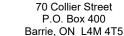
City of Barrie





Legislation Details (With Text)

File #: 22-P-034 Version: 1 Name:

Type:Public MeetingStatus:ReceivedFile created:5/19/2022In control:City CouncilOn agenda:6/27/2022Final action:6/27/2022

Title: APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11

MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Weston Consulting on behalf of The Black Creek Group for 17 Sophia Street East; 3, 5, 7 and 11 McDonald Street; and 58 and 60 Clapperton Street, Barrie.

The applicant is proposing to rezone the subject lands from 'Residential Apartment Dwelling 2 - First Density' (RA2-1) and 'Transition Centre Commercial - 1 - Special Provision No. 175 and 179' (C2-1) (SP-175)(SP-179) to 'Transition Centre Commercial - 2 - Special Provision No. XXX' (C2-2)(SP-XXX) with site-specific provisions.

The intent and purpose of the Zoning By-law Amendment is to permit the development of a 21-storey mixed-use building containing 253 units, 256 square metres of ground floor commercial space and underground parking.

Zoning By-law Amendment - Site Specific Revisions

Standard) Required Proposed (C2-2 Zone

Side Yard Setback 14 metres 3.0 metres (north) (minimum) Where the height of the 5.5 metres (south) main building in a C2 Zone is in excess of 11 metres, the minimum side yards shall be increased by 0.5 metres for

every 2 metres of additional height over 11 metres

Building Height 10 metres within 5 metres 17.7 metres within (maximum) of the front lot line and the 5 metres of the

lot flankage front lot line and

the lot flankage

45 metres beyond 5 metres 66.7 metres beyond of the front lot line and the 5 metres of the front

lot flankage lot line and the lot

flankage

Coverage for Ground 50% 8.9%

Floor Commercial Uses (minimum % of lot area)

Gross Floor Area (maximum % of lot

400% 602%

area)

Commercial Parking

1 space per 24 square 0 spaces

(minimum)

metres of gross

floor area for multiple

commercial uses

Residential Parking

1 space per unit in the 0.82 spaces per

(minimum) Urban Growth Centre unit Total - 207

(UGC) spaces

Underground Parking 1.8 metres to a street 0.7 metres

Structure Setbacks

- -

(minimum)

Presentation by representative(s) of Weston Consulting.

Presentation by Andrew Gameiro, Senior Planner, Development Services Department.

See attached correspondence.

Sponsors:

Indexes:

Code sections:

Attachments:

1. PM2 Notice 17 Sophia St E 3,5,7 and 11 McDonald St and 58 and 60 Clapperton St, 2. PM2

Presentation 17 Sophia St, 3,5,11 McDonald St 58 60 Clapperton st, 3. PM2 Memorandum 17 Sophia St, 3 5 7 11 McDonald St 58 60 Clapperton St, 4. PM2 Correspondence 17 Sophia St, 3 5 7 11

McDonald St. 58 60 Clapperton St

Date	Ver.	Action By	Action	Result	
6/27/2022	4	City Council	Received		
6/14/2022	3	Planning Committee	recommended for receipt		

APPLICATION FOR ZONING BY-LAW AMENDMENT - 17 SOPHIA STREET EAST; 3, 5, 7 AND 11 MCDONALD STREET; AND 58 AND 60 CLAPPERTON STREET (WARD 2) (FILE: D30-012-2022)

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Zoning By-law Amendment - Site Specific Revisions

Standard)	Required	Proposed
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(C2-2 Zone

Side Yard Setback

(minimum)

14 metres Where the height of the

main building in a C2 Zone is in excess of 11 metres, the minimum side yards shall be increased by 0.5 metres for every 2 metres of additional

height over 11 metres

Building Height (maximum)

10 metres within 5 metres of the front lot line and the

lot flankage

17.7 metres within 5 metres of the front lot line and the lot flankage

3.0 metres (north)

5.5 metres (south)

45 metres beyond 5 metres of the front lot line and the

lot flankage

66.7 metres beyond 5 metres of the front lot line and the lot

flankage

Coverage for Ground Floor Commercial Uses (minimum %

of lot area)

50%

8.9%

Gross Floor Area (maximum % of lot

area)

Commercial Parking

(minimum)

400%

602%

1 space per 24 square metres of gross

floor area for multiple commercial uses

0 spaces

Residential Parking

(minimum)

1 space per unit in the **Urban Growth Centre**

(UGC)

0.82 spaces per unit Total - 207

spaces

Underground Parking

Structure Setbacks

(minimum)

1.8 metres to a street

0.7 metres

line

Presentation by representative(s) of Weston Consulting.

Presentation by Andrew Gameiro, Senior Planner, Development Services Department.

See attached correspondence.