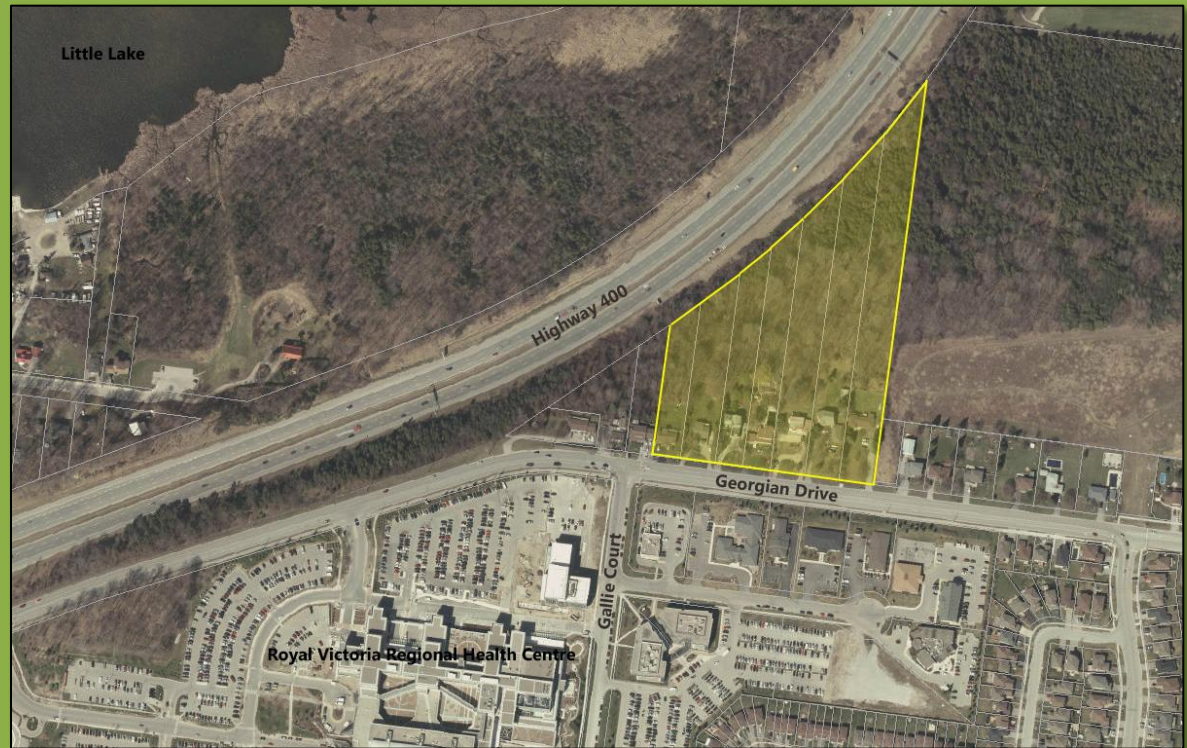


Georgian Drive Student Residence



Zoning By-law Amendment Application Public Meeting
December 9, 2013

Purpose of the Public Meeting

The purpose of the Public Meeting is to review an application for a Zoning By-law amendment for lands located at 290, 294, 298, 302, 310 and 314, Georgian Drive to permit the development of a student residence.

Location



Existing Use

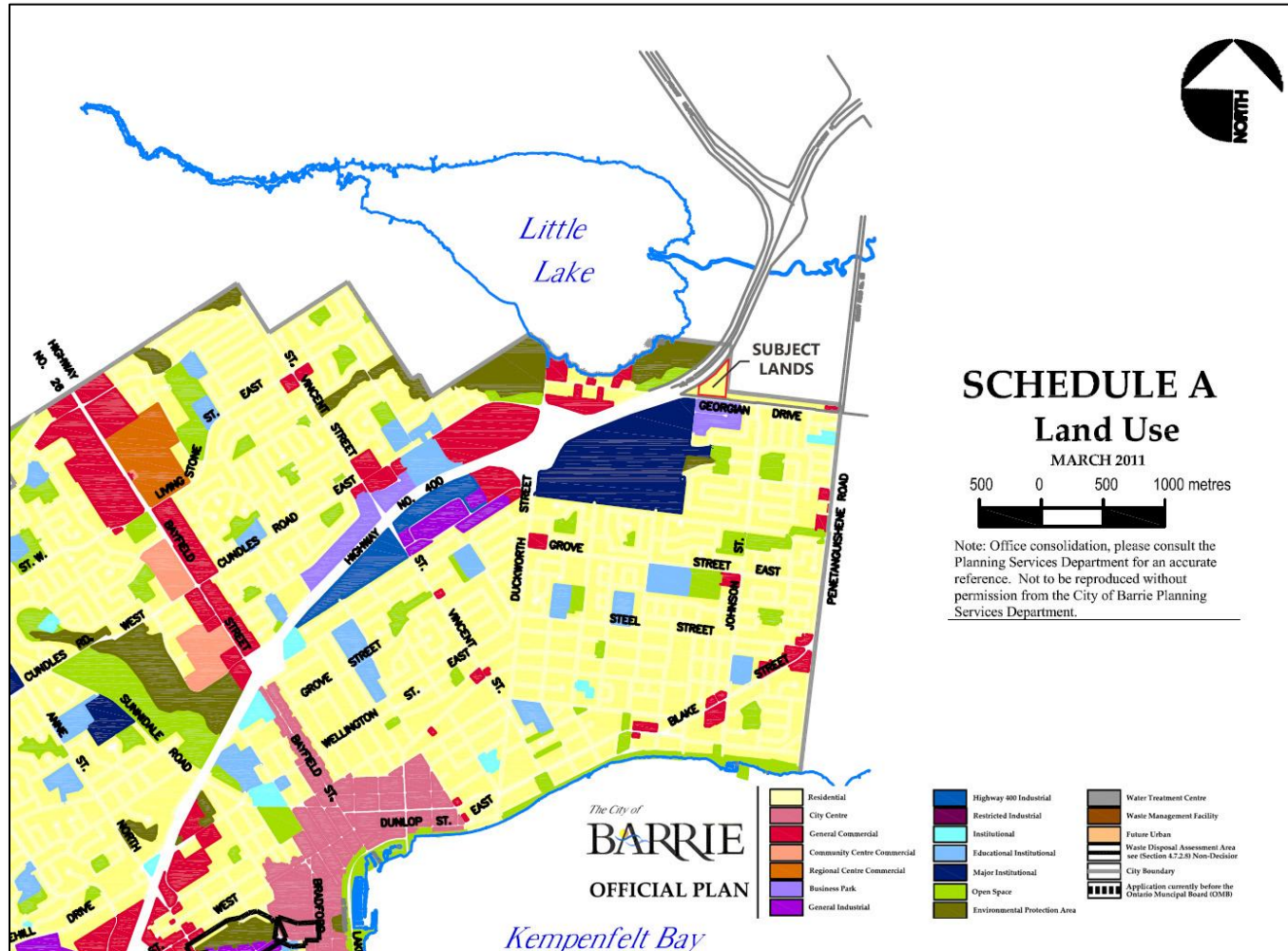
The seven properties have a total area of 4.3 hectares and a total frontage of 195 metres on Georgian Drive



Surrounding Land Uses

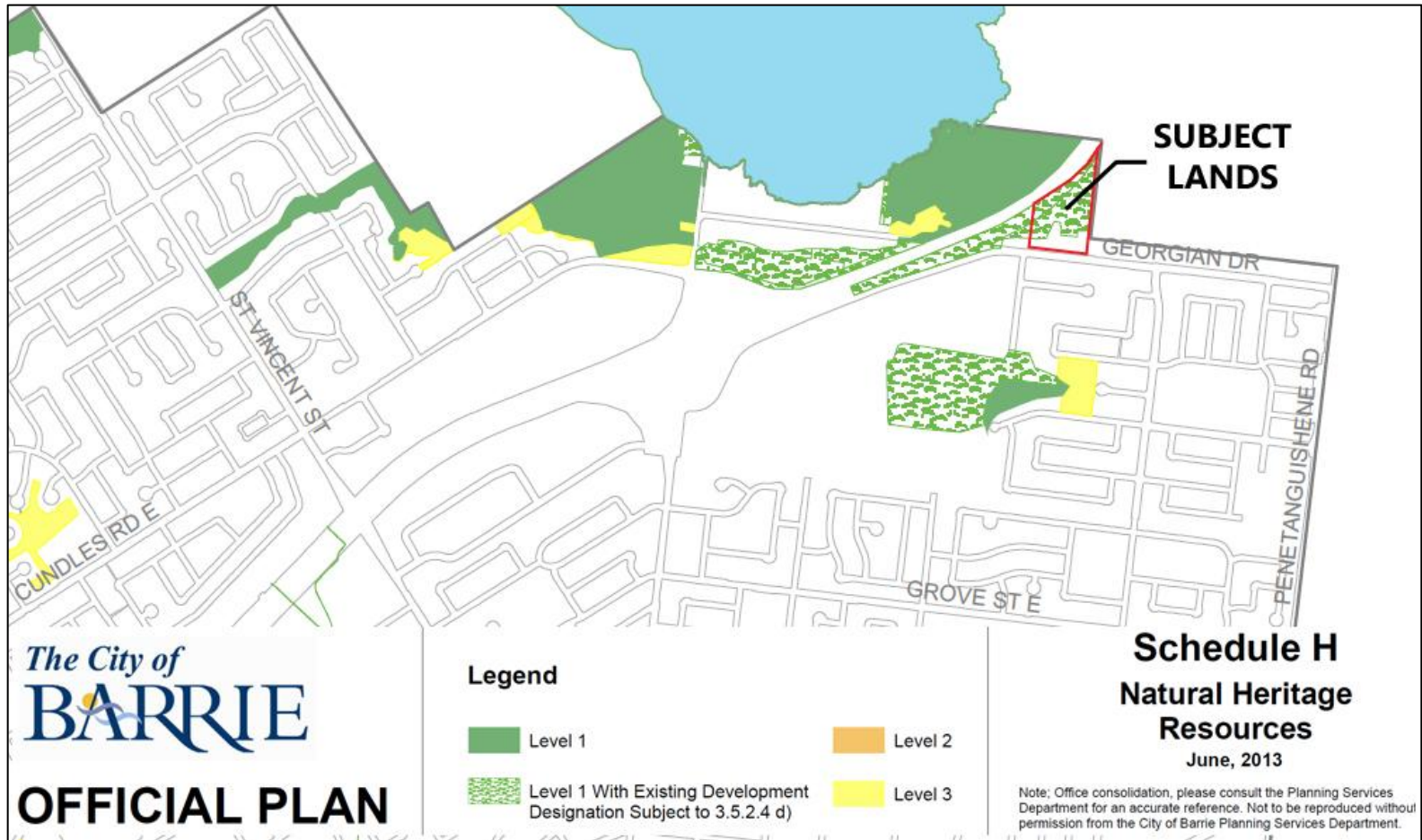


Official Plan Schedule A



The lands are designated Residential.

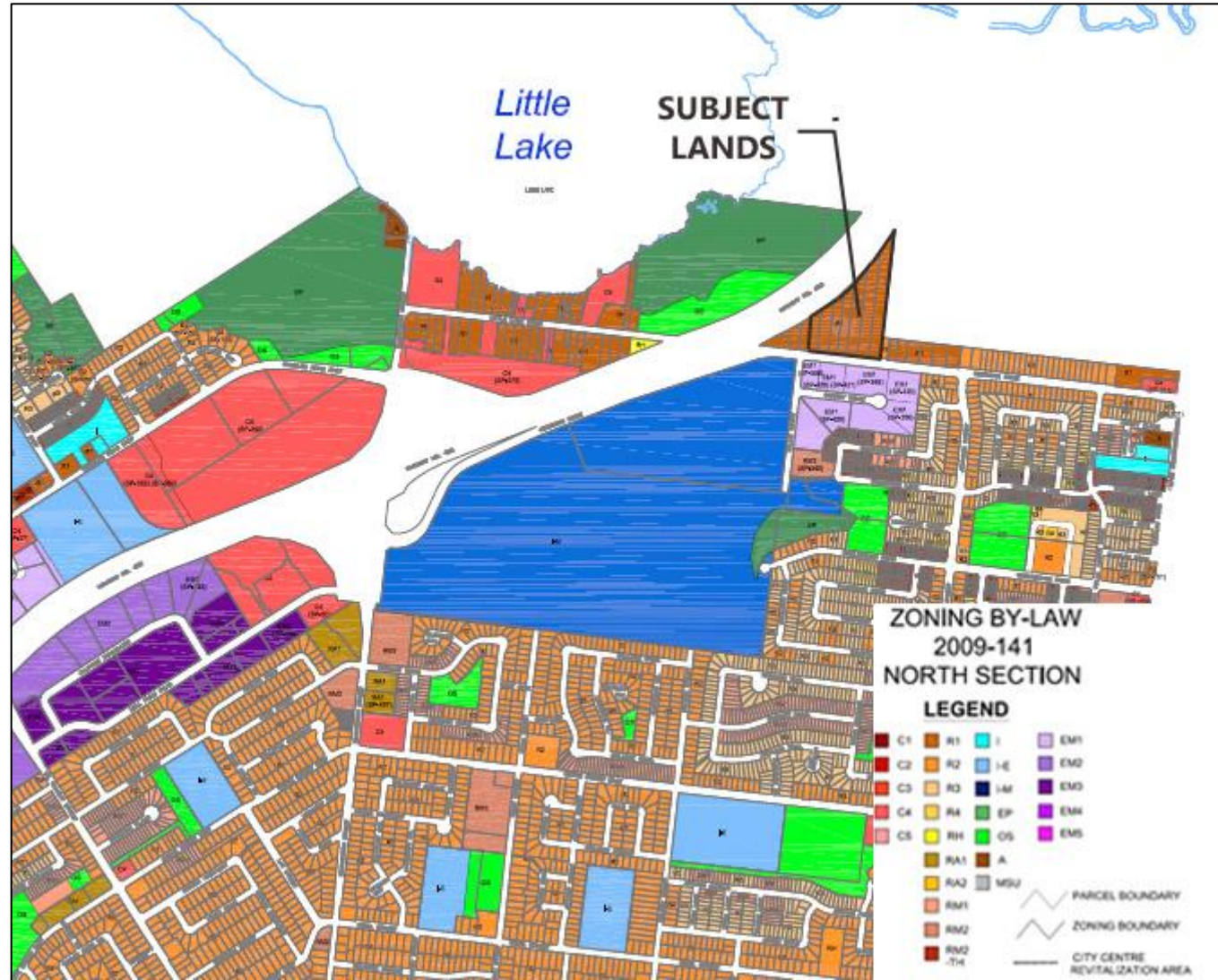
Official Plan Schedule H



Rear portion of the lands also identified as a “Level 1 With Existing Development” Natural Heritage Resource.

Zoning By-law 2009-41

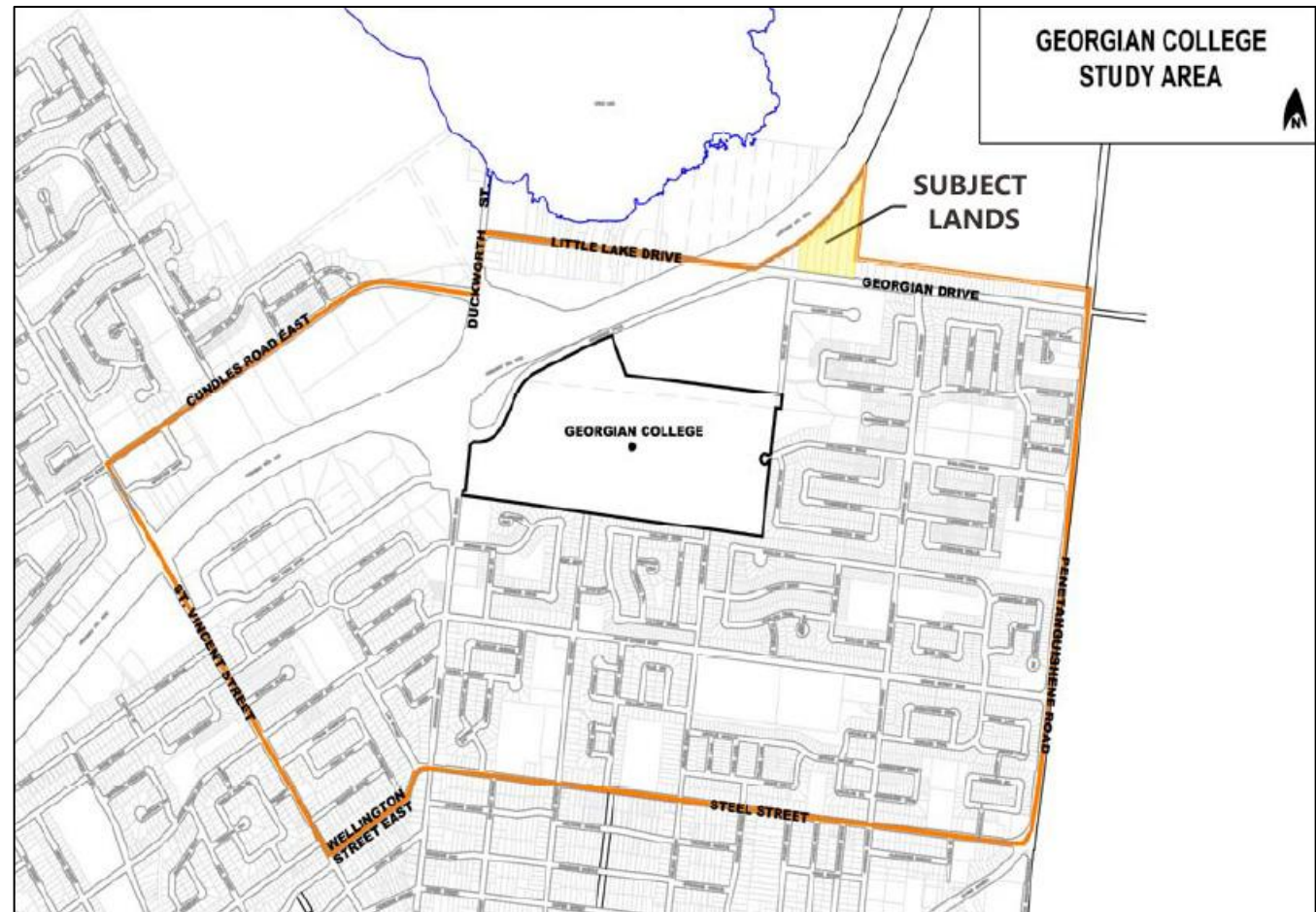
Lands are zoned R1 Residential Density One.



City of Barrie Georgian College Neighbourhood Strategy

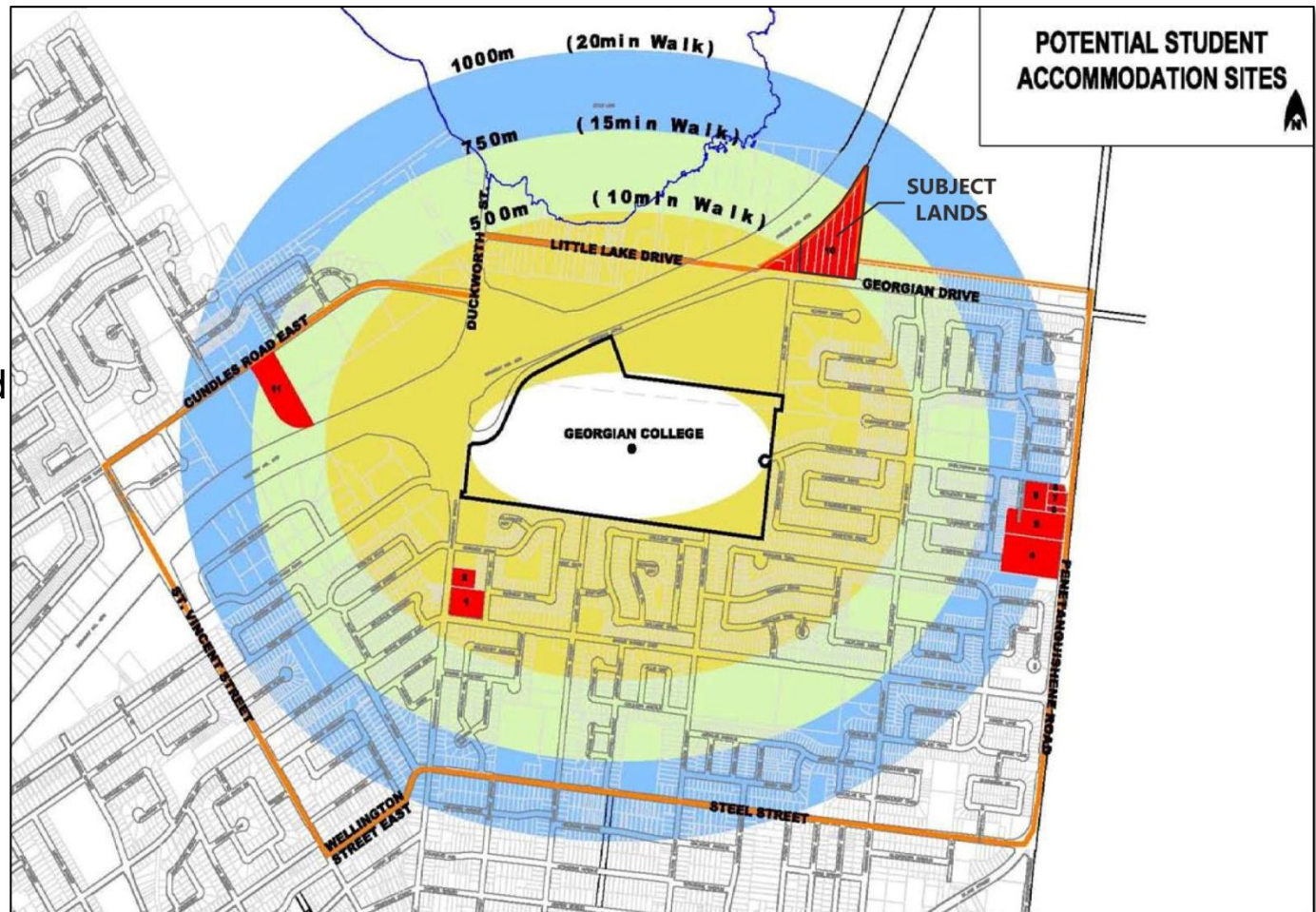
2007 Study does the following:

- Identifies opportunities for the development of medium and high density housing for students in areas near Georgian College.
- Facilitates the provision of housing facilities in the Georgian College Neighbourhood.



City of Barrie Georgian College Neighbourhood Strategy

Study identified several sites that could potentially be developed for student housing, including the subject lands.

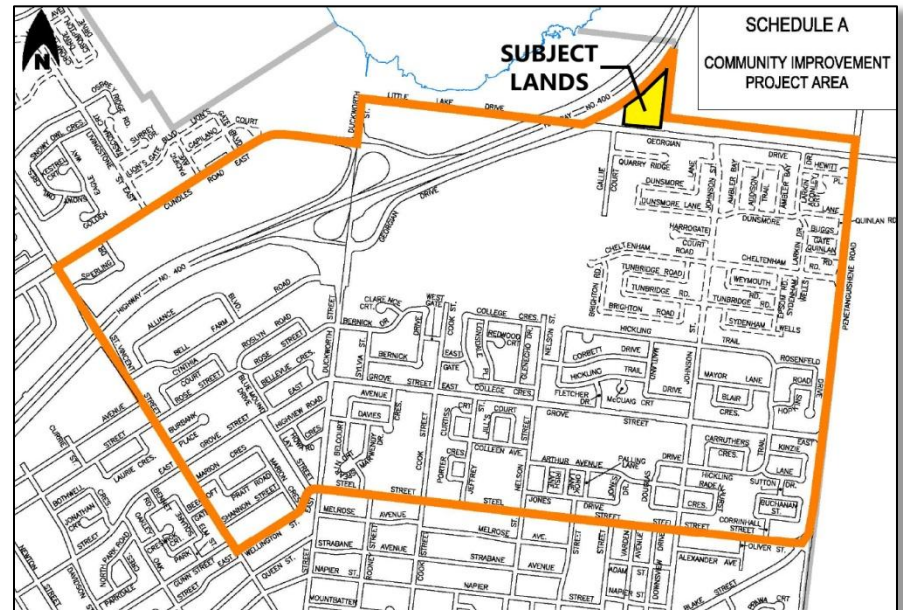


Georgian Neighbourhood Community Improvement Area

Objectives:

- To increase availability of residential housing for students as an alternative to single detached units which are presently available in the nearby area.
- To identify opportunities for development of medium and high density housing for students in areas near Georgian College.
- To encourage/facilitate the development of housing for students near Georgian College.

Under the Plan, the City has the authority to grant financial incentives in the form of application fee grants, building permit fee grants and tax increment base grants.



Student Residence Proposal Concept Plan

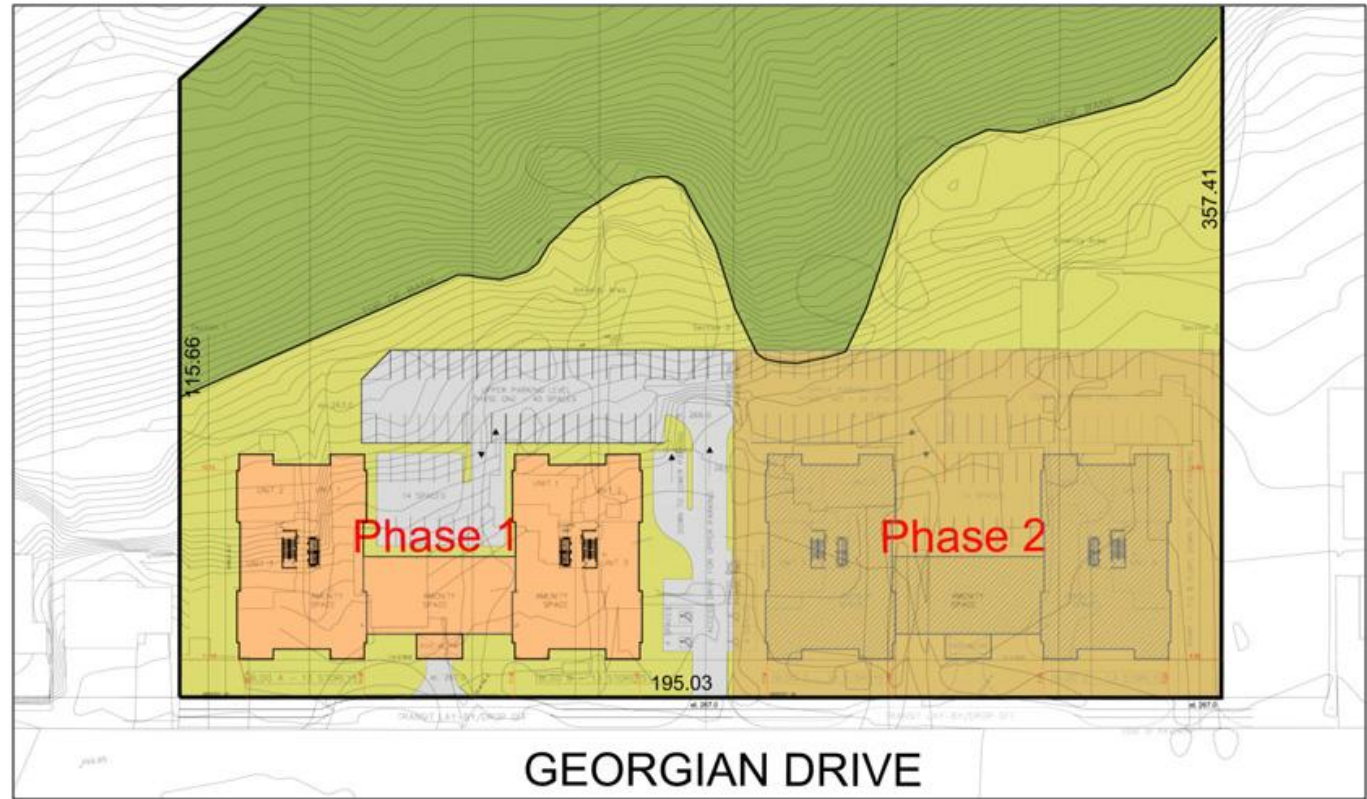
Phased Development

Phase 1:

- Two 13-storey buildings.
- 150 4-bedroom units for a total of 600 beds.
- 1-storey amenity area.
- Intended to provide a wide range of facilities and services including on-site security, fitness centre, multi-media rooms, computer room, lounges, storage facilities including indoor bicycle storage.
- Parking at the rear of the building.

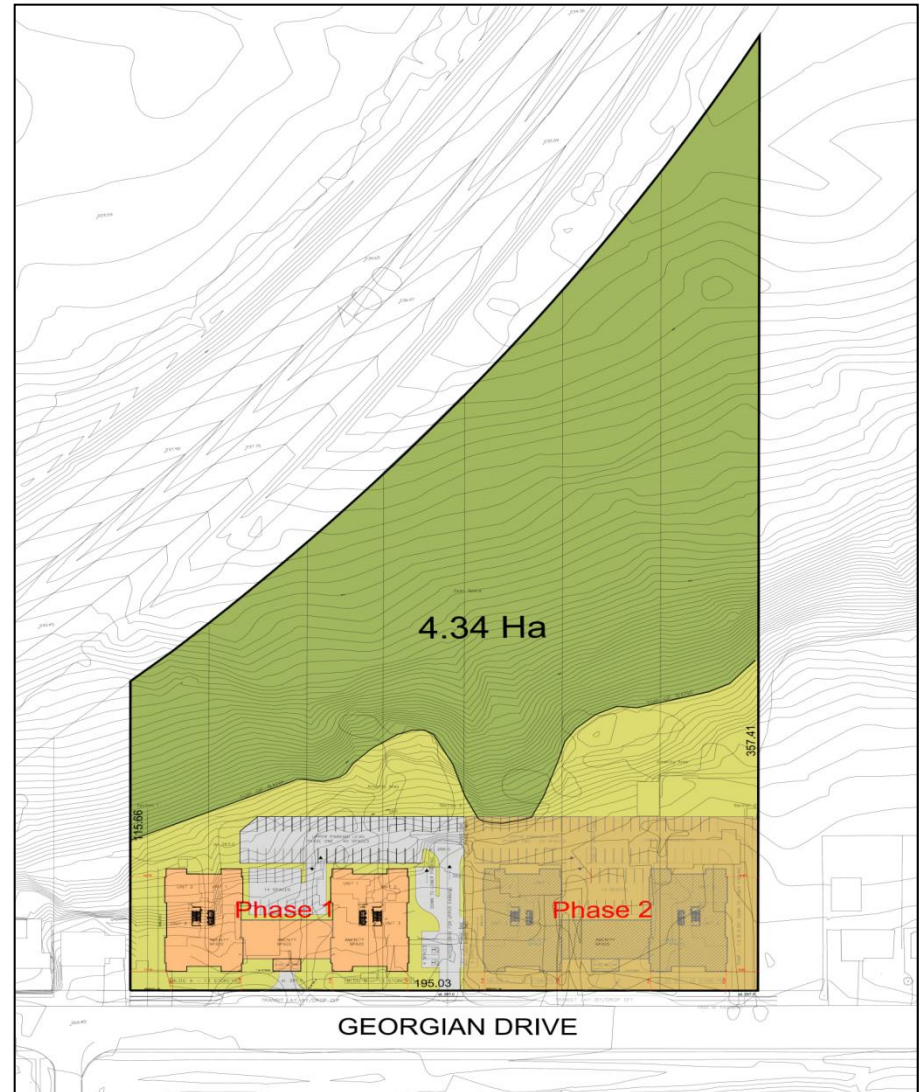
Phase 2:

- Potential to develop a "mirror" image, or alternative high-density housing.



Student Residence Proposal

- To be located on the currently developed portion of the lands.
- The development limits generally conform to existing development limits being the top of the steeper slope and forested area.
- The rear portion of lands will remain undeveloped and conveyed to the City of Barrie as Environmental Protection lands.



Studies and Reports Prepared in Support of the Proposal

Planning Justification Report

- Confirms conformity with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe, and the City of Barrie Official Plan

Urban Design Brief

- Demonstrates that the development is in keeping with current best design principles and practices.

Functional Serving Report

- Full municipal services are available to service the development.

Traffic Impact Study

- Georgian Drive is a 4-lane major collector and can accommodate the increase in traffic.

Noise Impact Study

- Examines noise from Georgian Drive and Hwy 400 and proposes measures to mitigate potential noise impacts to MOE guidelines.

Environmental Impact Study

- Found that the proposed development will result in no negative impacts on the natural heritage features to the north.

Proposed Zoning By-law Amendment

- The proposed student residence is a permitted use in the existing Residential designation and an amendment to the Official Plan is not required.
- An application has been submitted to rezone the property from the current **R1 Residential First Density Zone** to **RA2-2 (Exception) Apartment Dwelling Second Density Zone**.
- The following exceptions are proposed:
 - A change in the parking standard from 1.5 parking spaces per apartment unit to 1 space per 4 students.
 - Permission for a temporary parking lot use on the Phase 2 lands until they are developed.
 - An exception allowing external locking devices on the bedroom doors.
- The rear undeveloped portion of the property will be zoned EP Environmental Protection.

Summary

- In 2007, less than 12% of the Georgian student population lived in student dedicated housing.
- The balance of the students live in residential neighbourhoods surrounding Georgian College, live elsewhere in the City, or commute.
- The subject lands have been identified by the City in their 2007 Georgian College Neighborhood Strategy as a potential site for medium or high density student housing, given its size and location close to the college.
- The proposed student residence will help address a growing need for dedicated student housing around Georgian College, with the potential to provide housing for up to 1,200 students.
- The lands are well situated for the proposed use, located on the edge of the existing residential neighborhood and adjacent to more intense commercial and institutional uses.
- The lands are also located on a major collector road, and within a 10 minute walk from the college.
- The development will be subject site plan approval where the detailed site design, landscaping and servicing, along with the look and exterior finish of the building, will be reviewed and approved by the City.