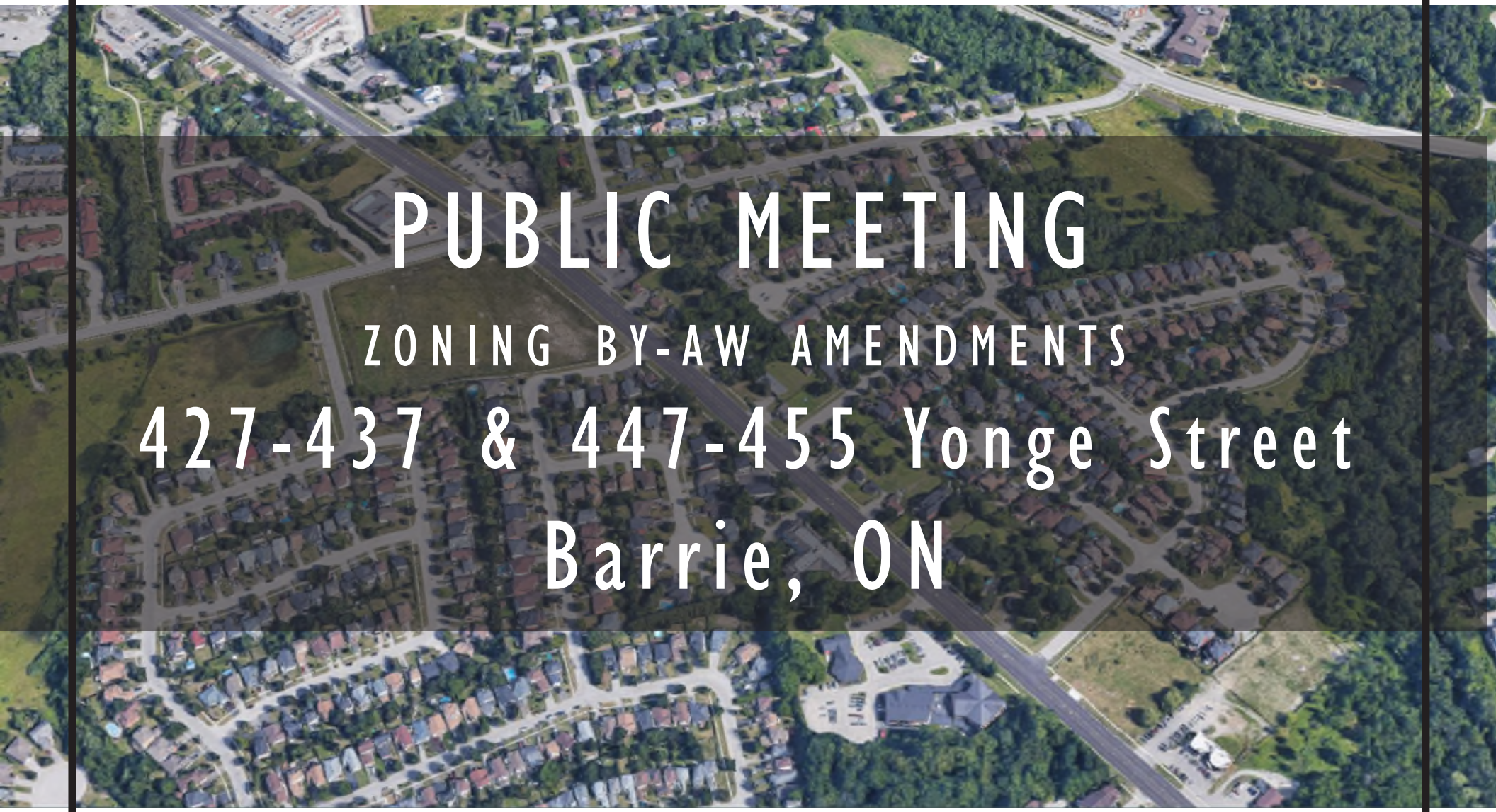


PUBLIC MEETING

ZONING BY-AW AMENDMENTS

427-437 & 447-455 Yonge Street

Barrie, ON

March 22, 2023

IPS INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



Address:	427,429,431,435,437 Yonge St	Address:	447, 449, 451, 453, 455 Yonge St
Frontage:	61m on MacLaren Ave, 109m on Yonge St	Frontage:	61m on MacLaren Ave, 91m on Yonge St
Area:	6,682 m²	Area:	5,577 m²

SURROUNDING CONTEXT

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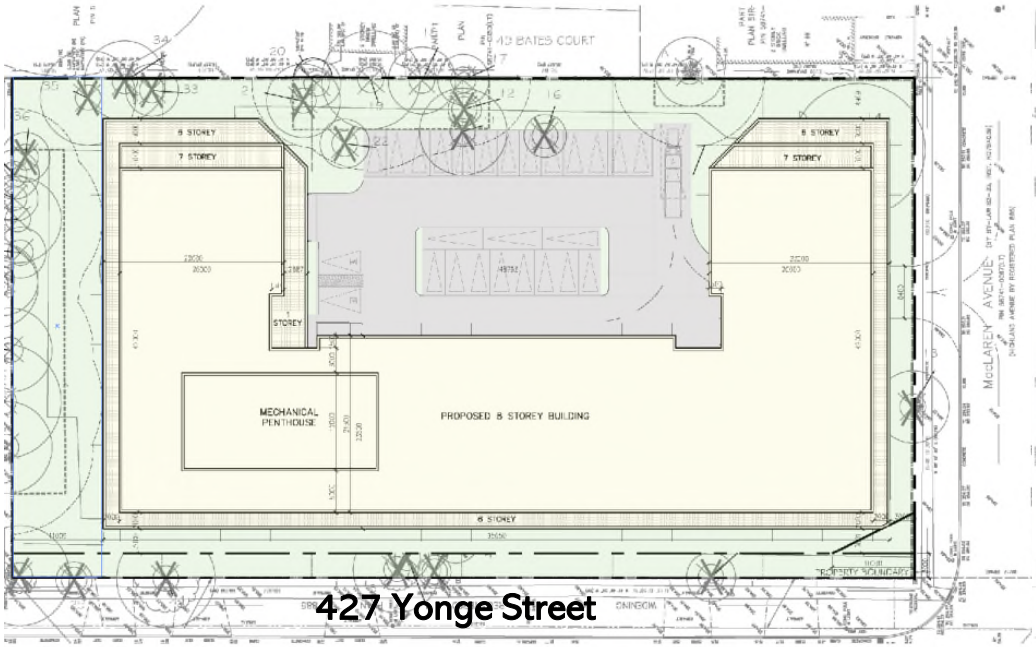
EXISTING LAND USE AND ZONING



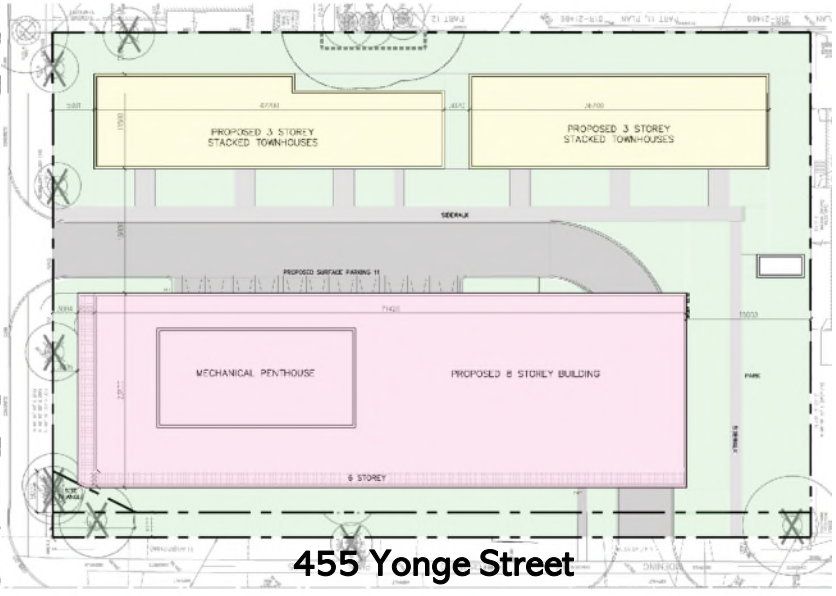


ORIGINAL CONCEPTS (MAY 2022)

A neighbourhood meeting was held in May 2022, presenting two concepts.



427 Yonge Street



455 Yonge Street

Comments included:

- Traffic, parking and access
- Building height, placement and shadowing
- Architectural design, greenspace and amenity areas
- Stormwater management and snow storage
- Tenure and affordable housing

DEVELOPMENT OVERVIEW

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Proposed: Two, 7-storey mixed use residential buildings located at the northeast and southeast corner of the Yonge St and MacLaren Ave intersection.





PROPOSAL – 427 YONGE ST

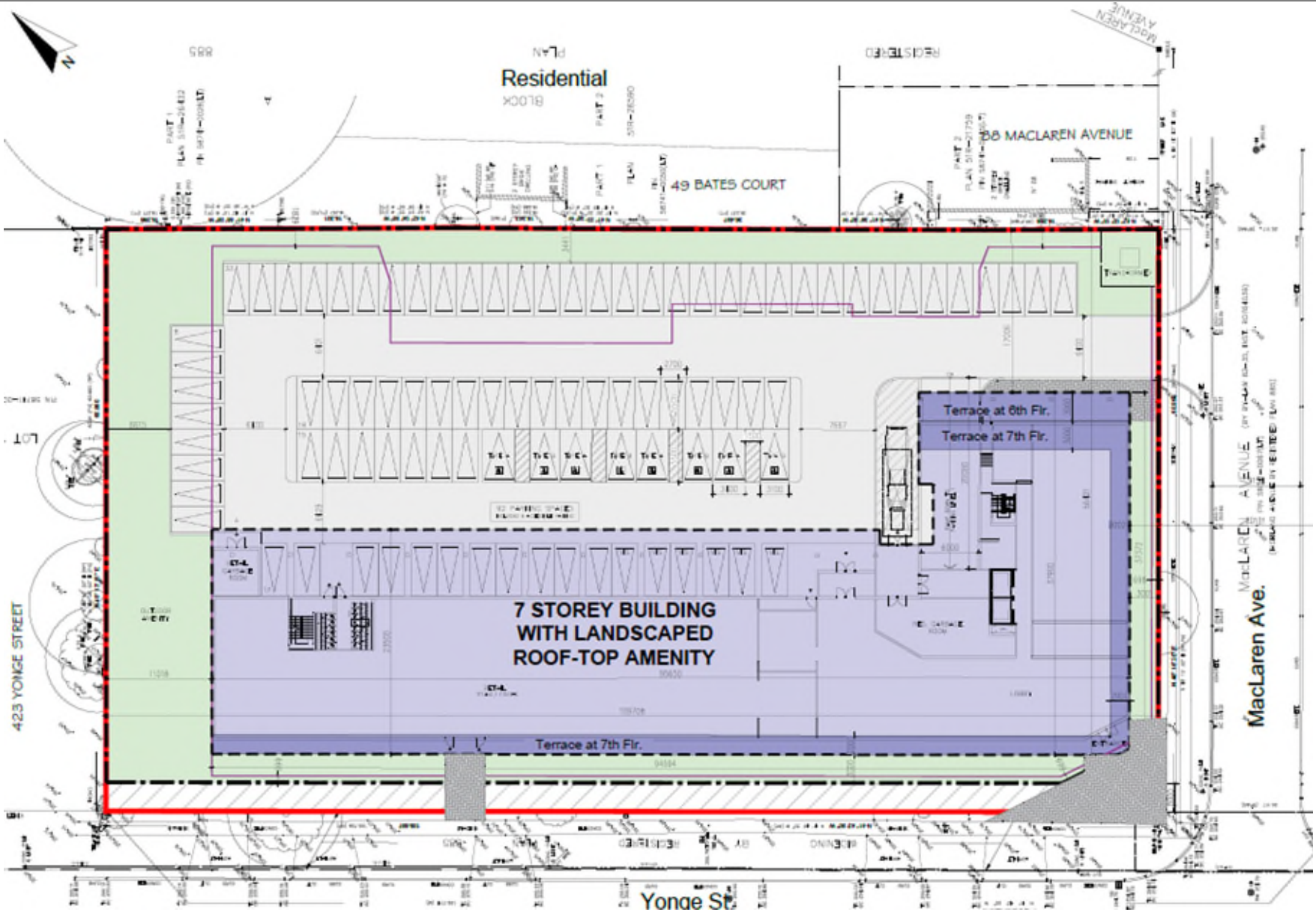


N

- 7-storey mixed-use condominium
- 196 units ranging from 1-3 bedrooms
- Ground floor commercial space
- 202 residential parking spaces, 24 retail spaces
- Vehicular access off MacLaren Ave
- 2,384m² of amenity (ground floor outdoor, balconies, terraces, and rooftop)

427 YONGE ST: FORM & LAYOUT

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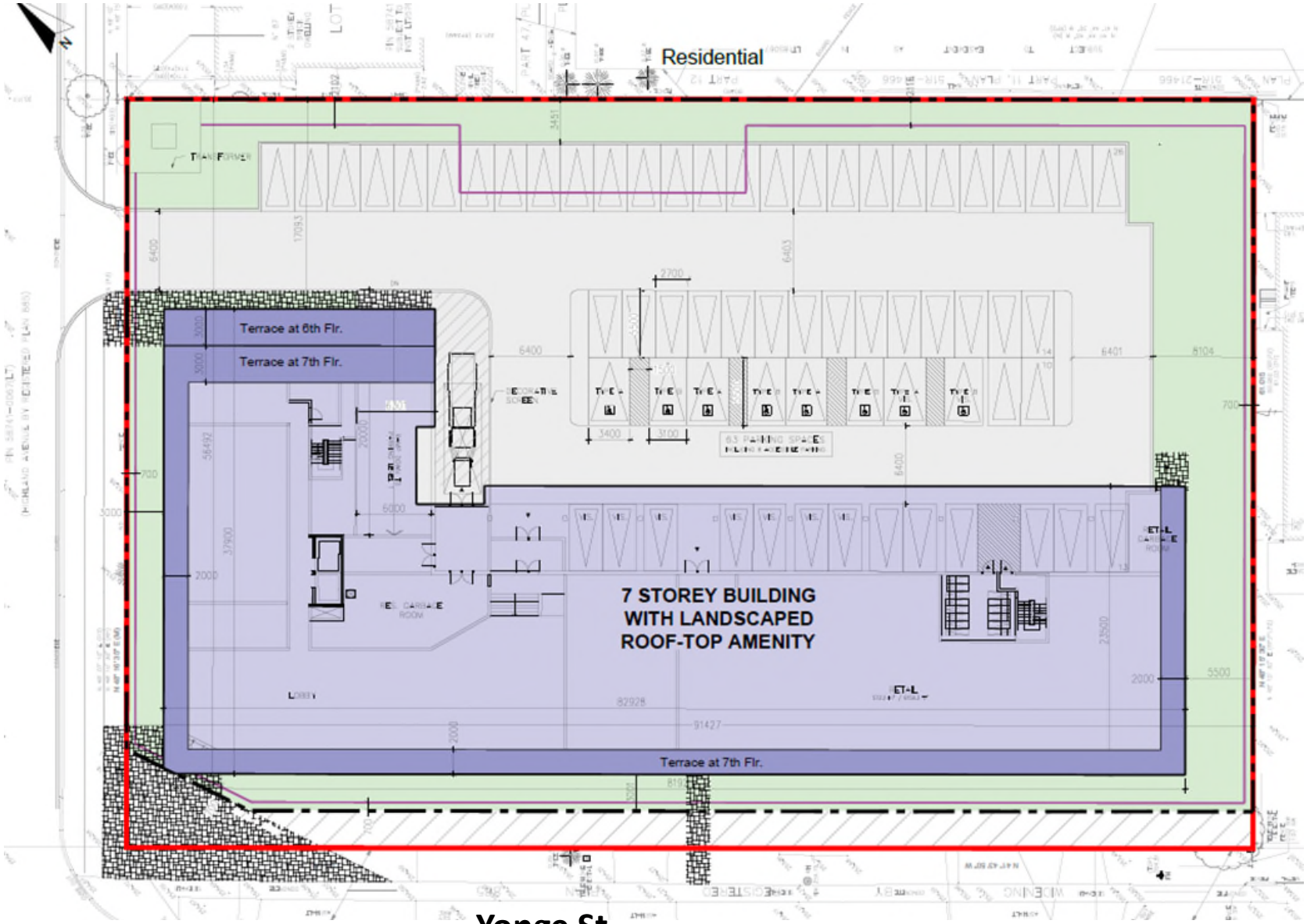
PROPOSAL – 455 YONGE ST



- 7-storey mixed-use Condominium
- 177 units ranging from 1-3 bedroom
- Ground floor commercial space
- 186 residential parking spaces, 19 retail spaces
- Vehicular access off MacLaren Ave
- 2,139m² of amenity (balconies, terraces, and rooftop)

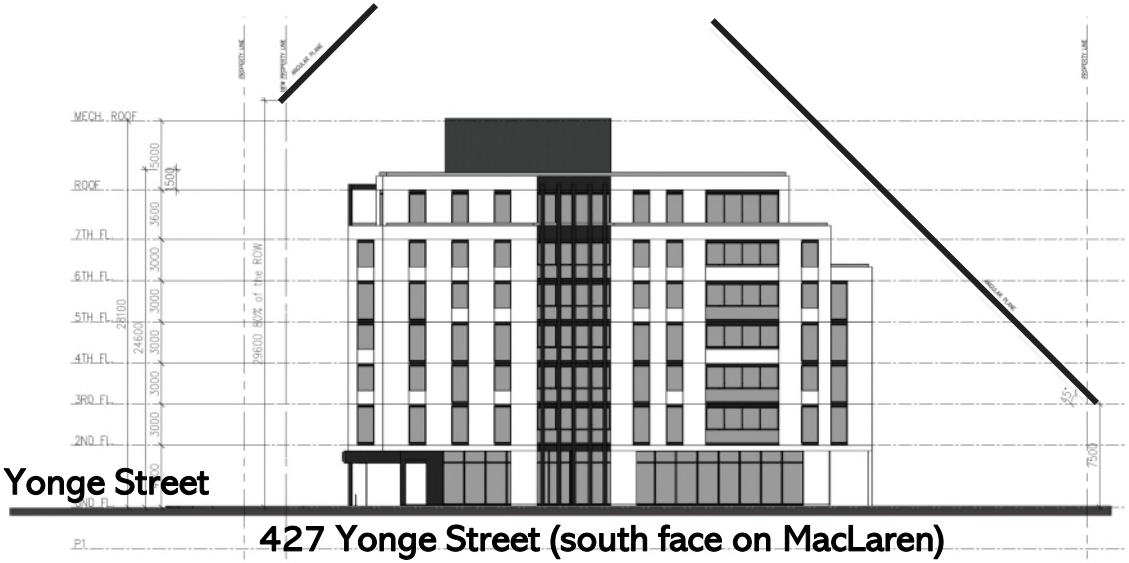
455 YONGE ST: FORM & LAYOUT

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ANGULAR PLANE COMPLIANCE

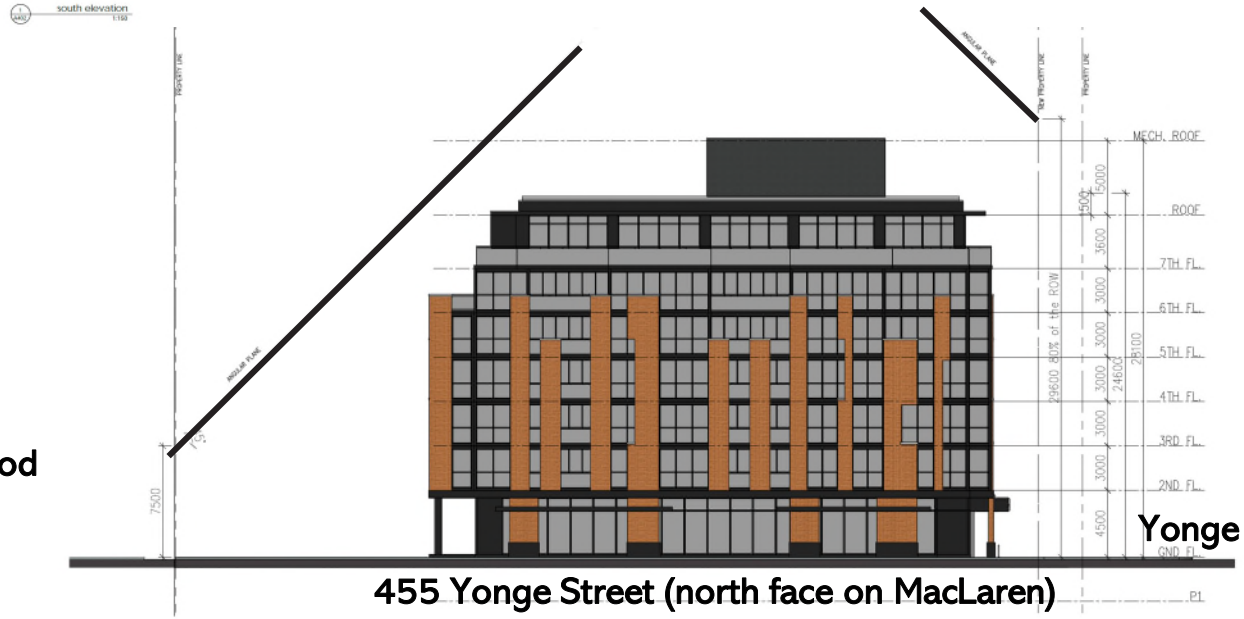
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Yonge Street

Neighbourhood

427 Yonge Street (south face on MacLaren)



Neighbourhood

Yonge Street

455 Yonge Street (north face on MacLaren)

PROPOSED AMENDMENTS

Residential Single Detached Dwelling First Density
(R1)

↓

Mixed Use Corridor Zone, with Special Provisions
((MU2)(SP-X))

427 – 437 Yonge Street

1. Yonge Street shall be deemed the front yard
2. Permit Front Yard Soft Landscaping
3. Min. Exterior Side Yard Setback of 0m to Daylight Triangle
4. Max. Interior Side Yard Setback of 11.5m
5. Max. Parking Lot Coverage of 40%
6. Min. Underground Parking Setback of 0.6m

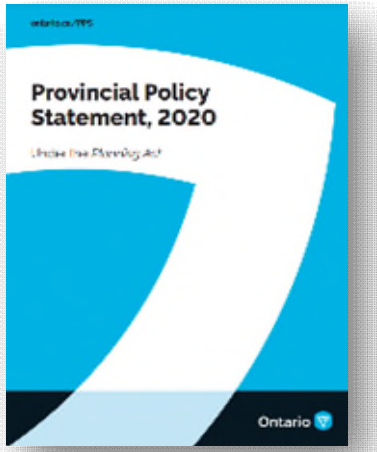
447 – 455 Yonge Street

1. Yonge Street shall be deemed the front yard
2. Permit Front Yard Soft Landscaping
3. Min. Exterior Side Yard Setback of 0m to Daylight Triangle
4. Max. Interior Side Yard Setback of 6.0m
5. Max. Parking Lot Coverage of 37%
6. Min. Underground Parking Setback of 0.7m

SUPPORTING STUDIES

- Architectural Drawings and Shadow Studies
- Planning Justification and Urban Design Reports
- Landscape Architecture Plans & Tree Preservation
- Boundary and Topographic Surveys
- Pedestrian Wind Impact Studies
- Traffic Noise Studies
- Functional Servicing and Stormwater Management
- Traffic Impact Studies
- Hydrogeological and Geotechnical Investigations

PROVINCIAL POLICY ANALYSIS



- Developments direct growth within the Built-up Area and a Primary Intensification Corridor (Yonge St)
- Promote residential intensification through redevelopment
- Improve the supply and range of housing options



- Developments promote a mixed-use neighbourhood to foster complete communities
- Accommodate live/work lifestyle opportunities
- Provide transit-supportive residential densities
- Promote a pedestrian-oriented environment

CITY OF BARRIE POLICY ANALYSIS



- Developments locate high-density uses along a Primary Intensification Corridor (Yonge St) near a major transit node
- Provide much-needed housing supply
- Contribute to a mix of housing types, sizes, and prices
- Enhance commercial presence along Yonge St
- Well-designed and compact built form, vibrant streets
- Contribute to minimum intensification target of 40% within the built-up area
- Cost-effective use of municipal water, sanitary and storm servicing

SUMMARY AND CONCLUSION

- Two separate applications to permit two 7–storey mixed use condominium buildings
- Applications would rezone the lands from ‘R1’ zone to ‘MU2-SP-X’ zone
- Supports the City’s vision for the Yonge Street Intensification Corridor
- Aligns with Provincial growth and housing directives
- Sited and designed to respect and maintain compatibility with the surrounding neighbourhood
- Complies with all levels of planning policy and represents good planning



QUESTIONS AND COMMENTS

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THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com

BACK SLIDE – ZONING TABLES

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427

MIXED USE CORRIDOR (MU2) ZONE		
Provisions	**Required**	**Provided**
Front Yard	MacLaren Avenue	Yonge Street
Min. Lot Area	--	6,328.17m^2 (development limit)
Min. Lot Frontage	--	109.71m (Yonge St.)
Front Yard Setback	Min. - 1.0m for 75% of frontage Max. - 5.0m for 25% of frontage	3.00m (86.22% (94.59m)) (Yonge St.)
Front Yard Setback (5.4.3.2)	Front yard setback areas shall be fully paved and seamlessly connected with abutting sidewalk	Front yard setback will be used for soft landscaping
Side Yard Setback	Min. - 3.0m (abutting a street or laneway) Max. - 3.0m	- 0.00m (daylight triangle) - 3.00m (MacLaren Ave.) 11.02m
Min. Rear Yard Setback	7.0m (abutting Residential, OS or EP zone)	17.01m
Min. Front Facade Step-Back	45° angular plane at height above 80% equivalent right-of-way using 3.0m min. step-backs	Complies
Min. Rear Facade Step-Back	45° angular plan above 7.5m using min. 3.0m step-backs	Complies
Max. Lot Coverage	--	40.28% (2,548.84m^2)
Max. G.F.A.	--	239.89% (15,180.60m^2) - 14,463.30m^2 (residential) - 717.30m^2 (retail)
Min. Ground Level Floor Height	4.5m	4.50m
Building Height (5.4.3.4)	25.5m	23.20 (7 storeys)
Landscape Buffer Areas (5.4.4.0)	A continuous landscaped buffer area of a min. width of 3.0m shall be provided along the abutting lot line of the lot and a continuous tight board fence with a min. height of 2.0m is to be constructed along the lot line	3.44m
Amenity Area (5.4.2.2)	2,352.0m^2 (12.0m^2 / unit)	2,384.00m^2 - Ground Amenity: 150.00m^2 - 2nd to 5th Flr. Balconies: 698.80m^2 - 6th Flr. Private Terraces & Bal: 231.80m^2 - 7th Flr. Private Terraces & Bal: 428.00m^2 - Roof-Top Amenity: 875.40m^2
Parking for Apartment Dwellings (5.4.4.1)	35% (max. lot coverage)	38.56% (excl. covered parking) (2,440.39m^2)
Enclosed Parking Areas / Parking Structures (4.6.5.2)	1.8m (min. setback from the street line to the nearest part of a underground parking structure)	0.69m
Required Parking: Residential	196 spaces (1 space / unit)	202 spaces (incl. 6 visitor spaces)
Required Parking: Retail	24 spaces (1 space / 30.0m^2)	24 spaces
Required Barrie Free Parking	4 Type 'A' and 4 Type 'B' B.F. spaces	4 Type 'A' and 4 Type 'B' B.F. spaces
Required Loading Spaces	0 spaces (0.0m^2 - 999.0m^2)	1 space

455

MIXED USE CORRIDOR (MU2) ZONE		
Provisions	**Required**	**Provided**
Front Yard	MacLaren Avenue	Yonge Street
Min. Lot Area	--	5,278.08m^2 (development limit)
Min. Lot Frontage	--	91.43m (Yonge St.)
Front Yard Setback	Min. - 1.0m for 75% of frontage Max. - 5.0m for 25% of frontage	3.00m (89.61% / 81.93m) (Yonge St.)
Front Yard Setback (5.4.3.2)	Front yard setback areas shall be fully paved and seamlessly connected with abutting sidewalk	Front yard setback will be used for soft landscaping
Side Yard Setback	Min. - 3.0m (abutting a street or laneway) Max. - 3.0m	- 0.00m (daylight triangle) - 3.00m (MacLaren Ave.) 5.50m
Min. Rear Yard Setback	7.0m (abutting Residential, OS or EP zone)	17.09m
Min. Front Facade Step-Back	45° angular plane at height above 80% equivalent right-of-way using 3.0m min. step-backs	Complies
Min. Rear Facade Step-Back	45° angular plan above 7.5m using min. 3.0m step-backs	Complies
Max. Lot Coverage	--	42.63% (2,249.87m^2)
Max. G.F.A.	--	254.86% (13,451.70m^2) - 12,879.50m^2 (residential) - 572.20m^2 (retail)
Min. Ground Level Floor Height	4.5m	4.50m
Building Height (5.4.3.4)	25.5m	23.20m (7 storeys)
Amenity Area (5.4.2.2)	2,124.0m^2 (12.0m^2 / unit)	2,139.60m^2 - 2nd to 5th Flr. Balconies: 653.70m^2 - 6th Flr. Private Terraces & Bal.: 220.50m - 7th Flr. Private Terraces & Bal.: 357.40m^2 - Roof-Top Amenity: 908.00m^2
Landscape Buffer Areas (5.4.4.0)	A continuous landscaped buffer area of a min. width of 3.0m shall be provided along the abutting lot line of the lot and a continuous tight board fence with a min. height of 2.0m is to be constructed along the lot line	3.45m
Parking for Apartment Dwellings (5.4.4.1)	35% (max. lot coverage)	35.91% (1,895.12m^2)
Enclosed Parking Areas / Parking Structures (4.6.5.2)	1.8m (min. setback from the street line to the nearest part of a underground parking structure)	0.70m
Required Parking: Residential	177 spaces (1 space / unit)	186 spaces (incl. 9 visitor spaces)
Required Parking: Retail	19 spaces (1 space / 30.0m^2)	19 spaces
Required Barrie Free Parking	4 Type 'A' and 3 Type 'B' B.F. spaces	4 Type 'A' and 4 Type 'B' B.F. spaces
Required Loading Spaces	0 spaces (0.0m^2 - 999.0m^2)	1 space