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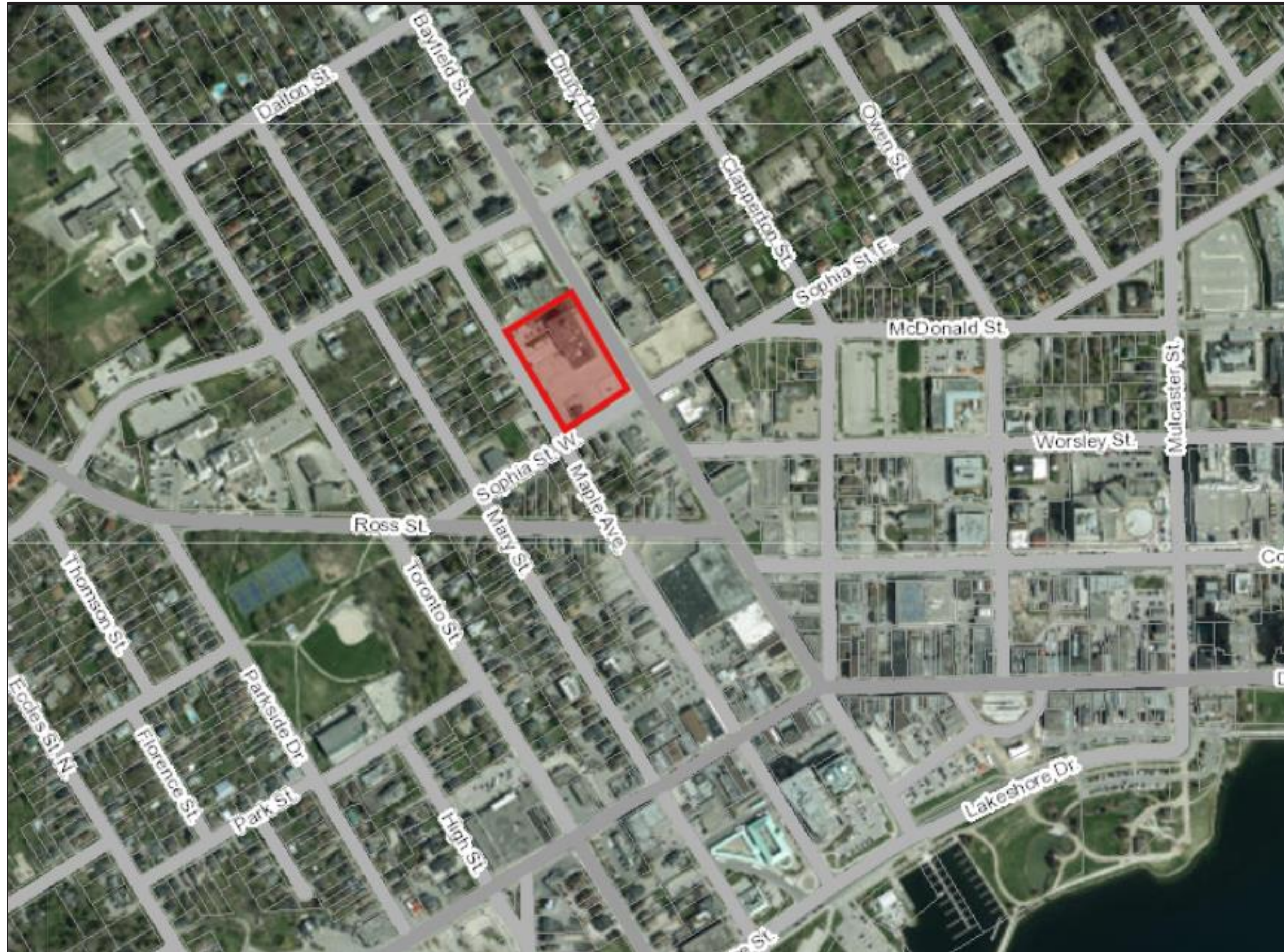
# **112 & 136 BAYFIELD ST, 113 & 115 MAPLE AVE, & 14 SOPHIA ST**

**ROCKAP HOLDINGS INC.  
CITY OF BARRIE**

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# SITE LOCATION



112 & 136 BAYFIELD ST, 113 & 115 MAPLE AVE, & 14 SOPHIA ST/ ROCKAP HOLDINGS INC.  
CITY OF BARRIE

OCTOBER 20, 2020



# SITE PHOTO

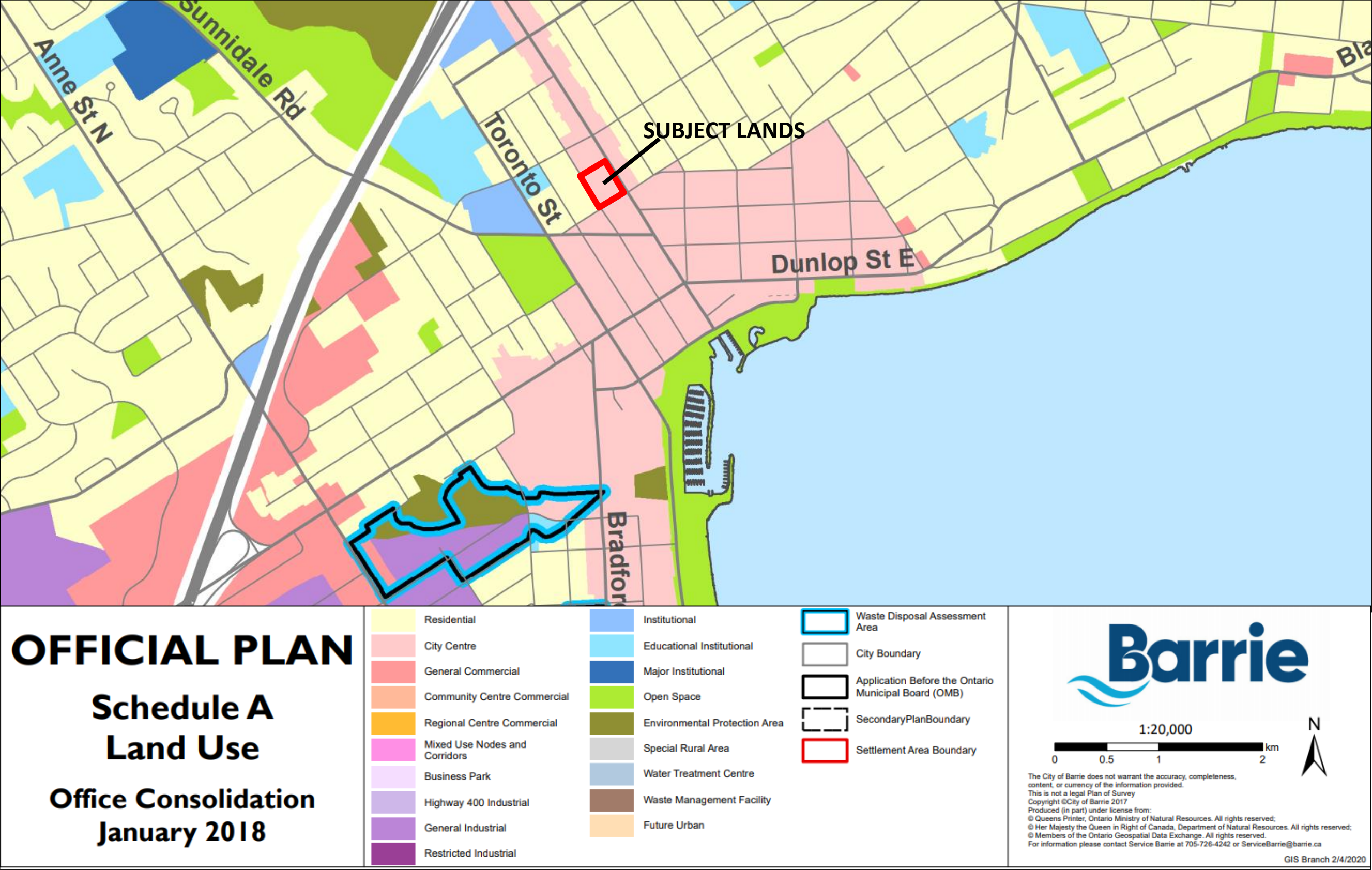


112 & 136 BAYFIELD ST, 113 & 115 MAPLE AVE, & 14 SOPHIA ST/ ROCKAP HOLDINGS INC.  
CITY OF BARRIE

OCTOBER 20, 2020



# CITY OF BARRIE OFFICIAL PLAN – LAND USE SCHEDULE ‘A’



## EXISTING DESIGNATION:

The subject lands are designated "City Centre" within the City of Barrie Official Plan (OP). This designation permits residential, commercial, mixed-uses at medium to high densities.

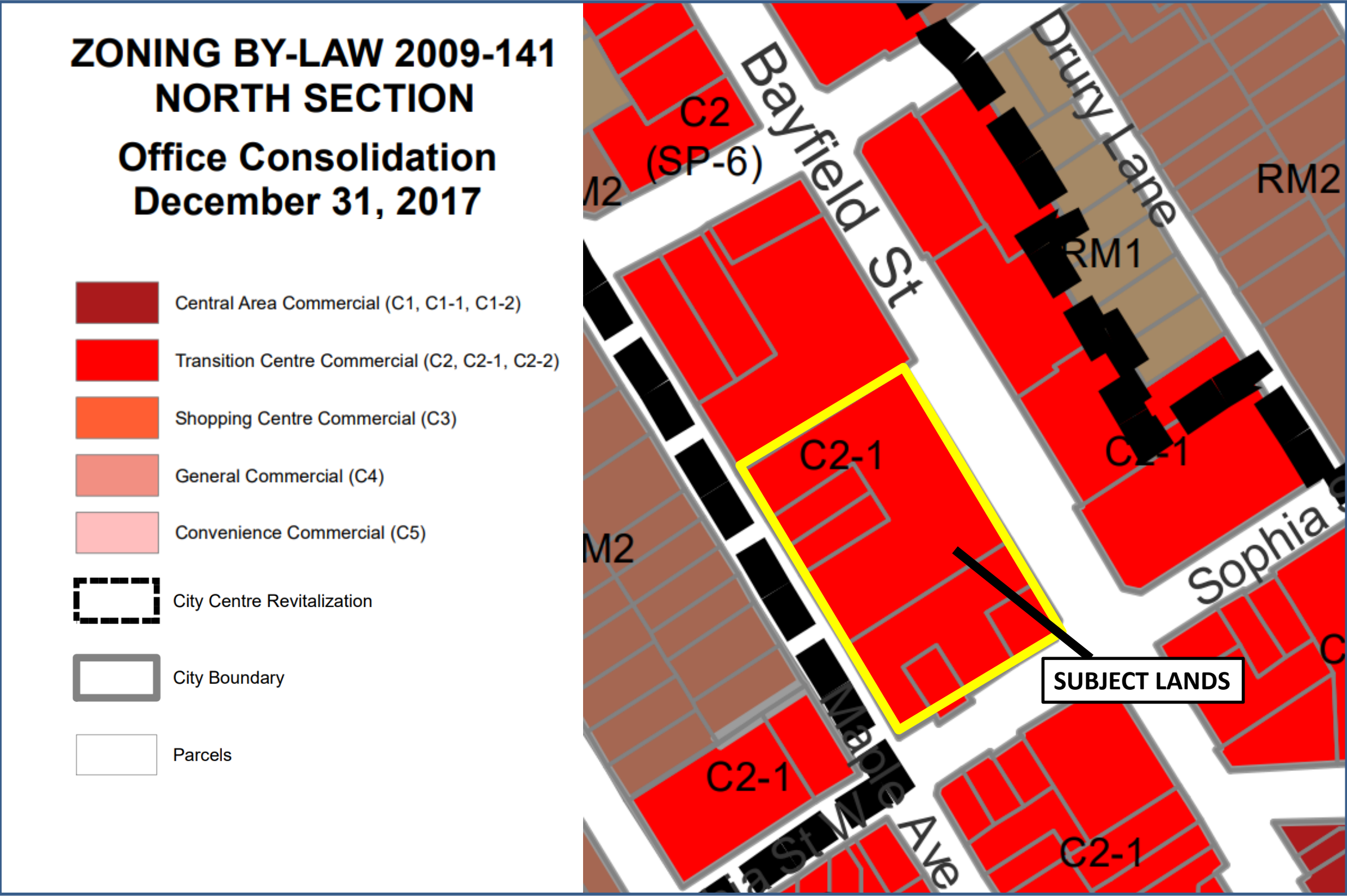
Subject lands are also located within the Urban Growth Centre. The Official Plan targets a density of at least 50-120 units for intensification nodes, and a minimum of 150-200 units per net hectare for Urban Growth Centres.

The proposed development conforms to Official Plan policy.





# CITY OF BARRIE – ZONING BY-LAW



**EXISTING ZONING:**

The subject lands are currently zoned as "Transition Centre Commercial (C2-1)" which permits mainly commercial and institutional uses, with some residential uses in conjunction with commercial uses.

**PROPOSED ZONING:**

The proposed development does not comply with the current zoning regulations therefore a rezoning of the lands to RA1 and RM2-TH zones (with site specific provisions if necessary) is proposed.



## **Planning Applications Submitted Include:**

**Zoning By-Law Amendment**

**Site Plan Application**

## **Supporting Studies Submitted Include :**

**Planning Justification Report & Urban Design Report – KLM Planning Partners Inc.**

**Shadow Study – OneSpace Unlimited Inc.**

**Wind Study – Gradient Wind**

**Functional Servicing/Stormwater Management Report & Grading /Drainage/  
Erosion & Sediment Control Plan - TMIG**

**Geotechnical/Hydrogeological Report- PGL Environmental Consultants**

**Traffic Impact Study – JD Engineering**

**Landscape/Tree Preservation Plan - Mark Setter Associates**

**Photometric Plan – Quasar Consulting**



# Neighbourhood Meeting - August 11, 2020 5:00pm

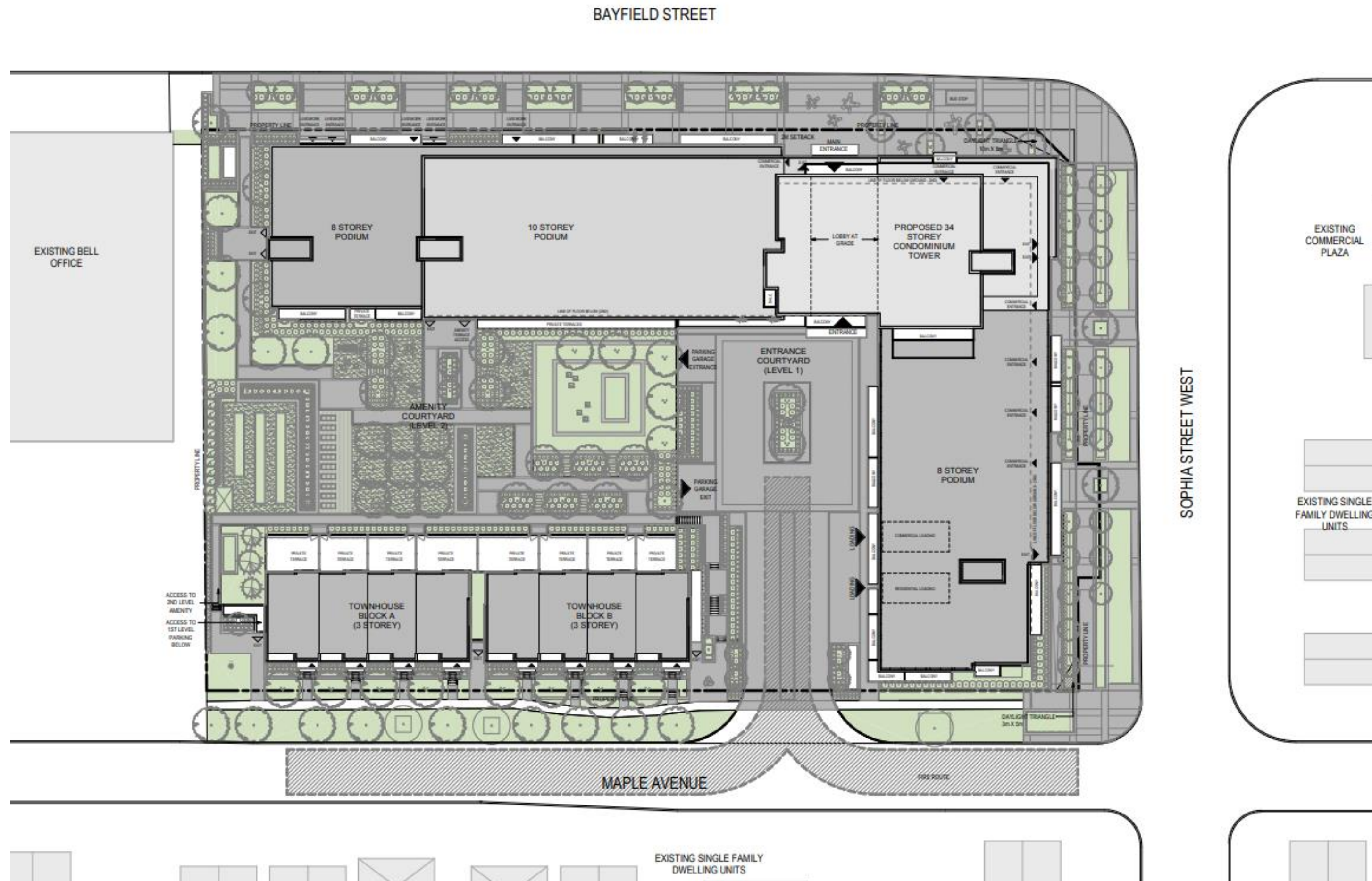
Comments and Questions included the following:

- 1.Comment supporting development;
- 2.Comment regarding provision of Affordable Housing;
- 3.Comment and concern regarding traffic at Maple and Wellington;
- 4.Comment regarding height limit of 34 storeys and precedence of similar developments; and,
- 5.Question concerning view/rendering of building looking south on Bayfield.





# CONCEPTUAL SITE PLAN



## SITE STATISTICS:

**Lot Area:**  
8,853 m<sup>2</sup> (0.8 hectares)

**FSI (zoning GFA/Site Area):**  
5.34

**Density (units per hectare):**  
542.19

**Building Height:**  
110.7 m/ 34 storeys

**GFA:**  
Commercial: 1,014.1 m<sup>2</sup>  
Residential: 46,229.9 m<sup>2</sup>  
Total: 47,244.0 m<sup>2</sup>

**Units:**  
Townhouses – 8  
Live/Work Units – 5  
Condominium Suites – 467  
Total - 480

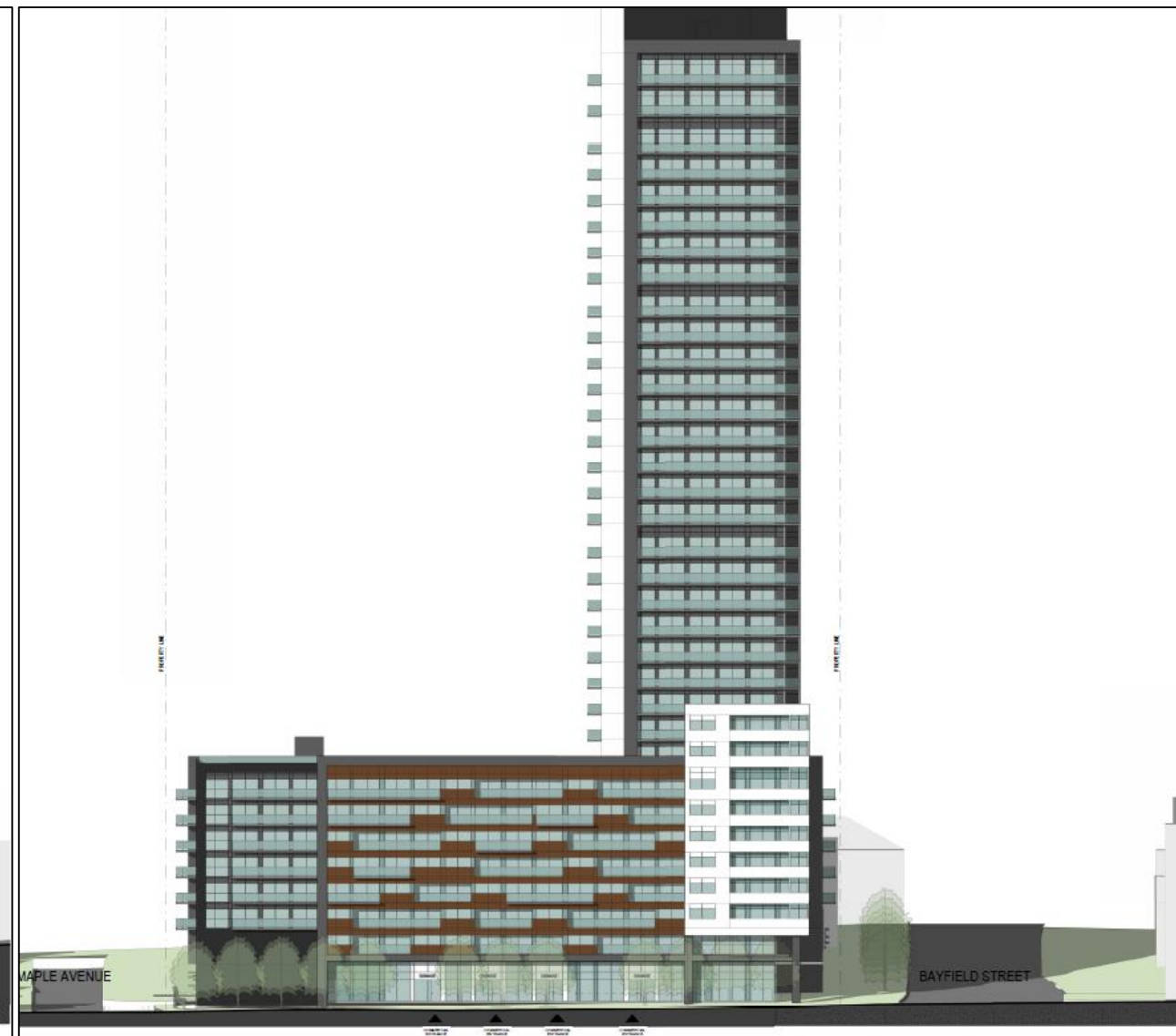
**Parking Provided:**  
P2 Level - 181  
P1 Level - 167  
Level 1 - 64  
Total – 412 spaces  
(0.86 per dwelling unit)



# ELEVATIONS OF APARTMENT BUILDING



**EAST ELEVATION – BAYFIELD STREET**



**SOUTH ELEVATION – SOPHIA STREET**



**WEST ELEVATION – MAPLE AVENUE**





# NORTH ELEVATION





# BUILDING RENDERING



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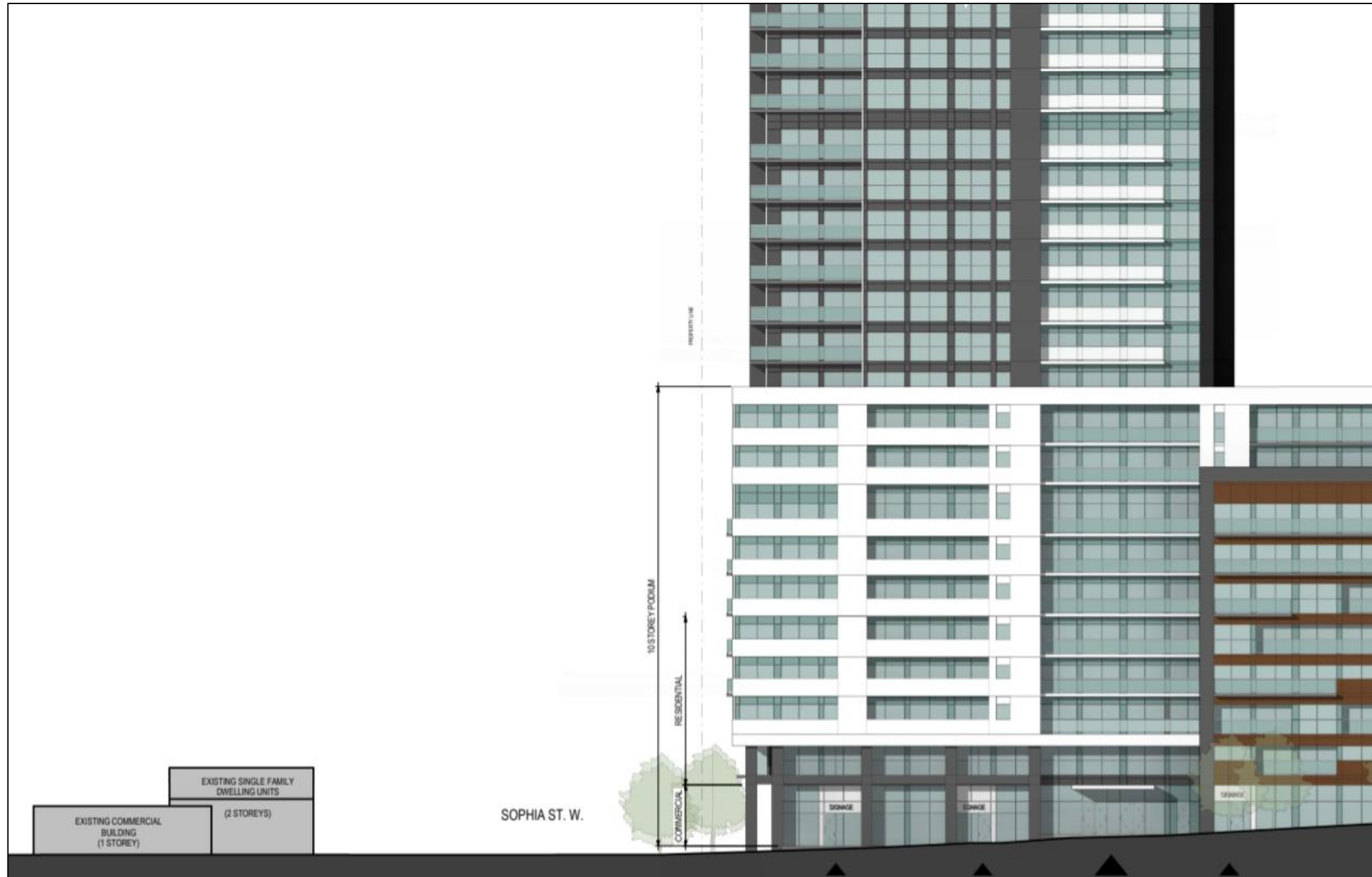


# RENDERING VIEW OF PUBLIC WALKWAY





# STREET SECTIONS



STREET SECTION – SOPHIA ST.



STREET SECTION – BAYFIELD ST.





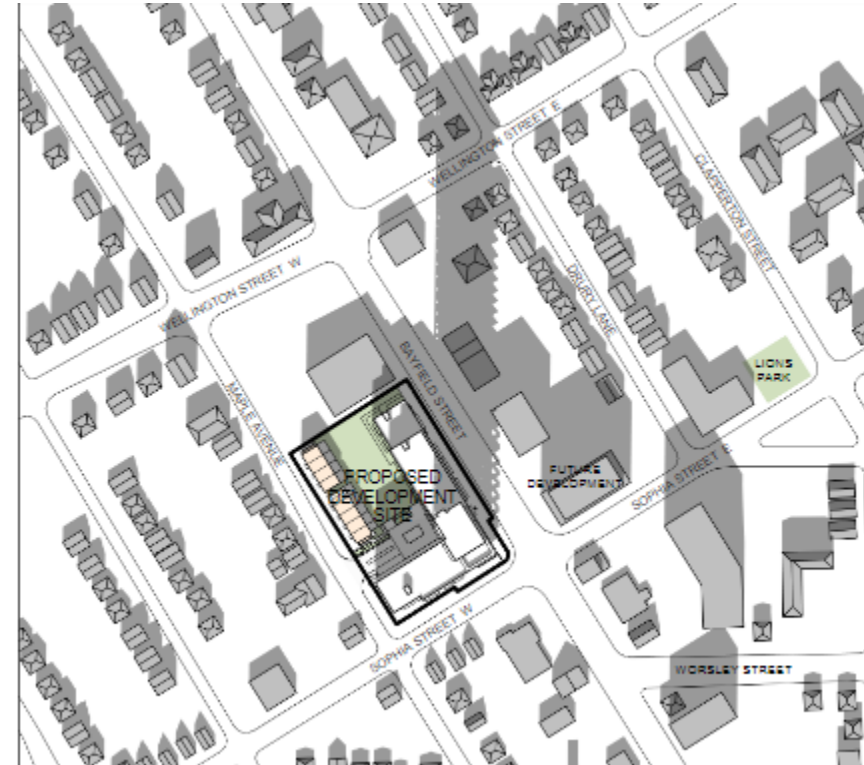
# SHADOW STUDY – DECEMBER 21st



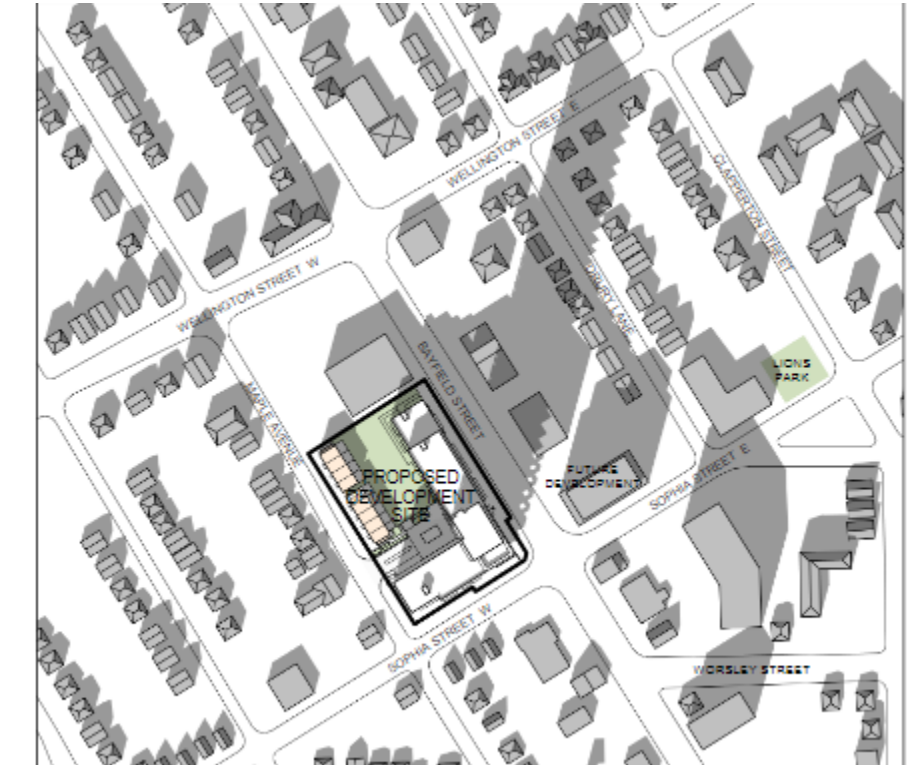
DECEMBER 21 AT 9:18AM



DECEMBER 21 AT 10:18AM



DECEMBER 21 AT 1:18PM



DECEMBER 21 AT 2:18PM



DECEMBER 21 AT 3:18PM



DECEMBER 21 AT 4:18PM



# SHADOW STUDY – DECEMBER 21st



DECEMBER 21 AT 5:18PM



DECEMBER 21 AT 6:18PM



# LANDSCAPE PLAN







# THANK YOU