

Living
On Grove Street West
Grove Street Developments Inc.



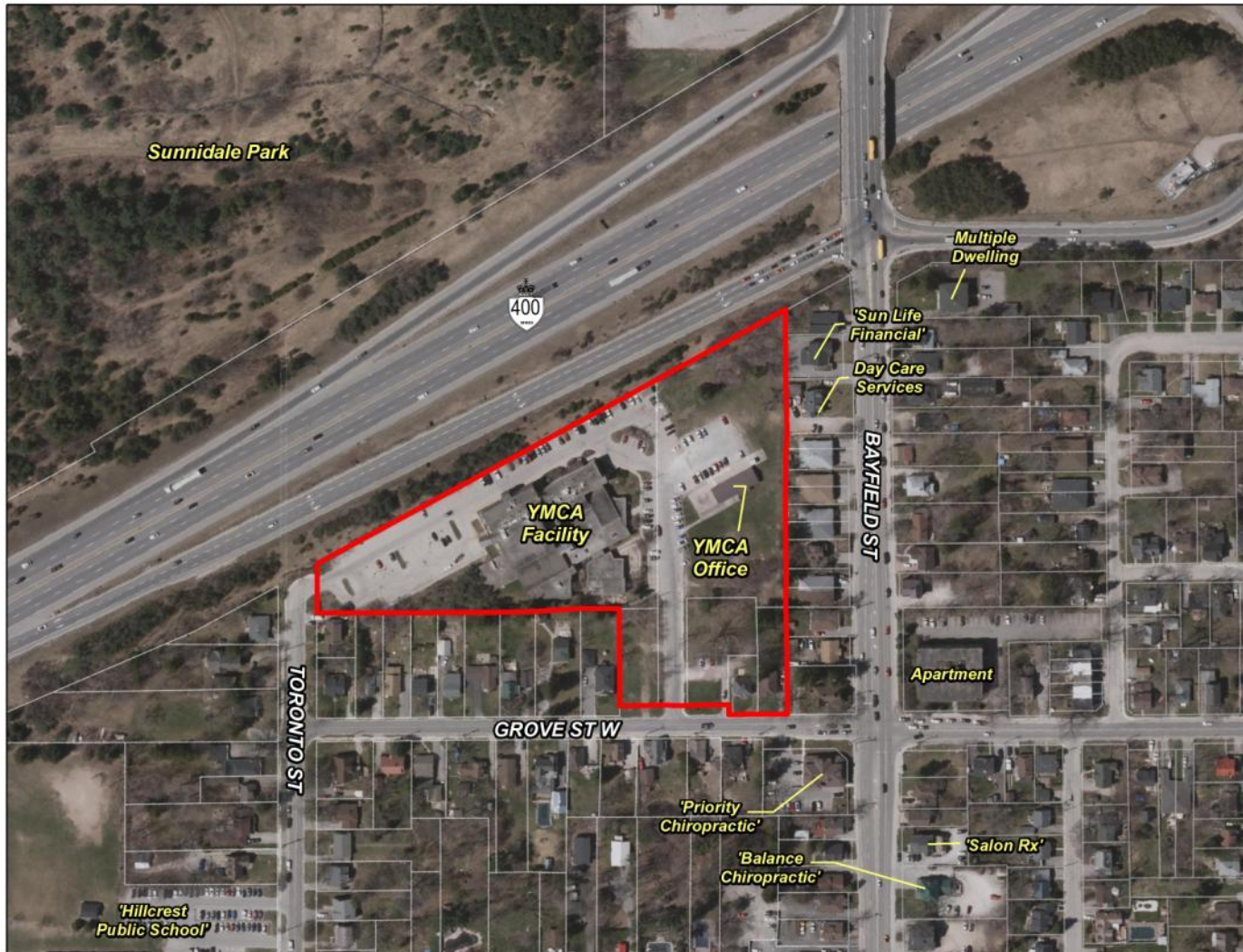
PROPOSED GROVE STREET REDEVELOPMENT



Public Meeting
June 12th, 2017

Kris Menzies

Background - YMCA



Background - YMCA



Proposed Development



Bayfield Street

“The Gateway” to Downtown

- The City has identified the Bayfield Street Corridor for redevelopment opportunities.
- The planned vision includes mid to high rise buildings with street front commercial and enhanced pedestrian walkways.



City Planned Road Upgrades



Application Summary

1. Official Plan Amendment

- Re-designate from “Institutional” and “Residential” to “Residential” and “Open Space”.

2. Zoning By-law Amendment

- Re-zone from Residential Multiple One (RM1) and Institutional (I) to Residential Apartment Dwelling Second Density – 2 Exception (RA2-2-SP) and Open Space (OS).

3. Future Application – Site Plan Approval

Completed Studies

Planning Justification Report,
MHBC Planning, March 2017

Urban Design Report,
Robin Clarke Architect, March 2017

Micro Climate Impact Report,
Robin Clarke Architect, March 2017

Shadow Study,
Paradigm Architecture Design, February 2017

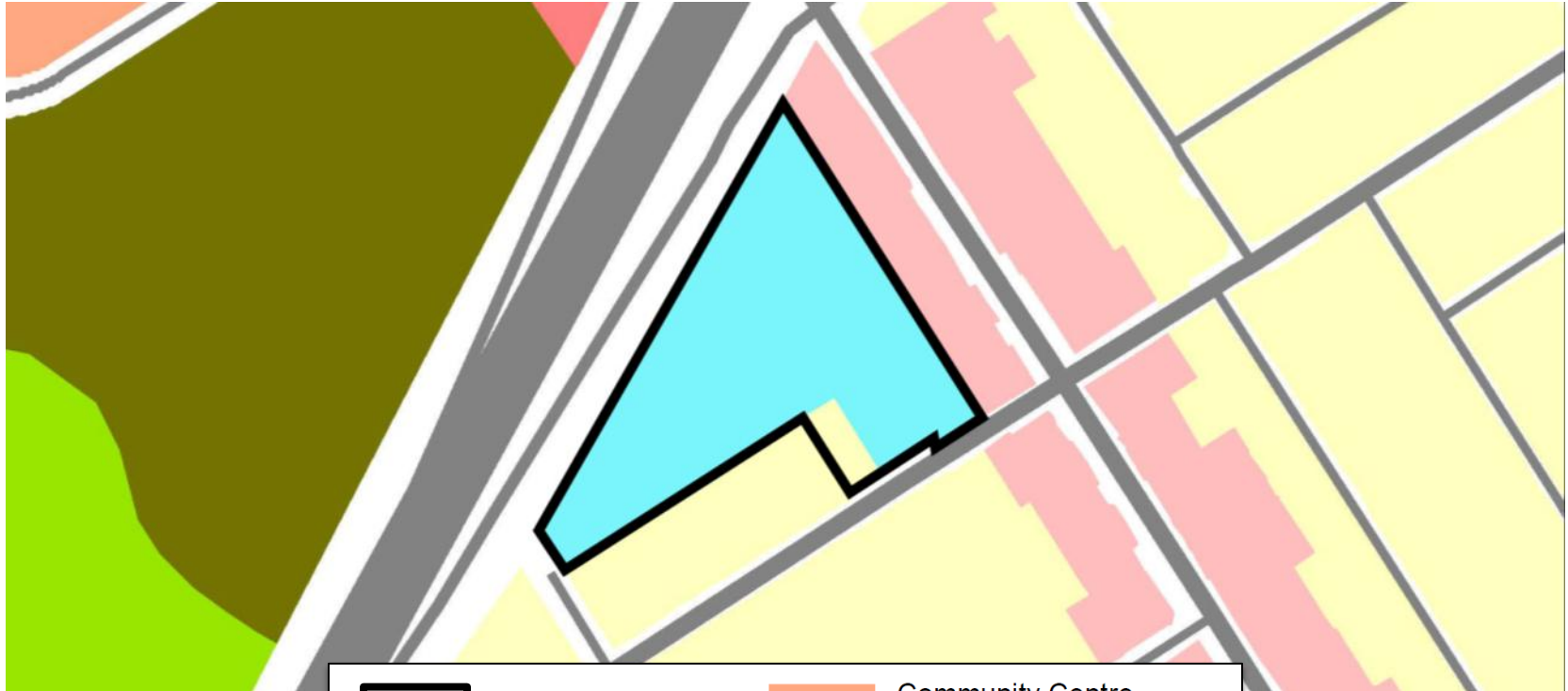
Pedestrian Wind Assessment,
Novus Environmental, February 2017









Functional Servicing Report,
Gerrits Engineering Limited, February 2017

Traffic Impact Study,
JD Engineering, February 2017

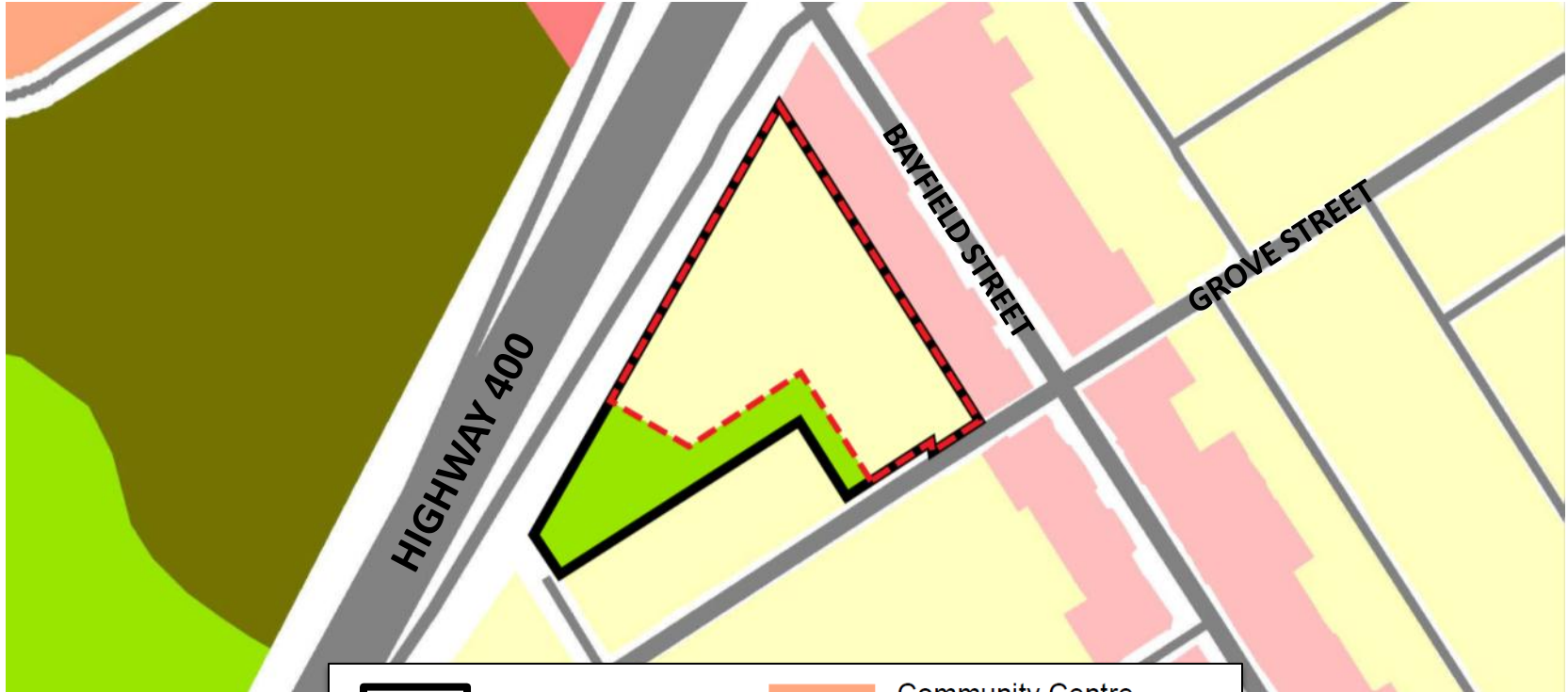











Existing Official Plan Designation



	Site Boundary		Community Centre Commercial
	Residential		Institutional
	City Centre		Open Space
	General Commercial		Environmental Protection Area

Proposed Official Plan Designation

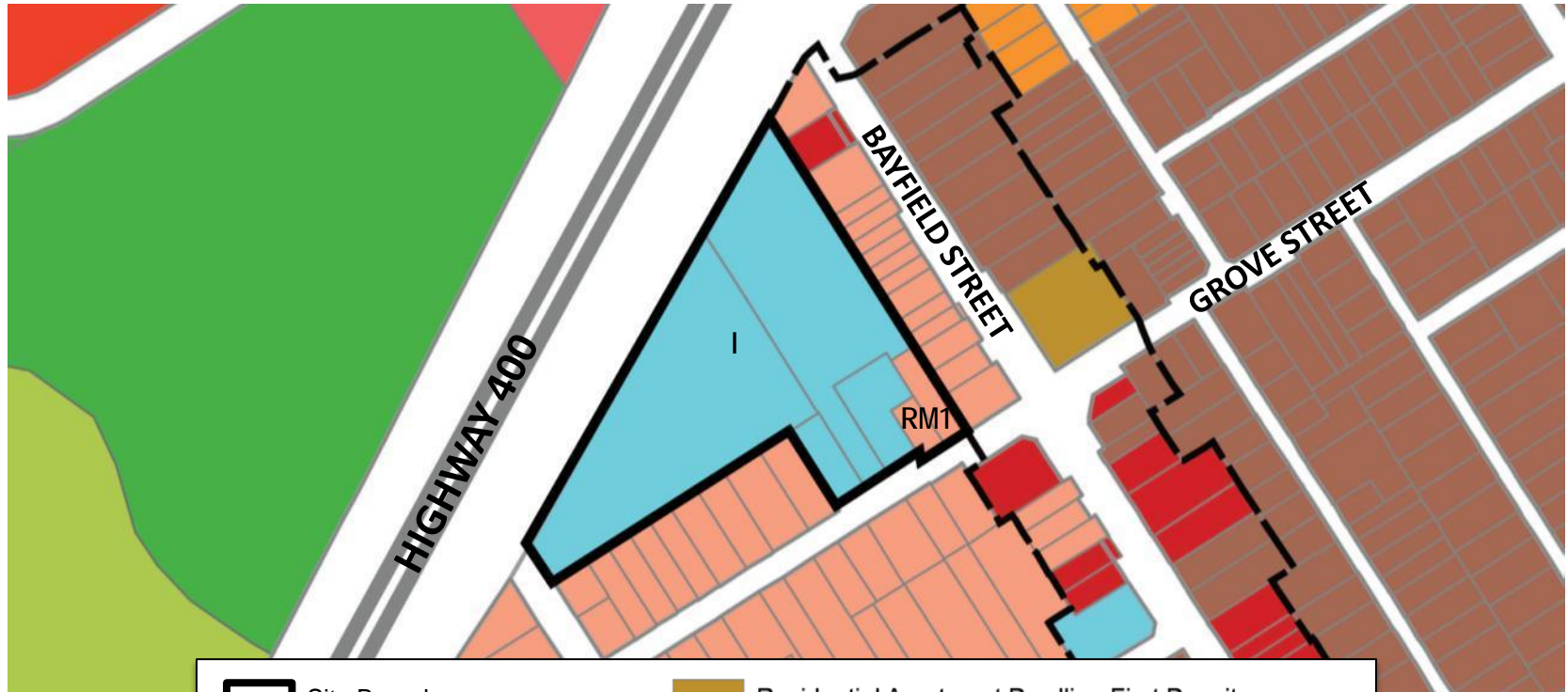


	Site Boundary		Community Centre Commercial
	Defined Policy Area		Institutional
	Residential		Open Space
	City Centre		Environmental Protection Area
	General Commercial		

Located Within Primary Intensification Node

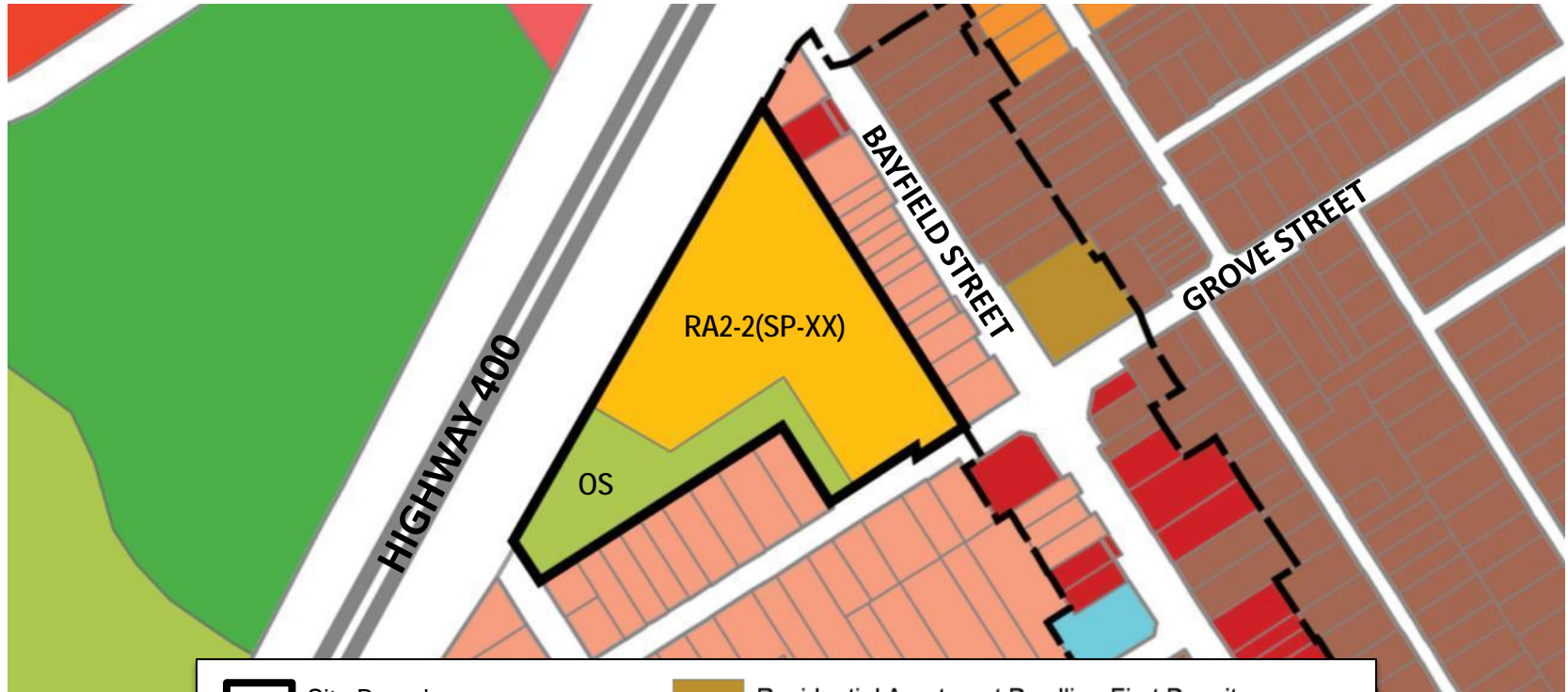
















Existing Zoning



	Site Boundary		Residential Apartment Dwelling First Density
	City Centre Revitalization Area		Residential Single Detached Dwelling Second Density
	Central Area Commercial		RM1 Residential Multiple Dwelling First Density
	Shopping Centre Commercial		Residential Multiple Dwelling Second Density
	General Commercial		Environmental Protection Area
	Institutional (I)		Open Space
	Educational Institutional		

Proposed Zoning

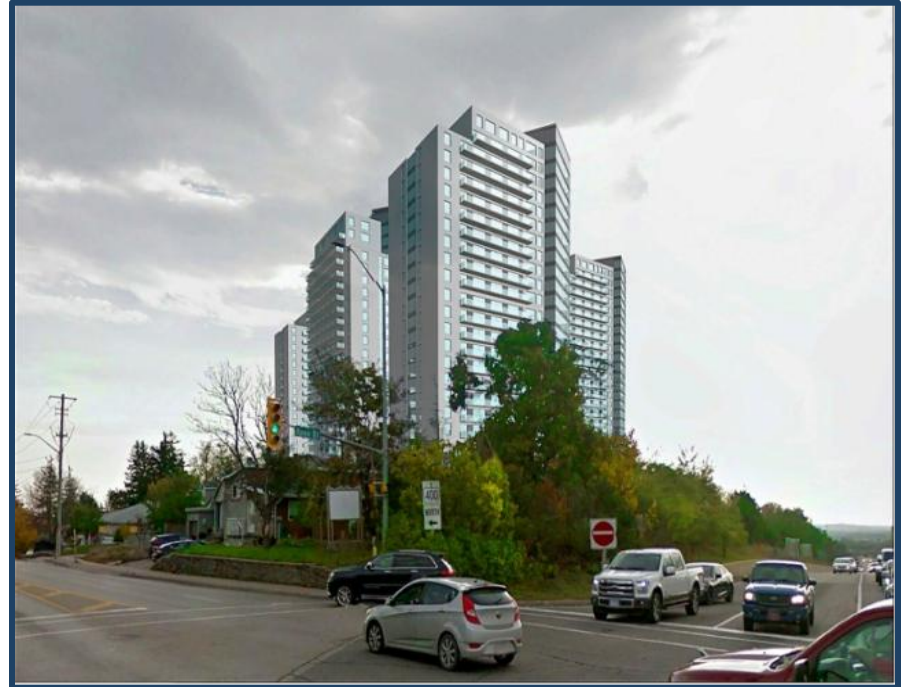
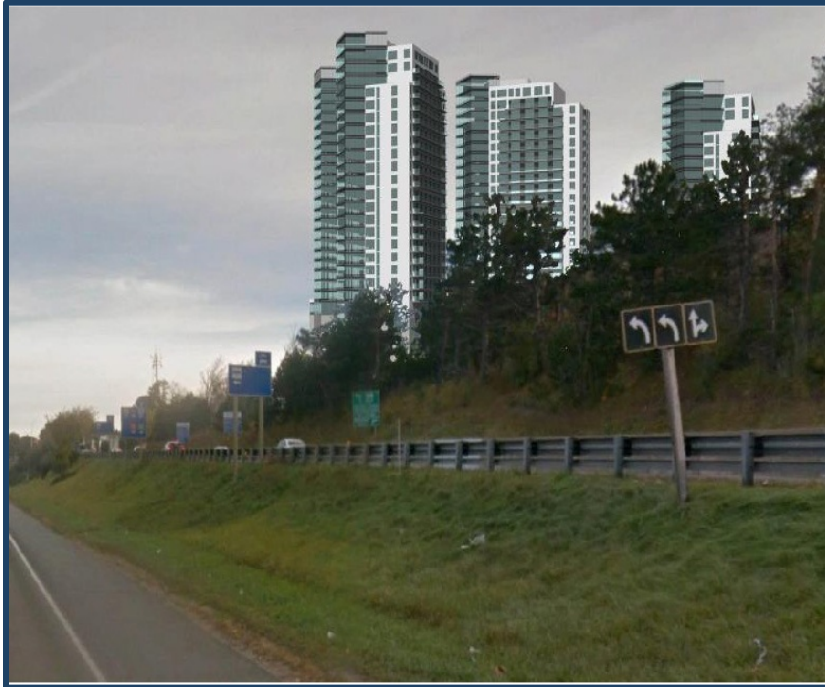


	Site Boundary		Residential Apartment Dwelling First Density
	City Centre Revitalization Area		RA2-2 Residential Apartment Dwelling Second Density
	Central Area Commercial		Residential Single Detached Dwelling Second Density
	Shopping Centre Commercial		Residential Multiple Dwelling First Density
	General Commercial		Residential Multiple Dwelling Second Density
	Institutional (I)		Environmental Protection Area
	Educational Institutional		OS Open Space

Proposed Zoning

Zoning	Summary of Amendment
Site Specific Provisions	<ul style="list-style-type: none">• Add Community Centre as a permitted use.• Increase permitted Gross Floor Area from 200% to 355%• Increase Maximum Permitted Building Height from 45m to 65m• Decrease Parking from 1.5 spaces per unit to 1.0 space per unit• Eliminate mandatory 3m landscape buffer area adjacent to rear of Bayfield Street properties• Reduce landscape open space requirements for ground floor units with a secondary ground level access• Lands zoned for Residential Development shall be treated as one lot for the purpose of applying zoning regulations.

Iconic Gateway Development



Proposed Development Will Support The Creation of A Mixed Use Node



Efficient Use of Existing Infrastructure

- Readily serviced by municipal water and sewage.
- Reduced stormwater runoff and phosphorous levels.
- 5 Barrie transit stops in close proximity.
- Site is strategically located to promote walking and cycling.
- With City planned road improvements, the proposed development will not cause any operational issues.



Proposed Development





QUESTIONS?