
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE **FILE: D14-1701**

PREPARED BY: ANDREW GAMEIRO, B.E.S., RPP, PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE & GROWTH
MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT FOR 113 & 117 BAYFIELD STREET AND
6, 8, & 12 SOPHIA STREET EAST
CORAL SOPHIA LANE HOUSING INC.

DATE: OCTOBER 20, 2020

Summary

The purpose of this memorandum is to advise members Planning Committee of a Public Meeting for a Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., c/o Ray Duhamel, on behalf of Coral Sophia Lane Housing Inc. for lands known municipally as 113 and 117 Bayfield Street and 6, 8 and 12 Sophia Street East, Barrie and legally described as part of lots 9, 10 and 11 on Registered Plan 31 in the City of Barrie.

The application proposes to amend the zoning of the subject lands from 'Transition Centre Commercial' (C1-2) to 'Residential Apartment Dwelling Second Density – Special' (RA1-2)(SP-XXX) with site-specific provisions.

The application, if approved, would facilitate the development of an 8-storey residential building, containing 108 purpose-built rental units, together with structured parking (see Appendix "A" – Site Plan and Appendix "B" – Building Elevations).

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 2](#).

Background

The subject lands are located at the northeast corner of Bayfield Street and Sophia Street East, with additional frontage on Drury Lane. The subject lands are rectangular in shape with an area of 0.37 hectares (0.92 acres) and approximately 40 metres of frontage on Bayfield Street, 80 metres of frontage on Sophia Street East and 47 metres of frontage on Drury Lane. The subject lands are currently vacant; however, they previously contained 5 residential dwelling units which had been converted to commercial uses. The buildings were demolished in 2017.

The land uses immediately surrounding the site include:

- **North:** Mixed-use residential and commercial buildings fronting onto Bayfield Street and single-detached dwellings fronting onto Drury Lane;
- **East:** A multi-unit residential building and neighbourhood park;
- **South:** Multi-unit residential and commercial buildings; and,
- **West:** Parking lot, commercial office buildings and single detached dwelling units, along with a development proposal for a 34 storey mixed-use condominium building (File: D14-1702).

The subject lands are located within close proximity to a range of residential, commercial, institutional, and recreational uses including the Barrie Public Library, Hillcrest and Oakley Park Public Schools, Queen's Park and Lion's Park and the City's waterfront. The subject lands are also located within walking distance of various transit routes and facilities in the City's downtown.

The subject property is designated 'City Centre' and 'Residential' as identified on Schedule A – Land Use in the City of Barrie Official Plan. The subject property is also located in the Urban Growth Centre and the Bayfield Street Primary Intensification Corridor in accordance with Schedule I – Intensification Areas in the Official Plan.

According to Section 4.9 – Mixed Use Policies in the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the policies contained in Section 4.2 – Residential and 4.3 – Commercial which would permit medium and high density residential developments with commercial and/or institutional uses at the ground level.

The application was submitted to the City and deemed complete on June 18th, 2020. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.



Neighbourhood Meeting

A Neighbourhood Meeting was held on August 11th, 2020 with approximately 30 residents and the Ward Councillor in attendance.

Residents provided comments regarding matters such as:

- Increased traffic and safety concerns on Drury Lane and Sophia Street East;
- Potential impacts associated with building height, such as shadowing and a loss of privacy on surrounding single-detached residential lots;
- Visual impacts to the downtown skyline;
- Operational challenges for the City's Fire and Emergency Services Department;
- Increased population and therefore a higher demand for City services and facilities; and,
- A desire to see affordable housing units included in the development.

Zoning – Site-Specific Provision

The site-specific provisions proposed for the subject property would permit a reduction in the building setbacks, landscaped open space, and parking, as well as an increase in lot coverage and gross floor area.

The proposed site-specific zoning provisions for the subject lands are listed in Table 1 below.

Table 1: Proposed Site-specific Zoning Provisions - 113 and 117 Bayfield Street and 6, 8 and 12 Sophia Street East

Zoning Standard	Required – RA2-1 Zone	Proposed
Front Yard Setback	7 m (min.)	3 m (building) 1 m (decorative awnings)
Interior Side Yard Setback	5 m (min.)	1 m
Exterior Side Yard Setback	7 m (min.)	3.5 m (building) 1 m (decorative awnings)
Rear Yard Setback	7 m (min.)	1.7 m
Landscaped Open Space (% of lot area)	35% (min.)	22%
Landscaped Open Space Area for Ground Floor Units with Secondary Access	7 m (min.)	3.5 m
Lot Coverage (% of lot area)	35% (max.)	75%
Gross Floor Area (% of lot area)	200% (max.)	235%
Continuous Landscape Buffer Area	3 m (min.)	1 m (interior side yard) & 1.7 m (rear)
Parking	1 space/unit (min.) 108 spaces	0.88 spaces/unit 96 spaces (1.05 spaces/unit incl. tandem spaces – 114 spaces total)
Tandem Parking	Not Permitted	Permitted

Next Steps:

The subject application is currently under review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

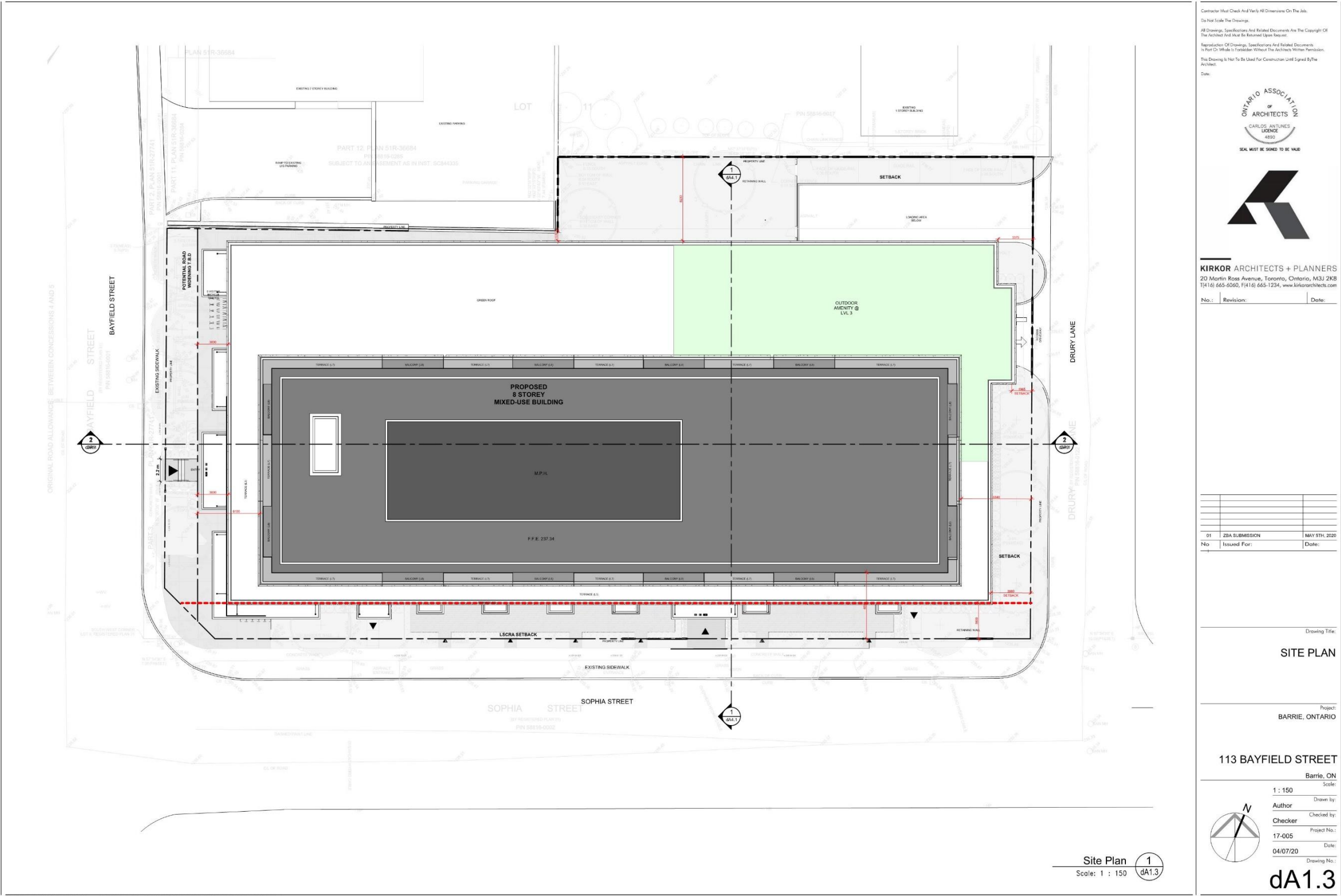
- Compatibility with surrounding land uses, as it relates to shadowing, providing building step-backs, landscape buffers and fencing;
- The impacts that the development may have on traffic and pedestrian safety, particularly along Sophia Street East and Drury Lane;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Bayfield Street, Sophia Street East and Drury Lane;
- Confirmation that the proposed development can be supported by existing services and infrastructure;
- Ensuring that the development meets the operational standards of the City's Fire and Emergency Services Department;
- Preservation of private, public, and shared vegetation; and,
- That any environmental impacts associated with past commercial uses are mitigated or remediated prior to the redevelopment of the site.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings will be considered as part of the final recommendations in the Planning staff report. Planning staff are targeting the first quarter of 2021 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment Application.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Appendix “A”

Site Plan



Appendix "B"
Building Elevations

Appendix “B”

Building Elevations



View from the intersection on Bayfield Street and Sophia Street 4
NTS dA5.1



View of the southeast façade along Sophia Street 3
NTS dA5.1



View looking south along Bayfield Street 2
NTS dA5.1



View at the residential entry off Bayfield Street 1
NTS dA5.1

Contractor Must Check And Verify All Dimensions On The Job
Do Not Scale The Drawings
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No.: Revision: Date:

01	ZSA SUBMISSION	MAY 0TH, 2020
No	Issued For:	Date:

Drawing Title:
3D PERSPECTIVES

Project:
BARRIE, ONTARIO

113 BAYFIELD STREET
Barrie, ON

Scale:
1 : 1

Drawn by:
Author

Checked by:
Checker

Project No.:
17-005

Date:
04/22/20

Drawing No.:
dA5.1