



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

January 2nd, 2022

Municipal Services Office - Central Ontario
16th floor, 777 Bay Street
Toronto, ON
M7A 2J3

Attention: Julianna Zhuo, Julianna.Zhuo@ontario.ca
Senior Planner | Municipal Services Office – Central Region
Ministry of Municipal Affairs and Housing (MMAH)

Re: City of Barrie Official Plan Comments re: 30 Sophia Street West
ERO number: 019-5530
Ministry reference number: 43-OP-20296

Since 2004, Innovative Planning Solutions (“IPS”) has, and continues to be, an active planning consulting firm in the City of Barrie (the “City”). Throughout this period, IPS has worked with City planning officials and the City’s Council on a significant number of development applications, while also initiating and participating in a number of amendments to the City of Barrie Official Plan.

On March 7, 2022, the City of Barrie adopted a new Official Plan pursuant to Sections 17 and 26 of the Planning Act by By-law 2022-16. The City of Barrie Official Plan is now before the Minister of Municipal Affairs and Housing for a decision under the Planning Act. The new Official Plan sets out the urban structure and proposes updates to its land use designations, policies and schedules.

On behalf of 2426011 Ontario Inc., Innovative Planning Solutions is pleased to submit the following comments on the City’s draft new Official Plan in relation its property located at 30 Sophia Street West. Based on our review of the draft new Official Plan, we have the following comments for your consideration.

Proposed development

The subject lands are proposed to be developed with a four (4) storey mixed-use building. 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.

Summary of existing policy

The subject lands (30 Sophia Street West) are designated Residential within the current Official Plan. The Residential designation does not establish a maximum height requirement for development within, and thus the proposed development conforms to the current Official Plan pertaining to height. Current Official Plan Schedule I (Intensification Areas) highlights the subject property as being within the Urban Growth Centre. Through multiple discussions and correspondence with City Staff on the subject property, Staff have confirmed they consider the lands to be within the Urban Growth Centre from a policy perspective.

Formal pre-consultation for this project with City Staff occurred on Thursday August 4th, 2022. Planning Staff offered the following commentary with respect to the subject lands position within the Urban Growth Centre:

The planning comments are based on conformity to the Official Plan policies and the Urban Design Guidelines. Given that it is located within the Urban Growth Centre, and that the site is zoned 'Transition Centre Commercial' (C2-1), Staff request that the development proposal seek to address the applicable provisions from the Intensification Area Urban Design Guidelines. To achieve the Official Plan's vision for the area, focus should be placed on the Public Realm and Private Realm Urban Design Guidelines, as well as the area-specific Mixed-Use Main Street.

Draft new Official Plan Mapping Review

- Map 1 Adjacent to Urban Growth Centre (but not within)
- Map 2 Neighbourhood Area, Adjacent to Medium Density
- Map 3 EPA - Level 1 with Existing Development Designation Subject to 5.4.2.1.d
- Map 8 Historic Neighbourhood - Downtown

Mapping Modification

Given the current Official Plan status for the property, and City Planning Staff's very recent confirmation of its position within the Urban Growth Centre, we request the new Official Plan Map 1 be revised to include the subject lands within the Urban Growth Centre delineation. For consistency, it is logical to include the north side of Sophia Street West within the UGC, between Maple Avenue & Ross Street. This equates to roughly 1.5 Blocks, of which the subject lands comprise approximately half of the frontage.

Policy Modification

The new Official Plan Section 2.6.1.3 (Development policies within the Neighbourhood Area) stipulates:

"Unless otherwise specified in this Plan, development on lands designated Neighbourhood Area which front onto a local street or collector street, as identified on Map 4b, shall be kept to three storeys or less, unless otherwise specified in the Zoning By-law and in which case shall be no more than four storeys."

The subject lands are positioned within the Downtown Historic Neighbourhood per Map 8 of the new Official Plan, fronting a Minor Collector Road (Sophia Street West). In accordance with Section 2.6.1.3, under the new Official Plan policy framework, development on the subject lands would be limited to 3 storeys in height, and not thus not permit the proposed development.

Similarly to Official Plan policy 2.6.2.2 for Medium Density lands within the Urban Growth Centre, we request a policy be added to the Neighbourhood Area designation, as follows:

"Lands within the Urban Growth Centre (shown on Map 1) that are designated Neighbourhood Area may be considered for development in accordance with the policies of the Medium-Density designation in Section 2.6.3 of this Plan without requiring an amendment to this Plan, but only if the lands designated Medium Density abut (i.e., share a common lot line with, or are positioned across the road from) lands designated as Medium Density."

Alternatively, we request that Policy 2.6.1.3 a) be removed from the new Official Plan, as it unnecessarily restricts appropriate transitional development permitted within the current Official Plan, such as is proposed on the subject lands.

The location of the subject lands and proposed development can serve as a transition / buffer between Medium and High Density developments to the South and East, and the established low density neighbourhood to the North.

Conclusion

We would like to thank the Ministry of Municipal Affairs and Housing for the opportunity to provide comments on the City's new Official Plan, and for your consideration of our comments. We are available to discuss should you have any questions or comments. Please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Cameron Sellers
Partner

CC: 2426011 Ontario Inc.

APPENDIX 1





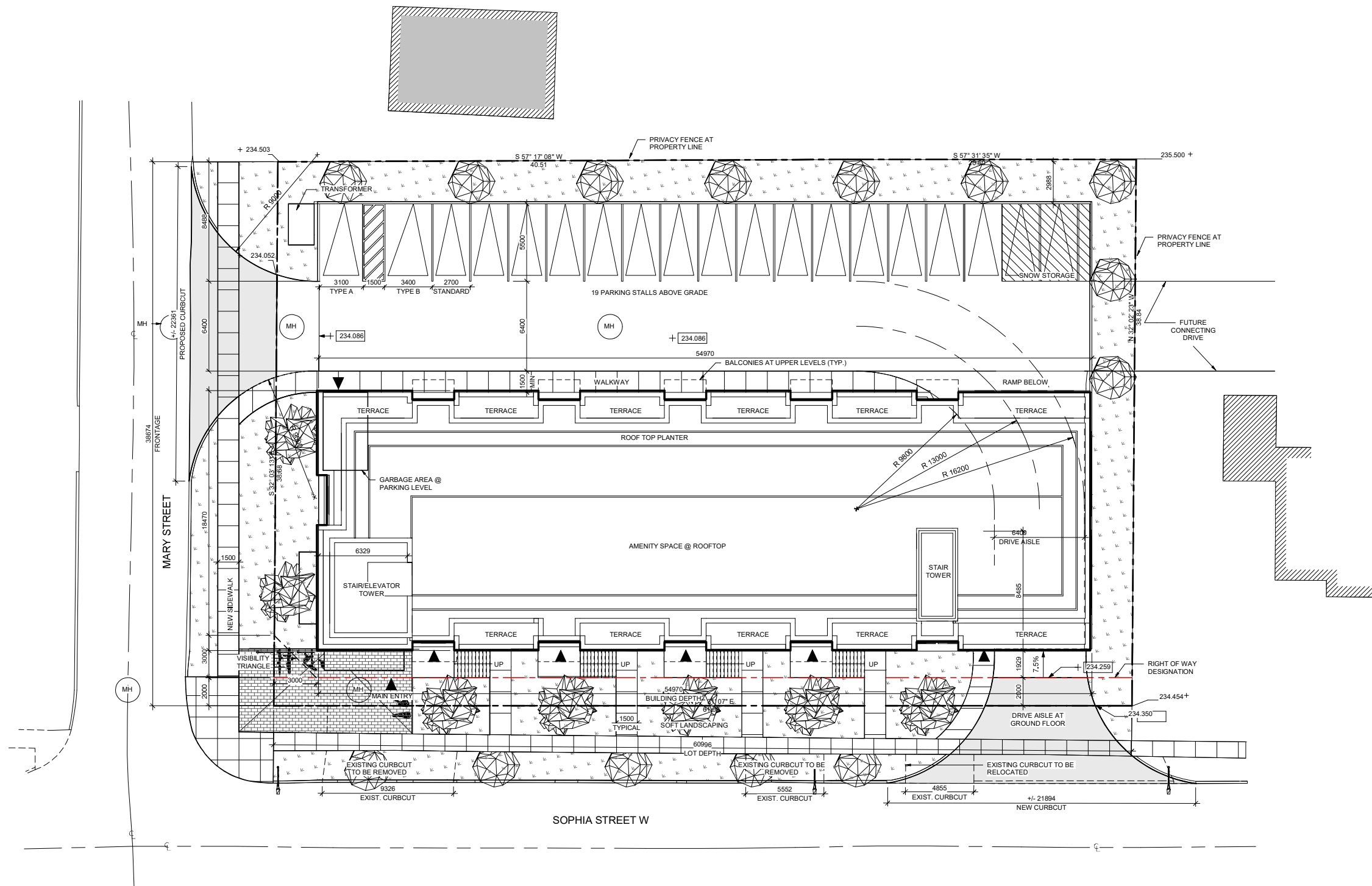


ZONING STATISTICS

MUNICIPAL ADDRESS: 30 SOPHIA STREET W
 MUNICIPALITY: BARRIE, ON
 ZONING DESIGNATION: C2 1.0

LOT AREA: 2,345.27 m²
 EXISTING BUILDING AREA: 370.8 m²
 PROPOSED BUILDING AREA: 993.6 m²
 BUILDING HT: 17.2 m
 EXISTING GFA: 741.6 m²
 PROPOSED GFA: 3,770.0 m²
 FSI: 1.6
 ROOFTOP AMENITY SPACE: 254.0 m²
 NO. OF RESIDENTIAL UNITS: 39
 COMMERCIAL GFA: 404m²

PARKING SPACES:
 SURFACE LEVEL: 19
 UNDERGROUND: 27
TOTAL: 46



1 SITE PLAN - PROPOSED
 SCALE: 1:150

NO.	DATE	DESCRIPTION
1	2022-09-09	ISSUED FOR COORDINATION

REVISION

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STAMP

RIGHT OF WAY DESIGNATION

PROJECT NAME / LOCATION:
4 STOREY MIXED USED BUILDING
 BARRIE, ON

30 SOPHIA STREET
 BARRIE, ON

DRAWING TITLE:
SITE PLAN

DRAWN BY: **MM** PROJECT NO: **2000**
 CHECKED BY: **MC** SCALE: **As indicated**
 DATE: **2022-10-28**

A102

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