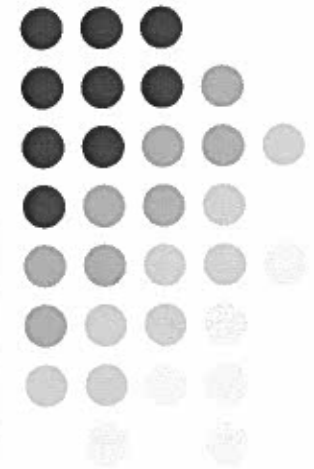


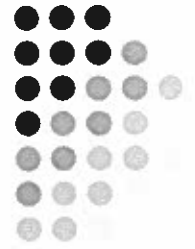
# 145 Bradford Street Zoning By-Law Amendment Application

June 6<sup>th</sup>, 2011



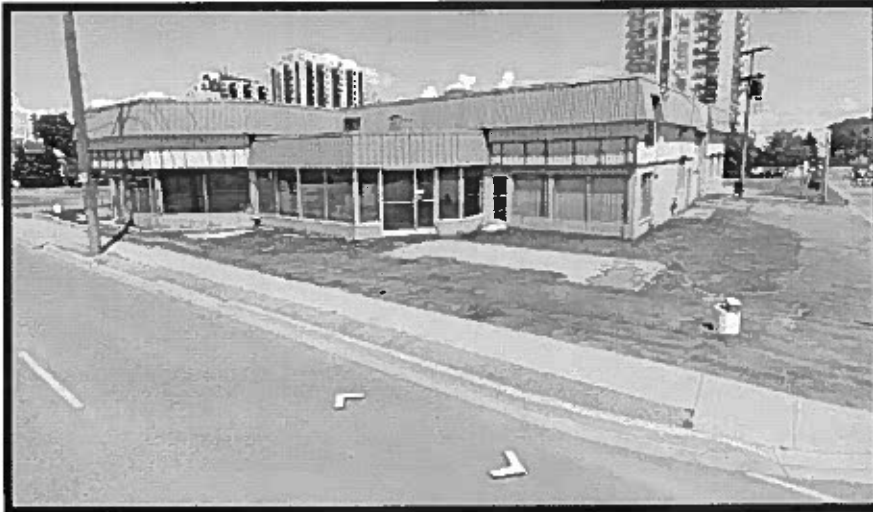
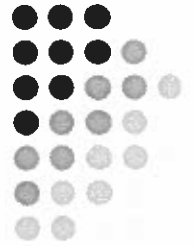
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# Purpose and Intent



- Provide details on application for Zoning Bylaw Amendment.
- Describe special provisions relating to Transition Centre Commercial Special (C2-2 SP-\_) Zone.
- Detailed description for the City of Barrie's first ever Live-Work Development proposal.
- Attain feedback from Council and public on application.

# Existing Site Conditions



- Car Dealership for approx. 20 years.
- All Buildings Demolished in 2010.
- Property Statistics
  - Frontage: 84 m (275 ft)
  - Area: 1.19 ha (2.9 acres)
  - Paved and gravel surfaces



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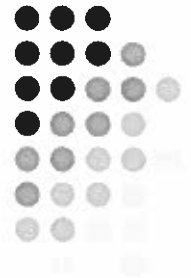


- Located within Urban Growth Centre.
- Major Revitalization Corridor.
- Three road frontages.
- Sloping towards Lake Simcoe.

- Existing high-rise condominiums along Lakeshore.
- Lake Simcoe.
- Commercial development along Bradford Street/Victoria/Ellen.
- Sewage Treatment Plant.
- Vacant Land.



# Development Proposal



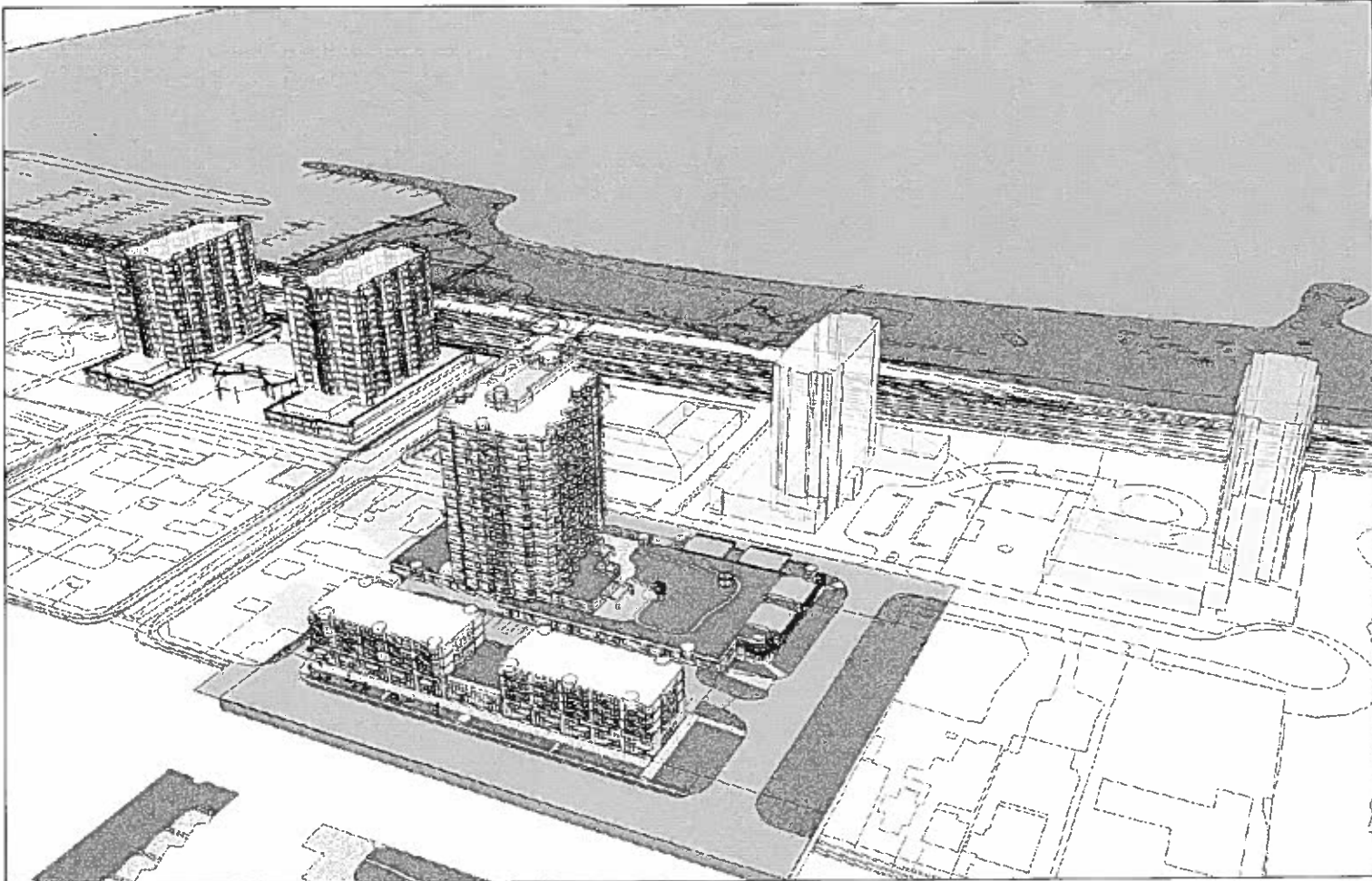
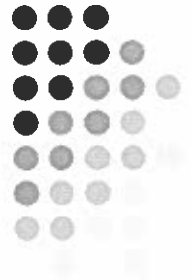
- True Live-Work Development.
- One high rise versus two?
- One Nineteen (19) storey building.
- Two medium rise (5) storey mixed-use buildings.
- Nine (9) live-work units.

- Total:
  - 310 Residential units.
  - Density: 260 units/ha.
  - 1,623 m<sup>2</sup> (17,463 ft<sup>2</sup>) Commercial floor area.



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# Architectural Renderings

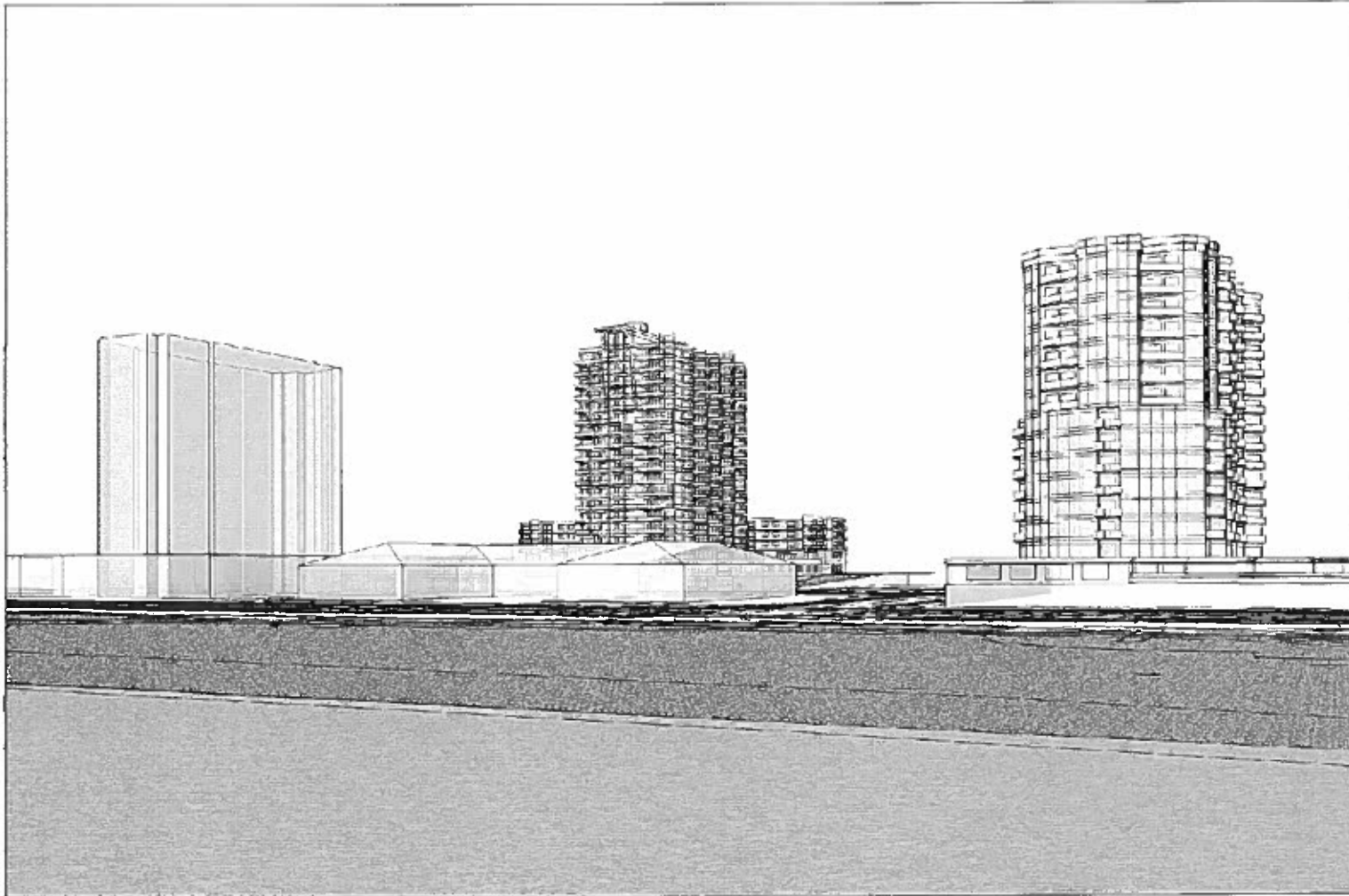
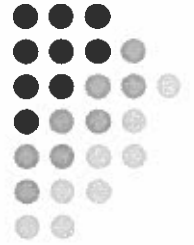


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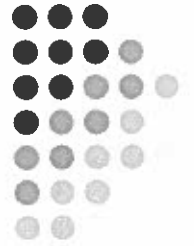
# Architectural Renderings



**ISM Architects**



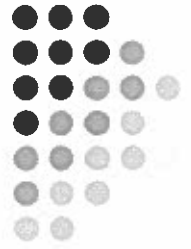
# Architectural Renderings



**ISM Architects**



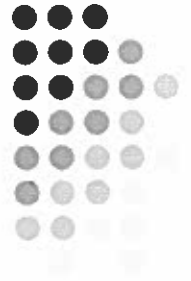
# Architectural Renderings



**ISM Architects**



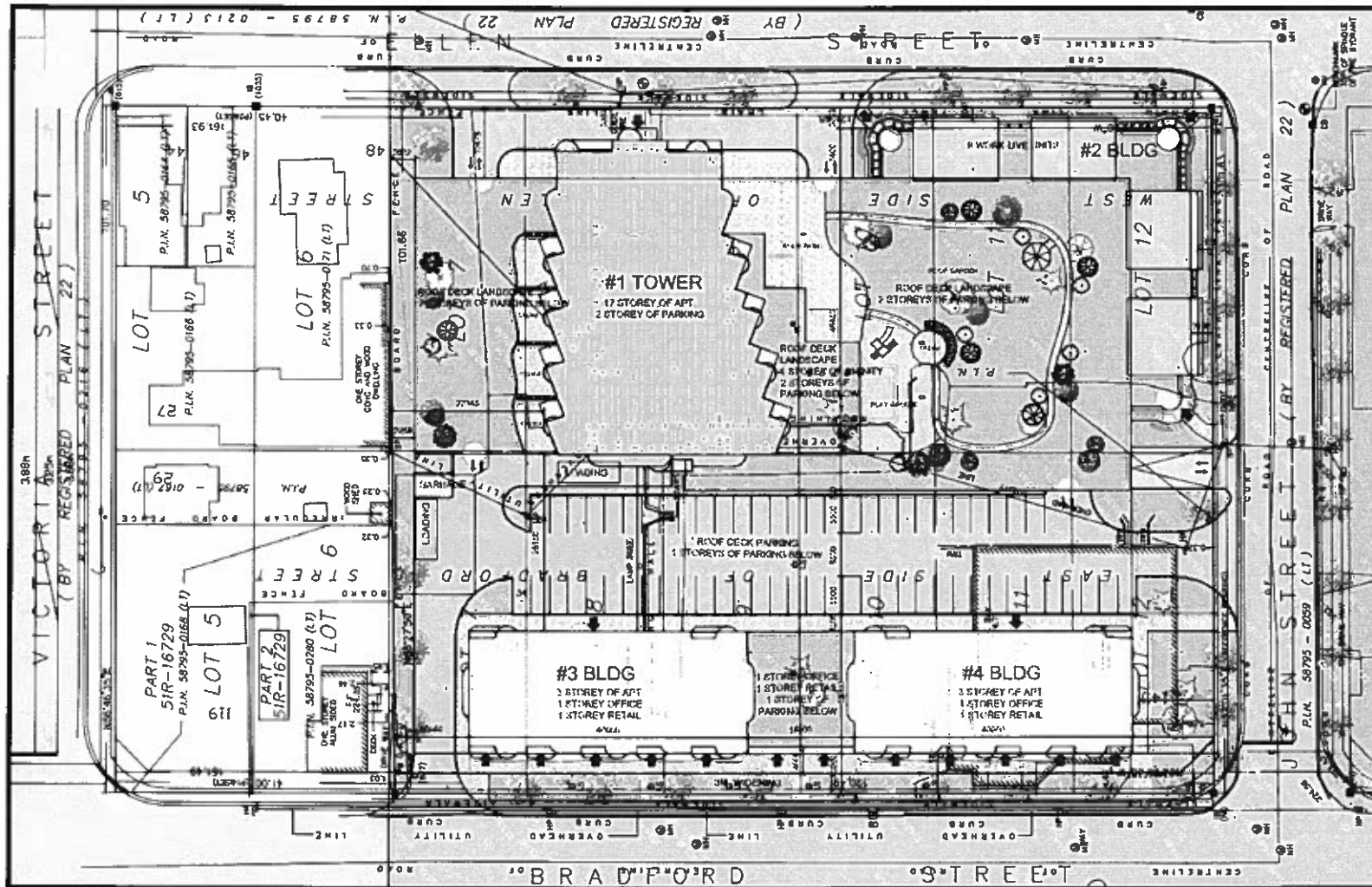
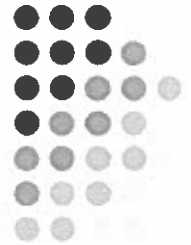
# Architectural Renderings



**ISM Architects**



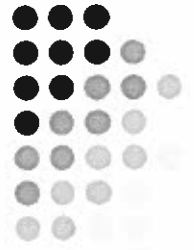
# Site Plan



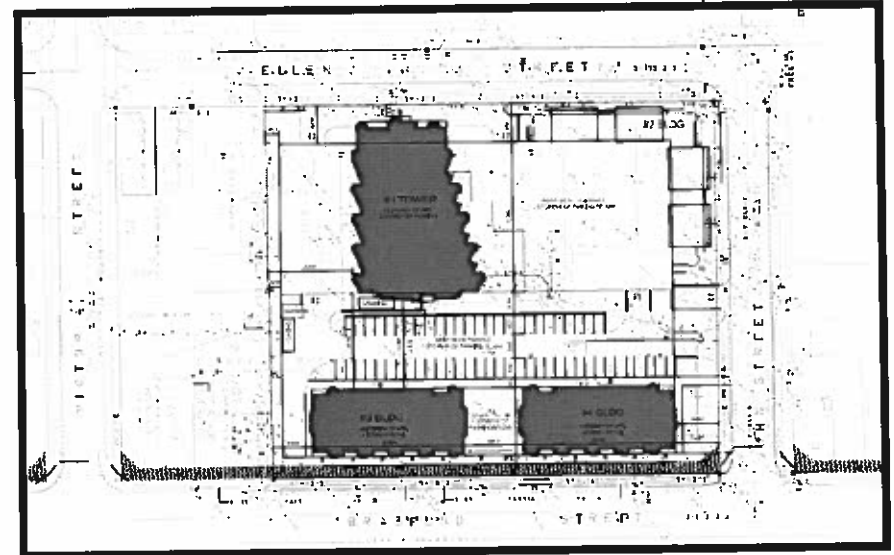
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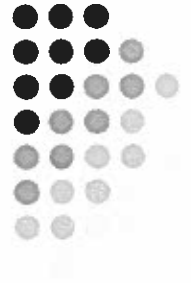
# Zoning By-law Amendment



- Building height from 45m to 65m
- Decreased side yard setback (Bradford Street) from 4m to 0m
- Decreased side yard setback (Ellen Street) from 16.5m to 3m, and 3m to 2m
- Reduction of 3m landscape strips (Bradford & Ellen Street flankages)
- Location of a loading space not screened from a municipal street (Bradford Street).
- Reduction of minimum gross floor area for commercial uses from 50% to 14%.
- New provisions for 9 live-work units.



# What is a Live-Work Unit?

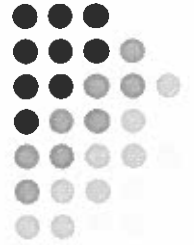


- Do not exist in City of Barrie.
- Live-Work examples (Milton, Oakville, Brampton).

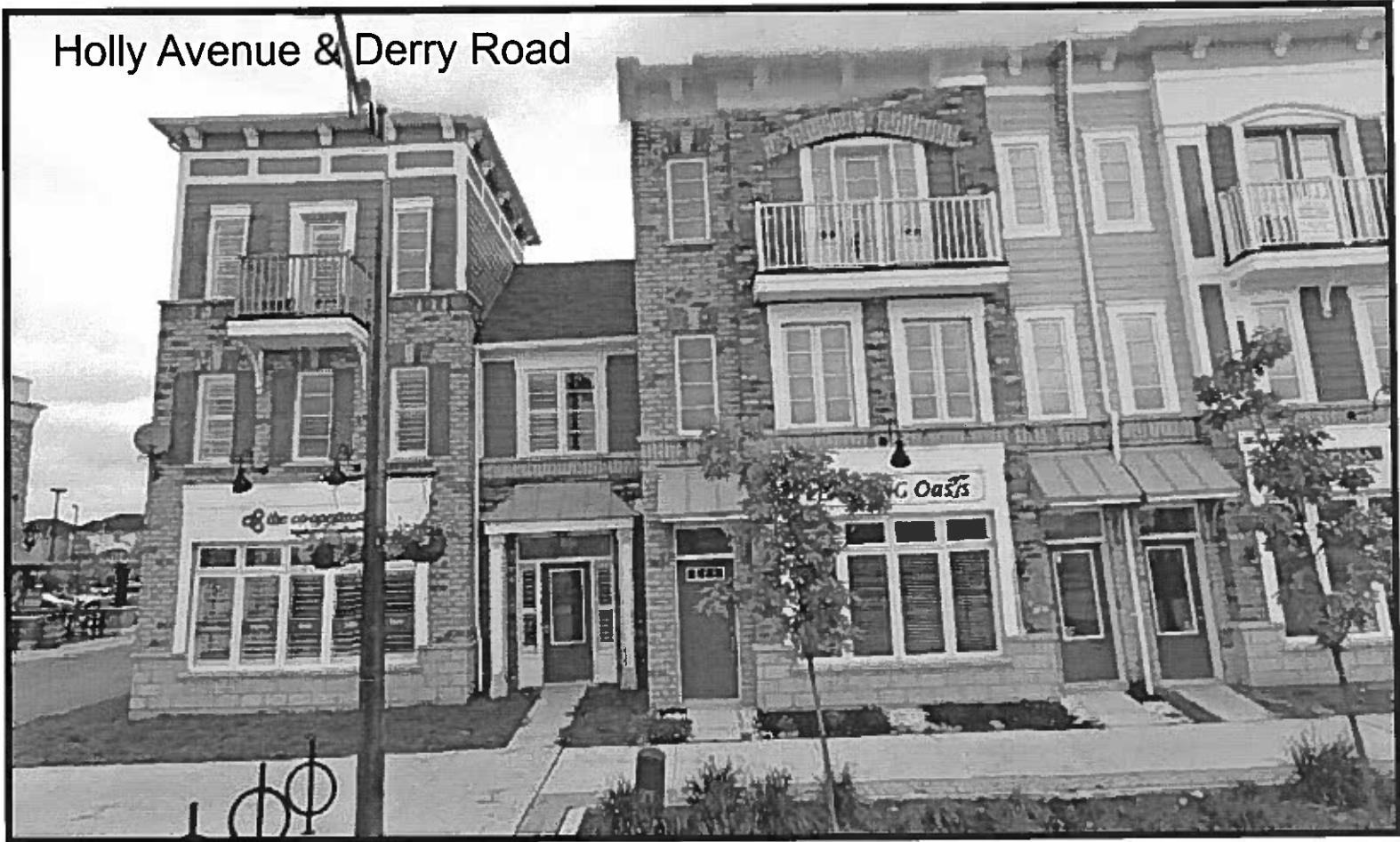




# Live Work Unit



Holly Avenue & Derry Road

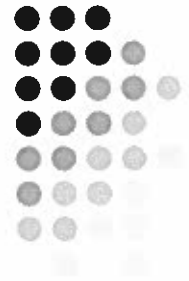


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**INNOVATIVE PLANNING SOLUTIONS**  
planners • project managers • land development

# Live-Work Unit Provisions

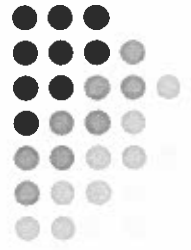


## Permitted Uses

- Bake Shop
- Bank/Credit Union
- Custom Workshop
- Data Processing Centre
- Florist
- Office
- Office, Medical
- Personal Service Store
- Photography Studio
- Recreational Establishment
- Rental Store
- Restaurant
- Retail Store
- Service Store
- Veterinary Clinic
- Crisis Care Facility
- Day Nursery
- Training and Rehabilitation Centre

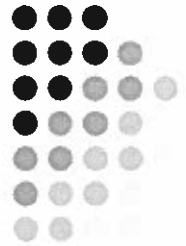
Provision	Proposed Standard
Maximum Lot Coverage	35%
Maximum Total Gross Floor Area	1,270 m2
Maximum Gross Floor Area (non-residential)	635 m2
Maximum Gross Floor Area for individual unit (non-residential)	110 m2
Minimum Required Front Yard	1.5 metres
Minimum Required Exterior Side Yard	1.5 metres
Minimum Required Distance between Buildings containing live-work Units	0 metres
Maximum Building Height	12.5 metres
Minimum Required Landscape Buffer along a front yard or an exterior side yard	1.5 metres
Parking Required for dwelling unit	1 space
Parking Required for business establishment	1 space per 30 m2

# Supporting Studies

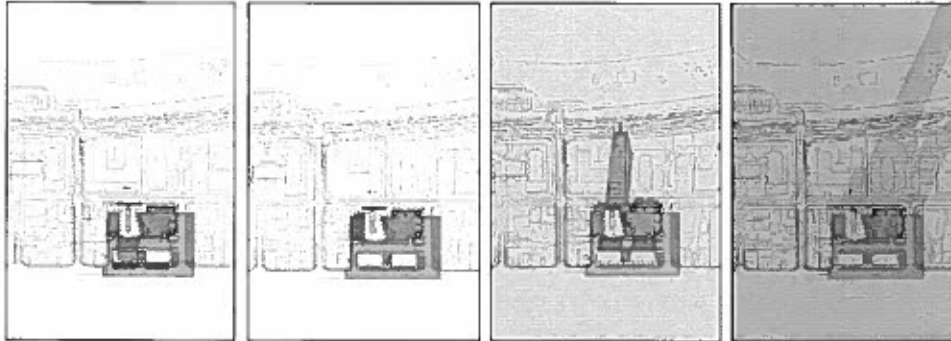


- The following reports have been completed to support the following application
  - Planning Justification Report.
  - Functional Servicing Report with Stormwater Management component.
  - Traffic Impact Assessment.
  - Urban Design Study.
  - Four Season Shadow Study.
  - Phase 1 Environmental Site Assessment.

# Shadow Study



June



*Building is thin from East to West, creating thinner shadows.*

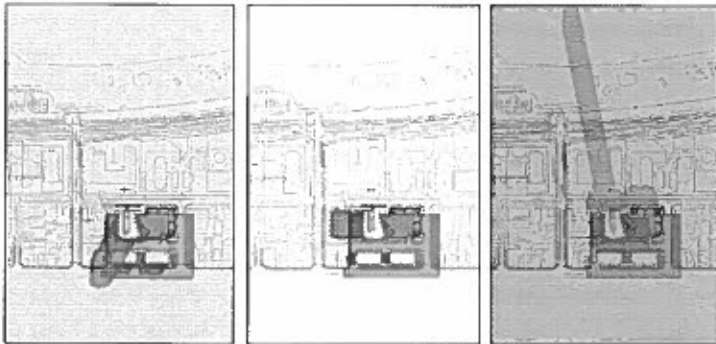
*Adjacent properties to the North are affected most by the shadows due to no buffer.*

*Residential properties beyond Bradford Street are buffered by Commercial development lining Bradford Street.*

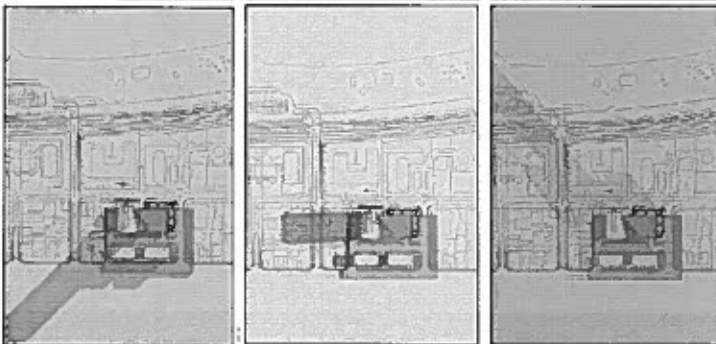
*Properties to the South receive no shadows or impact.*

*The longest shadows occur in the Winter, when residents are far less likely to be outside.*

September

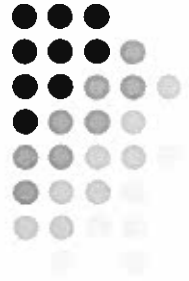


December



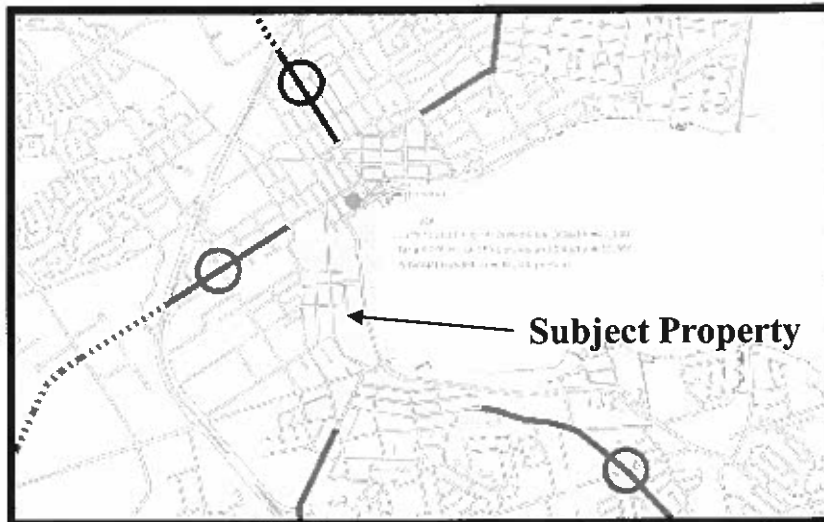
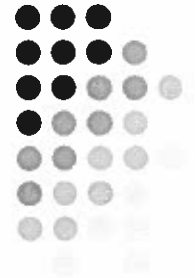
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# Public Open House



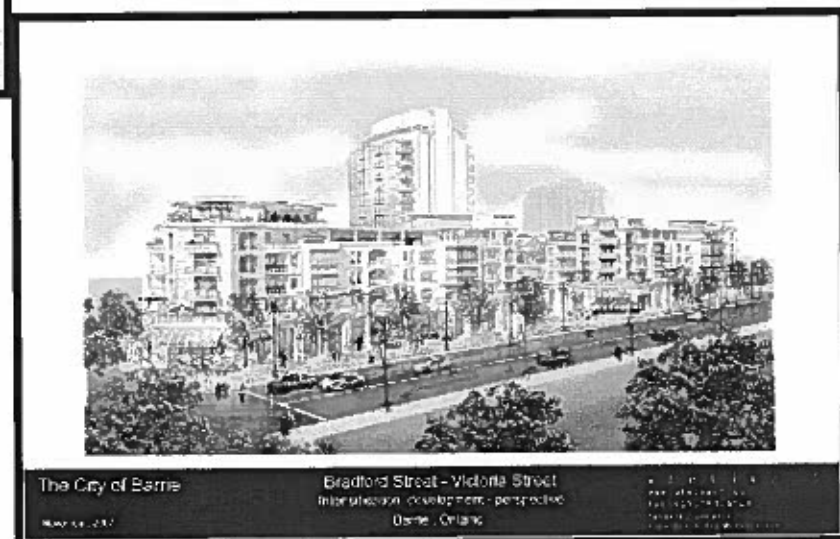
- April 19<sup>th</sup>, 2011 (Victoria Village)      Attendance: 30-35 people
- Comments/Concerns:
  - Traffic congestion on Ellen Street.
  - High-rise to tall and too many units (too many condo's within 3 blocks).
  - Prefer townhomes versus live-work units.
  - Too much commercial development.
  - Construction activity: Trades parking, damage caused from piling during construction.
  - Not enough green space.
  - Is there soil contamination from previous use?
  - Bradford Street will Benefit from this development.
  - Agreement on development concept as a whole.
  - Project looks impressive.
  - Reasonable location for high-rise development.

# Intensification Areas



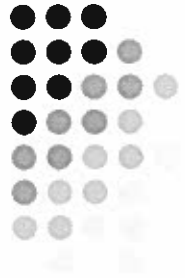
- **Vision:** Create a revitalized, vibrant mix of uses in a compact urban form reducing need for long travel between home, work, shopping and recreation.
- Emphasis on design & built form.
- Accommodate an additional 12,500 people.
- Maximize use of existing hard and soft services.

Intensification Area	Maximum Density	Minimum Density
UGC	-	80 units/ha
Intensification Corridors	50 units/ha	40 units/ha
Intensification Nodes	120 units /ha	40 units/ha
Transit Nodes	120 units/ha	40 units/ha

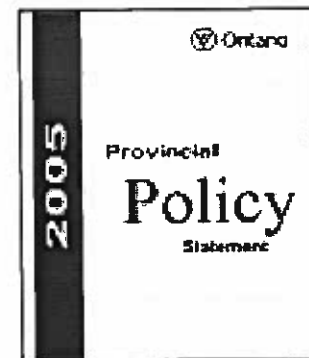
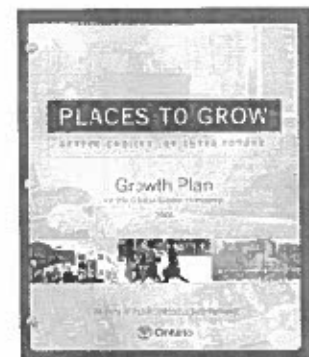


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# Planning Policy

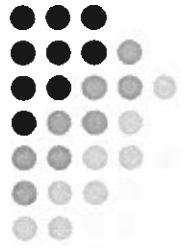


- Application is consistent with planning policies noted below:
  - Proper, Compact and Orderly development.
  - Promotes the use of public transit.
  - Promotes Downtown Revitalization.
  - Urban Growth Centres will possess a minimum gross density of 150 people and jobs per hectare.
  - Represents regeneration and redevelopment.





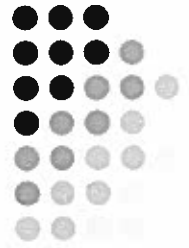
# City of Barrie Official Plan



Application is consistent with Barrie Official Plan objectives by:

- Promoting revitalization/intensification of Bradford Street as an integral part of Barrie's Urban Growth Centre (UGC).
- Promoting mixed use development and live-work units.
- High densities are encouraged in the City Centre designation.
- Creating vibrant, pedestrian friendly streetscapes.
- Introduce environmentally conscious development (grey water recycling systems).
- Increase downtown population and live/work opportunities.
- Enhance existing character of the area and create interesting building types.
- Consistent with intent of the Official Plan.

# Conclusion



- Proposal aims to create a new mixed use urban style development on vacant lands within Barrie's Urban Growth Centre.
- Proposal will also introduce Live-Work Units as a development concept which meets new Provincial standards for smart growth.
- Optimize the use of existing infrastructure to support growth in a compact efficient form.

