



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

37 JOHNSON STREET

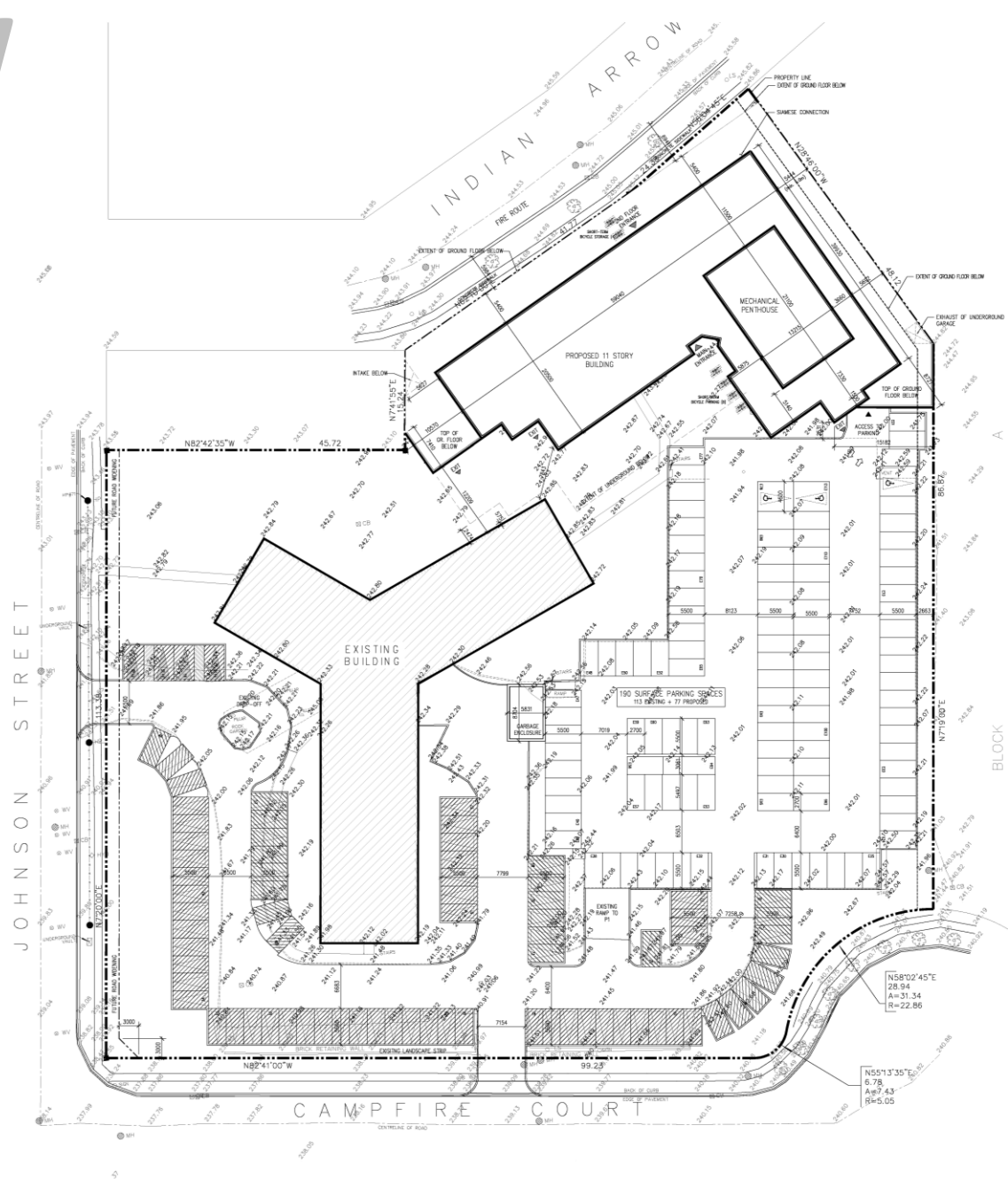
Official Plan Amendment and
Zoning By-law Amendment

Monday, April 24, 2017

OVERVIEW

The Proposal

- New 11 storey rental building (10 storeys from Indian Arrow)
- Mirrors the height of the existing apartment
- 222 rental units (414 total)
- 227 new parking spaces (423 total)
- Oriented towards and frames Indian Arrow Road



OVERVIEW

Current Site

- Existing 11 storey rental building
- 192 rental units
- 196 parking spaces
- Access to Johnson Street and Campfire Court



OVERVIEW

The Context



OVERVIEW

Benefits to the City

- Approximately \$6 M in development charges
- Cash-in-lieu for parkland dedication
- Increasing the rental supply
- Providing affordable housing rental units
- Section 37 contributions through increased density
- Support for public transit, local schools and neighbourhood businesses
- Increased enhances safety and adds community vibrancy
- Optimized use of area amenities such as Shoreview Park
- Investments in site appearance and function

OVERVIEW

The Proposed Amendments

Official Plan

- Increase maximum density from 150 uph to 293 uph

Zoning By-law

Zoning Standard (RA1-3)	Required	Requested (SP)
Minimum Front Yard	7.0m	5.4m
Maximum Gross Floor Area	100%	206%
Maximum Building Height	30.0m	33.52m
Minimum Landscape Buffer Area	3.0m	1.93m rear yard
		2.17m side yard
Minimum Parking Space Requirement	1.5 spaces per unit (Total 620 spaces)	1.0 space per unit (Total 423 spaces provided)
Maximum Lot Coverage of Parking	35%	42.5%

RATIONALE

PROVINCIAL/CITY POLICY

PPS/Places to Grow

- Diversifies the mix and range of housing options through new rental housing
- Utilizes existing services in the area and minimizes land consumption through infilling
- Promotes active transportation options
- Supports a pedestrian-friendly environment

City of Barrie OP

- Policy allows consideration for high density development outside of nodes and corridors subject to:
 - a. Being on an arterial/collector
 - b. In close proximity to transit and amenities
 - c. Having no negative impact on road, sewer and water services
- The proposal meets all these criteria

RATIONALE

Site Plan Details

- Improvement of overall landscaping around the site
- New walkways to enhance pedestrian connectivity on and off site
- Maintaining existing driveway entrances – no new entrances

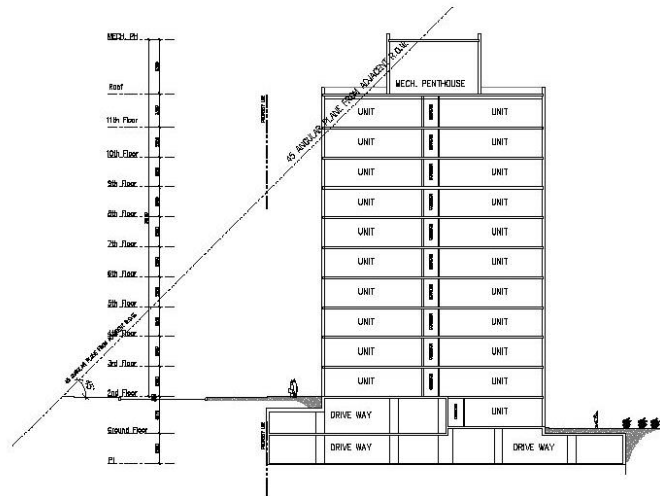


RATIONALE

Height and Density

- Building has been oriented to maximize transition from lower density areas by protecting for the 45 degree angular plane

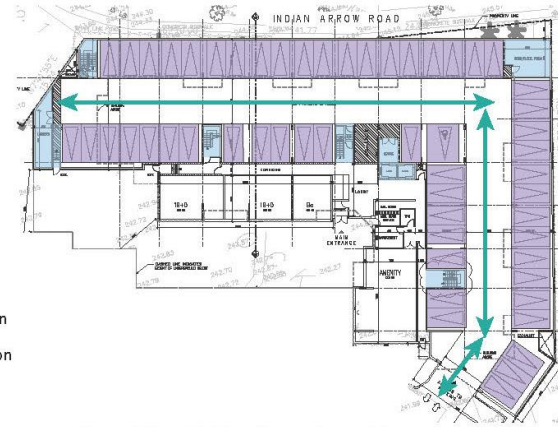
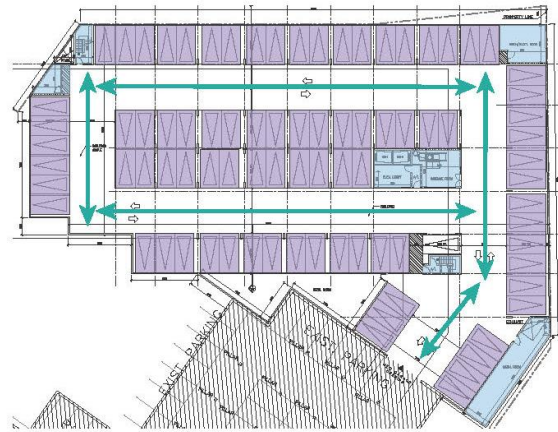
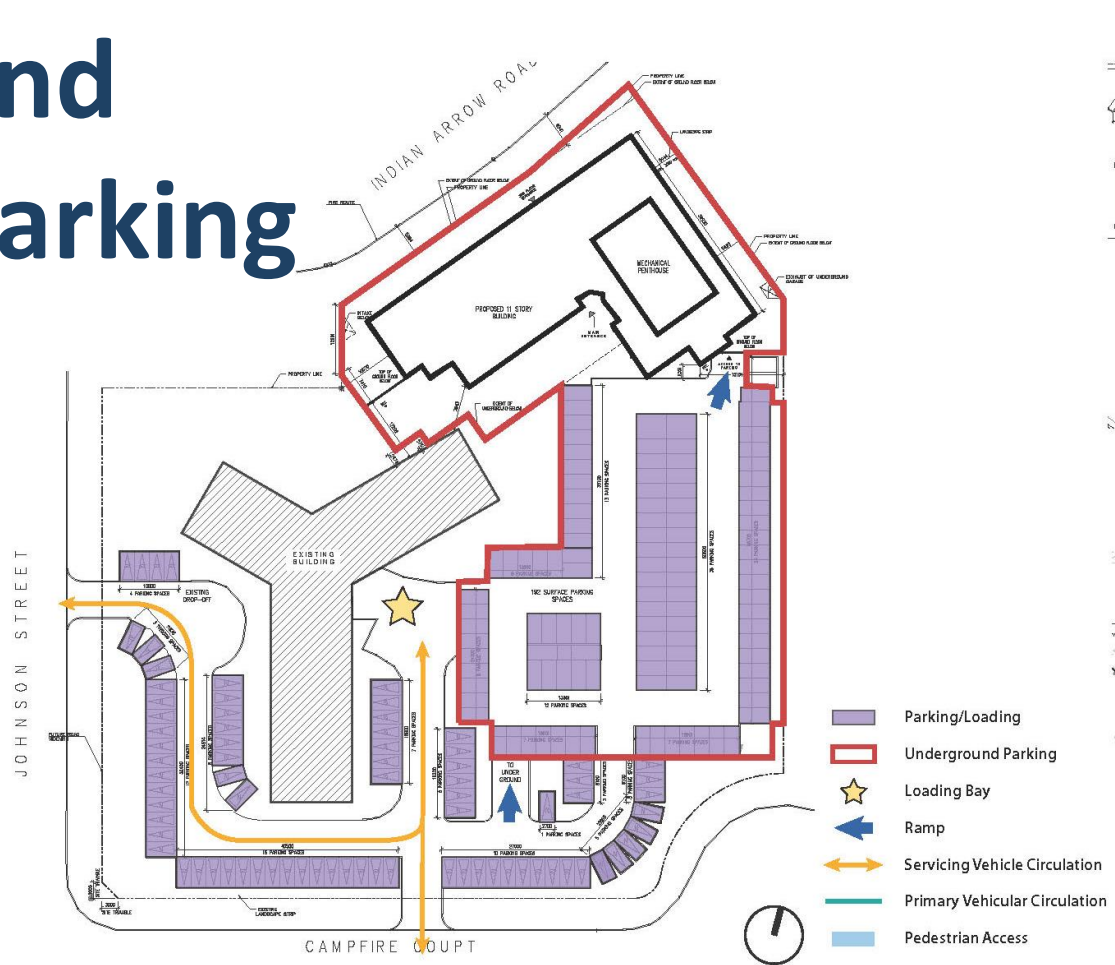
NORTH ELEVATION



RATIONALE

Traffic and Parking

- 414 Spaces required, 423 spaces provided.



RATIONALE

Shadow Study



12:18 proposed shadow impact = 0.6 %
existing shadow impact = 0 %



13:18 proposed shadow impact = 2.25 %
existing shadow impact = 0 %



14:18 proposed shadow impact = 3.9 %
existing shadow impact = 0 %



15:18 proposed shadow impact = 6 %
existing shadow impact = 0 %



15:18 proposed shadow impact = 6 %
existing shadow impact = 0 %



16:18 proposed shadow impact = 8.9 %
existing shadow impact = 0 %



17:18 proposed shadow impact = 13.49 %
existing shadow impact = 0.67 %



18:18 proposed shadow impact = 23.7 %
existing shadow impact = 9.9 %



12:18 proposed shadow impact = 1.8 %
existing shadow impact = 0 %



13:18 proposed shadow impact = 3.9 %
existing shadow impact = 0 %



14:18 proposed shadow impact = 6.7 %
existing shadow impact = 0 %



15:18 proposed shadow impact = 11 %
existing shadow impact = 0 %



15:18 proposed shadow impact = 11 %
existing shadow impact = 0 %



16:18 proposed shadow impact = 17 %
existing shadow impact = 1 %



17:18 proposed shadow impact = 48.5 %
existing shadow impact = 22 %



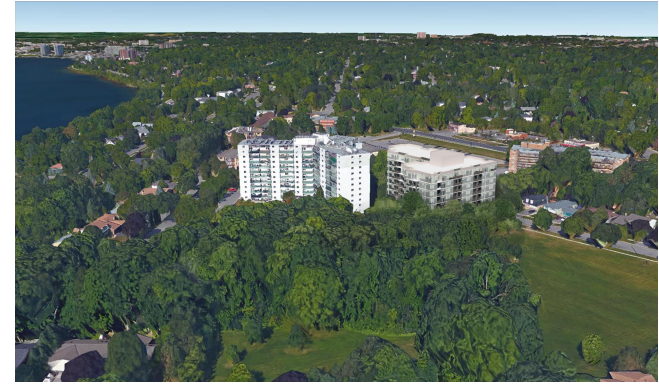
18:18 proposed shadow impact = 28 %
existing shadow impact = 53.5 %

SUMMARY

BEFORE



AFTER



Questions?

