



30 Sophia Street W.

PLANNING JUSTIFICATION REPORT

SITE PLAN APPROVAL AND MINOR VARIANCE APPLICATIONS

IPS NO. 21-1172

December 2022



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30 SOPHIA STREET WEST

Part of Lot 6 (East Side of Mary Street) & Part of Lots 7 and 8 (West Side of Mary Street), Registered
Plan 121

CITY OF BARRIE
COUNTY OF SIMCOE

APPLICATIONS FOR

SITE PLAN APPROVAL & MINOR VARIANCE APPLICATIONS

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

647 WELHAM ROAD, UNIT 9A

BARRIE, ONTARIO L4N 0B7

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ON BEHALF OF

2426011 ONTARIO INC.

DECEMBER 2022

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	SITE DESCRIPTION & SURROUNDING LAND USES	3
3.0	DESCRIPTION OF DEVELOPMENT.....	10
4.0	REQUIRED MINOR VARIANCES	12
5.0	AFFORDABLE HOUSING BRIEF	18
6.0	CONCLUSION	19

LIST OF FIGURES

- Figure 1. Subject Lands – Aerial View
- Figure 2. Subject Lands – Zoning
- Figure 3. Subject Lands - Land Use Designation
- Figure 4. LSRCA Boundary Limits
- Figure 5: Intensification Areas
- Figure 6: Surrounding Land Uses & Transit Routes

LIST OF TABLES

- Table 1: Zoning Compliance Matrix – 2009-141

LIST OF APPENDICES

- Appendix 1: Site Plan
- Appendix 2: Block/Context Plan

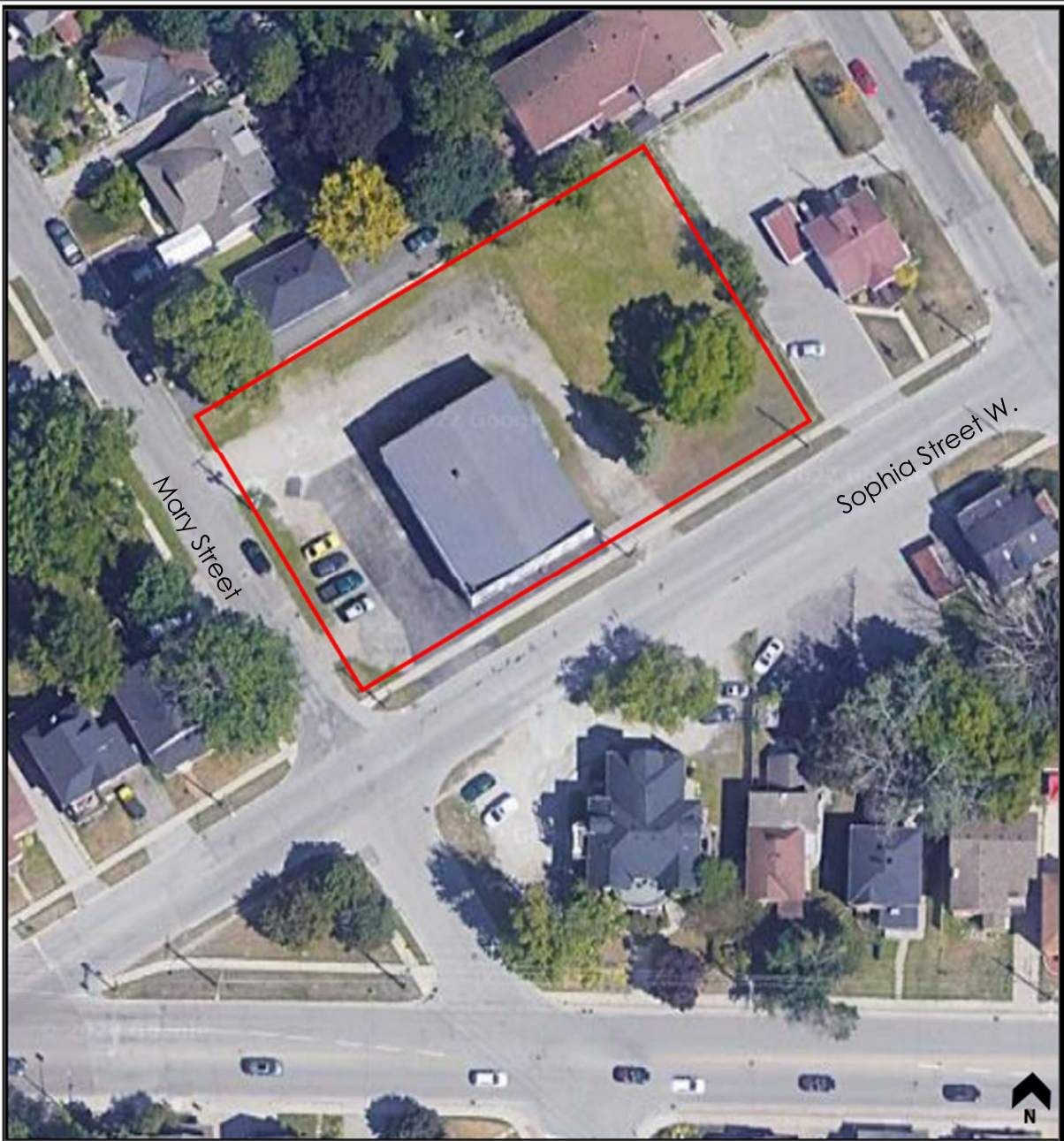
1.0 INTRODUCTION

Innovative Planning Solutions has been retained by 2426011 Ontario Inc. to complete a Planning Justification Report in relation to Site Plan Approval and Minor Variance applications for lands located at 30 Sophia Street West, Barrie. The property is legally known as Part of Lot 6, East Side of Mary Street and Part of Lots 7 and 8 West Side of Maple Street Registered Plan 121.

The purpose of these applications is to obtain approval for the development of one new 4-storey mixed-use building. The proposal encompasses 39 purpose built rental units and approximately 400 m² of commercial space.

Figure 1 identifies the location of the subject property, outlined in red.

The subject property is designated 'Residential' as per Schedule A of the City of Barrie Official Plan, while being zoned 'Centre Commercial (C2-1)' in the City of Barrie Zoning By-law 2009-141. Through various discussions with City Staff, it has been confirmed that the subject lands are considered within the City's Urban Growth Centre.



LEGEND

 Subject Property

Figure 1
Subject Lands Aerial View

Source: Google Maps

Drawn By: LJ

File: 21-1172



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2.0 SITE DESCRIPTION & SURROUNDING LAND USES

The subject property is located on the northeast corner of the Mary Street and Sophia Street intersection. The property contains approximately 2,300 m² of lot area with approximately 38 metres of frontage along Mary Street and 61 metres of frontage along Sophia Street.

The subject property is designated 'Residential' as per Schedule A of the City of Barrie Official Plan while being zoned 'Centre Commercial (C2-1)' in the City of Barrie Zoning By-law 2009-141. The property is located Barrie's Built-up Area and Urban Growth Center as per Schedule 'I' (intensification Areas). Per Schedule 'H' the property is partially covered by Natural Heritage classification 'Level 1 – with existing development designation subject to 3.5.2.4.d'. Additionally, the property is within the identified meander belt of the Sophia Creek watercourse, regulated by the Lake Simcoe Region Conservation Authority Area.

A 2-storey commercial building with a building area of approximately 370 m² currently exists on the property. This building was formerly utilized as a motor vehicle repair garage, and is in a state of disrepair. Minor tree coverage is located toward the eastern and northern property lines. An open channel of the Sophia Creek watercourse, approximately 20 metres (65 feet) in length is currently positioned on the eastern half of the lands.

The subject property is surrounded by a variety of land uses including public parks, restaurants, retail stores, businesses, and a variety of existing and planned, low-density, medium-density, and high-density residential uses. Multiple transit stops are easily accessible within a 5-minute walking radius. The Downtown Barrie Bus Terminal is approximately a 6-minute walk from the subject lands (550m).

Surrounding land uses include the following:

North: A mix of Low-density Residential uses and Home Occupation/Business services, positioned outside of the City's Urban Growth Centre.

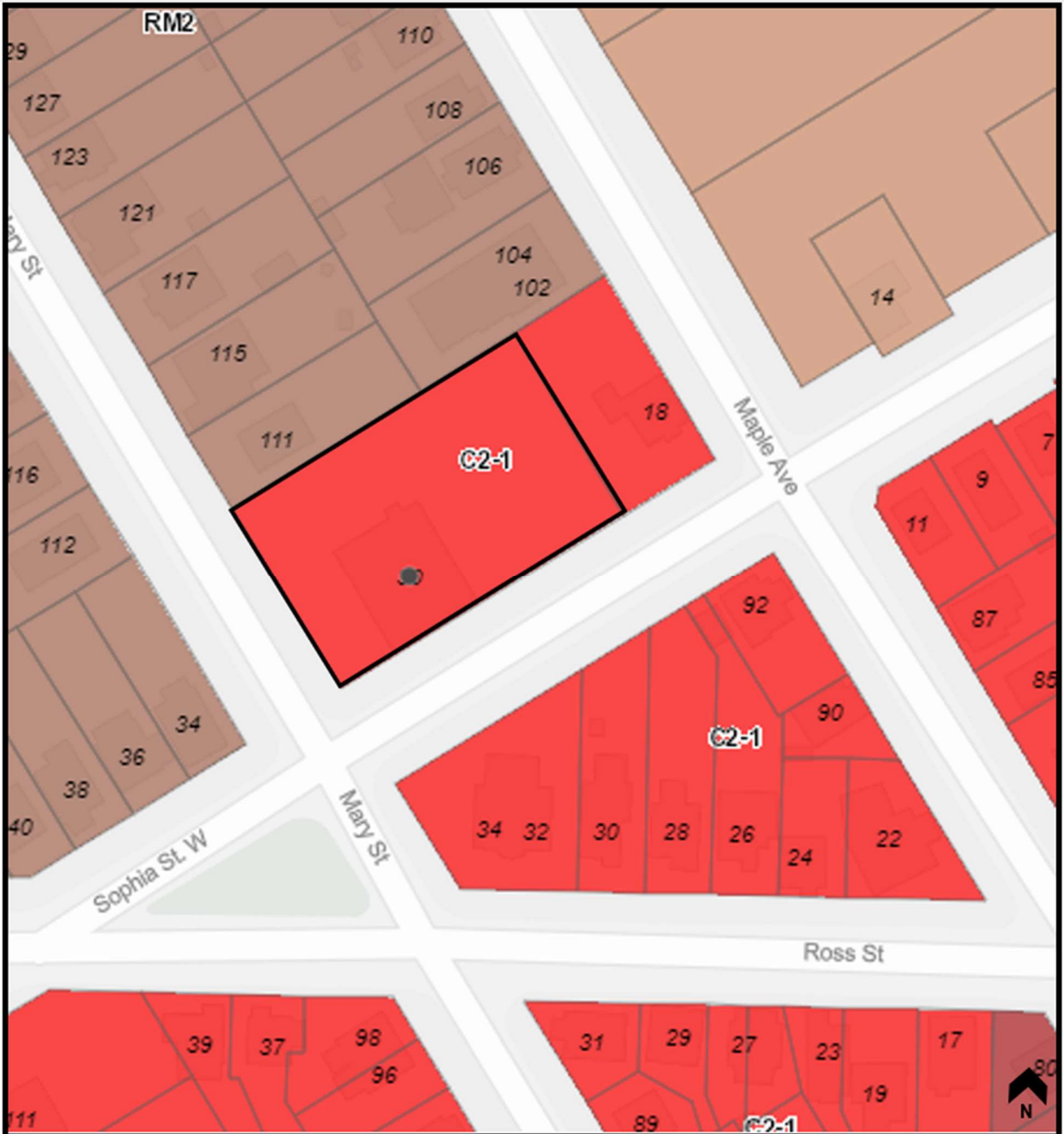
East: Commercial uses including law firms and federal government offices. The Elizabeth Fry Society of Simcoe County exists northeast of the lands

which offers shelter housing and various community help programs. Bayfield Street intensification corridor, including a recently approved 12 storey development at the intersection of Bayfield & Sophia.

South: Commercial, Residential, and Mixed-use entities within the City's Urban Growth Centre and Downtown Core.

West: Low & Medium density residential uses. Victoria Village Manor containing medical uses and retirement home. Queen's Park which includes multiple tennis courts, a baseball diamond, and a skatepark for public use.

Figure 2 shows the zoning of the Subject lands. **Figure 3** illustrates the designated land use. **Figure 4** shows the LRSCA boundary limits on the lands. **Figure 5** illustrates the intensification areas outlined on Schedule I of the Official Plan. **Figure 6** illustrates surrounding amenities and nearby transit routes.



LEGEND

 Subject Property

**Figure 2
Zoning**

Source: Google Maps

Drawn By: LJ

File: 21-1172



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LEGEND  Subject Property

Schedule A - Land Use




-  Residential
-  City Centre
-  General Commercial

Figure 3
Land Use Designation

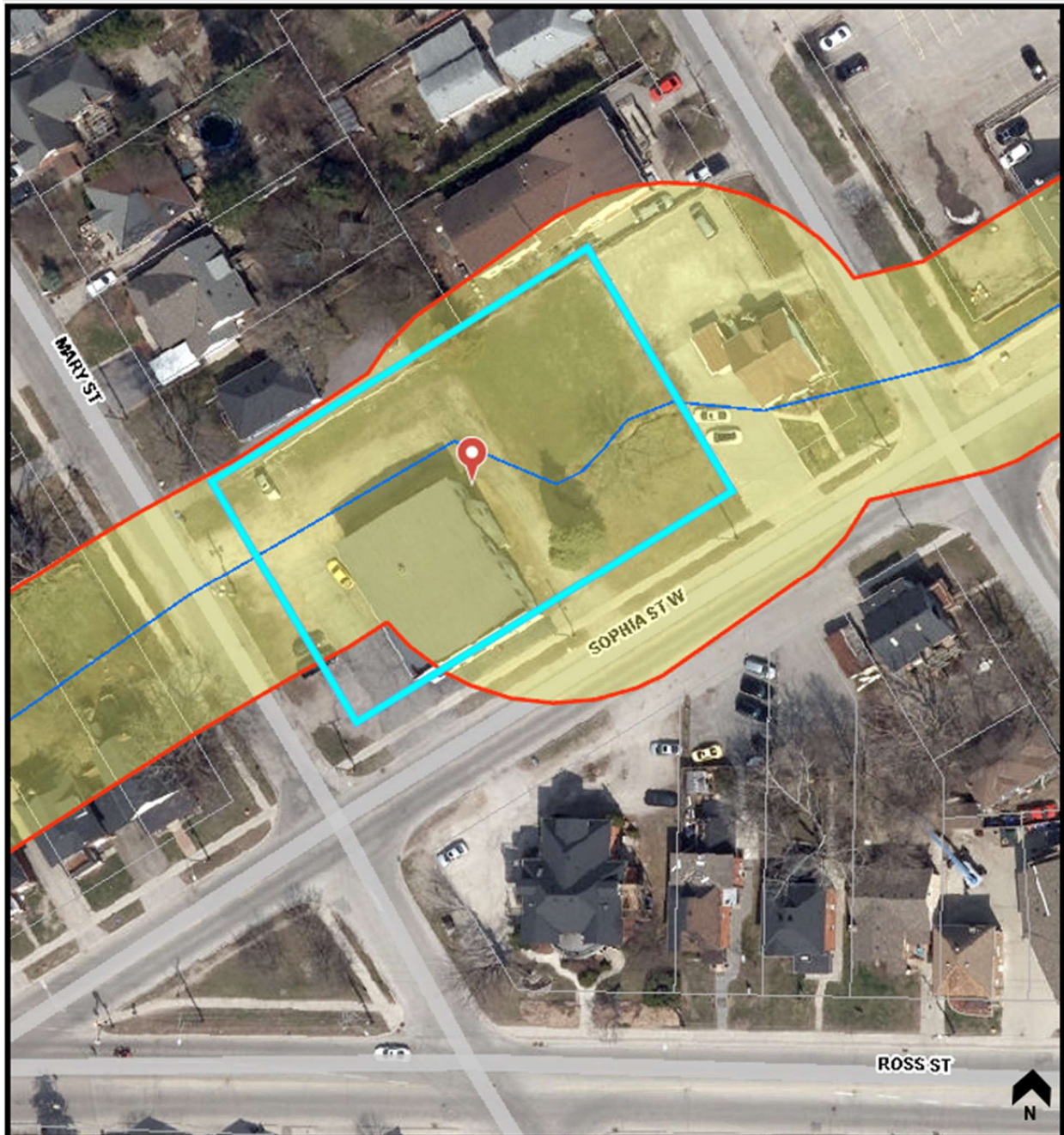
Source: City of Barrie Official Plan Schedule A

Drawn By: LJ

File: 21-1172



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LEGEND

 Subject Property

V_WATERCOURSE_LSRCA

 V_WATERCOURSE_LSPP

DynamicPReview

 V_REGULATIONLIMITBOUNDARY_CURRENT

 V_REGULATIONLIMIT_CURRENT

Figure 4
LSRCA Boundary Limits

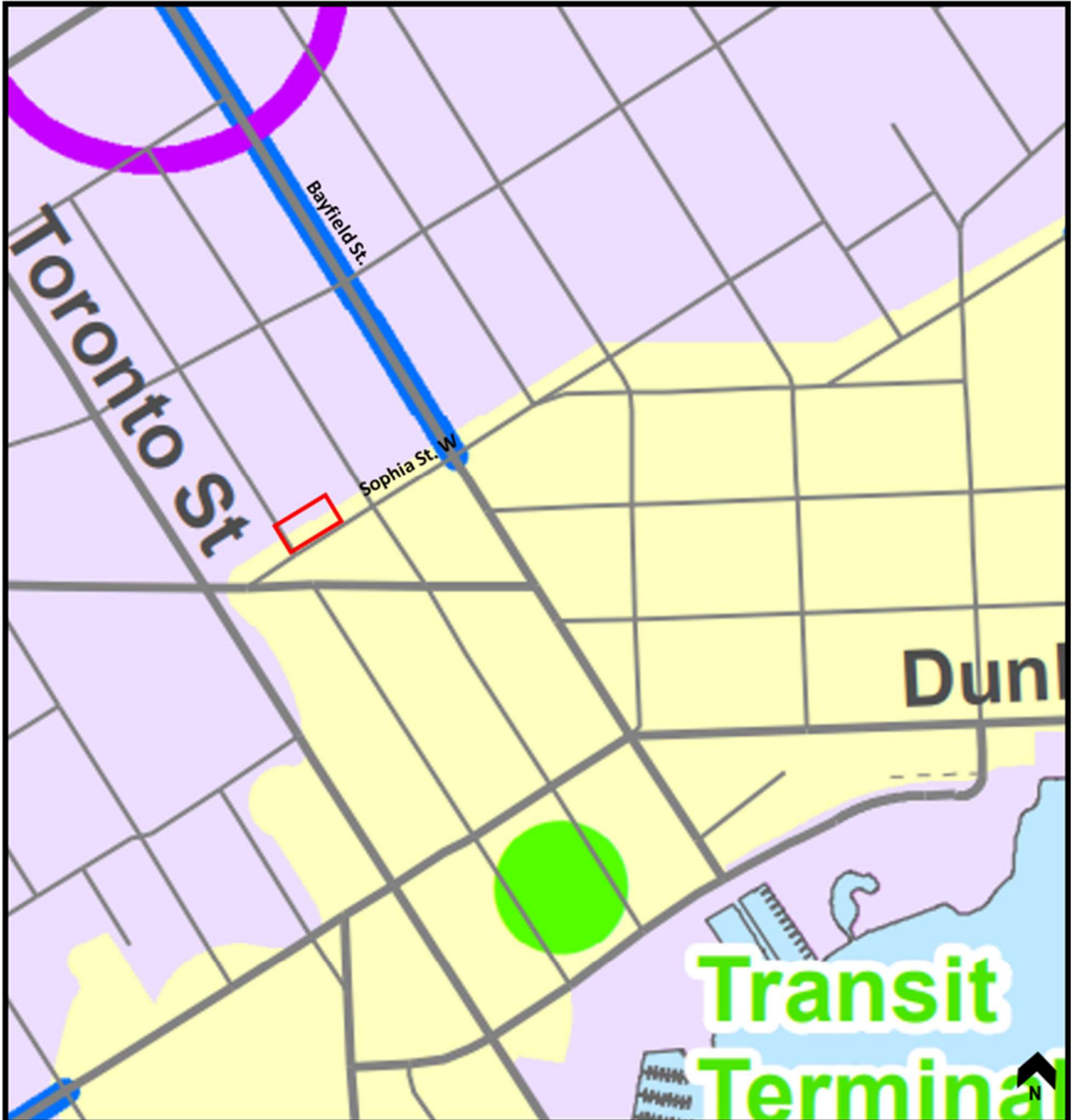
Source: LSRCA GIS Mapping

Drawn By: LJ

File: 21-1172



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LEGEND

- Subject Property
- Major Transit Stations (50-120 units per ha)
- Primary Node/Major Transit Node (50-120 Units per ha)
- Urban Growth Centre (150 persons/ jobs per ha)
- Built-up Area
- Primary Corridor (50 Units per ha)

Figure 5
Intensification Areas – Schedule I of Official Plan

Source: City of Barrie Official Plan Schedule I

Drawn By: LJ File: 21-1172



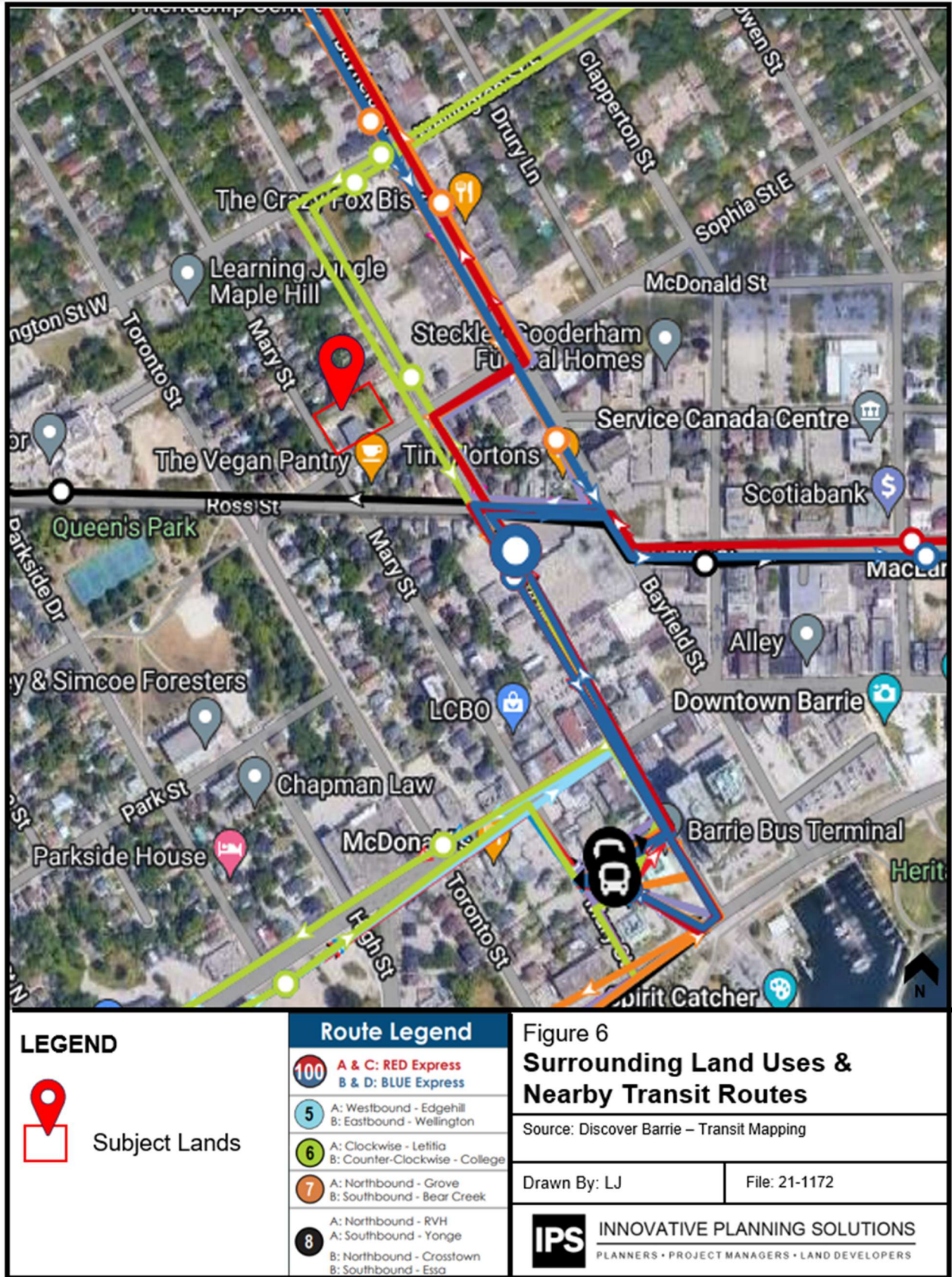


Figure 6
Surrounding Land Uses & Nearby Transit Routes

Source: Discover Barrie – Transit Mapping

Drawn By: LJ | File: 21-1172



3.0 DESCRIPTION OF DEVELOPMENT

The intent of the proposal is to facilitate the development of a four (4) storey mixed-use building on the subject lands. The building will possess approximately 400 m² of ground floor commercial space, and 39 purpose built residential units on ground/upper floors. The 39 residential units proposed include a variety of floor areas and configurations.

As demonstrated on the Site Plan Drawings included in **Appendix 1**, the proposed building is sited along the Sophia Street frontage. Building design incorporates a drive-under-design to provide vehicular access/egress directed from Sophia Street, connecting to surface level parking spaces behind the building, and accesses the underground parking garage. A second point of vehicle access/egress is directed off Mary Street.

19 parking stalls above grade, including two barrier free spaces and an additional 27 underground stalls, are provided for on site parking. Given the proximal location of the subject lands, it is intended that access to the proposed commercial and residential units will be supported by modes of active transportation and public transit to mitigate parking space requirements.

The main building entrance is established at grade, located in the southwest corner of the building to enhance the presence of the adjacent intersection. The main entrance connects to the stairway and elevator tower, for barrier free access to all four stories, including the roof top. A secondary entrance is located in the northwest corner of the building adjacent to the rear parking lot, providing internal connection to the main entrance stairway and elevator corridor.

Approximately 400 m² of commercial space is located on the first floor, with approximately 250 m² lining the Sophia Street frontage and 150 m² to the rear of the building. 3 residential units are positioned on the ground floor of the building, while the remaining 36 residential units can be found on floors 2-4. Each of the ground floor commercial units facing Sophia Street are easily accessible via stairway access

connecting to established municipal sidewalks. All of the ground floor units (commercial & residential) are also easily accessible via elevator to a common corridor.

The proposed building coverage / area is 993.6 m² with a total Gross Floor Area (GFA) of 3,770 m². A 254m² amenity space is proposed for residents to enjoy, on top of the building. The rooftop amenity space incorporates a green space design with a variety of planting materials proposed. The amenity space design also includes a variety of seating areas and barbecue / kitchen area. The consolidated rooftop amenity space is intended as a common use area for all future residents.

For further Site Plan design details please review the full architectural packaged included with this submission prepared by *Paradigm Architecture & Design*, as well as a detailed Landscape Plan prepared by *JBD Associates LTD*.

To permit the proposed development to proceed, a total of five minor variances are required. The following table outlines the proposed site statistics against the 'C2-1' zone standards. The highlighted cells indicate where a variance is required.

Table 1: Zoning Compliance Matrix – Per Zoning By-law 2009-141 'C2-1' zone		
Zone Standards	Required by By-law	Proposed
Permitted Use	Commercial Uses and Dwelling Units in conjunction with permitted commercial uses	Commercial Uses and Dwelling Units in conjunction with permitted commercial uses
Lot Area	-	2,238.53
Min. Lot Frontage	-	38.67
Min. Front Yard Setback	-	2.8
Min. Side Yard Setback (abutting residential zone)	7.6m	15.5 m
Min. Side Yard Setback (abutting street)	4.6m	0.0m
Min. Rear Yard Setback	-	2.8 m (East Lot Line)
Max. Lot Coverage	-	42.3%

Gross Floor Area (max % of lot area)	400%	188.2%
Max. Building Height	10m within 5m of the front lot line and the lot flankage. 45m beyond the 5m of the front lot line and the lot flankage (1)	17.5m within 5m of the lot line.
Min. Coverage for Commercial uses (% of the lot area)	50%	18%
Landscape Buffer Area (S.6.3.7)	3m provided along the side and rear lot lines	0.0m
Required Parking – Total	<p>RESIDENTIAL</p> <p>1 parking space per residential unit (39 parking spaces)</p> <p>COMMERCIAL</p> <p>1 parking space per 24m² (17 parking spaces)</p>	<p>RESIDENTIAL</p> <p>46 spaces</p> <p>COMMERCIAL</p> <p>7 parking spaces</p>
Barrier Free Parking	2 Spaces	2 Spaces

4.0 REQUIRED MINOR VARIANCES

A total of 5 minor variances are requested to facilitate the proposed development. While the subject zone generally permits the proposed development and uses, variances are required a result of designing a compatible and compact-built form, efficiently utilizing the lands for intensification and purpose-built rentals. This application requests the following minor variances:

1. A side yard setback (abutting a street) of 0.0m, where 4.6m is required.
2. A maximum building height of 17.5m within 5m of the front lot line, where a maximum building height of 10m within 5m of the lot line, and 45m beyond 5m of the front lot line is permitted.

3. A minimum percentage of the lot area coverage for commercial uses of 18%, where 50% is required.
4. A minimum landscape buffer along a side yard of 0.0m, where a minimum landscape buffer of 3m is required along the side and rear lot lines.
5. 7 commercial parking spaces where 17 are required.

The following section provides an analysis of the five required variances, in relation to Section 45(1) of the Planning Act.

4.1 THE VARIANCE IS MINOR

Factors to consider when evaluating the impact of the proposal relate to the impact on neighbourhood character and consistency with existing and planned development patterns, and consistency with planning policy.

The existing neighbourhood is primarily characterized by a mix of low and medium density residential uses, future high density residential uses, along with commercial uses. The surrounding land parcels vary in terms of lot frontages, setbacks and building heights. The subject lands are located within the Urban Growth Centre which prioritizes intensification and redevelopment which provide a mixture of uses and promote residential density.

Commentary is provided as following in relation to each of the requested variances and how they should be considered minor:

1. A side yard setback (abutting a street) of 0.0m, where 4.6m is required.

COMMENT: This variance is required for the Sophia Street frontage, where the building has been purposely positioned tight to the front lot line for a high quality, active and engaging streetscape. By definition, the Mary Street lot line is the frontage of this property. Functionally, the Sophia Street (higher order road) lot line is more representative of the front lot line of the development, toward which the building is oriented. As a result, the defined side yard setback (Sophia Street) should be viewed functionally as a front yard setback, which has no minimum (0.0m) within the C2-1 zone.

2. A maximum building height of 17.5m within 5m of the front lot line, where a maximum building height of 10m within 5m of the lot line, and 45m beyond 5m of the front lot line is permitted.

COMMENT: Per the Zoning By-law definition of height, 17.5 metres is required, however the 4th floor roof is positioned at a height of 14.5 metres. The additional 3.0 metres height is required only for staircase and elevator access to the rooftop amenity area. Further, the 4th floor residential units possess outdoor balconies facing Sophia Street, providing a type of setback or plane, reducing the effect of a solid wall. This transition occurs at 11.5 metres height.

3. A minimum percentage of the lot area coverage for commercial uses of 18.0%, where 50% is required.

COMMENT: The proposed development includes a substantial amount of commercial space, in the form of 400 m² of area with frontage both on Sophia Street and facing the rear of the building. In order to achieve 50% of the lot area in commercial uses, most of the proposed building would have to be commercial floor space, leaving very little floor area for residential uses. The proposed mix of ground floor commercial and residential uses above will reinforce and respect the land uses permitted in the C2-1 zone and within the immediate area, while providing an appropriate mixture of commercial and residential floor areas.

4. A minimum landscape buffer along a side yard of 0m and a minimum landscape buffer along the rear lot line of 2.8 m, where a minimum landscape buffer of 3m is required along the side and rear lot lines.

COMMENT: The building has been positioned tight to the Sophia Street frontage, so as to support good urban design principles and provide a high quality, engaging streetscape. In order to position the building as such, a variance to the 3m landscape buffer is required. Justification is provided for this reduction given that there is no minimum front yard setback specified within the C2-1 zone, coupled with the fact that Sophia Street functionally acts as the front yard of this development. The balance of landscape buffers provided along the rear and interior side yard are 2.8m in size, each

of which are numerically minor and would maintain the intent of the required landscaped buffer area, with no adverse impacts to the surrounding lands.

5. 7 commercial parking spaces where 17 are required.

COMMENT: In relation to the proposed parking spaces, the IBI Group was retained to undertake a Parking Analysis in support of the proposed development. The City's Zoning By-law exempts commercial, and place of worship uses in Central Area Commercial (C1) zones from minimum parking requirements. While the proposed development is located in a C2 zone, the site is within 150 metres of a C1 zone and is functionally within the UGC. As such, commercial parking demand, the expectation of on-site commercial parking in the eyes of patrons, and the availability of municipal parking is expected to be functionally similar to a C1 zone. As the residential parking requirements comply with the Zoning By-law, an operational demand of 39 parking spaces is anticipated. As 46 spaces are proposed, an operational surplus of 7 spaces is expected. This indicates that the proposed parking supply is expected to be sufficient to accommodate anticipated demand.

The requested variances are considered minor as they promise to facilitate appropriate intensification, and a mixture of uses, consistent with the planned character of the area,

4.2 VARIANCE IS DESIRABLE FOR DEVELOPMENT OF THE AREA

This application seeks to enhance the vitality of the subject lands, and surrounding area, through redevelopment of the property to facilitate a 4-storey mixed-use building with ground floor commercial space and 39 purpose built rental units. The subject lands are within the Built-up area and recognized within the Urban Growth Centre of Barrie. Such areas are identified by Provincial and Municipal planning policies as the preferred location for growth and intensification. T

he lands are designated for 'Residential' land use and are currently zoned 'C2-1' to permit a variety of commercial and residential uses. The proposed development, and variances that support it, promote compatible and appropriate use of the lands. The variances also support a compact built form which activates the street by articulating commercial uses toward the street, while providing much needed rental housing within the City. The proposed development incorporates a high-quality landscape design,

inclusive of a large green rooftop amenity space, providing a desirable balance of soft and hard landscape features.

The existing commercial building which currently exists on the subject lands is deteriorated. The subject lands in general are in need of revitalization and rejuvenation. The proposed development appropriately maintains the vitality and high-quality urban design intended for the lands position within Barrie's Urban Growth Centre.

The variances are considered desirable for the appropriate development of the area and use of the subject lands.

4.3 OFFICIAL PLAN, GENERAL INTENT AND PURPOSE

Land use designations in the immediate area include, 'City Centre', 'Institutional', and 'Open Space' indicating a wide variety of land uses and intended growth in the surrounding area. The subject property is designated 'Residential' in the City of Barrie Official Plan. Mixed-use buildings such as the one proposed by this development are permitted within the Residential designation.

The lands are positioned within the City's Urban Growth Centre which is an area focused for growth, intensification, and higher density development. The Official Plan encourages compact development and a mixed-use built form, which make efficient use of land and resources, as well as optimizes the use of existing infrastructure services. The proposed development, and variances that support it, promise to encourage patrons to utilize nearby public transit and modes of active transportation, while providing a high-quality architectural elements and general design, all of which are supported by the City's Official Plan.

For the reasons noted above, the requested variances are considered compatible with the general intent and objectives of the Official Plan.

4.4 ZONING BY-LAW, GENERAL INTENT AND PURPOSE

The lands are zoned 'Centre Commercial (C2-1)' in the City of Barrie Zoning By-law. Table 1 displays the zone standards of the C2-1 zone, as well as the statistics provided by the proposed development. The proposal maintains the general integrity of the C2-1 zone by providing a mixed-use building.

The proposed minimum side yard setback variance abutting a street would not compromise the intention of the side yard setback provision, given the defined side yard abutting Sophia Street will function as the front yard where the C2-1 zone does not require a front yard setback. As such, the variance complies with the technical intent of Zoning By-law.

The proposed minor variance to increase the building height within 5m of the front lot line would not conflict the purpose of this zone provision. The C2-1 zone permits buildings of 45m in height beyond 5m from the front lot line. The general intent of the maximum building height within 5m of the front lot line is encourage a human scaled environment along the streetscape. Given the tiered outdoor balconies on the 4th floor at 11.5 metres height, coupled with the rooftop amenity being positioned at 14.5 metres height, the proposal does not conflict with the general intent of the By-law, nor negatively impact the human scale environment.

A reduced commercial coverage would not negatively impact the commercial zoning of the lands; rather, the proposed mix of commercial and residential uses will reinforce and respect the land uses permitted in the C2-1 zone and within the immediate area. Despite the variance, substantial commercial space (404 m²) is still being provided within the development.

Regarding parking, within the Urban Growth Centre, commercial entities typically possess minimal on-site parking spaces and instead are supported by public parking lots, public transit, and active transportation. A reduction in commercial parking spaces would not negatively impact future commercial functions; rather it will further encourage pedestrian-oriented development within the area.

Lastly, a minimum landscape buffer of 0m along the Sophia Street frontage is a result of positioning the building nearby to the lot line, to promote an active and engaging streetscape. Although the 0.0m landscape buffer requirement is necessary for the commercial unit entry stairs, the exterior side yard will still incorporate landscaping elements to further promote a welcoming streetscape, as intended by the Zoning By-law.

Based on the above, the general intent and purpose of the Zoning By-law is maintained through the minor variances, All other zoning standards will be met.

5.0 AFFORDABLE HOUSING BRIEF

The Province of Ontario and City of Barrie recognize the pressing need for affordable housing and have implemented policies and encouraged initiatives to address this issue. Housing goals outlined in provincial and municipal planning documents aim to provide an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scale to meet the needs and income levels of all residents.

Provincial planning documents such as the Provincial Policy Statement and the Growth Plan outline affordable ownership housing units consist of annual housing accommodation costs or rental prices that do not exceed 30% of low and moderate gross annual household incomes, or purchase prices or rental costs which are below the regional market area average.

Section 3.3.2.2 of the City of Barrie's Official Plan outlines affordable housing policies. Such policies have been reviewed as they comply with the nature of this development. In accordance with provincial policy, the City outlines the following goals and objectives to target affordable housing:

- a) Achieving a minimum percentage of all new housing units per annum to be affordable housing
- b) A range of low, medium, and high housing densities will facilitate the availability of affordable housing
- c) Encourage affordable housing units in locations accessible to shopping centres, community facilities, and existing or potential public transit routes.
- d) Consideration to modify zoning and service standards to facilitate affordable housing units in new residential developments
- e) Permit Second Suites where appropriate and deemed compatible

The proposed development intends to diversify available units for rental tenure and accommodate a range of housing needs and lifestyles. The density and unit types proposed will contribute to a type of housing that is historically one of the most affordable built forms within the City. The development also provides new purpose built rental units, thus providing potential to alleviate pressure on existing defined affordable housing units.

The proposed development will facilitate a denser type of housing to revitalize currently underutilized lands. Proposing density in the City's Urban Growth Centre promotes infrastructure efficiency and mitigates the need for further land consumption or costly infrastructure expansion.

Furthermore, the subject lands are within a proximal location with access to a variety of amenities, businesses, and public transit. While the subject development does not allocate specific affordable units, the proposal represents a desired compact built form that contributes to the supply and attainability of rental units, a more affordable housing type, within a desirable location in the City of Barrie.

6.0 CONCLUSION

This report explores the merits of the proposed development as it relates to all levels of applicable planning policy. The proposed development seeks approval of five (5) minor variances to facilitate the development of a 4-storey mixed-use residential building on lands municipally known as 30 Sophia Street W, in the City of Barrie. The mixed-use building will provide 39 purpose built rental units and provide 400m² of commercial use space.

The proposal represents an opportunity to redevelop the underutilized subject lands with a higher density mixed-use development within an area where intensification is encouraged (Urban Growth Centre).

The proposal will contribute to density and intensification targets within the Urban Growth Centre of Barrie where growth and development is prioritized. The proposed

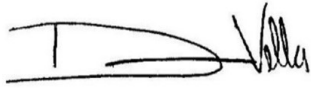
development will optimize multi-modal transportation available in the area, create a high-quality and welcoming streetscape, while providing for much needed rental housing stock and attainable built form.

As detailed within this report, each minor variance is considered minor in nature, desirable for the proposed development and surrounding lands, consistent with goals and objectives of the Official Plan and complies with the general intent of the Zoning By-law. All other provisions of the current 'C2-1' zone will be adhered to.

It is our professional planning opinion that the proposed development and associated minor variance applications conform to the applicable Planning polices and represents good planning.

Respectfully submitted,

Innovative Planning Solutions

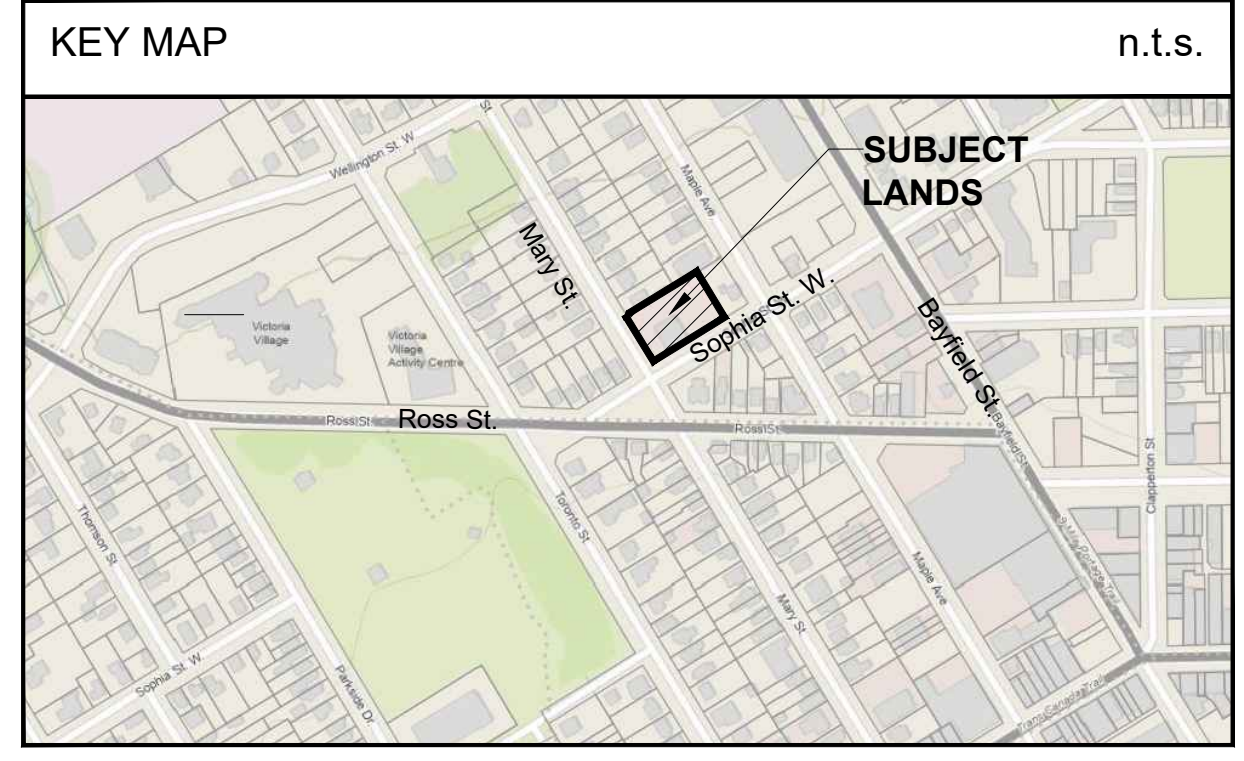
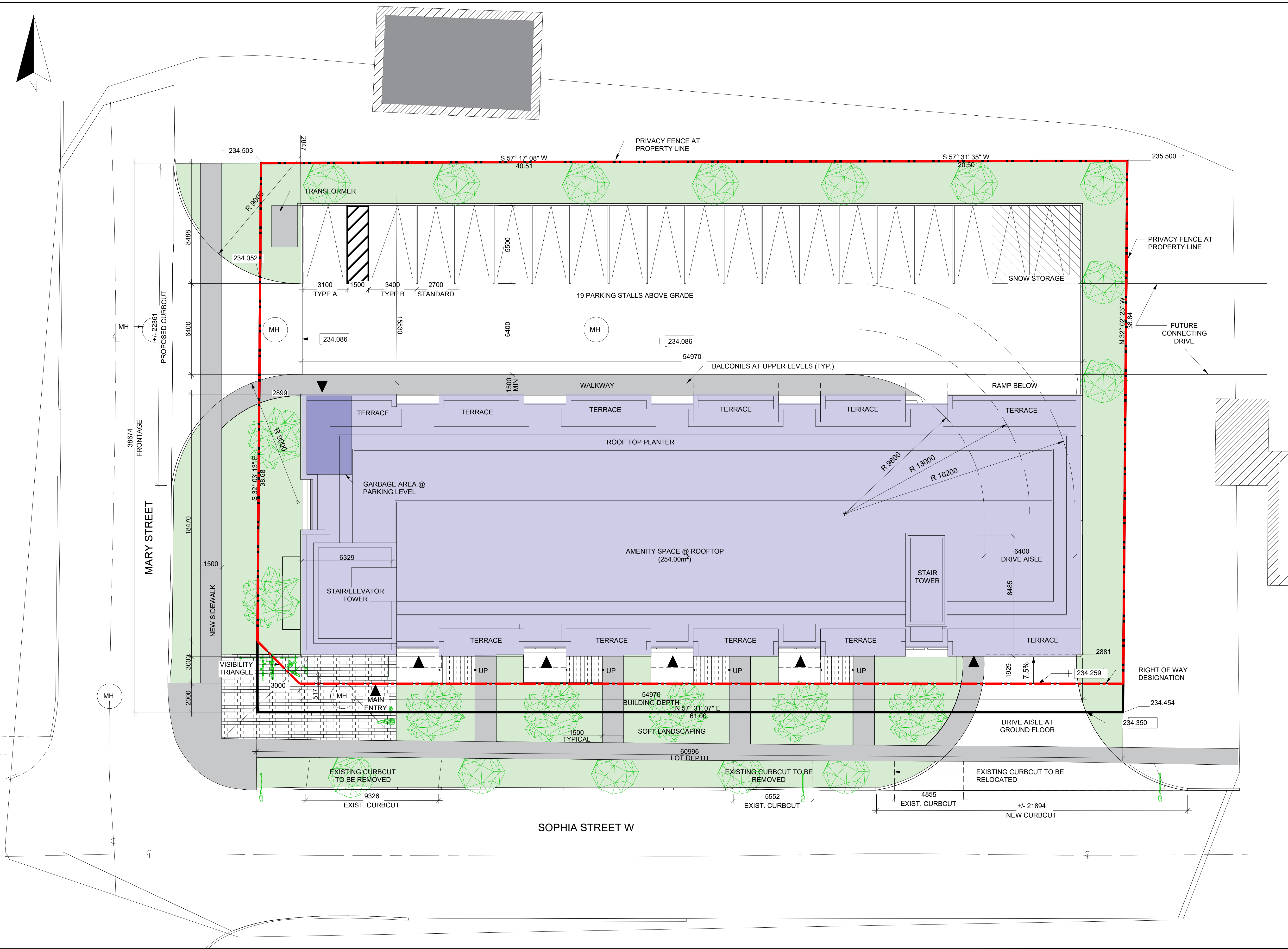
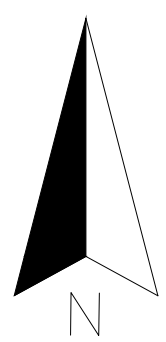


Darren Vella, MCIP, RPP
President & Director of Planning



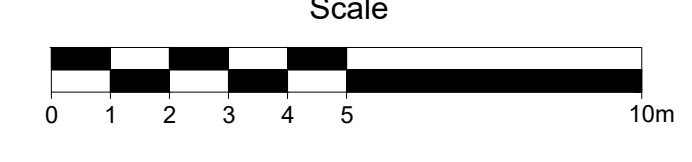
Lauren Jeffrey
Junior Planner

APPENDIX 1: SITE PLAN



CONCEPTUAL SITE PLAN

PART OF LOT 6, EAST SIDE OF MARRY ST.,
REGISTERED PLAN 121,
CITY OF BARRIE,
COUNTY OF SIMCOE



LEGEND

- Subject Site (2,365.90m² / 0.23ha - survey)
- Development Limits (2,238.53m² / 0.02ha)
- Proposed 4 Storey Mixed-Use Bldg.
- Bldg. Area: 993.60m²
- Commercial Area: 404.00m²

TRANSITION CENTRE 1 (C2-1) ZONE		
Provisions	Required	Provided
Lot Area min. (m ²)	N.A.	2,238.53m ²
Lot Frontage Min.	N.A.	38.67m (Mary St.)
Front Yard West Min.	N.A.	2.89m (Mary St.)
Side Yard Adjoining Residential Min.	7.60	15.53m
Side Yard Adjoining Street Min.	4.60	0.00m
Rear Yard Min.	N.A.	2.88m
Lot Coverage Max. (%)	N.A.	44.38% (993.60m ²)
Gross Floor Area Max. (%)	400.00%	188.26% (4,214.28m ²)
Building Height Max.	10.00	17.50m
Coverage for Commercial Uses Min. (%)	50.00%	18.05% (404.00m ²)
Landscape Buffer Min.	3.00	0.00m
Required Parking - Residential	39 spaces	39 spaces
Required Parking - Commercial	17 spaces	7 spaces
Required Barrier Free Spaces	2 Spaces (1 Type 'A' & 1 Type B B.F. space)	1 Type 'A' & 1 Type 'B' spaces

Source: Paradigm Architecture & Design, Oct. 28, 2022
Rudy Mak., O.L.S., Mar. 14, 2022
Note: Information shown is approximate and subject to change.

PROPOSED CONCEPTUAL SITE PLAN - 39 UNITS

30 SOPHIA STREET, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: November 11, 2022 Drawn By: A.S. / B.H.
File: 21 - 1172 Checked: C.S.

APPENDIX 2: CONTEXT/BLOCK PLAN

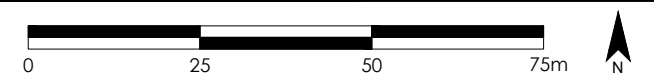


LEGEND

- Subject Site (2,343.2m² / 0.2ha)
- Existing Transit Route
- Existing Public Sidewalks
- Proposed Public Sidewalk
- Proposed Private Sidewalk
- Proposed Private Bike Route

Source: Barrie, Discover More, 2020 Air Photography

Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: Oct. 27, 2022 Drawn By: A.S.

File: 21 - 1172 Checked By: C.S.

BLOCK PLAN

30 SOPHIA ST. W., BARRIE

SCHEDULE OF REVISIONS

No.	Date	Description	By

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