



MHBC
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PUBLIC MEETING

Zoning By-law Amendment for 284 and 286
Dunlop Street West, and 119 and 121
Henry Street
City of Barrie

September 21, 2021

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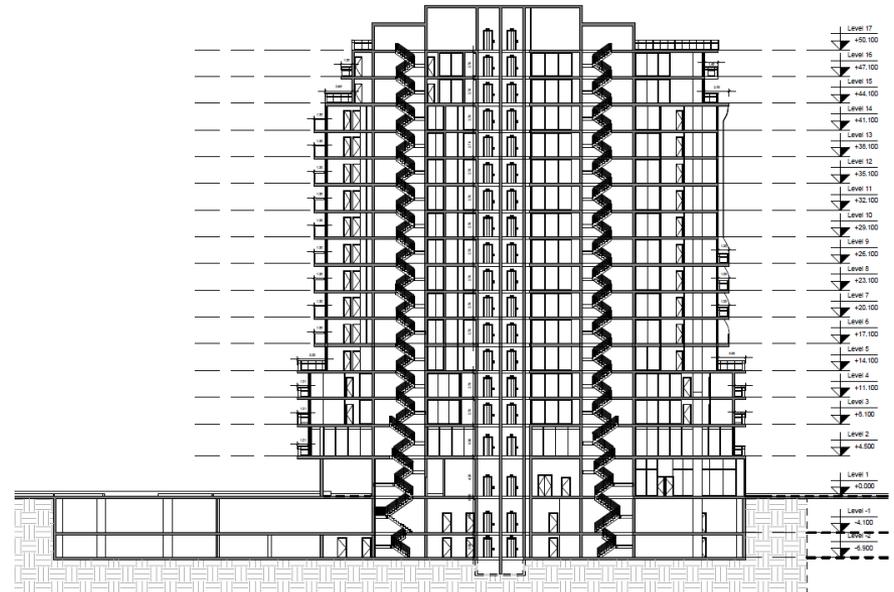
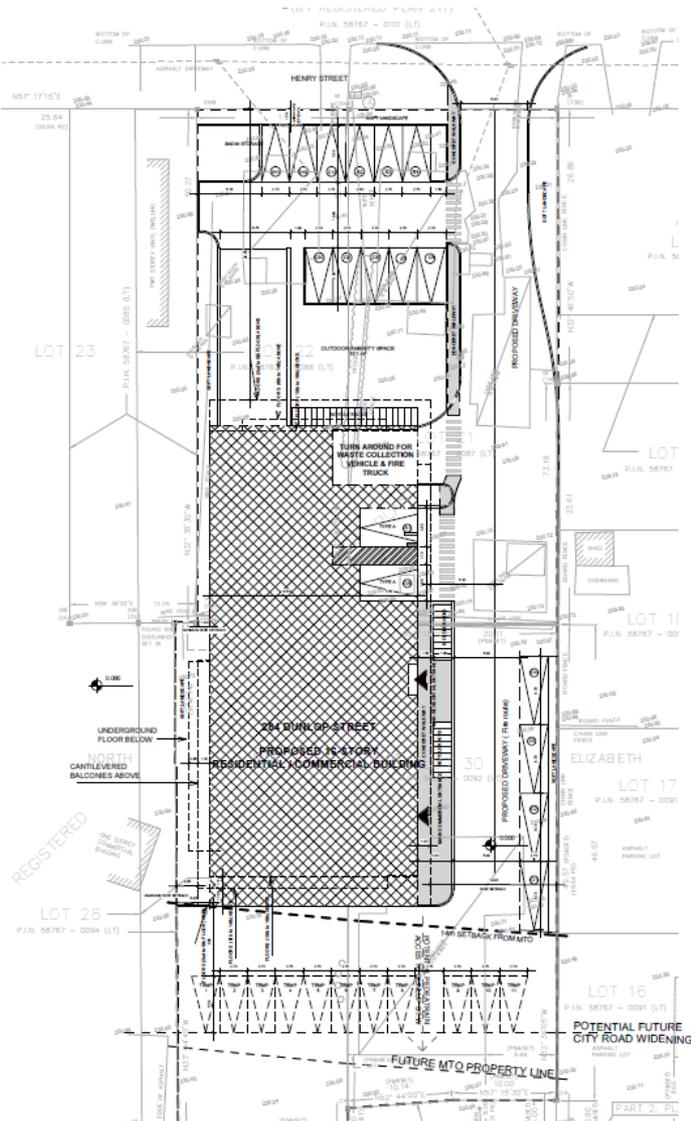
Location



- Located between the intersection of Dunlop St. W and Anne St. N.
- Hwy. 400 ramp located to the west.
- Site is comprised of four (4) distinct parcels.
- Surrounding land uses are commercial and residential.
- Dunlop St. W parcels contain a two (2) storey commercial building.
- Henry St. parcels contain two (2) single detached dwellings.

Proposal

- 16-storey building comprised of 124 rental apartments with 1,052 m² of commercial spaces on the first two levels.
- Surface level and underground parking is proposed.
- Site designed to accommodate future MTO ramp configuration

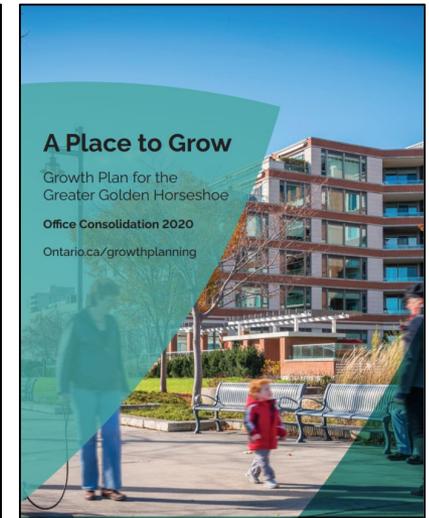
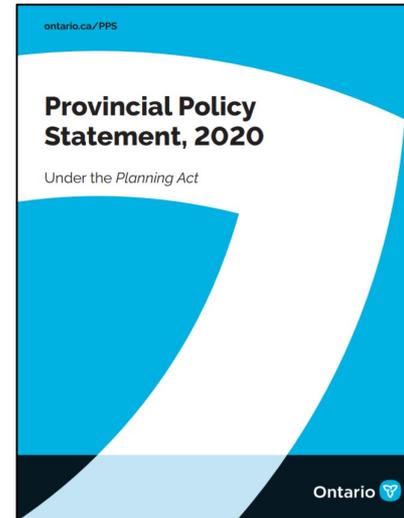


Architectural Renders



Provincial Policy

- Following our review of provincial policy, we have determined the proposed Zoning By-law Amendment conforms to the Provincial Policy Statement and Growth Plan.



City of Barrie Official Plan (2018)

- Designated Residential and Commercial Areas.
- The City OP encourages a diverse supply and variety of housing types, as well as promoting distribution of commercial facilities that provide a high level of convenience and accessibility for all.
- City OP also provides policies for achieving affordable housing targets throughout the City.
- The proposed development provides additional purpose built rental housing, which will serve to bolster the City's overall rental pool.
- Following our review, we have determined the proposed Zoning By-law Amendment conforms to the policies of the City OP.



Draft New City of Barrie Official Plan (2020)

- Designated Strategic Employment and Economic District (SEED).
- Purpose of the SEED designation is to perform an economic function while providing for sensitive land uses such as residential uses.
- The proposed development is aligned with the general intent of the SEED designation.
- Following our review, we have determined the proposed Zoning By-law Amendment generally conforms with the policies of the 2nd Draft of the City's New Official Plan.



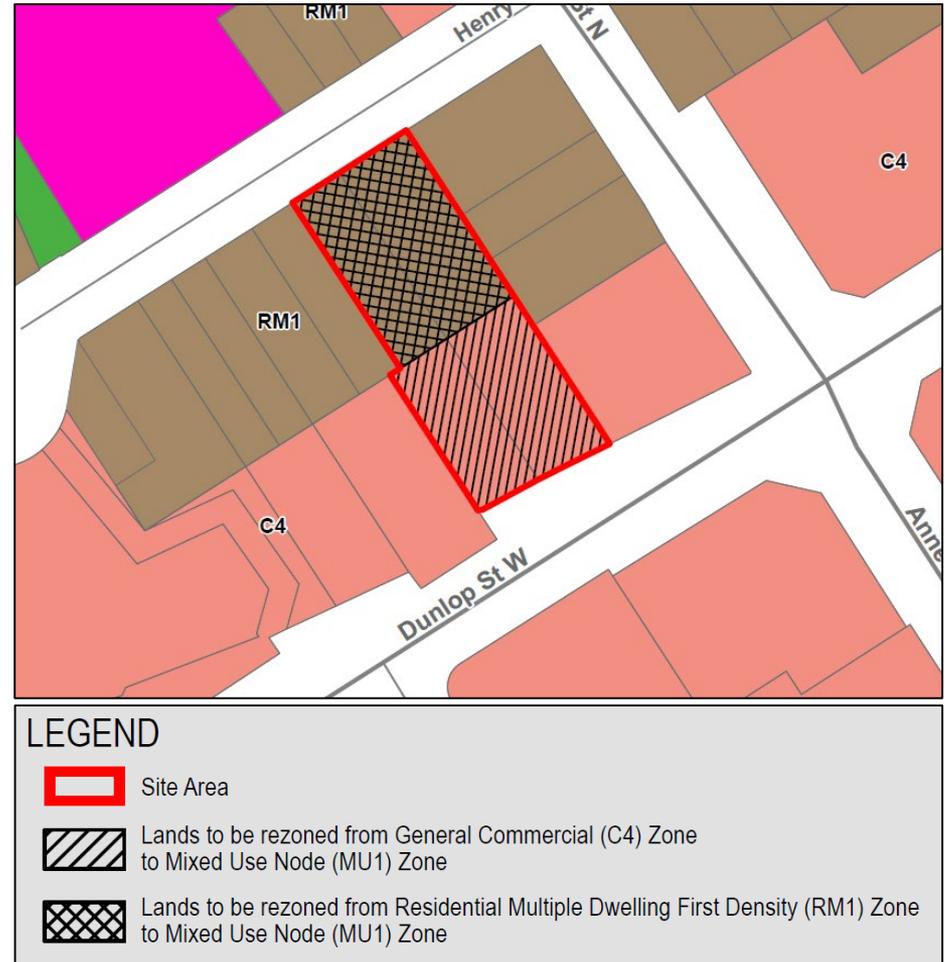
City of Barrie Zoning By-law 2009-141



- Currently zoned General Commercial (C4) and Residential Multiple Dwelling First Density (RM1).

Proposed Zoning By-law Amendment

- Currently zoned General Commercial (C4) and Residential Multiple Dwelling First Density (RM1)
- To be rezoned to the Mixed Use Node Exception (MU1-X) Zone.



Proposed Zoning By-law Amendment

- The following site-specific revisions are required:
 - Landscaped buffer of 1.2 metres;
 - Maximum height of 51 metres;
 - Minimum of 1 spaces per 50 m² of commercial GFA for commercial uses; and,
 - Minimum of 775 m² of outdoor amenity space.

Provision		Mixed Use Node (MU1) Required	Provided
Lot Area (min.)		-	3,353.4 m ²
Lot Frontage (min.)		-	36.48 m
Front Yard Setback	Min.	1m for 75% of frontage	14.0 m from future MTO property line 12.3 m from potential future City of Barrie property line
	Max.	5m for 25% of frontage	
Side Yard Setback	Min.	-	1.26 m
	Min. abutting street or laneway	-	
	Max.	-	
Rear Yard Setback	Abutting Street or Laneway	1.5 m	29.85 m
	Abutting Residential, OS, or EP Zone	7.0 m	
Front Façade Step-back (min.)		45 degree angular plane at height above 80% equivalent right-of-way using 3m minimum step-backs	3.0 m (starting from 5 th floor) 4.50 metres (starting from 15 th floor)
Rear Façade Step-back (min.)		45 degree angular plane above 7.5 m using minimum 3m step-backs	3.0 m (starting from 5 th floor) 4.50 metres (starting from 15 th floor)
Lot Coverage (max. % of lot area)		-	37.7%
Gross Floor Area (max. % of lot area)		-	285.4% (10,076.4 m ²)
Ground Level Floor Height (min.)		4.5 m	4.50 m
Minimum Coverage for Commercial uses (% of first storey GFA)		50%	74.88%
Landscaped Buffer (adjacent to Residential zone)		3 m	1.26 m
Building Height	Min.	10.5 m	50.10 m
	Max.	25.5 m	
Parking (Residential)		1.0 space / dwelling unit (124 spaces)	124 spaces Incl. 1 Type-A & 5 Type-B barrier-free spaces
Parking (Office)		1 space / 30 m ² of GFA (35 spaces)	23 spaces Incl. 1 Type-A barrier-free space
Lot Coverage of Parking Area (max.)		35%	
Outdoor Amenity Area		12 m ² per unit (1,488 m ²)	Outdoor: 775 m ²

Comments Received To Date

- **Parks Planning**
 - Landscape Concept Plan, Tree Preservation Plan, Inventory and Canopy Survey, landscape strips, planting densities and additional information regarding the amenity space program shall be provided.
- **Finance**
 - No objections.
- **Environmental Compliance**
 - RSC must be filed prior to changing to a more sensitive land use.
 - Subsurface investigation is recommended to determine the appropriate groundwater and soil management methods and contingency disposal methods.
- **Transit**
 - No objections.
- **Development Services – Approvals**
 - No objections.
- **Infrastructure – Water Operations Branch**
 - No objections.
- **Ministry of Transportation (MTO)**
 - No objections.
- **Lake Simcoe Region Conservation Authority (LSRCA)**
 - No objections.
- **Simcoe County District School Board (SCDSB)**
 - No objections.
- **Hydro One**
 - No objections.
- **Alectra Utilities**
 - No objections.

Neighbourhood Meeting

- A virtual Neighbourhood Meeting was held on Thursday March 25th, 2021 via Zoom.
- The main themes from the meeting are summarized below, as well as responses to these themes:
 - **Future Vision for Henry Street/Anne Street**
 - Response: The City has identified Dunlop Street West as an intensification corridor, as well as the area around the intersection of Dunlop Street West and Anne Street as an intensification node within its Official Plan. While the policies in this area encourage intensification to occur it is ultimately up to individual land owners to come forward with individual applications and each application will be considered on its own merit.
 - **Air Quality**
 - Response: The underground parking levels will have a ventilation system installed. Negative impact on air quality is not anticipated.
 - **Access/Traffic Implications**
 - Response: A Traffic Impact Study was prepared by Tranplan and Associates, which concluded the proposed development will have a minor impact on the adjacent road network and is supportable from a traffic perspective.

Neighbourhood Meeting

- **Construction Impacts**
 - Response: Through the site plan approval process the City will require the preparation of a construction management plan to mitigate onsite construction impacts to surrounding properties.
- **Parking**
 - Response: A Parking Needs analysis was conducted by Tranplan and Associates, which concluded the proposed parking strategy for the site is sufficient.

Supporting Studies

- The following studies were undertaken in support of the ZBA application:
 - Planning Justification Report
 - Shadow Study
 - Urban Design Report
 - Wind Study
 - Functional Servicing Report / Stormwater Management Report
 - Geotechnical Report
 - Hydrogeological Report
 - Traffic Impact Study / Parking Needs Study
 - Tree Preservation Plan / Inventory

Summary

The proposed Zoning By-law Amendment to rezone the subject lands is in the public interest and represents good planning for the following reasons:

- The proposal is consistent with Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe;
- The proposal conforms to the City of Barrie Official Plan;
- The proposal is in keeping with the approaches used in the City of Barrie Zoning By-law; and,
- The proposed development is generally aligned with the current 2nd draft City of Barrie Official Plan.



THANK YOU