

79 GOWAN STREET

ZONING BY-LAW AMENDMENT APPLICATION

October 17, 2019

Neighbourhood Meeting



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Existing Site Conditions



Site:

Frontage: 23.2 m (76 ft) on Gowan Street

Area: 924.4 m² (0.23 acres)

Current use: VACANT

Current Zoning: Residential Multiple Family First Density (RM1)

Current Official Plan Designation: Residential



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The Neighbourhood



Surrounding Land Uses:

- Low to High Density Residential
- Commercial Plazas
- Parks and Open Space

Neighbourhood Characteristics

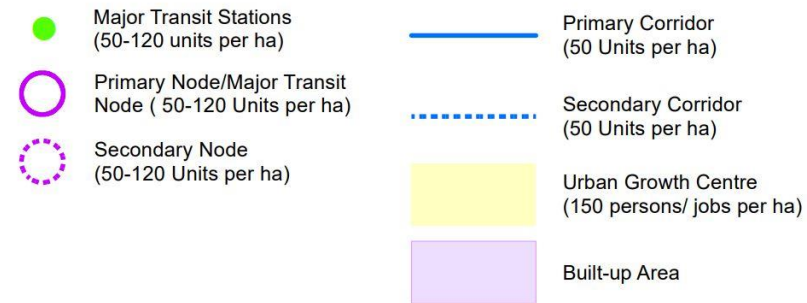
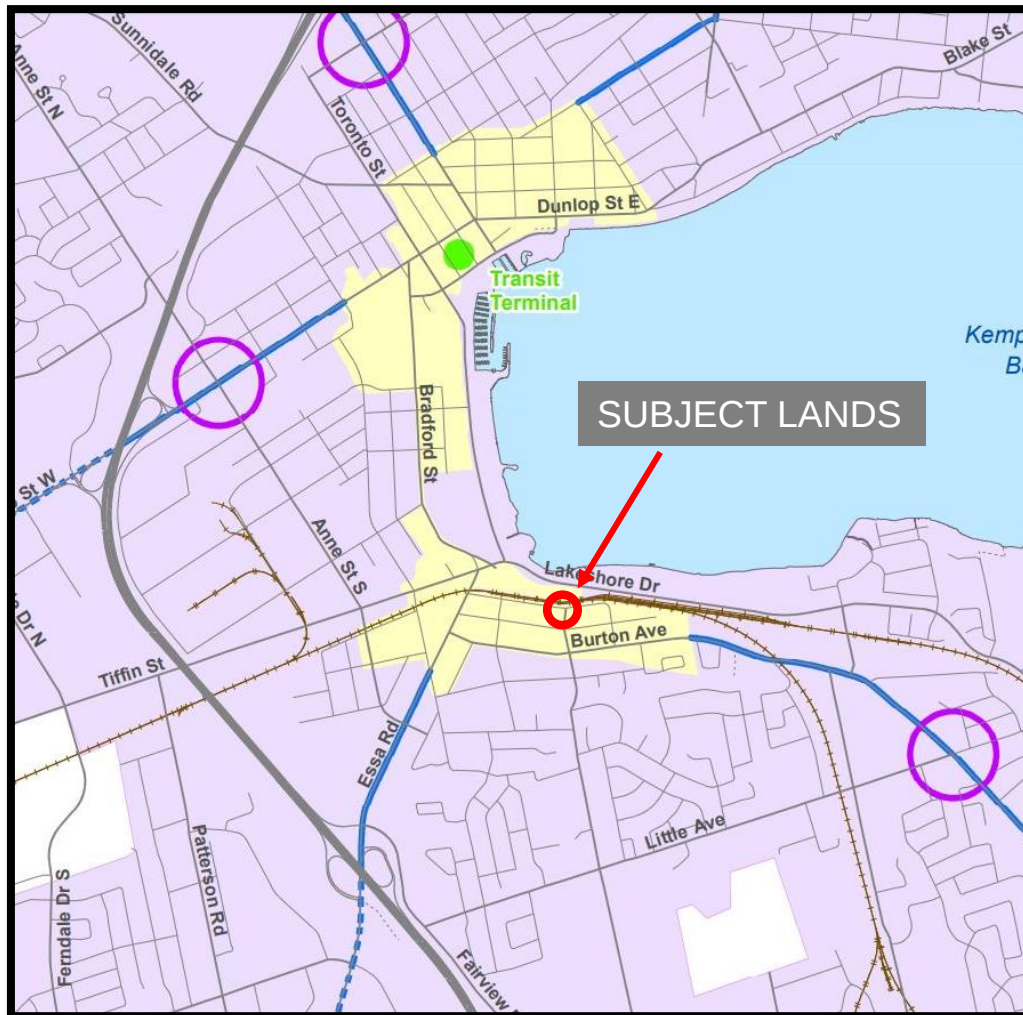
- Within UGC & Historic Allandale Neighbourhood
- Intensification anticipated and encouraged
- Walkable, established, well-serviced area, with a variety of amenities (institutional, open space, commercial), access to bus routes, Allandale GO and waterfront.



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Urban Growth Direction



- Located in Barrie's Urban Growth Centre and Historic Allandale Neighbourhood
- On Gowan Street, a Minor Collector with immediate access to Allandale GO and within walking distance to several bus routes
- Convenient access to Highway 400, downtown, bus terminal and waterfront area

Existing Surrounding Built Form

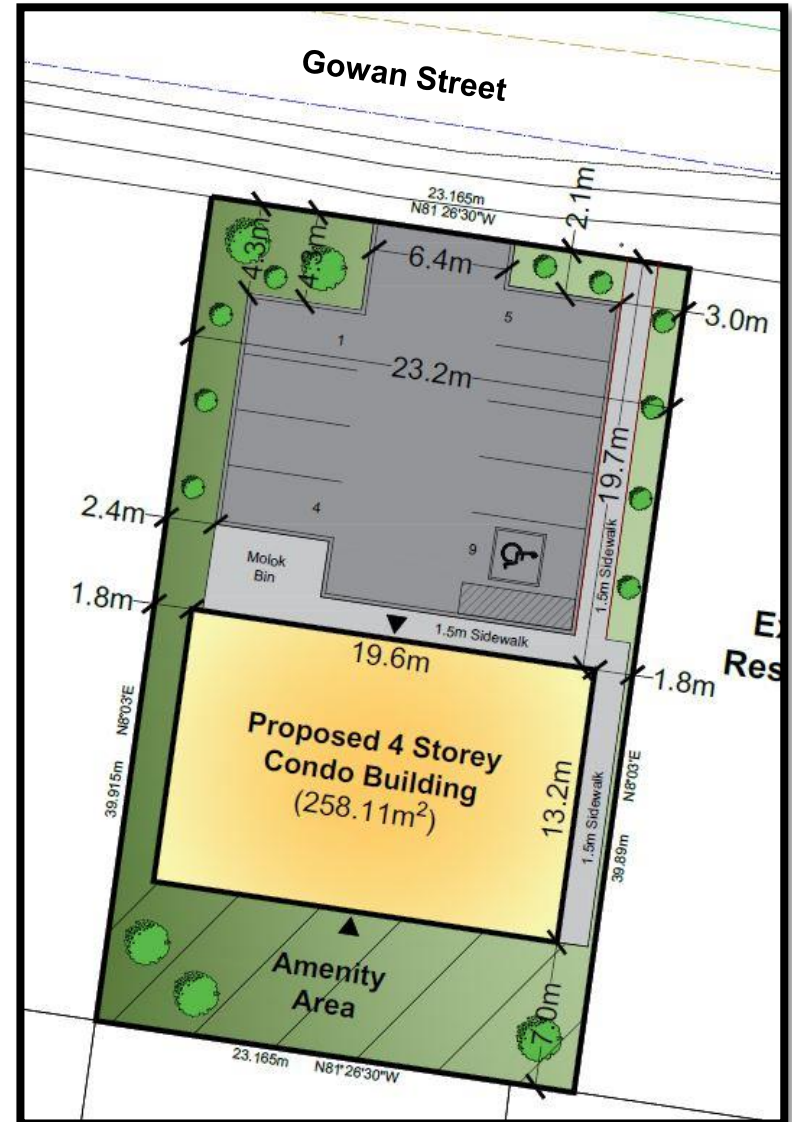


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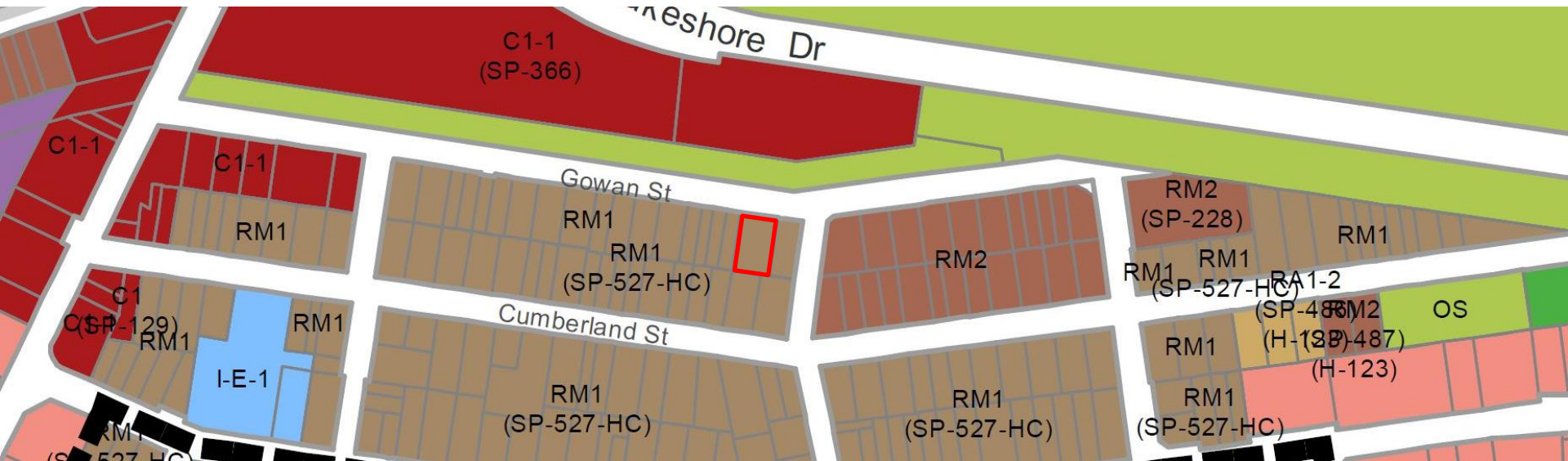
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Development Proposal/Concept Plan

- 4-storey, 7 unit apartment building with 1-2 bedroom units
- Well-defined, access points from Gowan Street for both pedestrian and vehicular circulation
- 1:1.28 parking ratio, 8 spaces plus 1 accessible space (9 total)
- Metrolinx setback results in front yard parking
- Outdoor private amenity area
- Municipal sanitary and storm sewer, private on-site Molok bin waste collection



Zoning By-law Amendment



- Subject site outlined in **red**
- Diversity of zones in proximity, including RM2, RM1, RM1, C1-1, C4, I-E-1, & OS
- Request to rezone the lands to *Residential Multiple Dwelling Second Density (RM2)*
- Three (3) Special Provisions are requested from the RM2 zone

Zoning Table - RM2

	Required	Provided
Lot Area (min.)	720.0m ²	924.4m ²
Lot Frontage (min.)	21.0m	23.2m
Front Yard (min.)	7.0m	19.7m
Side Yard (min.)	1.8m	1.8m
Rear Yard (min.)	7.0m	7.0m
Landscape Open Space (min.)	35%	42%
Lot Coverage (max.)	35%	28%
Gross Floor Area (max.)	60%	112%
Height of Bldg. (max.)	20.0m	15.0m
Density	53	76
Parking Spaces	7 (1 / unit)	9
Amenity Area	84.0m ²	162.4m ²
Landscaped Buffer Areas	3.0m	2.4m



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Design, Form & Compatibility

- Proposed zoning same as what currently exists along Gowan Street, one block east
- Proposed walk-up apartments similar in form and scale to what currently exists along Gowan Street, one block east
- Proposed zoning and built form similar to what is currently permitted in the neighbourhood
- Allandale neighbourhood currently experiencing recent redevelopment
- Design will respect existing character of the Historic Allandale Neighbourhood, ensuring compatibility while meeting density targets



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Supporting Studies

- Planning Justification Report
- Urban Design Report
- Functional Servicing Report
- Stormwater Management Plan
- Tree Inventory and Preservation Plan

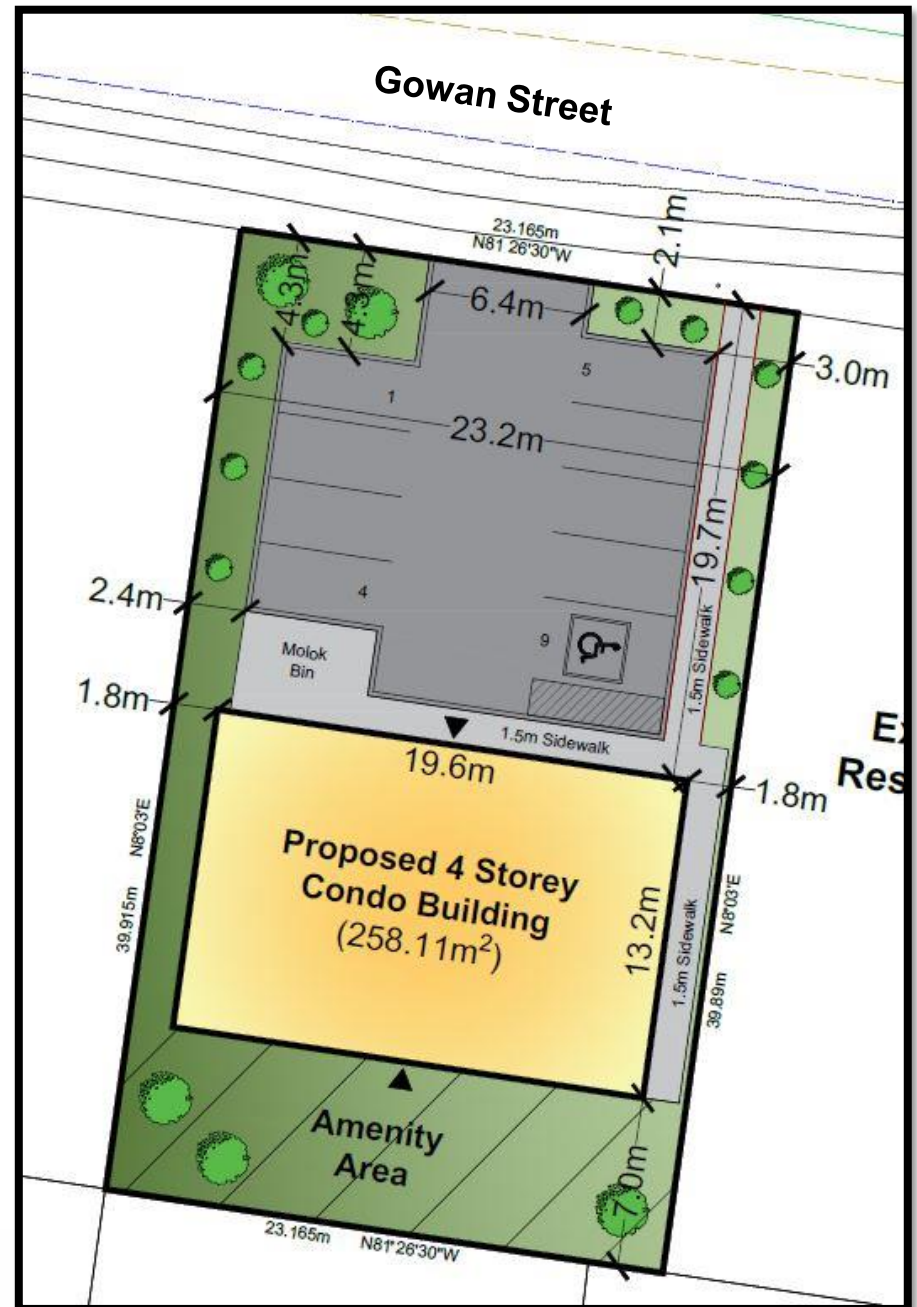


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Conclusion

- Introduction of 7 new residential units; contributes to housing diversity within the City of Barrie
- Development provides appropriate, compact and functional growth within Barrie's UGC, adjacent to Allandale GO, walking distance to several bus routes
- Conforms with the intensification goals and objectives of Provincial policy
- Provides increased density in an appropriate location and contributes to viability of transit
- Respects the character of the existing historic neighbourhood



Thank You



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Questions?