



**PUBLIC MEETING**  
103 & 107 Napier Street & 95 Cook  
Street  
Barrie, Ontario

APRIL 26, 2023

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# LOCATION



## Subject Lands:

- 95 Cook St
  - Frontage: 61m
  - Area: 7,542.4m<sup>2</sup>
- 107 Napier
  - Frontage: 16.8m
  - Area: 690.5m<sup>2</sup>
- 103 Napier
  - Frontage: 17.6m
  - Area: 3,116.4m<sup>2</sup>

## Existing Conditions:

- 2 residential dwellings
- 1 former Church
- Accessory structures
- Sparsely vegetated
- Sloped from North to South
- Underutilized

# SURROUNDING CONTEXT



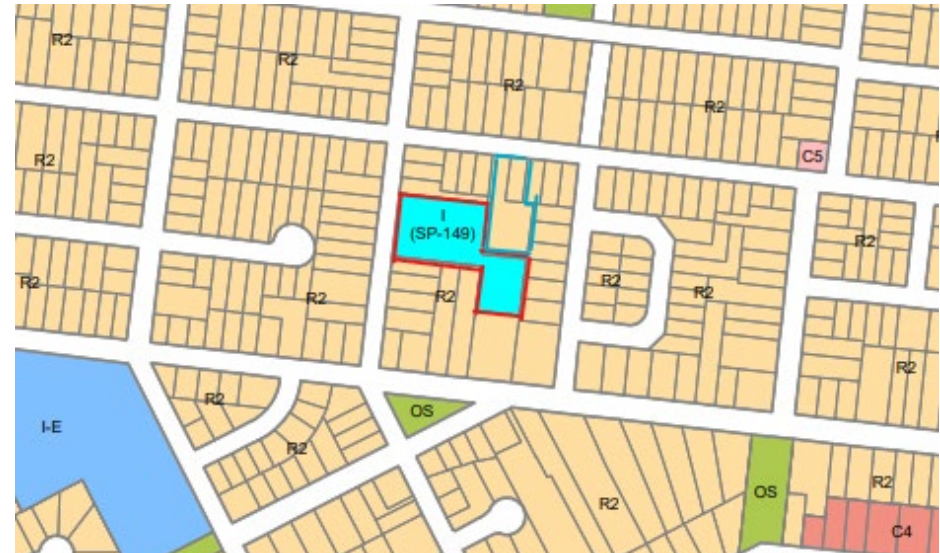
# DESIGNATION & ZONING

**CITY OF BARRIE OFFICIAL PLAN (2018)**



NEIGHBOURHOOD AREA  
COMMUNITY HUB

**CITY OF BARRIE ZONING BY-LAW 2009-141**



INSTITUTIONAL (I-149)  
RESIDENTIAL TWO (R2)

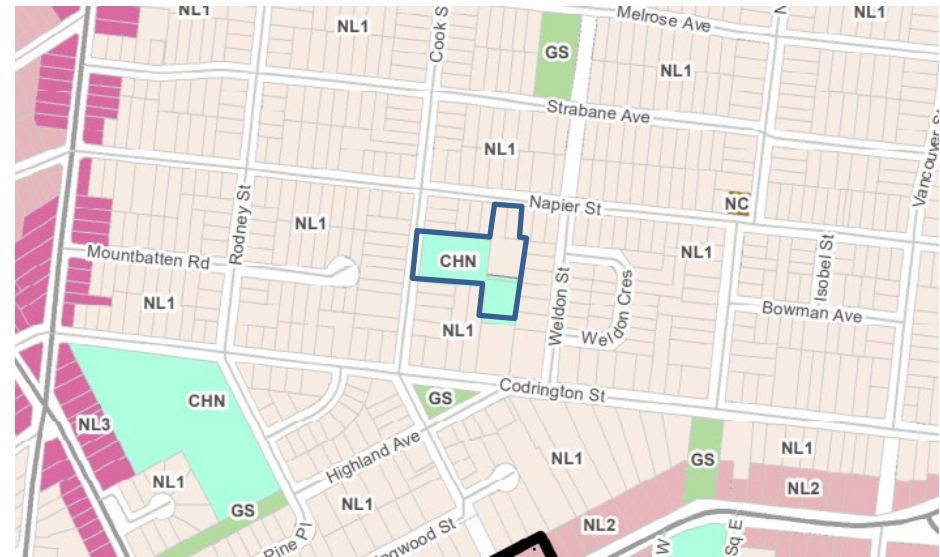
# DESIGNATION & ZONING

## CITY OF BARRIE OFFICIAL PLAN 2051



NEIGHBOURHOOD AREA

## DRAFT 1 - CITY OF BARRIE ZONING BY-LAW



COMMUNITY HUB NEIGHBOURHOOD (CHN)  
NEIGHBOURHOOD AREA LOW 1 (NL1)



# ARCHITECTURAL STYLING



3  
A403  
2 storey TH  
front elevation



4  
A403  
2 storey TH  
back elevation



1  
A403  
3 storey TH  
front elevation



2  
A403  
3 storey TH  
back elevation

## Official Plan Amendment

INSTITUTIONAL



RESIDENTIAL

## Zoning By-law Amendment

Residential Single Detached Dwelling Second Density (R2)

Institutional with Special Provisions (I-149)



Residential Single Detached Dwelling Second Density with Special Provisions (R2-(SP-XX))

Residential Multiple Dwelling Second Density with Special Provisions

(RM2(SP-XX))

Institutional with revised Special Provisions (I-149)



# OFFICIAL PLAN OVERVIEW

- Intensification is supported to promote an increase in planned and built densities, with emphasis placed on underutilized and vacant lands.
- Goals and principles of the Official Plan aim to accommodate the current and projected needs of residents, with an appropriate mix and range of housing options; contributing to a complete community and supporting 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.
- 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 new City of Barrie Official Plan 2051.

- A detailed Traffic Analysis was completed for the proposed development by a Qualified Traffic Engineer
- An estimate of the amount of traffic that would be generated by the Subject Site was prepared and assigned to the study area intersection.
- A review of the need for a secondary access was completed as part of this study. According to the National Fire Protection Association, a secondary emergency access is required for a development with more than 100 residential units. In this case, the number of units is significantly less than 100 and the traffic capacity for a single access can accommodate the traffic generated by the subject site; consequently, a secondary access for the residential development is not recommended.
- The location of the Site Access is considered appropriate based on detailed traffic operations review and in context with the Transportation Association of Canada Design Guide for Canadian Roads (2017) guidelines.
- The proposed development will provide 78 total parking spaces, which exceeds with minimum parking requirement, according to the ZBL.
- In summary, the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network. The study area road network is considered well equipped to facilitate future growth, above and beyond the proposed development

# APPLICATION MATERIALS

- Planning Justification Report - IPS
- Urban Design Brief — IPS
- Affordable Housing Report — IPS
- Block/Context Plan — IPS
- Functional Servicing Report — WMI
- Water Service Analysis Report — WMI
- Geotechnical Report — Cambium
- Hydrogeological Study — Cambium
- Preliminary Servicing, Grading and Drainage Plans — WMI
- Stormwater Management Report — WMI
- Traffic Impact Study — JD Engineering
- Tree Inventory & Preservation Plan — Landmark Environmental
- Landscape Concept Plan — Landmark Environmental
- Phosphorus Budget — WMI
- Topographic Survey

# CONCLUSION

- Lands designated for Residential & Institutional development
- 35 townhouses & 1 Institutional / Community Building
- Appropriate growth within Barrie's built-up area
- Efficient use of land and existing infrastructure on underutilized lands
- Light intensification (40 units per hectare)
- Introduces new housing type & opportunities to the area while respecting and integrating with the surrounding neighbourhood
- Preserves institutional building and creates new institutional / community uses
- Consistent with applicable Planning policies

# THANK YOU

Questions and Comments Welcome

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