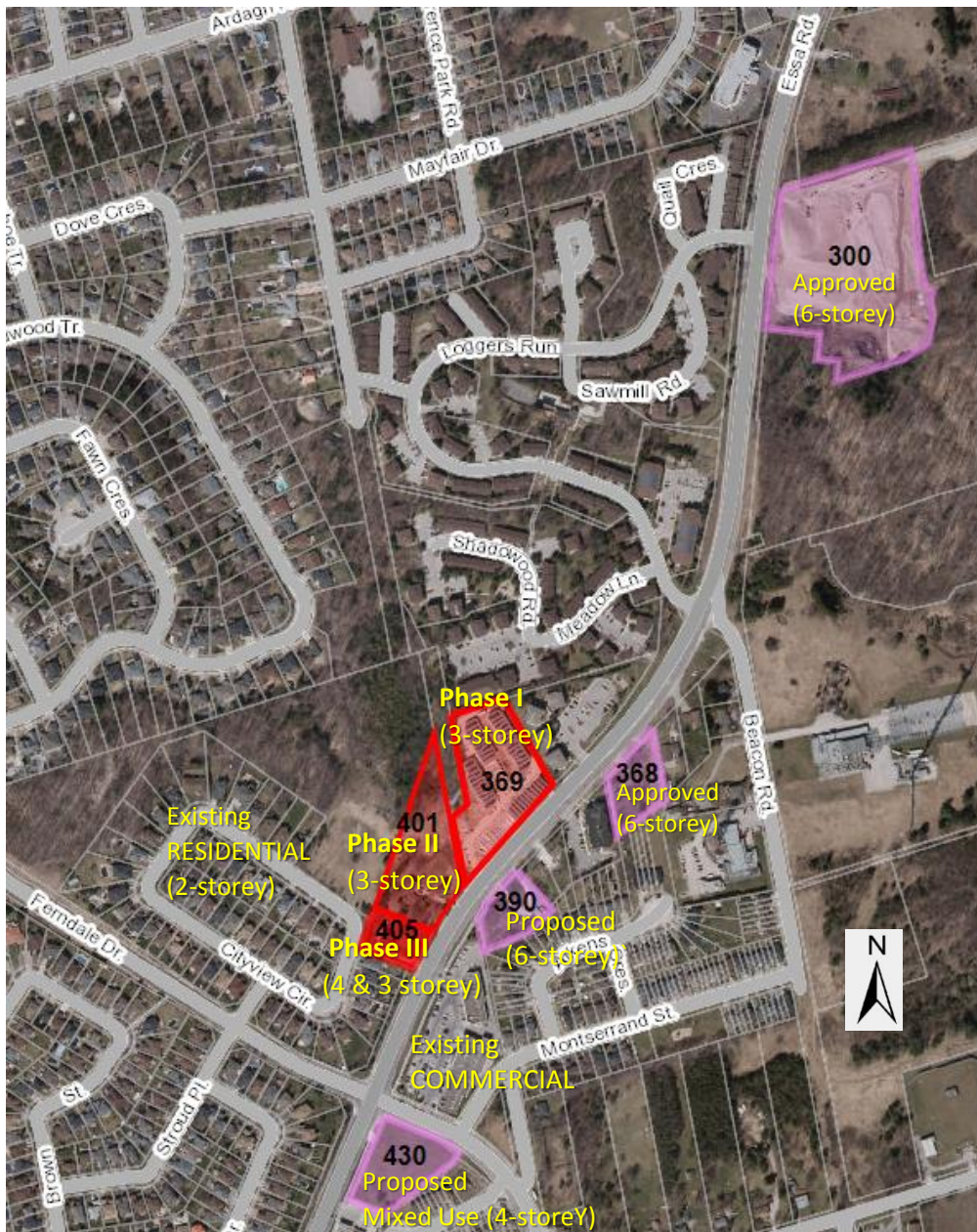


# 405 ESSA ROAD

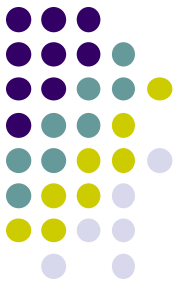
## ZONING BYLAW AMENDMENT & DRAFT PLAN OF SUBDIVISION APPLICATION

APR. 9<sup>TH</sup>, 2018  
PUBLIC  
MEETING





# CONTEXT



## SITE: 405 ESSA RD. (PHASE 3)

- DIMENSIONS
  - FRONTAGE 44.5 M (146 FT)
  - DEPTH 58 M (190 FT)
  - AREA 0.27 HA (0.67 AC)
- EXISTING
  - ONE (1) SINGLE-DETACHED DWELLING

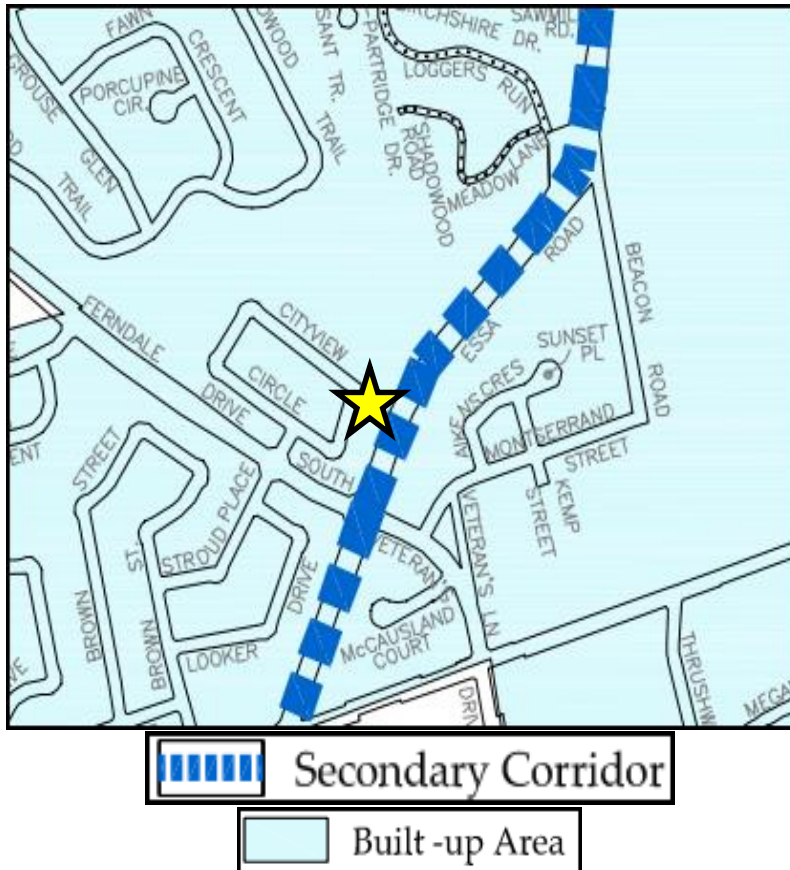
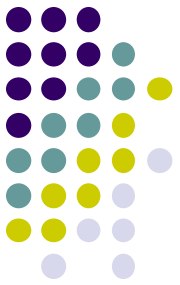
## SURROUNDING:

- 1<sup>ST</sup> & 2<sup>ND</sup> PHASES
- COMMERCIAL DEVELOPMENT (ESSA & VETERANS).
- LOW, MEDIUM & HIGH DENSITY (2-6 STOREYS EXISTING, APPROVED OR PROPOSED) ALONG ESSA RD.
- EMPLOYMENT LANDS
- ENVIRONMENTAL PROTECTION AREA
- EASY ACCESS TO HIGHWAY 400 & PUBLIC TRANSIT





# CITY OF BARRIE INTENSIFICATION AREAS



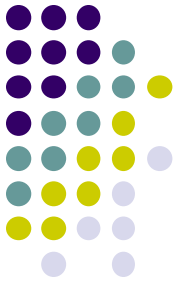
- BUILT BOUNDARY BY PROVINCE IN 2006
- INTENSIFICATION NODES & CORRIDORS DEFINED BY CITY IN 2009
- COUNCIL'S INTENT FOR INTENSIFICATION AREA ZONES IN 2015 (BY-LAW 2015-097)

INCREASED DENSITY & HEIGHT IS ENCOURAGED BY PROVINCIAL & MUNICIPAL POLICIES ON SUBJECT LANDS

- PROPOSED COMPACT DEVELOPMENT WILL:
  - EFFICIENTLY USE LAND AND RESOURCES;
  - ADD DIVERSITY TO THE HOUSING SUPPLY;
  - OPTIMIZE INFRASTRUCTURE AND SERVICES;
  - SUPPORT PUBLIC TRANSIT AND ACTIVE TRANSPORTATION (CYCLING & WALKING)
  - BUFFER ROAD NOISE; AND
  - CONTRIBUTE TO COMPLETE COMMUNITIES.

# CITY OF BARRIE

## ESSA ROAD CORRIDOR STUDY AREA



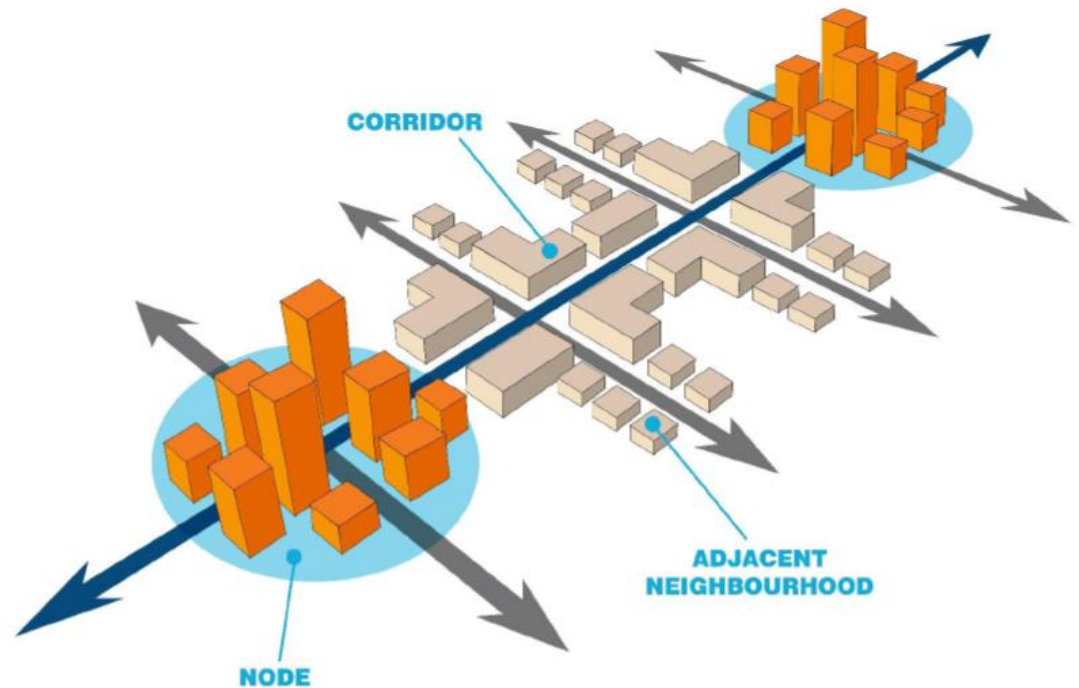
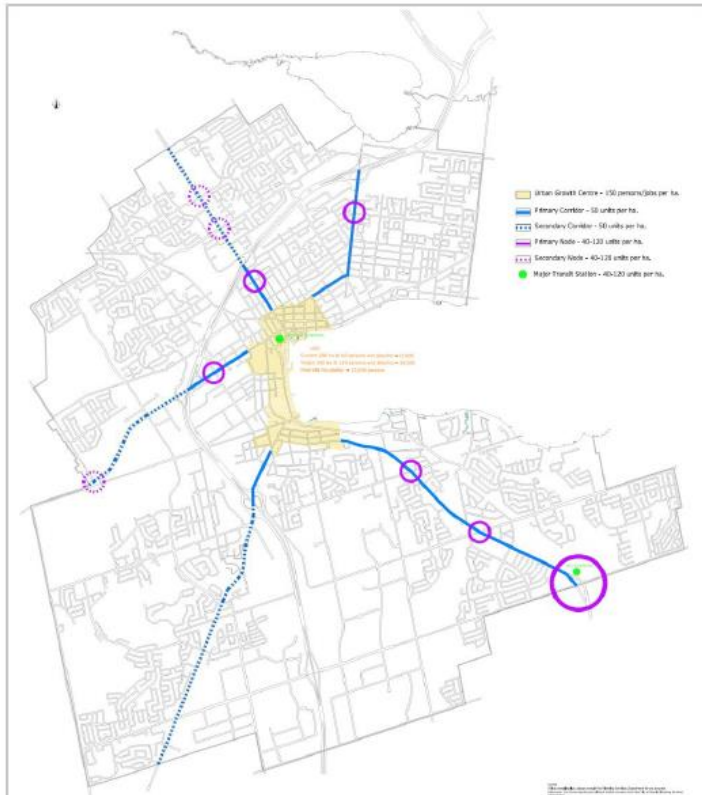
PRESENTATION BY CITY PLANNING DEPARTMENT (FEB. 2018)

- GOAL TO DEFINE CITY'S VISION FOR KEY CORRIDORS SUCH AS ESSA ROAD
- PRE-ZONE AREAS FOR MIXED USE AND/OR DENSITY THAT ALIGNS TO CITY'S VISION



# CITY OF BARRIE

## INTENSIFICATION AREAS





# CITY VISION OF INTENSIFICATION



# EXAMPLES OF APPROVED INTENSIFICATION ON ESSA ROAD



THE BHIVE BY BREMONT

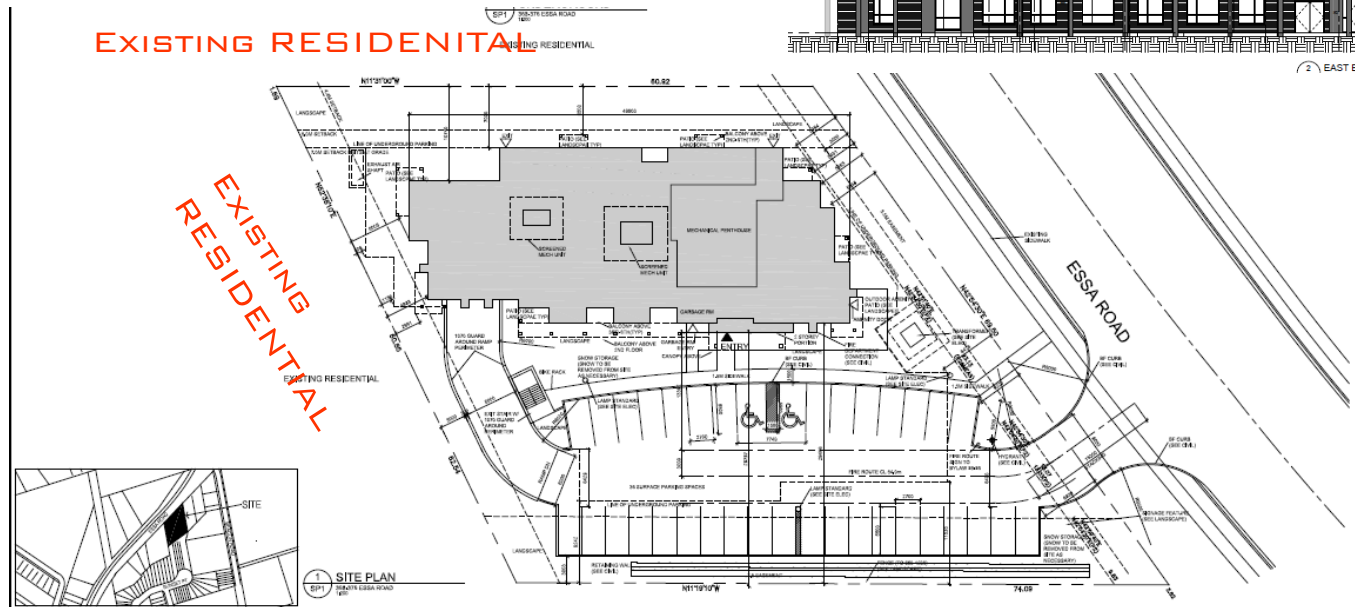
368 ESSA RD

6-STOREY (23.4 METRES HEIGHT)

57 UNITS, 0.38 HA (150 UPHA)



(2) EAST ELEVATION



EXISTING RESIDENTIAL

# EXAMPLES OF APPROVED INTENSIFICATION ON ESSA ROAD



GALLERY CONDOS BY PRATT

300 ESSA RD

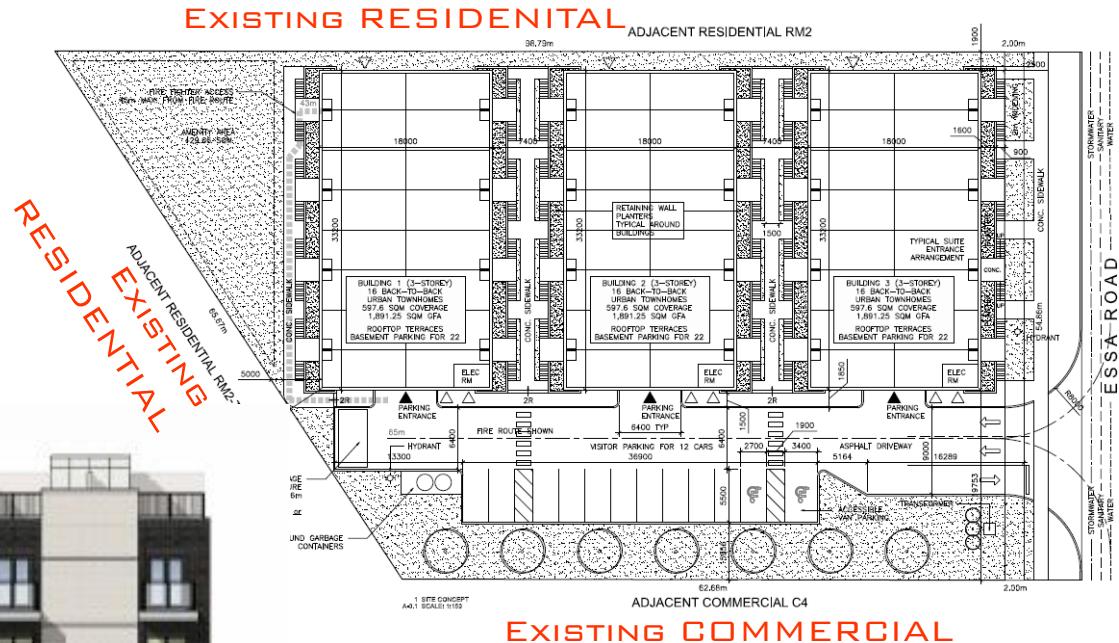
6-STOREY BUILDINGS

413 UNITS (139 UPHA)





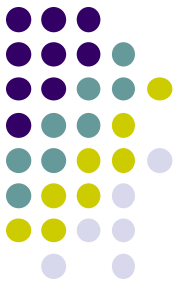
14.8 METRES HEIGHT  
(48 UNITS)  
0.45 HA (107 UPHA)



COLOURED CONCEPT



# PROPOSED SITE



**405 ESSA RD**

**4-STOREY (14.5 METRES HEIGHT)**

**3-STOREY (<10 METRES HEIGHT)**

**16 UNITS, 0.27 HA (59 UPHA)**

## COMPONENTS:

- LARGE AMENITY AREA (700M<sup>2</sup>)
- LOW IMPACT DEVELOPMENT (LID) ELEMENTS.
- PARKING IN THE PRIVATE LANEWAY TO THE REAR OF THE UNITS FACING ESSA RD.
- VISITOR AND BARRIER FREE PARKING SPOTS.
- POCKET NEIGHBOURHOOD, NEW URBANISM WITH EYES ON THE STREET.
- EXISTING LARGE & MATURE TREES ACROSS REAR (WEST) TO BE RETAINED,
- NEW TREES TO REAR, SIDE AND FRONT.
- URBAN SETTING, CLOSE TO EXISTING TRANSIT, SHOPPING, PARKS AND SCHOOLS.

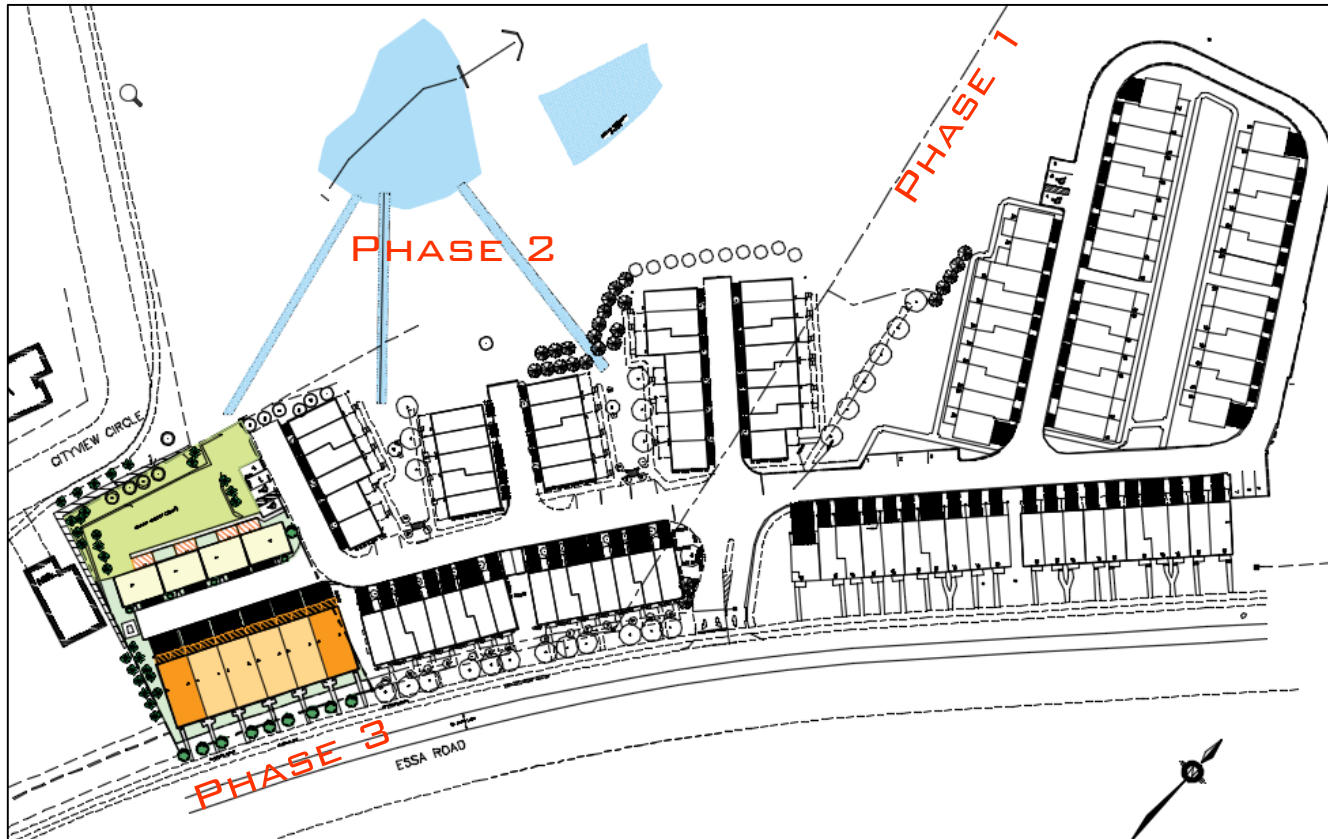


# SUSTAINABILITY & DESIGN



## AWARDS

- WINNER 2017 ENERGY STAR FOR NEW HOMES BUILDER OF THE YEAR
- WINNER OF 2015 BILD GREEN BUILDER OF THE YEAR (LOW-RISE)
- NOMINATED 2015 BILD PLACES TO GROW & PEOPLES CHOICE (PROJECT OF THE YEAR)



## MASTER PLAN

- PHASE 3 FULLY INTEGRATED WITH PHASES 1 & 2
- EFFICIENT VEHICLE MOVEMENT THROUGH ROAD CONNECTIVITY.
- FREEHOLD OWNERSHIP WITH CONDOMINIUM CONTROLLED MAINTENANCE.
- PEDESTRIAN ORIENTED URBAN COMMUNITY.
- INTEGRATED STORMWATER MANAGEMENT.
- LARGE COMMON AMENITY AREAS.



# SHADOW STUDY

**9:00am MARCH / SEPT 21**

NO IMPACT ON SURROUNDING PROPERTIES  
FROM THE PROPOSED 4 STOREY BUILDING.



**12:00pm MARCH / SEPT 21**

MINOR SHADOWING ENCROACHING ONTO  
401 ESSA ROAD.



**5:00pm MARCH / SEPTEMBER 21**

SHADOWING ENCROACHING ONTO  
401 ESSA ROAD & MUNICIPAL RIGHT-OF-WAY  
(ESSA RD).



- NO IMPACT TO THE AMENITY SPACE BEHIND BLOCK 2 (3-STOREY).
- MINIMAL IMPACT ON THE PHASE 2 TOWNHOUSES TO THE NORTH.
- SLIGHT SHADING ON THE PEDESTRIAN WALKWAY ON ESSA RD. TO THE EAST.
- NO IMPACT TO EXISTING RESIDENCE TO THE SOUTH.

EXISTING AND PROPOSED TREES WILL LINE THE PROPERTY BOUNDARY (WEST AND SOUTH), ADDITIONAL BUFFER TO THE EXISTING RESIDENTIAL COMMUNITIES.





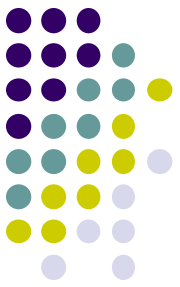
# LANDSCAPE PLAN

## EXISTING MATURE PINES & NEW BORDER TREES



VISION

# 4-STOREY TOWNHOUSES



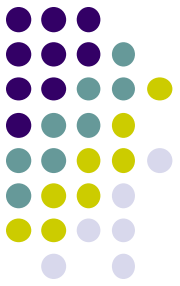


# VISION 4-STOREY TOWNHOUSES / PRIVACY SCREEN



VISION

# 3-STOREY TOWNHOUSES

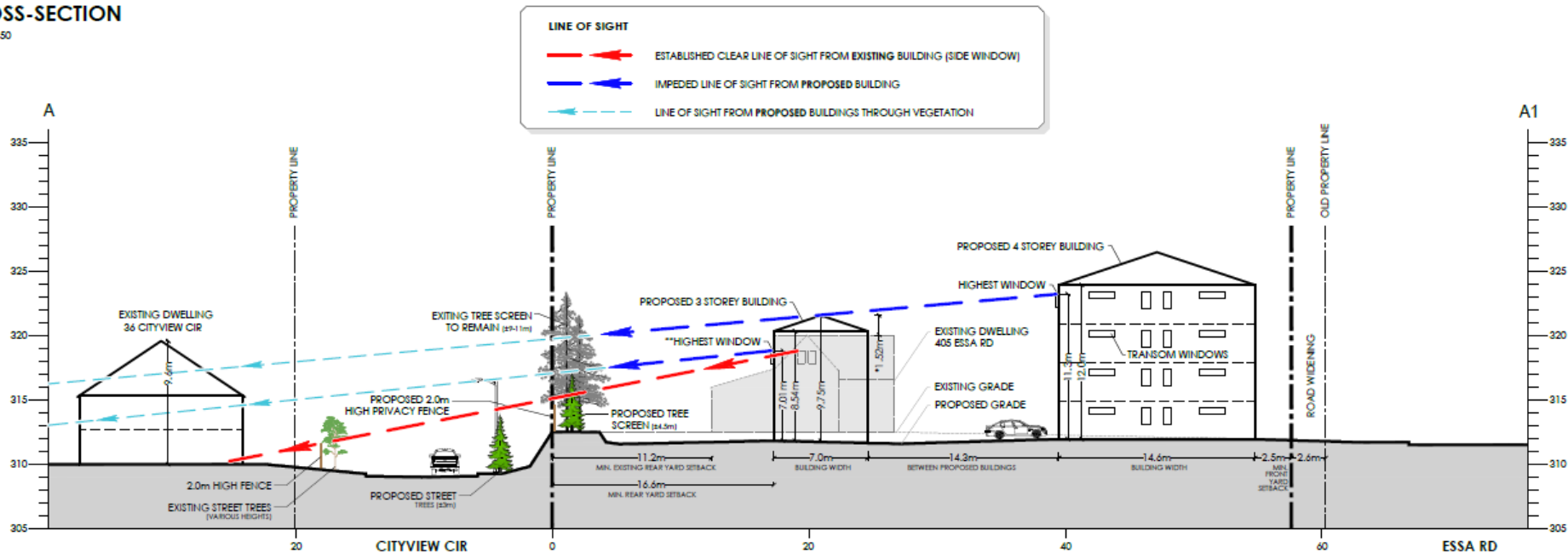


# CROSS-SECTION TO 36 CITYVIEW CIRCLE



## CROSS-SECTION

Scale 1:150





# PLAN VIEW OF CROSS-SECTION TO CITYVIEW CIRCLE



## PLAN VIEW

Scale 1:250

### LEGEND

- SUBJECT LANDS  
Area: 2,607.5m<sup>2</sup> (0.64ac)
- A CROSS SECTION LOCATION
- EXISTING TREES (±9-11m)
- PROPOSED TREES (±3-4.5m)
- EXISTING STREET TREES (Various Heights)
- EXISTING/PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED PORCH (PRIVACY SCREENS)
- EXISTING DWELLING
- RETAINING WALL



# EXISTING VIEWS TO/FROM 36 CITYVIEW CIRCLE



# VIEW TO PROPOSED 3-STOREY WINDOW FROM CITYVIEW CIRCLE





# VIEW TO PROPOSED 3-STOREY WINDOW FROM CITYVIEW CIRCLE



# EXAMPLES OF BALCONY / PRIVACY SCREEN





# ZONING COMPARISON



Zoning By-law 2009-141 & By-law 2015-097 (Mixed Used zones)	REQUIRED RM2 Zone	INTENT of Intensification Zones MU2 (below) + RM3/RM5 (italic)	PROVIDED RM2 (SP-MU2)
LOT AREA (min.)	720 m <sup>2</sup>	-	2722 m <sup>2</sup>
LOT FRONTAGE (min.)	21 m	-	44.5 m
FRONT YARD SETBACK (min.)	7 m	3 m (min.) if ground floor is Residential Use	2.5 m
FRONT FACADE STEP-BACK (min.)	-	45 deg. angular plane at height above 80% equivalent of ROW using 3 m min. step-back	N/A
INTERIOR SIDE YARD SETBACK (min.)	1.8 m	3 m (max.)	1.8 m
SIDE FACADE STEP-BACK (min.)	N/A	If adjacent to an OS zone, 5.5 m at height above 80% equivalent of ROW	N/A
REAR YARD SETBACK (min.)	7 m	7 m (abutting R, OS, EP zones)	16.7 m
REAR FACADE STEP-BACK (min.)	-	45 deg. angular plane above 7 m using 3 m min. step-back	N/A
LOT COVERAGE (max.)	35 %	-	32.5 %
DENSITY (max.) Block/Cluster/Stacked Townhouses	53 upha	-	59 upha
GROSS FLOOR AREA (max. % lot area)	60 %	-	118 %
DWELLING UNIT FLOOR AREA (min.)	35 m <sup>2</sup> /dwelling unit + 10 m <sup>2</sup> /bedroom	-	124 m <sup>2</sup> /dwelling unit + 9.7 m <sup>2</sup> /bedroom
AMENITY SPACE (min.)	192 m <sup>2</sup> (12 m <sup>2</sup> per unit x 16 units)	192 m <sup>2</sup> (Includes Decks/Balconies) (12 m <sup>2</sup> per unit x 16 units)	906 m <sup>2</sup> (56.6 m <sup>2</sup> per unit x 16 units)
LANDSCAPED OPEN SPACE (min. % of lot area)	35 %	-	36.7 % (1000 m <sup>2</sup> )
PARKING (min.)	24 spaces (1.5 space per unit)	16 spaces (1 space per unit)	36 spaces (2.25 per unit)
- In TANDEM	Not Permitted	-	In TANDEM for 12 units
- ACCESSIBLE	1 per 50 spaces	1 per 50 spaces	2 per 36 spaces
HEIGHT (max.)	10 m	16.5 m	14.5 m (approx.) BLOCK 1 < 10 m BLOCK 2
STREET LEVEL FLOOR HEIGHT (min.)	-	4.5 m	3.05 m
SECONDARY MEANS OF ACCESS (min.)	7 m	-	8.1 m
DRIVEWAY LENGTH (min) Block/Cluster Townhouses	6 m	- <i>0.6 m from Private Lane (RM3 and RM5 Zones)</i>	Driveway 6.0 m (BLOCK 1) Apron 1.5 m (BLOCK 2)

MIXED USE ZONES (BY-LAW 2015-097) WAS PASSED BY CITY COUNCIL, BUT IS CURRENTLY UNDER APPEAL.

A ZBA TO RESIDENTIAL MULTIPLE DWELLING 2ND DENSITY (RM2) WITH SPECIAL PROVISIONS.

DRIVEWAY 0.6 M PERMITTED FROM A PRIVATE LANE (RM3 AND RM5 ZONES).



# SUPPORTING STUDIES

- THE FOLLOWING REPORTS HAVE BEEN COMPLETED TO SUPPORT THE FOLLOWING APPLICATION:
  - PLANNING JUSTIFICATION REPORT WITH COMPONENTS FOR AFFORDABLE HOUSING AND TALL BUILDING.
  - URBAN DESIGN BRIEF.
  - FUNCTIONAL SERVICING REPORT WITH COMPONENTS FOR A STORMWATER MANAGEMENT PLAN AND LOW IMPACT DEVELOPMENT (LID) ELEMENTS.
  - TRAFFIC IMPACT STUDY.
  - NOISE STUDY.
  - ARCHEOLOGICAL POTENTIAL EVALUATION.
  - SCOPED ENVIRONMENTAL IMPACT STUDY.
  - PHASE 1 ENVIRONMENTAL ASSESSMENT.
  - SLOPE STABILITY STUDY.
  - GEOTECHNICAL ANALYSIS.
  - TREE INVENTORY AND PRESERVATION PLAN, WITH A LANDSCAPE PLAN.





# CONCLUSION

- PROPOSAL AIMS TO DEVELOP 16 TOWNHOUSE UNITS IN 2 BLOCKS.
- APPROPRIATE LOCATION FOR MEDIUM/HIGH DENSITY DEVELOPMENT WITHIN A DELINEATED INTENSIFICATION CORRIDOR.
- FULL INTEGRATION WITH PREVIOUS PHASES 1 & 2.
- PROVIDES A NEW VARIETY OF HOUSING TYPES FROM BACK-TO-BACK, STACKED, AND BLOCK/CLUSTER TOWNHOUSES.
- OFFERS OPTIONS TO ADDRESS THE NEEDS OF VARIOUS DEMOGRAPHICS WITH 2, 3 & 4 BEDROOM UNITS AVAILABLE FROM AROUND \$400,000.
- OPTIMIZES THE USE OF EXISTING INFRASTRUCTURE TO SUPPORT GROWTH IN A COMPACT AND EFFICIENT FORM.
- DEVELOPMENT IS CONSISTENT WITH PROVINCIAL POLICY STATEMENT, GROWTH PLAN AND CITY OF BARRIE'S OFFICIAL PLAN.



# 405 ESSA ROAD

