



45-51 PENETANG STREET

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATIONS

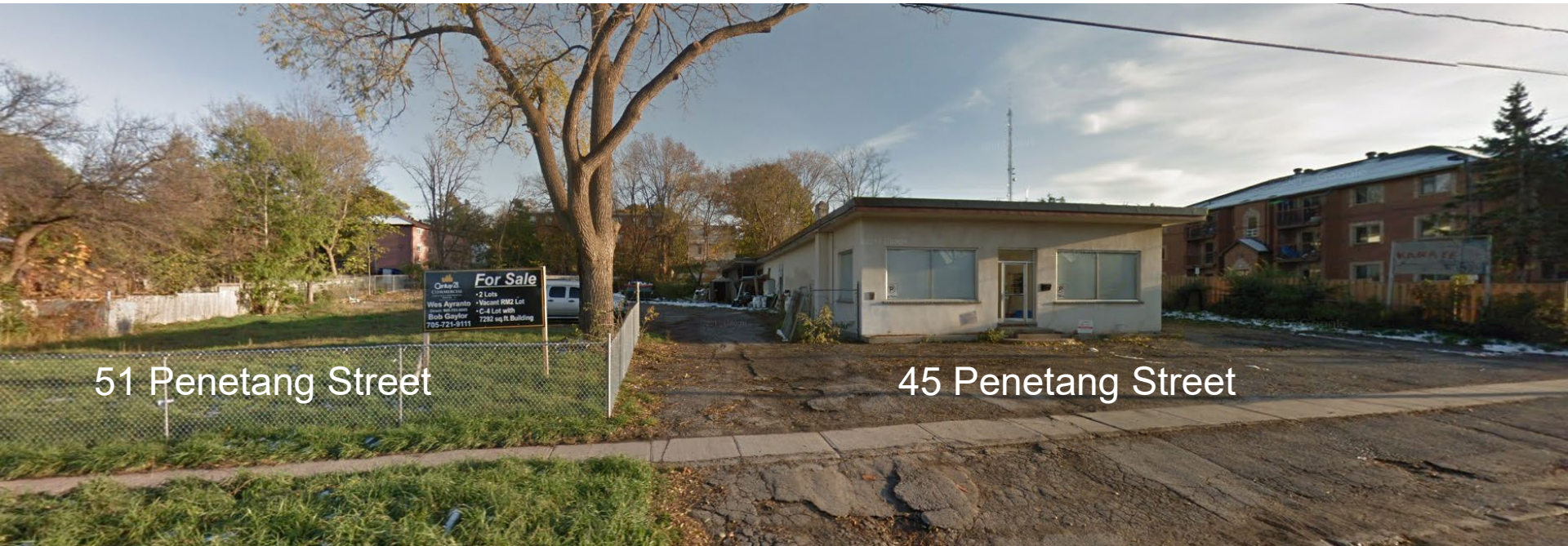
April 15, 2019
Public Meeting Meeting



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Existing Site



51 Penetang Street

45 Penetang Street

Site:

Frontage: 53.9 metres (176.8 ft)

Area: 0.27 ha (.67 ac)

Current use 45 Penetang St: vacant commercial building

Current use 51 Penetang St: vacant residential lands



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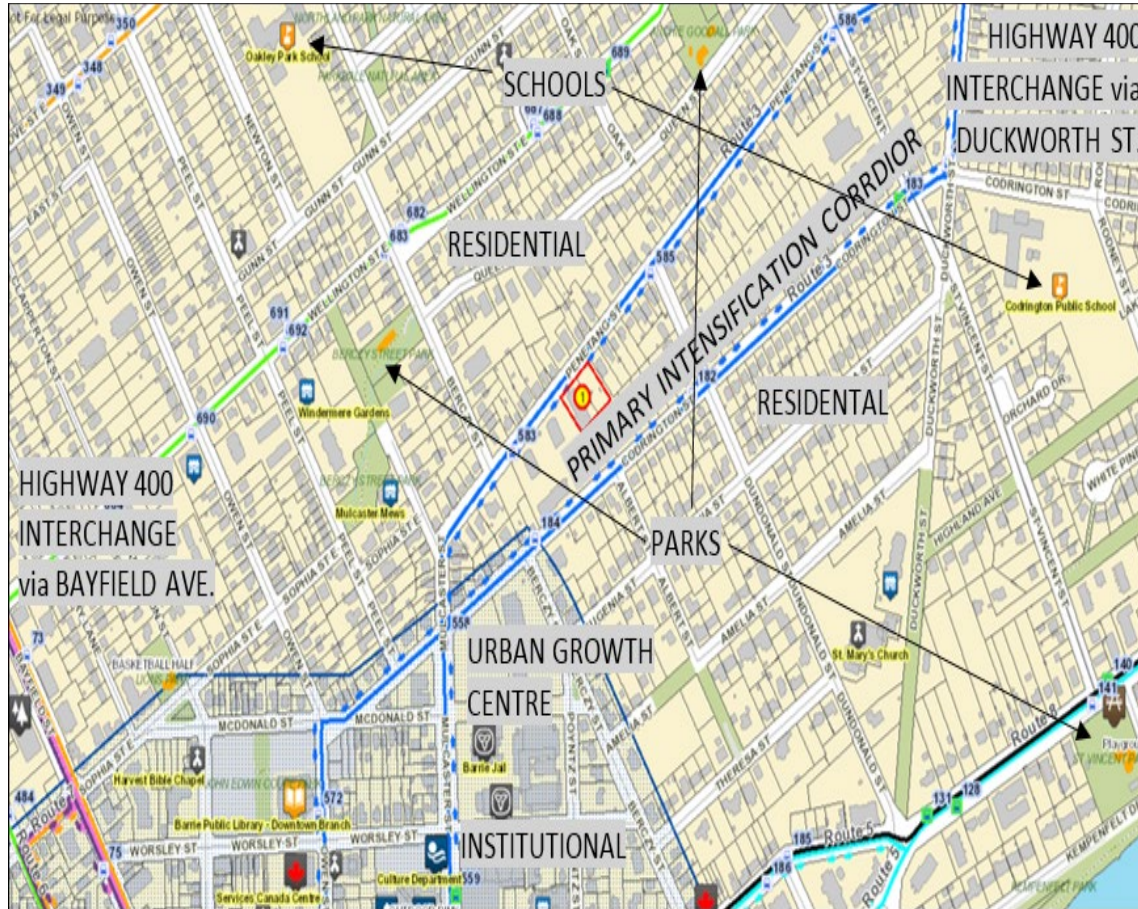
Surrounding Land Uses



Surrounding Land Uses:

- Low/ Medium Density Residential
- Commercial Plaza
- Institutional
- Codrington St. Primary Intensification Corridor

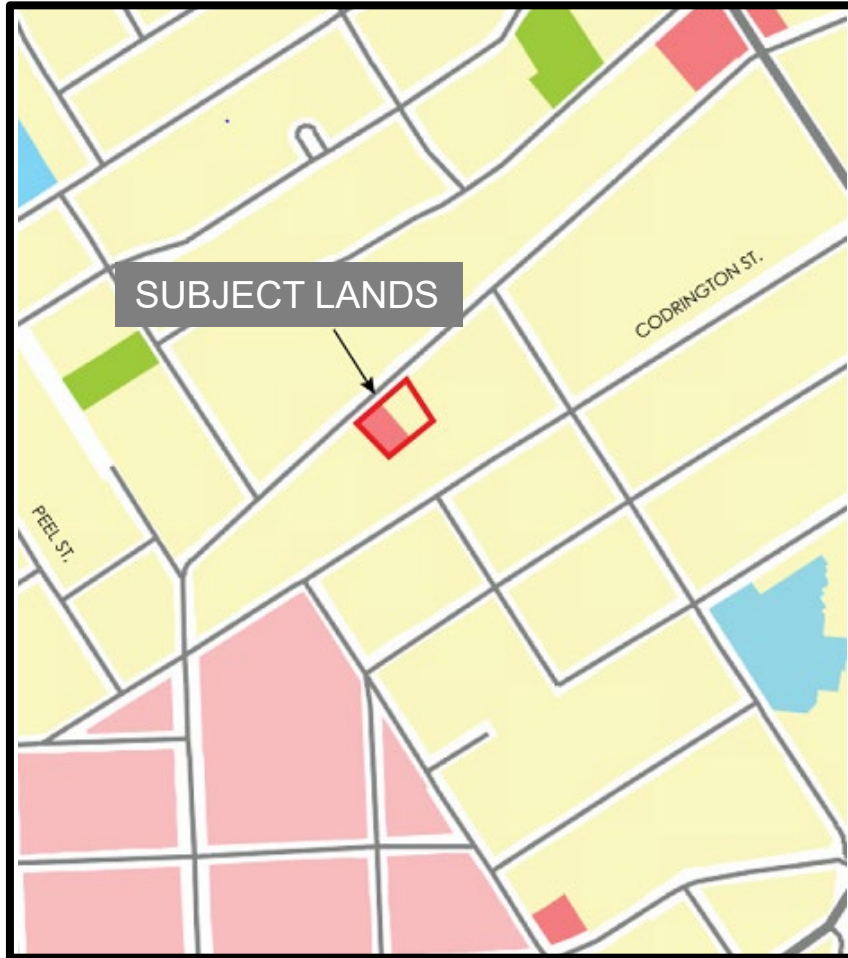
The Neighbourhood



Source: County of Simcoe GIS (July 2017)

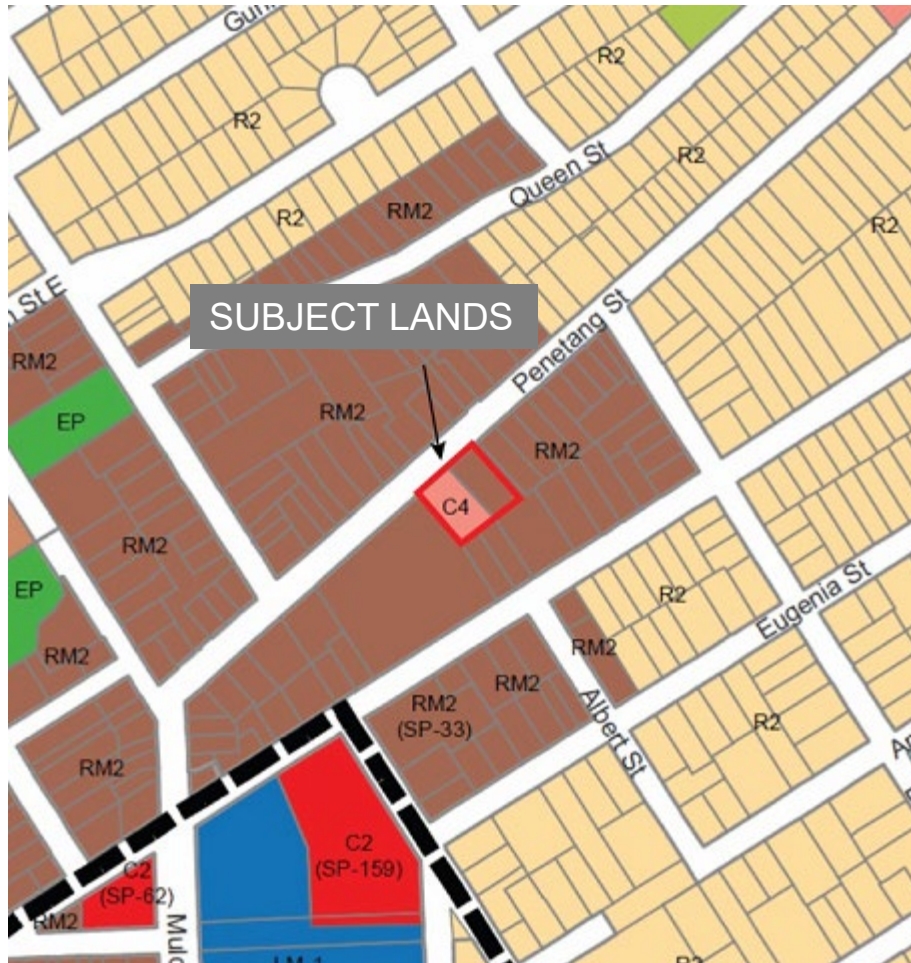
- Located within the Codrington Planning Area
- Walkable, established, well-served area, close proximity to Downtown Barrie, Highway 400 and the Codrington Street Intensification Corridor
- Schools, churches, parks, retail amenities, grocery stores, serviced by transit

City of Barrie Official Plan Designation



- Designated **Residential** and **General Commercial** on Schedule A of the City of Barrie Official Plan
- Nearby designations include: Residential, Open Space, Educational Institutional, City Centre & General Commercial

City of Barrie Zoning By-law 2009-141



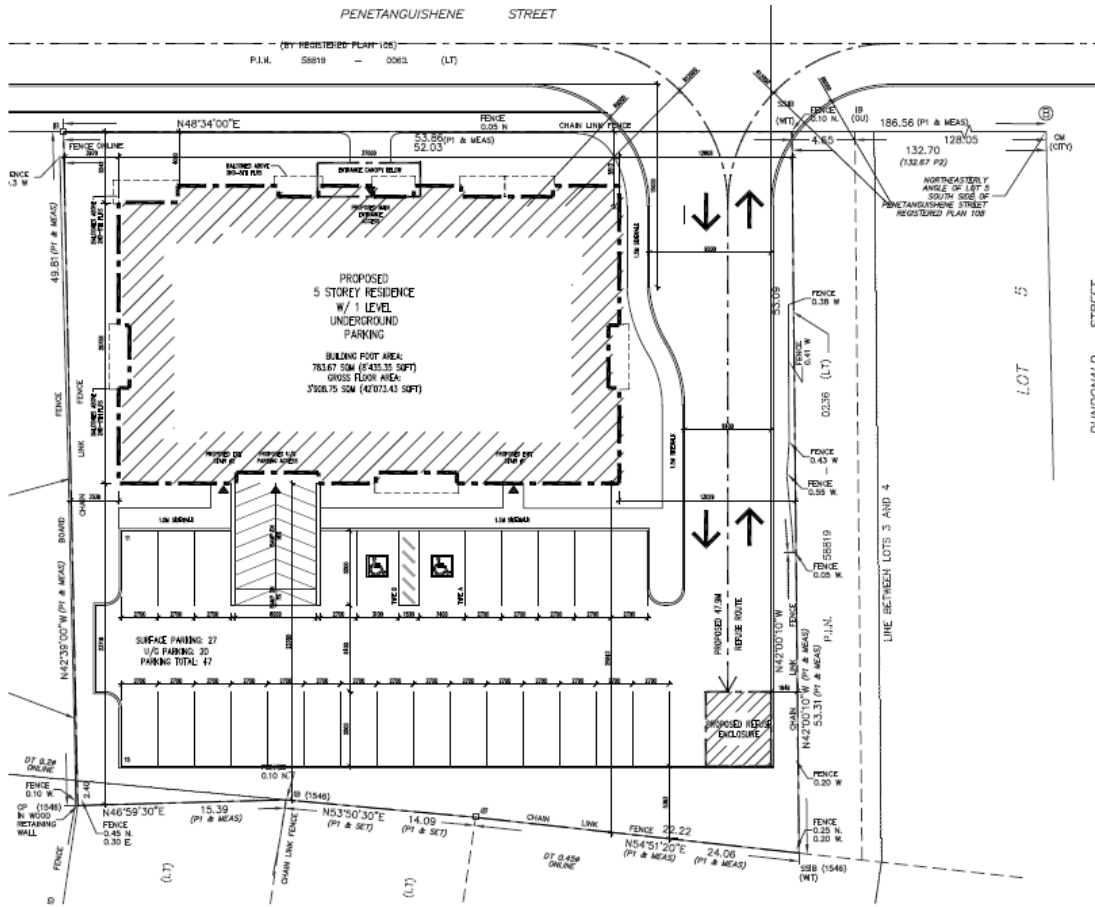
- Subject site outlined in **red**
- Zoned Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) in Zoning By-law 2009-141
- Diversity of zones in proximity, including RM2, R2, EP, C2, I-M1

Urban Growth Direction



- Located between two 'Primary Nodes'
- Close to Codrington Primary Intensification Corridor
- Steps away from Urban Growth Centre
- Built-Up Area

Development Proposal/Site Plan



- 5-storey residential rental apartment building w/ 1-2 bedroom units
- One access point from Penetang Street
- 1:1 parking ratio, 29 surface, 21 underground
- Active Streetscape Presence

Existing Built Form



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Conceptual Renderings



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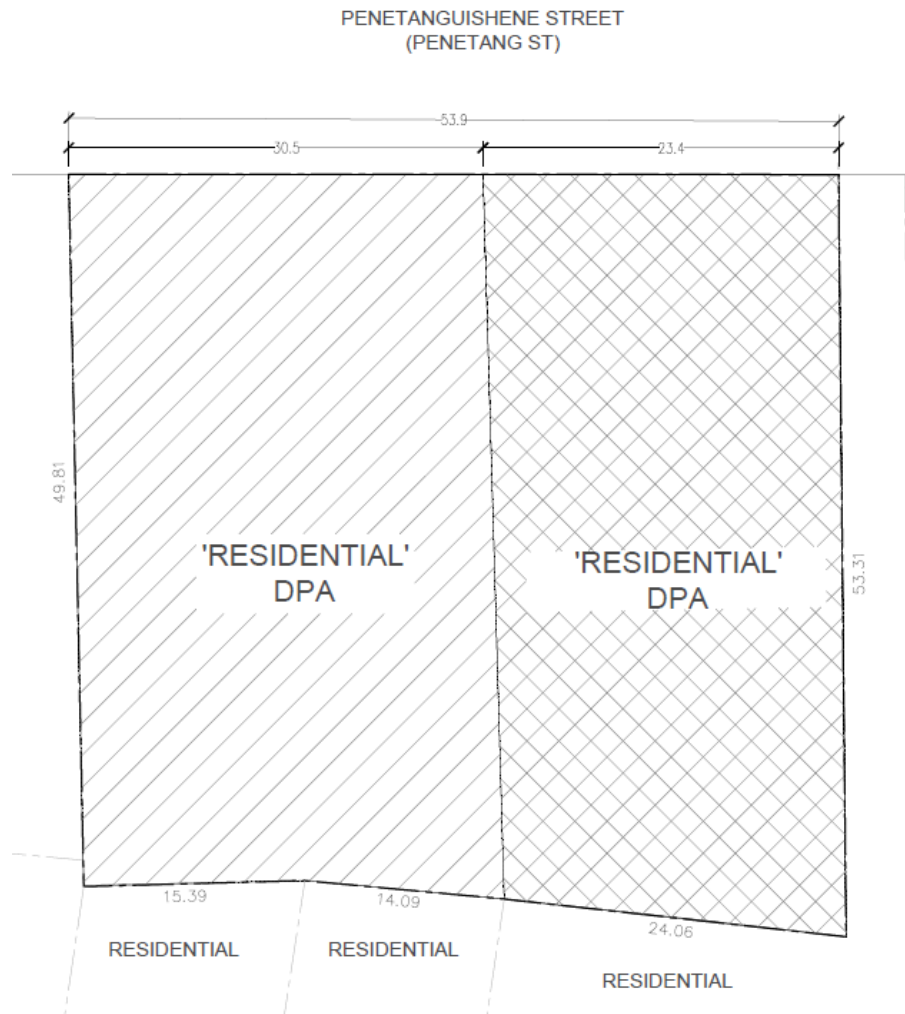
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Built Form/Urban Design



- Positioned near the front lot line to produce strong and high quality streetscape to frame Penetang Street.
- Parking areas and waste enclosures positioned to the rear of the building.
- Direct pedestrian access off of Penetang Street that is well defined and accessible.
- Compact urban form promoting the use of transit and active transportation.
- Creates compatible and desirable built form, height and character for the future development within the Planning Area.

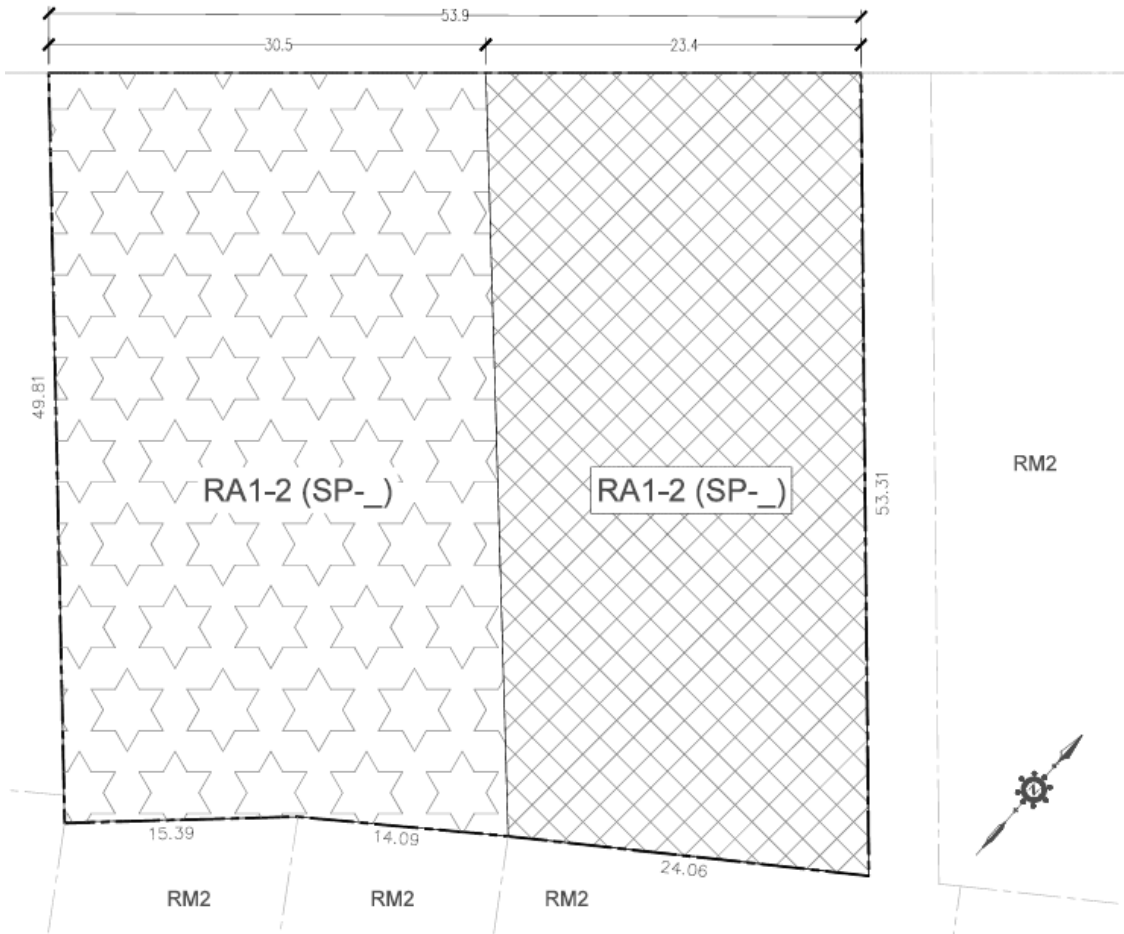
Official Plan Amendment



- Create a new Defined Policy Area on *Schedule C* to permit a maximum density of **186 u/ha**
- Amend *Schedule A* to designate 45 Penetang St from **General Commercial** to **Residential**
- Designation on 51 Penetang St to remain **Residential** on *Schedule A*

Zoning By-law Amendment

PENETANGUISHENE STREET
(PENETANG ST)



Request to rezone the lands to **Residential Apartment Dwelling First Density-2 with Special Provisions (RA1-2 SP)** from the existing *Residential Multiple Dwelling Second Density (RM2)* zone and *General Commercial (C4)*

Seven (7) Special Provisions are requested from the RA1-2 zone



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Zoning By-law Amendment Special Provisions

Table 1. Zoning Requirements and Proposed Provisions for RA1-2 (SP)

Zoning By-law 2009-141	REQUIRED (RA1-2) Zone	REQUESTED RA1-2 (SP)
LOT AREA (min.)	1100 m ²	2720.4 m ²
LOT FRONTAGE (min.)	24 m	53.9 m
FRONT YARD SETBACK (min.)	7 m	4.0 m
SIDE YARD SETBACK (min.) – INTERIOR	5.0 m	3.5 m
REAR YARD SETBACK (min.)	7 m	23.4 m
LOT COVERAGE (max.)	35 %	28.7 % (1852 m ²)
GROSS FLOOR AREA (max. % lot area)	100 %	144 %
LANDSCAPED OPEN SPACE (min.)	35 %	25 % (682 m ²)
DWELLING UNIT FLOOR AREA (min.)	35 m ² /dwelling unit + 10 m ² /bedroom	Exceeded
LANDSCAPED BUFFER AREA - side and rear yards (min.)	3 m	0.9 m
PARKING SPACES (min.)	75 spaces (1.5 per unit)	50 spaces (1 per unit)
- ACCESSIBLE SPACES (min)	2 (1 Type A, 1 Type B)	2 (1 Type A, 1 Type B)
- COVERAGE AREA (max.)	35 %	<35%
HEIGHT (max.)	15 m	15.65 m

*Required Provisions are Highlighted in Yellow. **Source: City of Barrie Zoning By-law, 2009-141



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Supporting Studies

- Planning Justification Report
- Urban Design Brief
- Functional Servicing Report
- Stormwater Management Plan
- Tree Inventory and Preservation Plan
- Geotechnical Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Shadow Impact Study

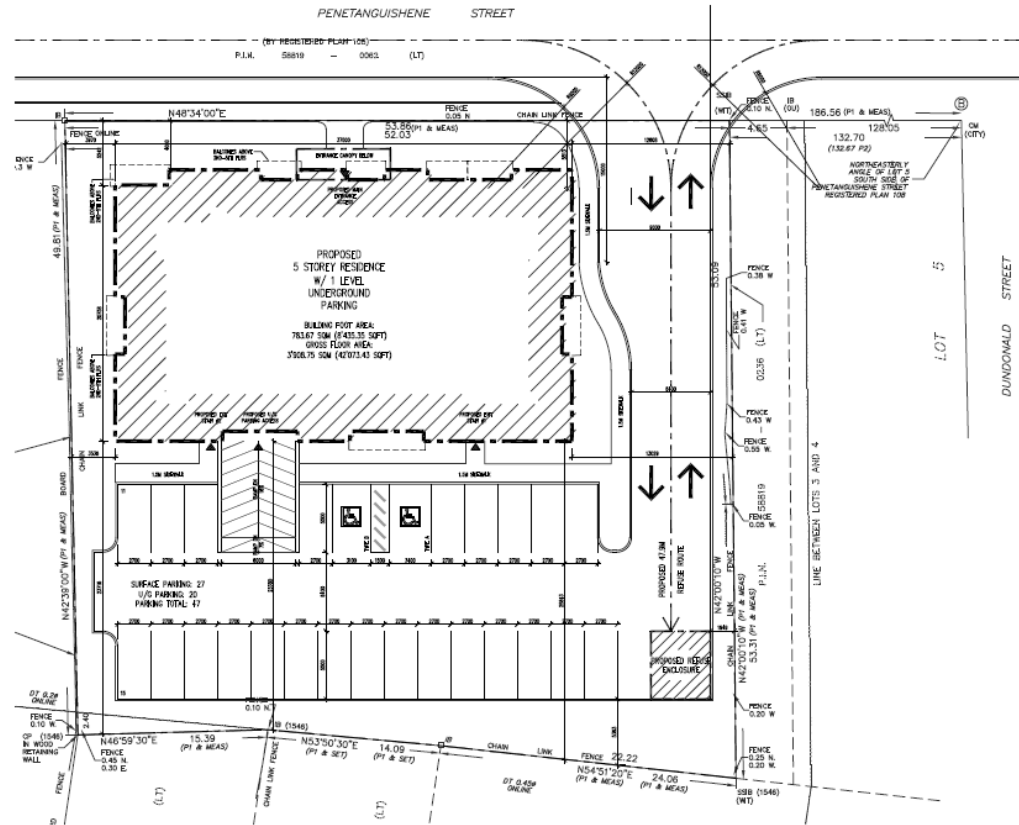


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Conclusion

- Introduction of 50 new rental residential units; contributes to rental housing deficiency within the City of Barrie.
- Development provides appropriate, compact, and functional growth, close proximity to the UGC and in the Built-Up Area of the City.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



Thank You



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Questions?