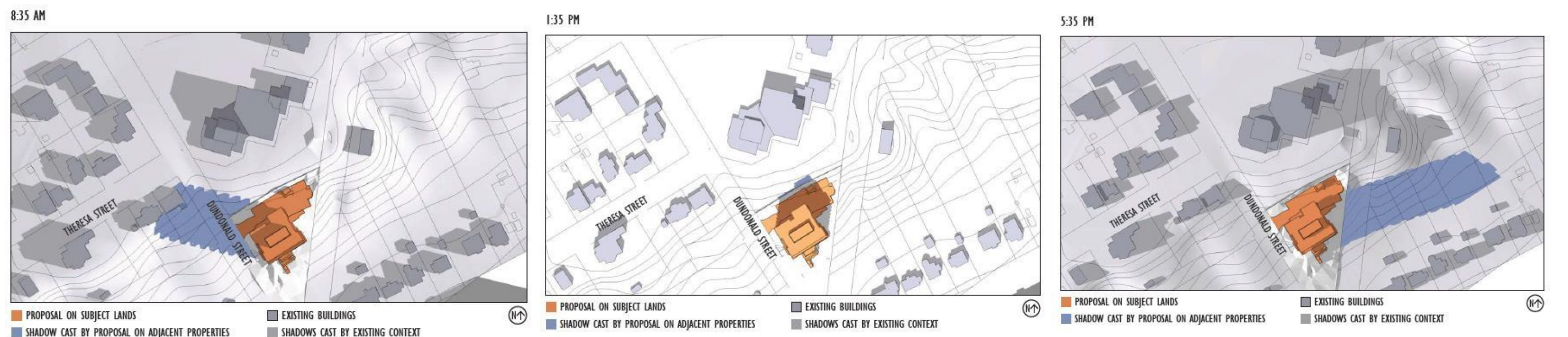
April



June



September



CONCLUSION

- The proposed Zoning By-law Amendment will facilitate the development of a 9-storey, 58-unit residential condominium, located at 19 Dundonald Street.
- The application seeks to amend the City of Barrie Zoning By-law, to rezone the subject lands from *'Residential Single Detached Dwelling Second Density (R2)'* to *'Residential Apartment Dwelling First Density - 3 with Special Provisions (RA1-3)(SP-XXX)'*.
- 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.
- The proposed development offers redevelopment and intensification on lands that are strategically located within the Built-up Area of the City, in close proximity to the City's Urban Growth Centre.
- In support of diversified housing options and improved housing attainability within the City of Barrie, the proposal would introduce new options to the City's housing stock, while assisting the City in achieving the mandated housing and density targets.

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com