

NEIGHBOURHOOD MEETING

ZONING BY-LAW AMENDMENT (D14-1701)

113 & 117 BAYFIELD STREET &
6, 8, 10 & 12 SOPHIA STREET EAST

CORAL SOPHIA LANE HOUSING INC.



AUGUST 11, 2020

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

LOCATION MAP



AREA CONTEXT

North



East



South

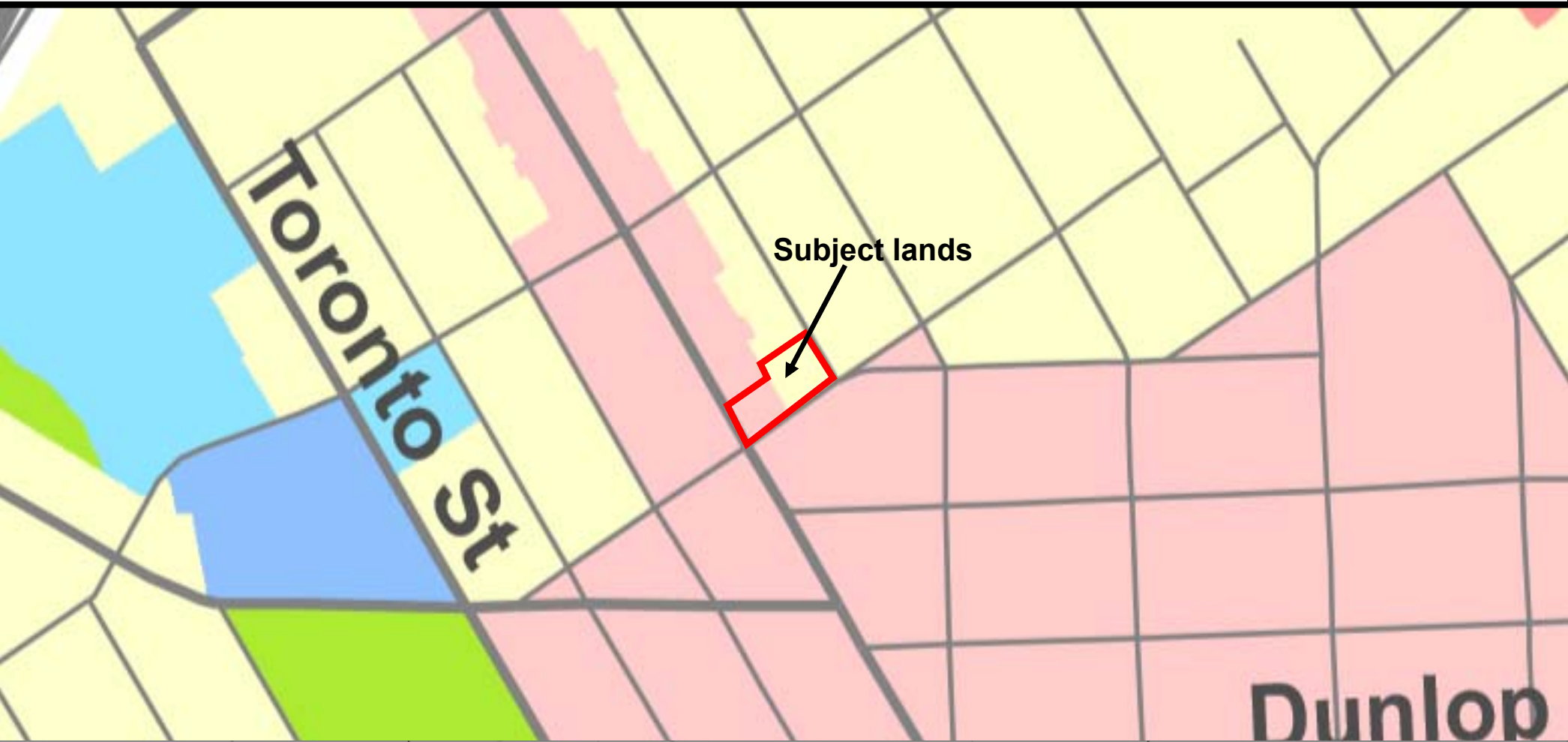


West



OFFICIAL PLAN

DESIGNATION: CITY CENTRE AND RESIDENTIAL



OFFICIAL PLAN
Schedule A
Land Use
Office Consolidation
January 2018

	Residential		Institutional		Waste Disposal Area - Non decision per section 4.7.2.8
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				

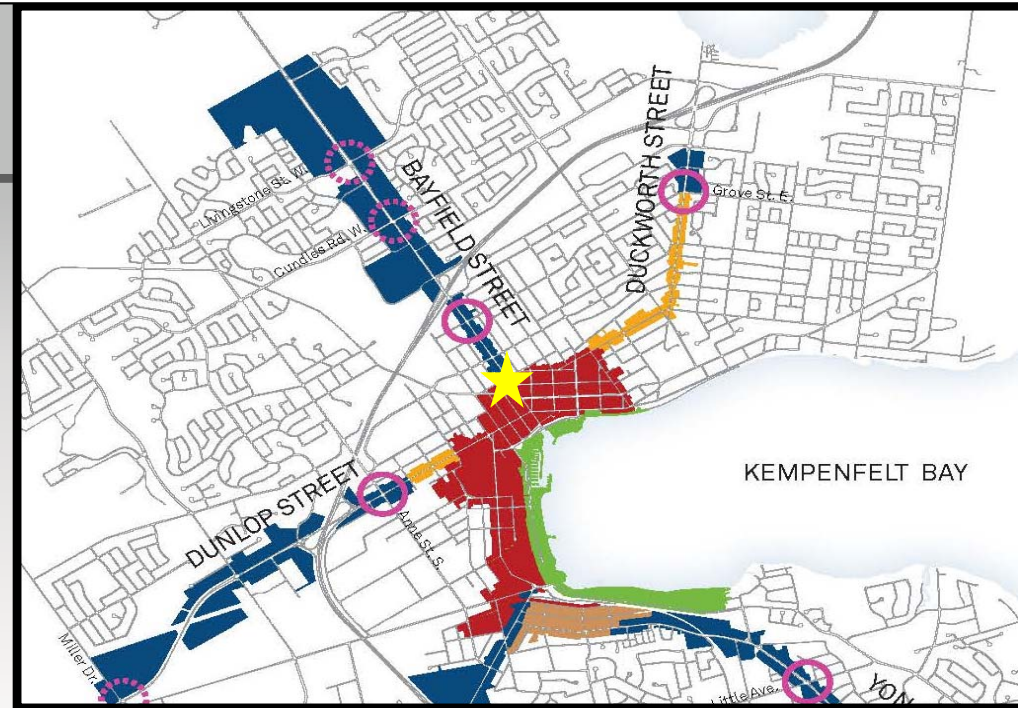
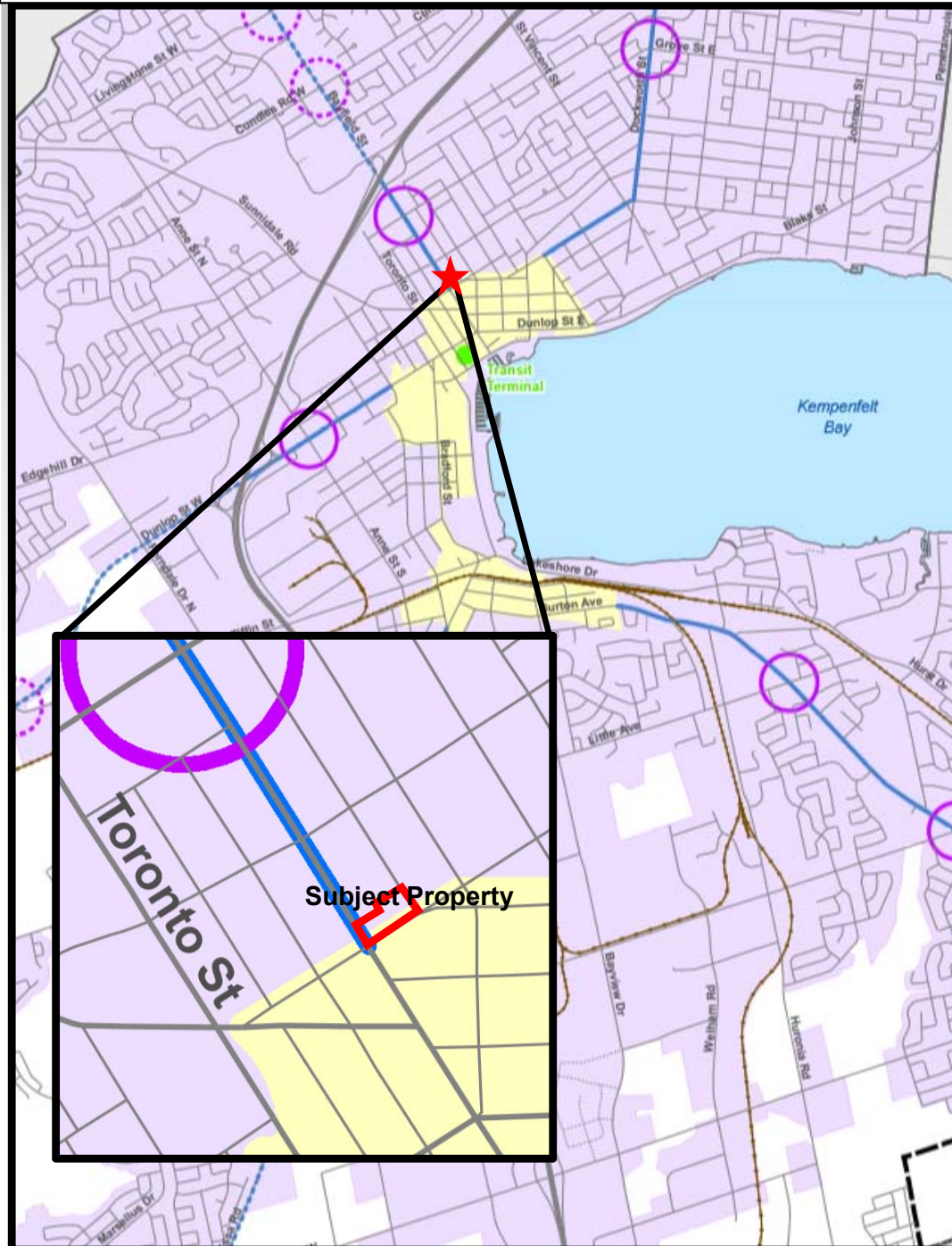
1:20,000

0 0.5 1 2 km

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GIS Branch 4/27/2018

CITY CENTRE & INTENSIFICATION CORRIDOR



INTENSIFICATION AREAS MIXED USE & RESIDENTIAL AVENUES

- STREET-ORIENTED RESIDENTIAL DEVELOPMENT.
- ACTIVATED STREETScape WITH GROUND FLOOR RESIDENTIAL UNITS.
- FOCUS BUILDINGS AT THE STREET EDGE (CLOSER TO THE STREET) WITH PARKING IN AN ENCLOSED GARAGE.

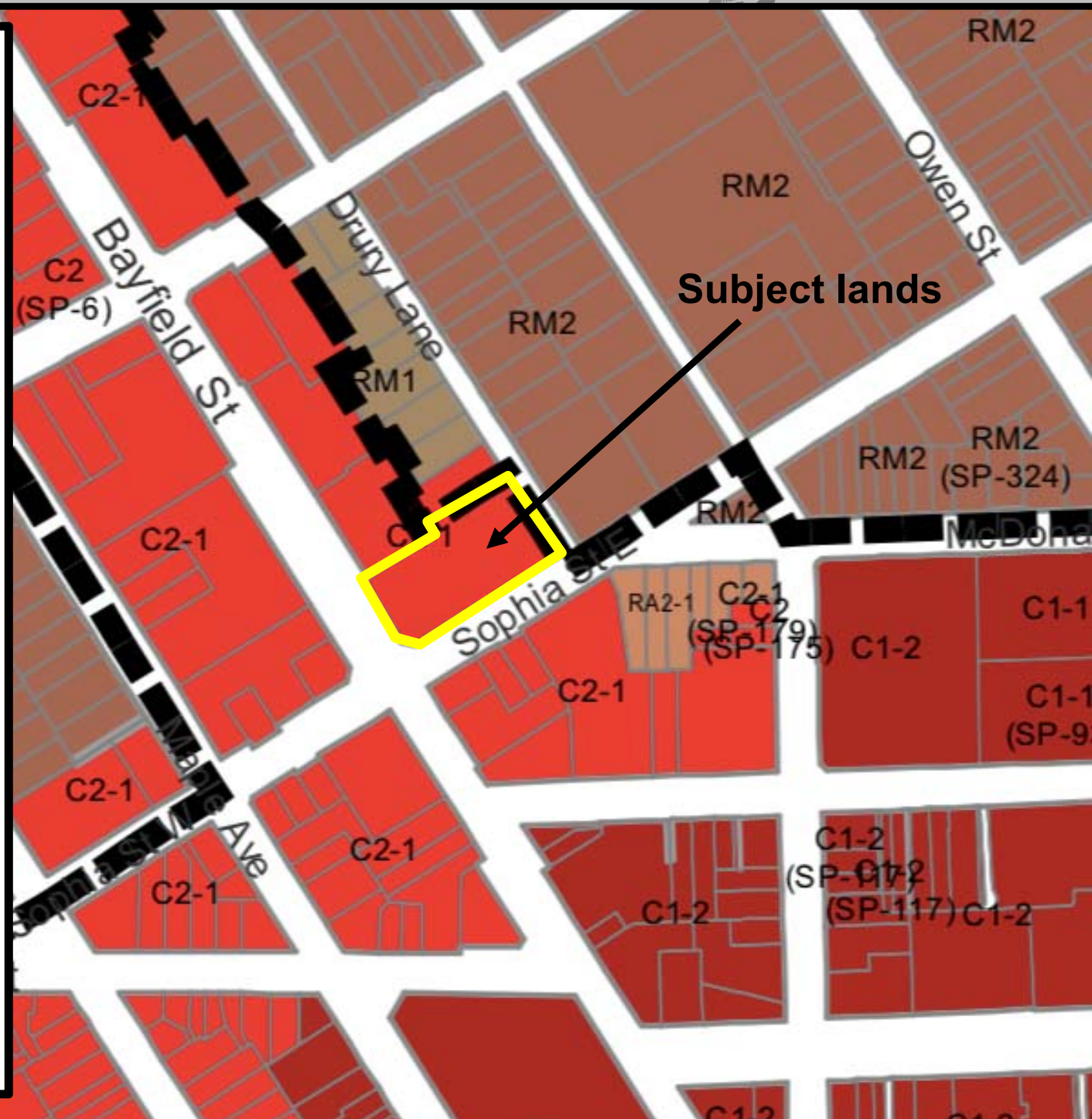
ZONING BY-LAW AMENDMENT

Rezoning

- Transition Centre Commercial (C2-1) to Residential Apartment Dwelling Second Density – 1 (RA2-1)(SP-xx)

Special Provisions

- Front & rear yard setback 3.0m/1.7m (7m)
- Interior side yard 1.0m (5.0m)
- Exterior side yard 3.5m (7.0m)
- Landscaped open space area 33% (35%)
- Landscaped open space width for ground floor units 3.5m (7m)
- Lot coverage 45% (35%)
- Gross floor area 235% (200%)
- Landscape buffer area 1.0-1.7m (3m)
- Parking spaces 96 (108)



TECHNICAL WORK

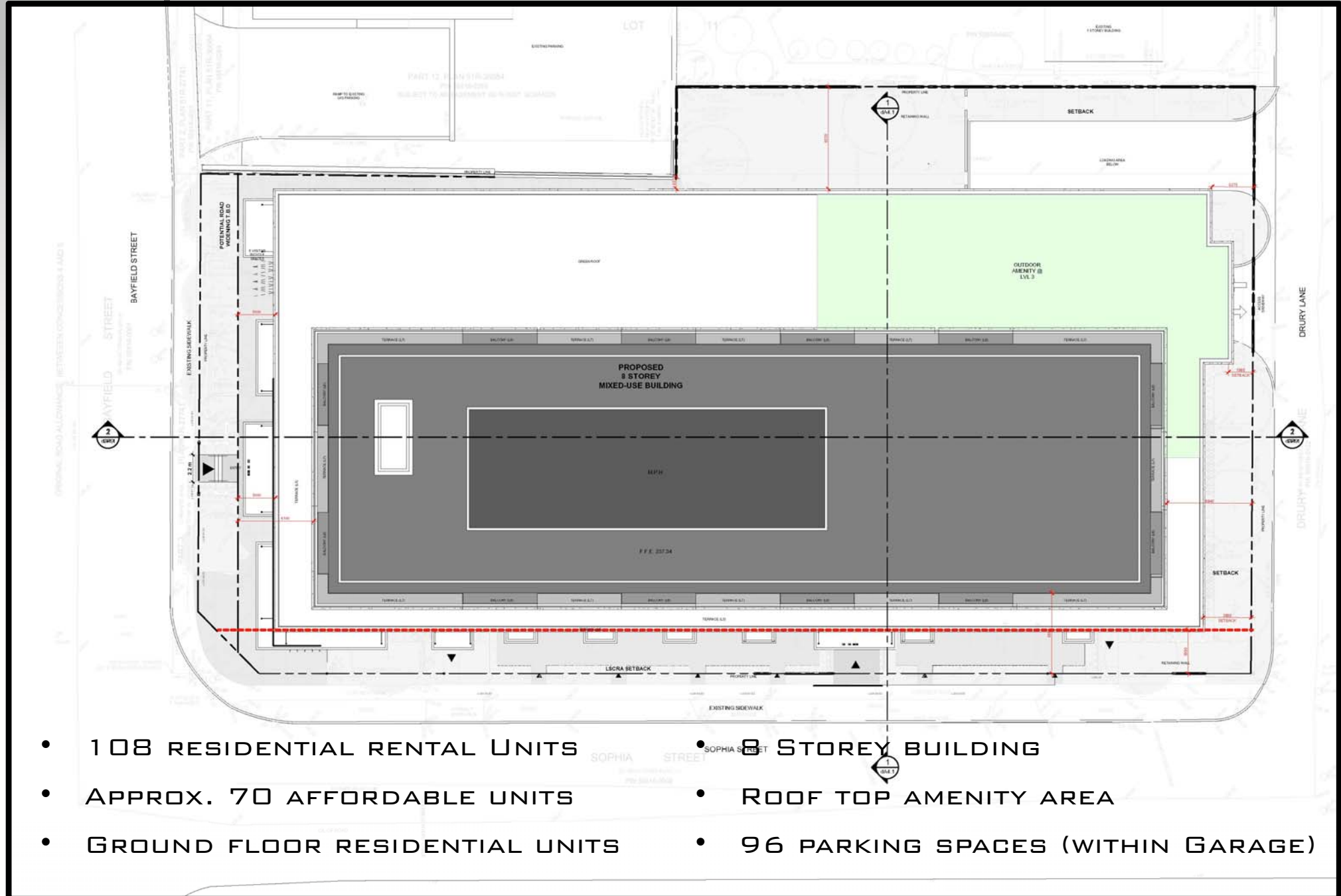
REPORTS:

- PLANNING JUSTIFICATION REPORT & URBAN DESIGN BRIEF
- PRELIMINARY STORMWATER MANAGEMENT REPORT
- FUNCTIONAL SERVICING REPORT
- TREE INVENTORY & PRESERVATION PLAN REPORT
- TRANSPORTATION IMPACT AND PARKING STUDY
- HYDROGEOLOGICAL AND GEOTECHNICAL STUDY

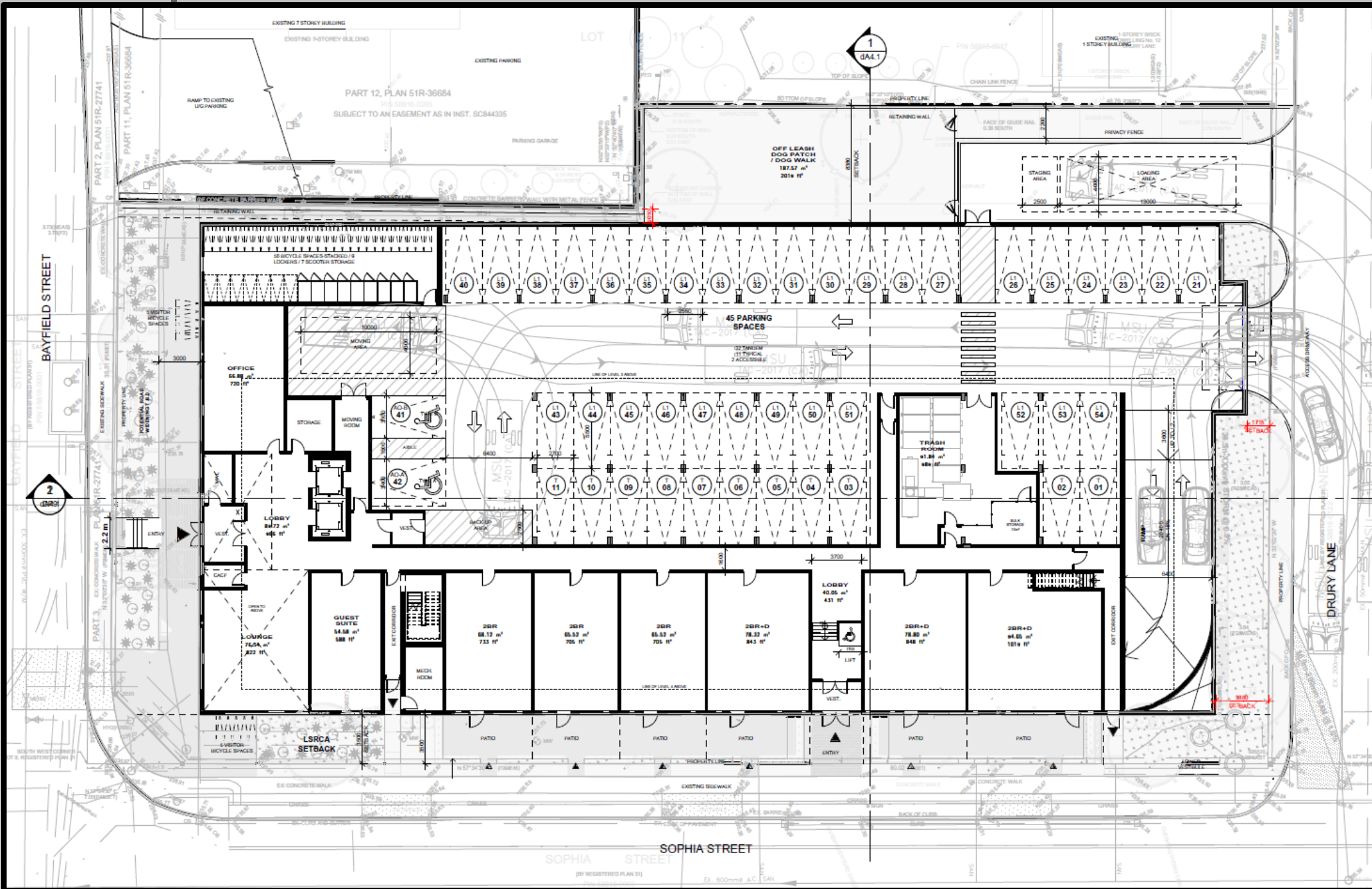
PLANS:

- SITE PLAN, ELEVATIONS & RENDERINGS
- CONTEXT & BLOCK PLAN
- SHADOW STUDY PLANS
- BOUNDARY & TOPOGRAPHIC SURVEYS

SITE PLAN



JONES
CONSULTING GROUP LTD.
PLANNERS & ENGINEERS



BAYFIELD STREET AND SOPHIA ST. EAST INTERSECTION VIEW



- Step-backs & variations in materials reduce building massing.
- Two residential access points at street level & direct ground floor residential access.
- Building orientation and reduced setbacks enhance pedestrian accessibility and safety.

BAYFIELD STREET FAÇADE



- Bicycle parking and primary residential entrance located along Bayfield Street.
- Green roof and outdoor amenity space located on third floor.

SOPHIA STREET FAÇADE



- Secondary residential access off Sophia Street East.
- Primary vehicle access off Drury Lane.