Public Meeting

Zoning By-law Amendment (D14-1701)

113 & 117 Bayfield Street &
6, 8 & 12 Sophia Street East

Coral Sophia Lane Housing Inc.

October 20, 2020

Presentation By: Ray Duhamel, The Jones Consulting Group Ltd.

Location Map

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Area Context

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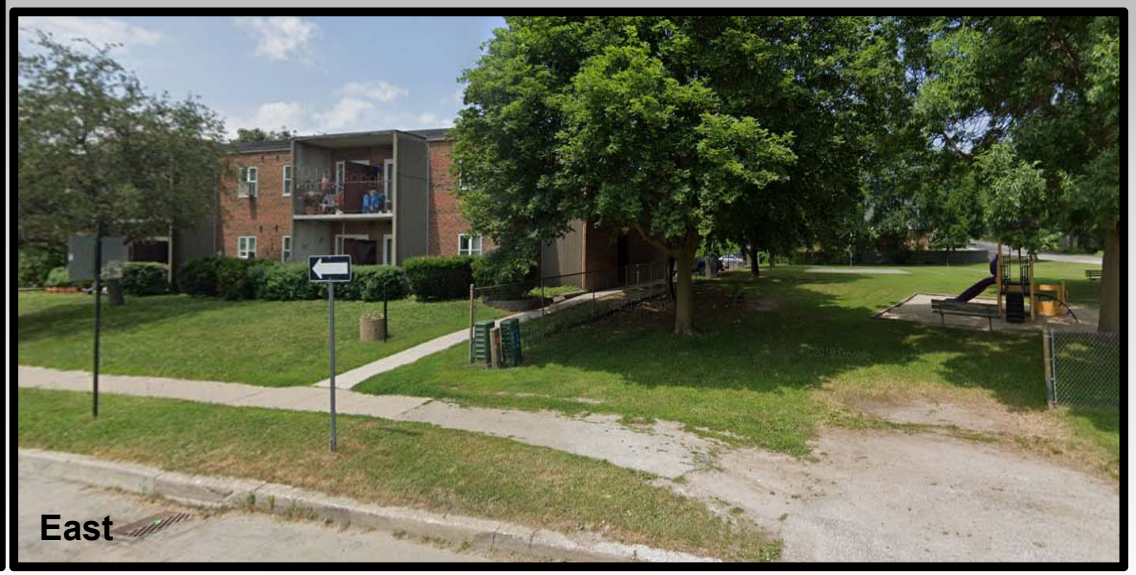
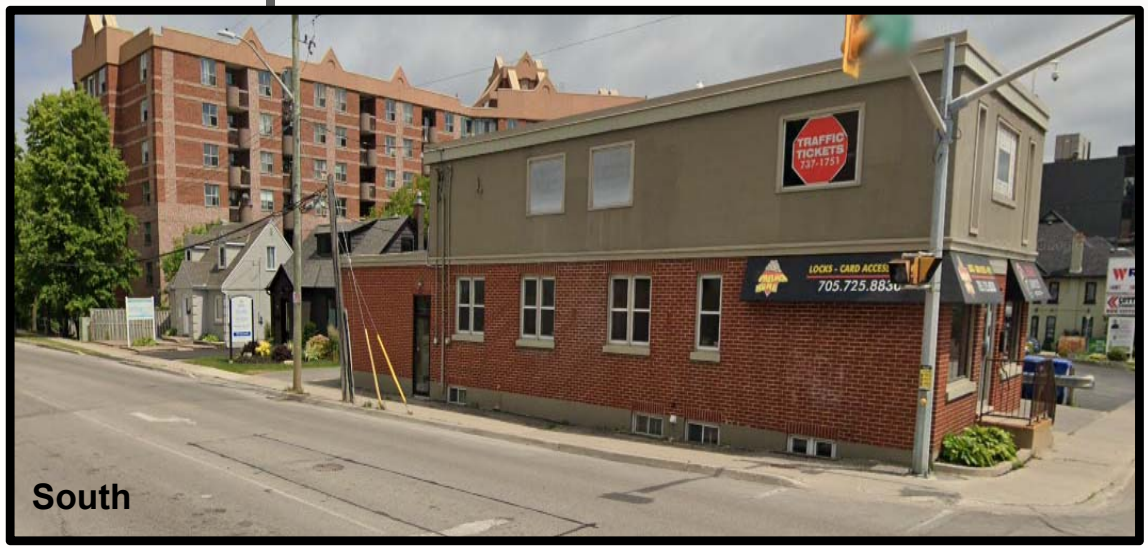
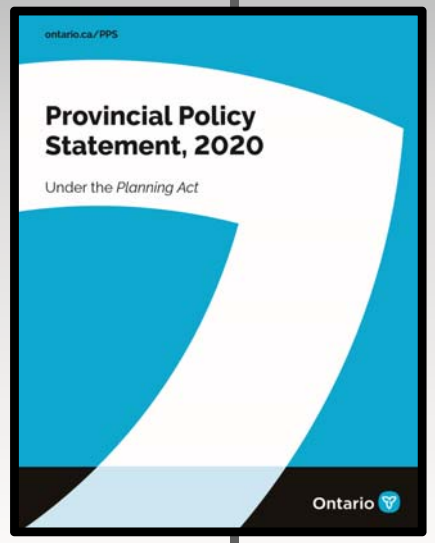




PPS & Growth Plan



Provincial Policy Statement (PPS), 2020

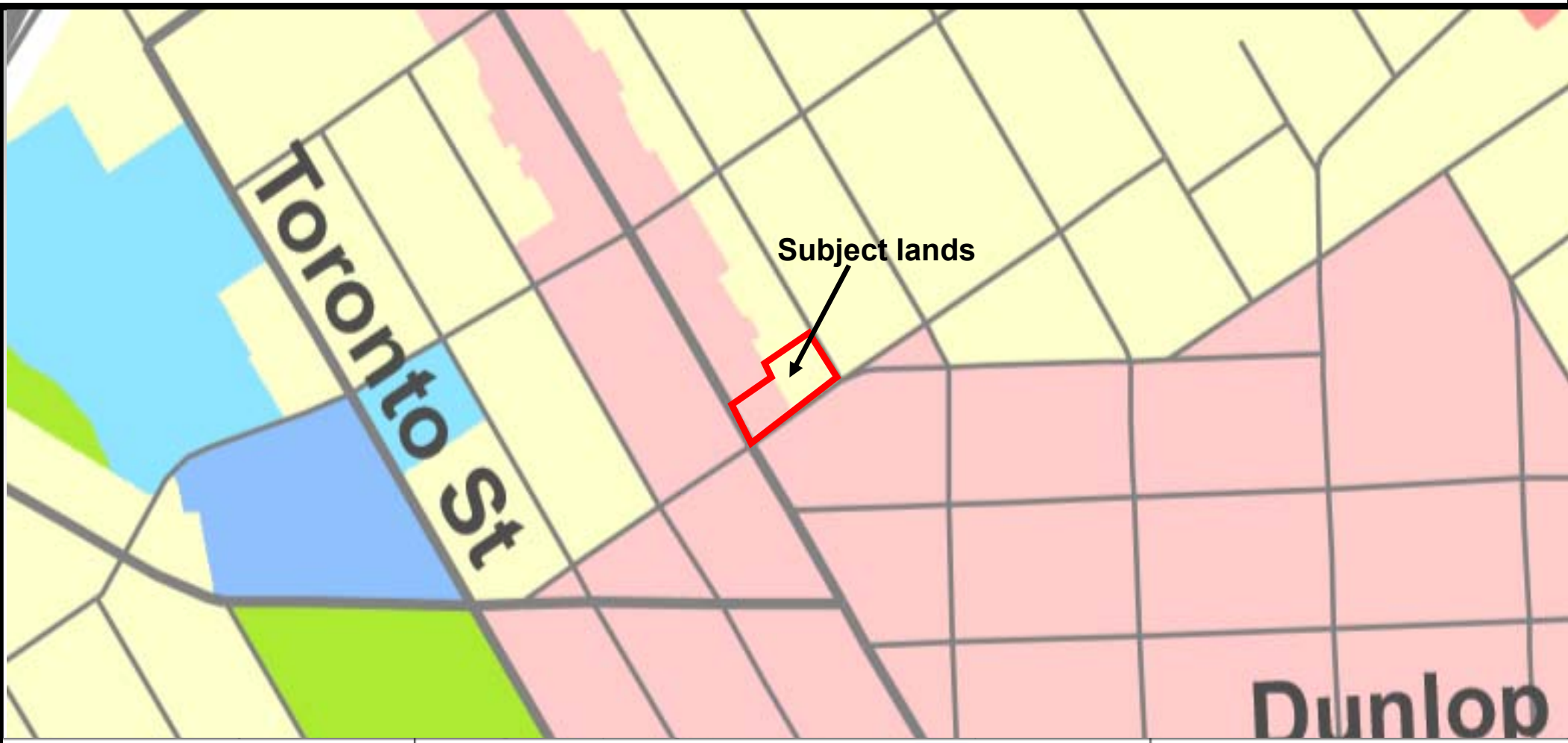
- Range and mix of residential unit sizes that contribute needed rental & affordable Housing.
- Optimizes use of existing infrastructure, public transit and community services.
- High density supports complete communities.

Growth Plan for the Greater Golden Horseshoe, 2019

- Development and intensification within the City Centre and along Bayfield Intensification Corridor.
- Serviced by public transit and promotes active transportation.
- Located in proximity to several schools, library, commercial uses, and parks and open space.

Official Plan

Designation: City Centre and Residential



OFFICIAL PLAN

Schedule A
Land Use

Office Consolidation
January 2018

- Residential
- City Centre
- General Commercial
- Community Centre Commercial
- Regional Centre Commercial
- Mixed Use Nodes and Corridors
- Business Park
- Highway 400 Industrial
- General Industrial
- Restricted Industrial
- Institutional
- Educational Institutional
- Major Institutional
- Open Space
- Environmental Protection Area
- Special Rural Area
- Water Treatment Centre
- Waste Management Facility
- Future Urban
- Waste Disposal Area - Non decision per section 4.7.2.8
- City Boundary
- Application Before the Ontario Municipal Board (OMB)
- SecondaryPlanBoundary
- Settlement Area Boundary

Barrie

1:20,000

0 0.5 1 2 km

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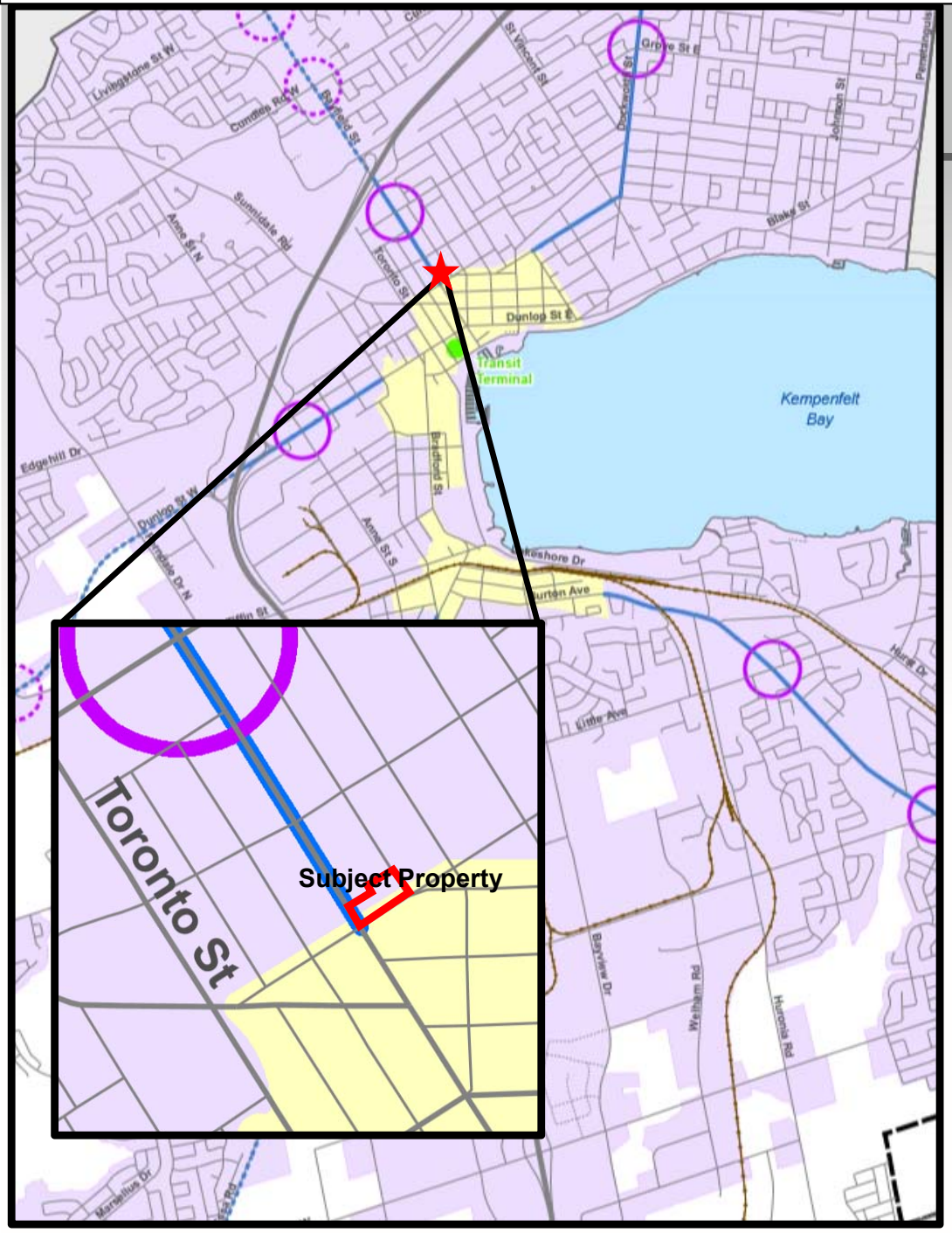
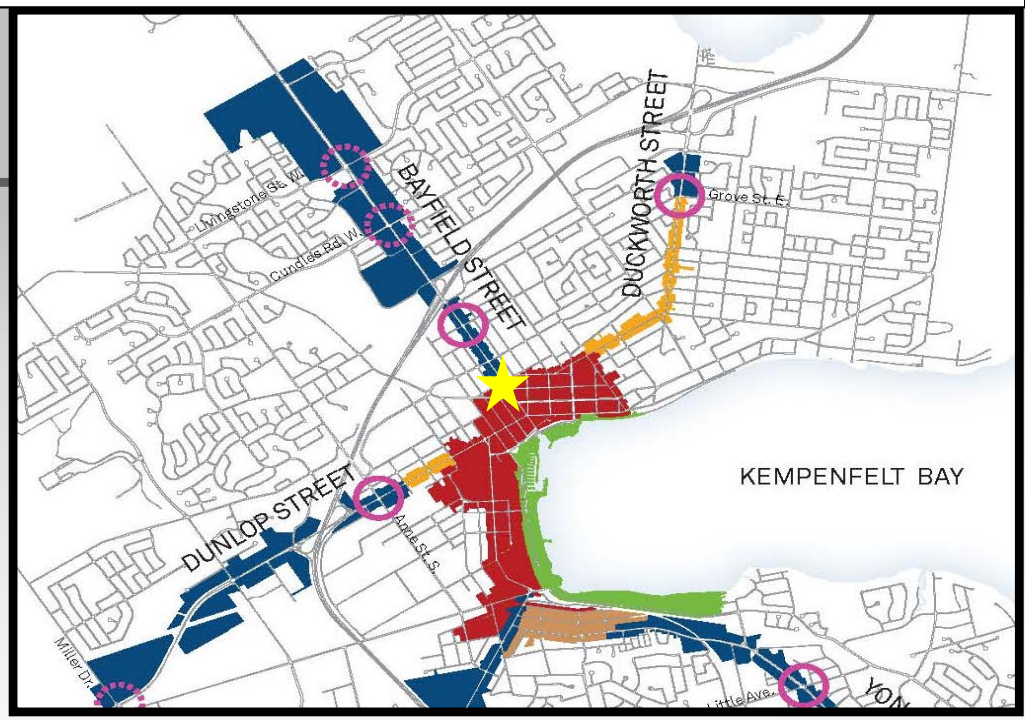
GIS Branch 4/27/2018

City Centre & Intensification Corridor





Intensification Areas

Mixed Use & Residential Avenues

- Street-oriented residential development.
- Activated streetscape with ground floor residential units.
- Focus buildings at the street edge (closer to the street) with parking in an enclosed garage.

Zoning By-law Amendment

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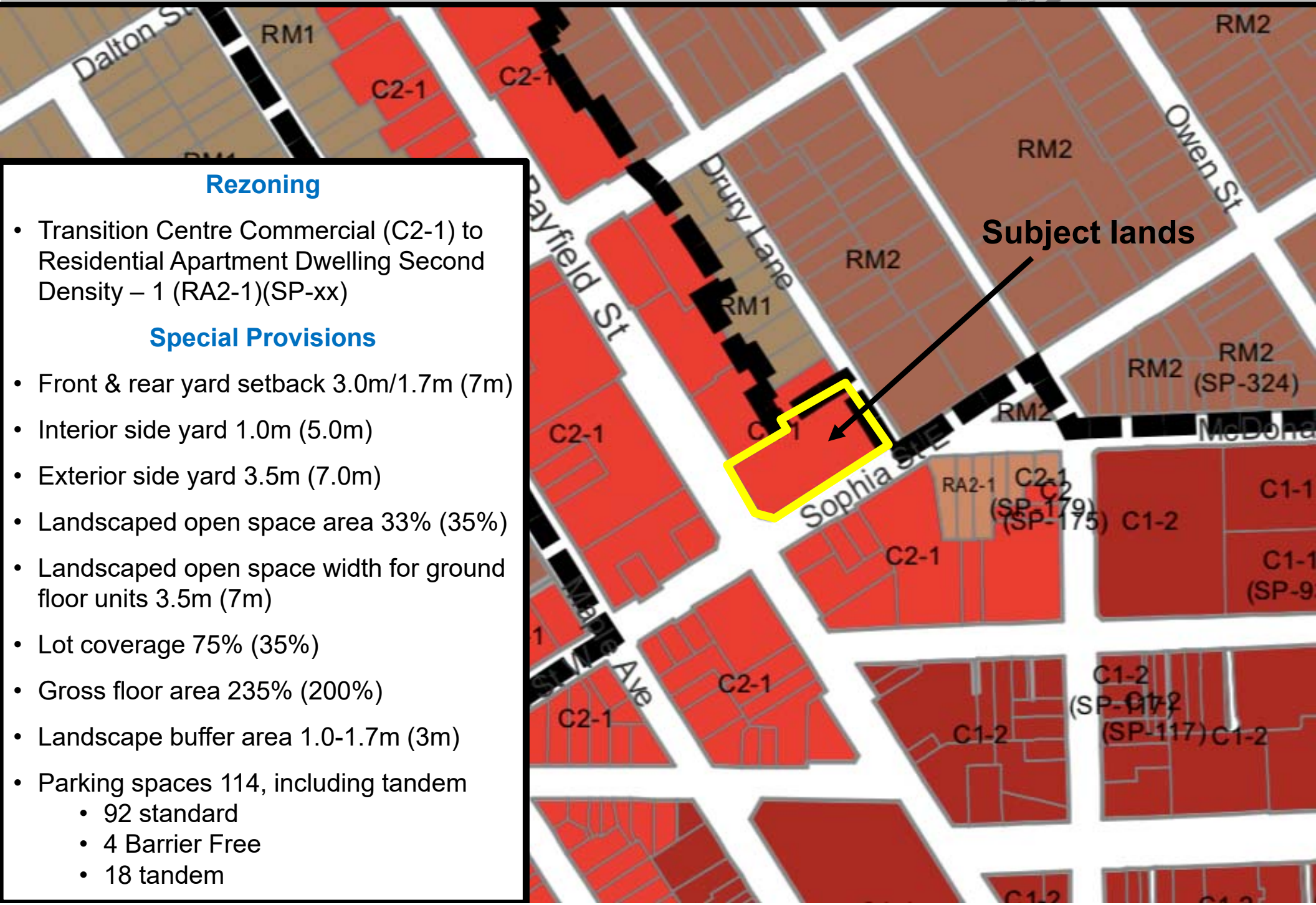

Rezoning

- Transition Centre Commercial (C2-1) to Residential Apartment Dwelling Second Density – 1 (RA2-1)(SP-xx)

Special Provisions

- Front & rear yard setback 3.0m/1.7m (7m)
- Interior side yard 1.0m (5.0m)
- Exterior side yard 3.5m (7.0m)
- Landscaped open space area 33% (35%)
- Landscaped open space width for ground floor units 3.5m (7m)
- Lot coverage 75% (35%)
- Gross floor area 235% (200%)
- Landscape buffer area 1.0-1.7m (3m)
- Parking spaces 114, including tandem
  - 92 standard
  - 4 Barrier Free
  - 18 tandem

Technical Work & Neighbourhood Meeting

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Neighbourhood Meeting – August 11, 2020

- Comments raised about traffic, and integrating the project into the adjacent single detailed neighbourhood.

Reports:

- Planning Justification Report & Urban Design Brief
- Preliminary Stormwater Management Report
- Functional Servicing Report
- Tree Inventory & Preservation Plan Report
- Transportation Impact and Parking Study
- Hydrogeological and Geotechnical Study

Plans:

- Site Plan, Elevations & Renderings
- Context & Block Plan
- Shadow Study Plans
- Boundary & topographic surveys

Site Plan

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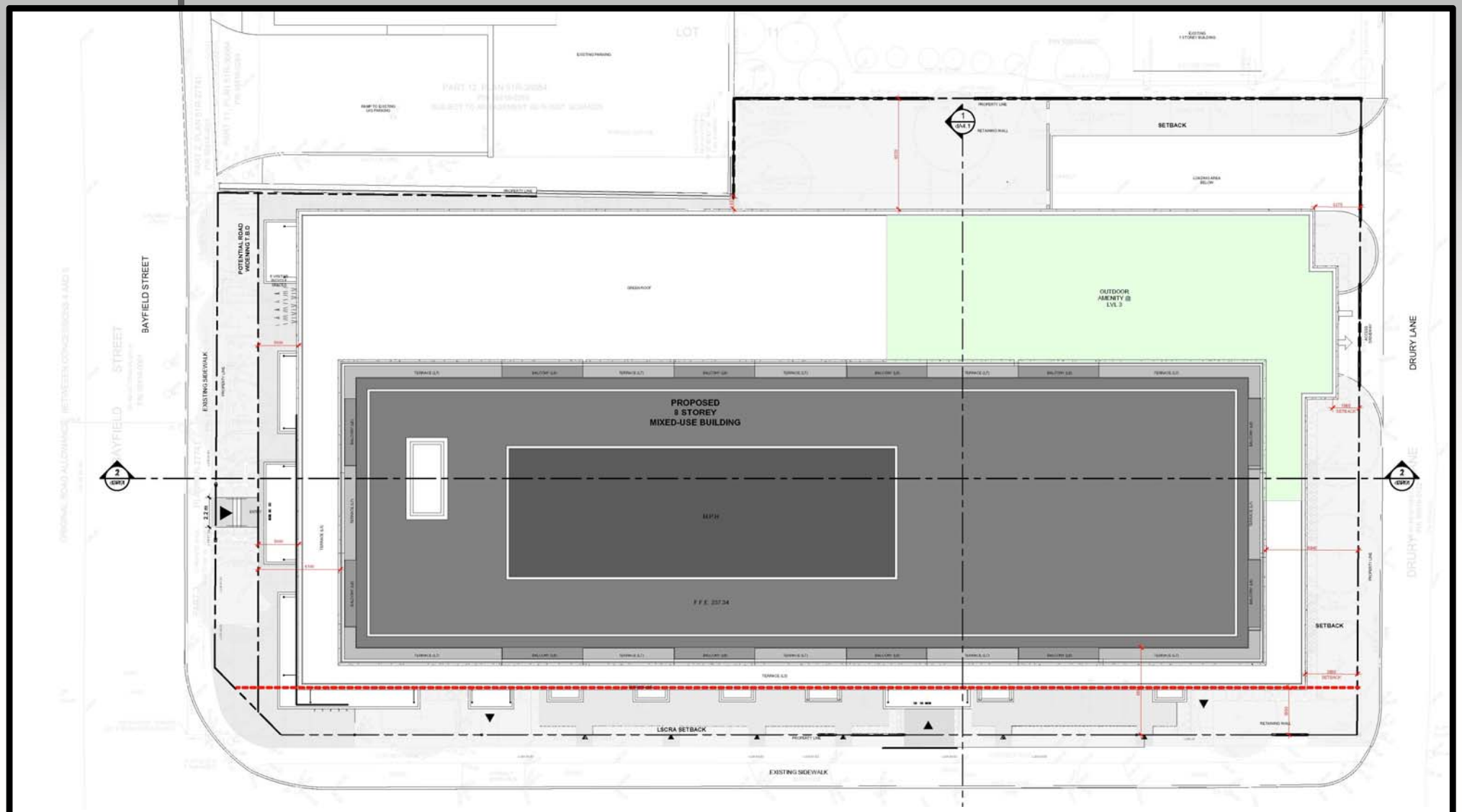

- 108 residential rental Units
- Approx. 70 affordable units
- Ground floor residential units
- 8 Storey building
- Roof top amenity area
- 96 parking spaces (within Garage)

Building Layout

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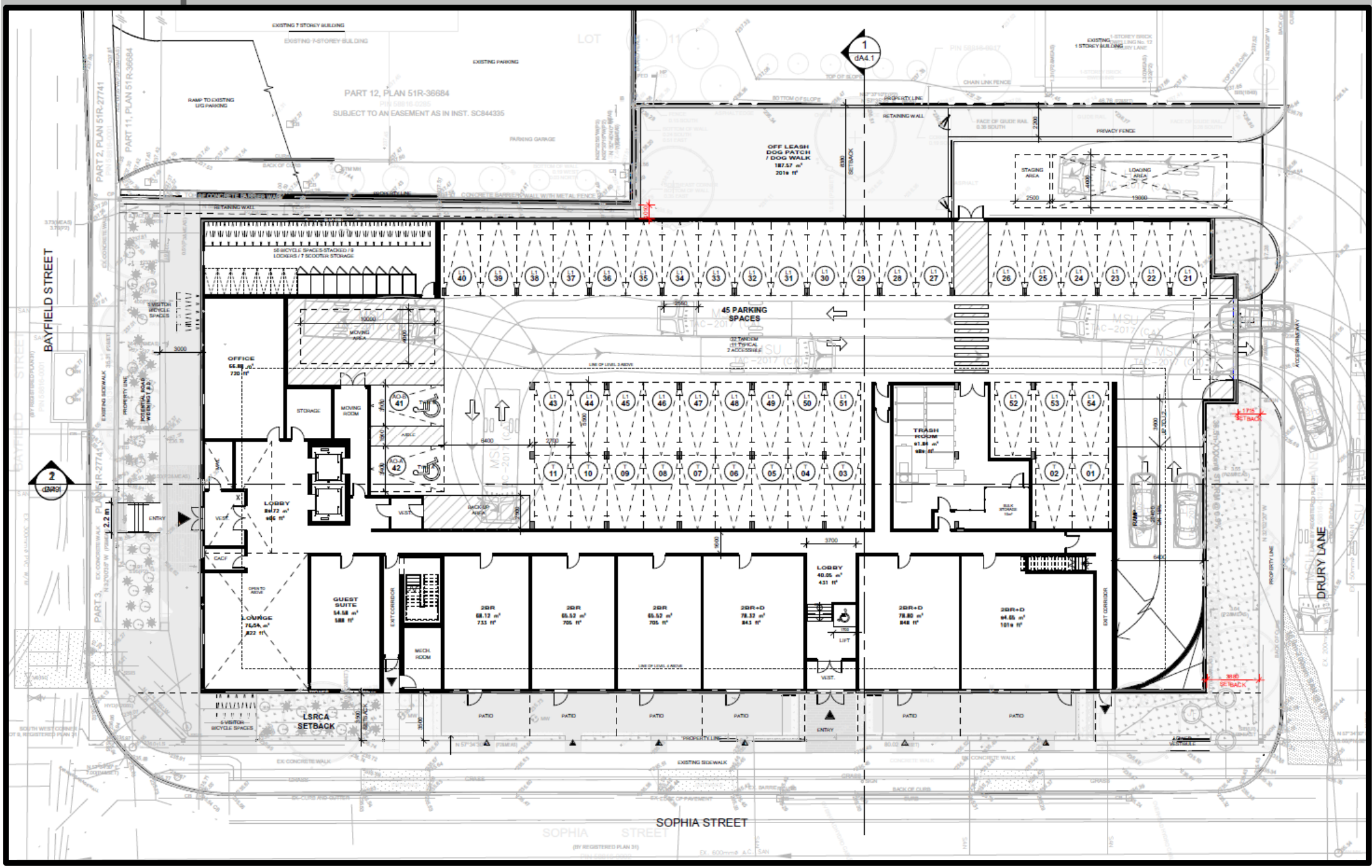

Affordable Rental Housing

- According to Barrie's Affordable Housing Annual Monitoring Report, Barrie is in need of affordable purpose-built rental units to help achieve a healthier housing market for renters.
- Approximately 70 affordable rental residential units proposed.

Unit Size	Unit Count	Affordable Unit Count	% Affordable
1BD	8	8	100%
1BD+D	52	52	100%
2BD	15	4	27%
2BD+D	33	6	18%
Total	**108**	**70**	**65%**

Bayfield Street and Sophia St.

East Intersection View

- Step-backs & variations in materials reduce building massing.
- Two main accesses at street level & direct ground floor residential access.
- Building design, orientation & reduced setbacks activate street and enhance pedestrian accessibility and safety.

Bayfield Street façade

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- Bicycle parking & primary residential entrance located on Bayfield Street.
- Green roof and outdoor amenity space located on third floor.

Sophia Street façade

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- Secondary access & Ground floor unit accesses on Sophia Street East.
- Primary vehicle access off Drury Lane.