



219 & 233 Bayfield Street

Zoning By-law Amendment Application

City of Barrie



Frontage:

30.3m (Bayfield Street)

34.2 (Grove Street E)

Area:

1,036.5 m²

Topography:

Flat

Current Use:

Residential (One
residential dwelling)

Surrounding land uses:

North, South & East -
Residential

West - Commercial



Existing Site Conditions

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233 Bayfield Street, looking east

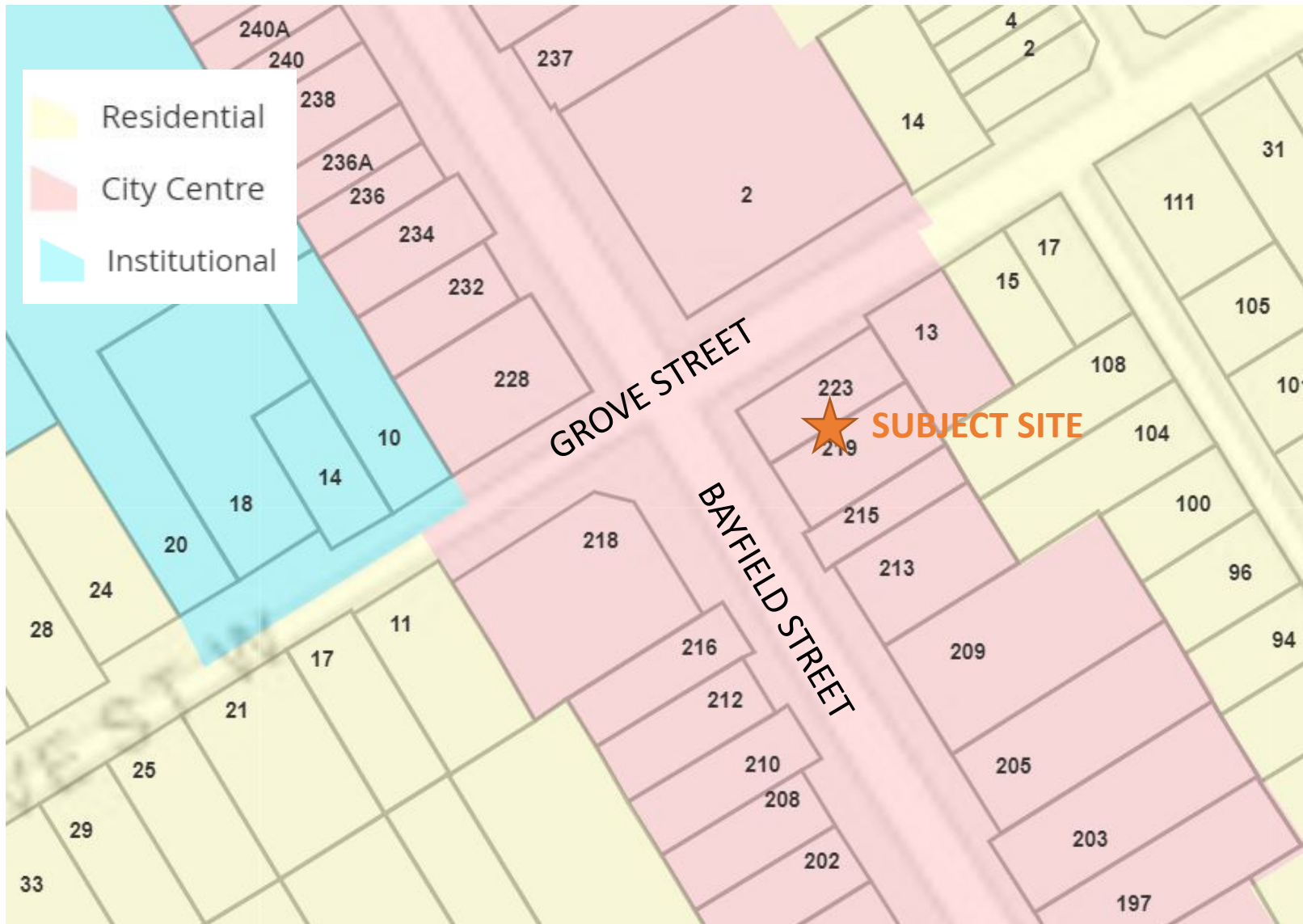


219 Bayfield Street, looking south east



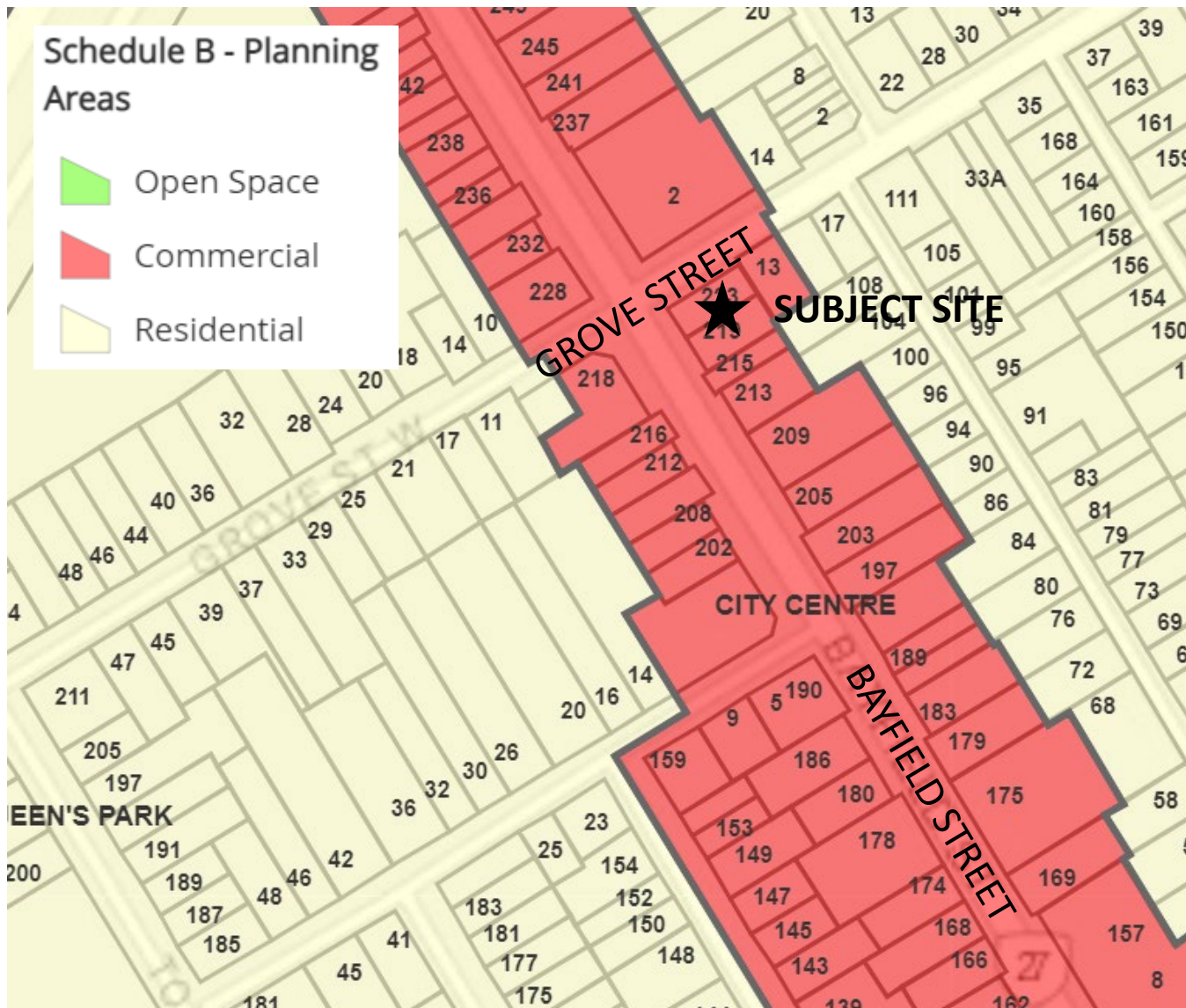
Existing Site Conditions

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**Official Plan
Designation**

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**Official Plan
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Surrounding Uses



Conceptual Site Plan

TRANSITION CENTRE COMMERCIAL (C2)		
Provisions	Required	Provided
Lot Area (min.)	--	1036.5m ²
Lot Frontage (min.)	--	30.3m
Front Yard (min.)	--	5.0m
Side Yard (min.) ⁽³⁾	1.8m	6.3m
Side Yard Adjoining Residential Zone (min.)	6.0m	6.3m
Side Yard Adjoining Street (min.)	3.0m	16.0m
Rear Yard Setback (min.)	--	15.3m
Rear Yard Setback Adjoining Residential Zone (min.)	7.0m	15.3m
Lot Coverage (max.)	--	9%
Gross Floor Area (max. % of lot area)	400%	18.9%
Building Height (max.)	15.0m	<15.0m
Required Parking: Office	7 spaces (1 space / 30.0m ² of GFA - tandem not permitted)	7 spaces incl. 1 Type 'A' B.F. space
Parking Aisle (min.)	6.4m	6.4m (existing)
Landscaped Buffer Areas: Adjacent to Residential Zones (4.8.1.4)	3.0m	3.3m (rear yard) 3.0m (side yard)



Zoning Statistics

Submission Requirements (to be confirmed)

The following reports/studies will be submitted as part of the application:

- Planning Justification Report
- Comments/Response Matrix
- Draft Zoning By-law & Schedule/Map
- Functional Servicing Report
- Illumination Study
- Traffic Impact Analysis
- Landscape Plans
- Tree Inventory/Assessment
- Tree Preservation & Removal Plan
- Topographical Survey



Submission Requirements

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- Lands designated for commercial use
- Adaptive re-use of existing building to commercial Real Estate office
- Appropriate growth within Barrie's built-up area, along an identified intensification corridor
- Efficient use of land and existing infrastructure
- Consistent with applicable Planning policies



Conclusion



THANK YOU

