



**FARRAGE DEVELOPMENTS INC.**  
**46,50,52,56 Patterson Rd. and**  
**Part Lot 30, Plan 959, Part 1, Plan 51R-39651**

**Zoning By-law Amendment Application**

Public Meeting – May 28<sup>th</sup>, 2018



# Application Context



## Site:

- Frontage:
- 97.6m (320.2 ft) Patterson Rd
- 76.3m (250.3 ft) Phillips St
- Area: 0.74 ha (1.82 ac)
- Four (4) existing dwellings and various accessory structures.
- Lot on Phillips is vacant.
- Vegetation to be removed as required.

## Surrounding:

- Low/ Medium Density Residential
- Various industrial uses (highway and light industrial)
- Bear Creek Eco Park
- Barrie-Collingwood Rail Line



# Existing Medium Density Development



## Site:

- Patterson Road/Alva/Crawford Street
- Constructed by Hedburn Homes
- 35 Townhouse units

## Surrounding:

- Low/ Medium Density Residential

# Existing Medium Density Development



## Site:


- Ferndale/End of Philips St
- Constructed by Pratt Homes
- 4 storey condominium buildings
- 6 plex units
- Townhouse units
- Density – 70 uph





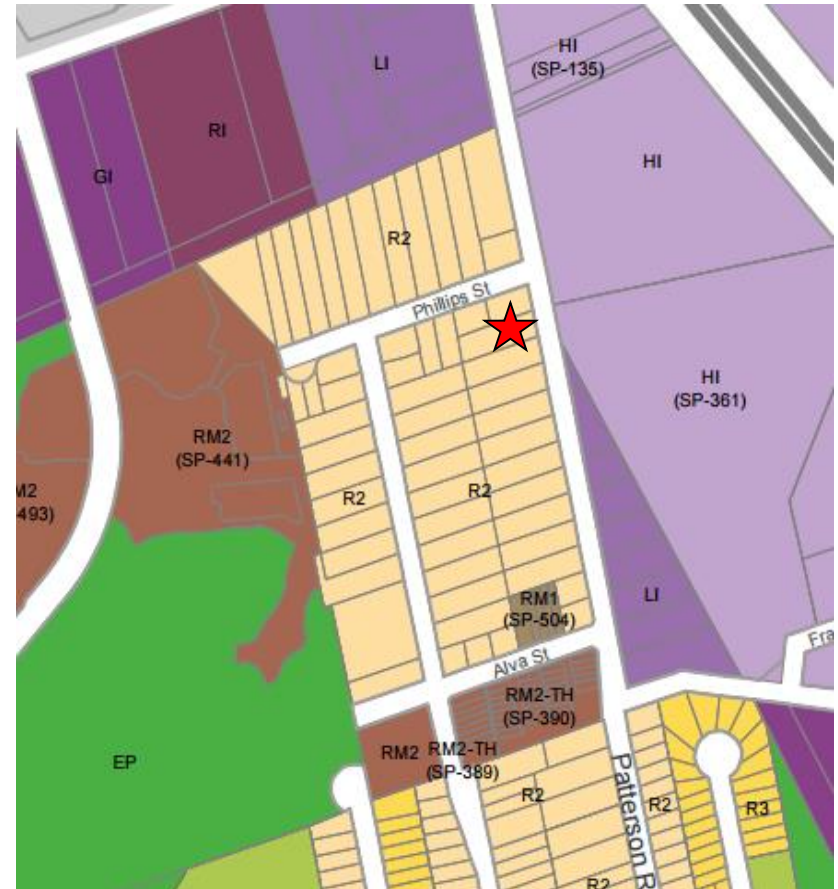
# Land Use Designation & Zoning

Official Plan

 Residential



Zoning By-law  
R2



# Development Proposal

- 48 block cluster townhouse dwellings.
- Density of 65 UPH.
- 102 internal parking spaces (2.12 per unit).
- Central common amenity area and individual amenity areas.
- Private curbside garbage collection (no waste bins).
- Two site entrances/access.
- 6m wide units provide +1900 square feet with 2 or 3 beds and 3 baths.





# Neighbourhood Meeting

- May 9<sup>th</sup>, 2018, attended by approximately 14 members of the public.
- Various concerns raised including:
  - Noise
  - Neighbourhood redevelopment plans
  - Traffic/Parking
  - Height/Privacy
  - Detailed design considerations (including high water table concerns)
  - Density
  - Property Values
  - School capacity
  - Fencing locations
- Based on concerns raised and pending comments received this evening, applicant is and will continue to work with the public and staff to address outstanding matters.
- Applicant will be providing a noise report and block/context plan demonstrating integration of development with surrounding lands.



# Proposed Amendment

- In order to accommodate the development concept a zoning bylaw amendment (ZBA) is required and has been submitted to the City for consideration.
- The proposed ZBA aims to rezone the lands from the R2 zone to the RM2 zone with special provisions as noted below:
  - Minimum Front Yard setback of 5m whereas 7m is required;
  - Minimum Rear Yard setback of 5m whereas 7m is required;
  - Maximum Gross Floor Area Coverage of 80.8% whereas 60% is permitted;
  - Minimum 9.5m<sup>2</sup> of consolidated amenity space per unit whereas 12m<sup>2</sup> is required;
  - Maximum Density of 65 UPH whereas the maximum is 40 UPH for block/cluster townhouse units;
  - Reduced Secondary Means of Access of 5m whereas 7m is required; and
  - Permit tandem parking.



# Planning Policy



- The Plan recognizes that amendments to the Zoning Bylaw will be made to facilitate housing where it is recognized to be in accordance with good land use planning principles.
- Development satisfies the Plan's General Policies for Housing and Residential Goals, the locational criteria for intensification outside of intensification areas and the intensification policies.
- Makes use of existing public transit, commercial, employment, institutional and open space amenities on underutilized lands.
- Will contribute to the range of housing costs and types available in an area which possesses appropriate amenities to support the development.

# Conclusion

- ZBA application is required to permit the proposed development of 48 townhouse units.
- ZBA proposes to rezone the lands from the current R2 zone to the RM2 zone with Special Provisions.
- The development provides appropriate, compact and functional residential growth within the City's existing built up area which contributes to provincial intensification targets.
- Lands are located in proximity to various amenities including commercial, parks and open space, public transit, and schools.
- Proposed application is in conformity with the goals and objectives of the Provincial Growth Plan, Provincial Policy Statement, and the City of Barrie Official Plan and represents good planning.

## Questions and Comments Welcome





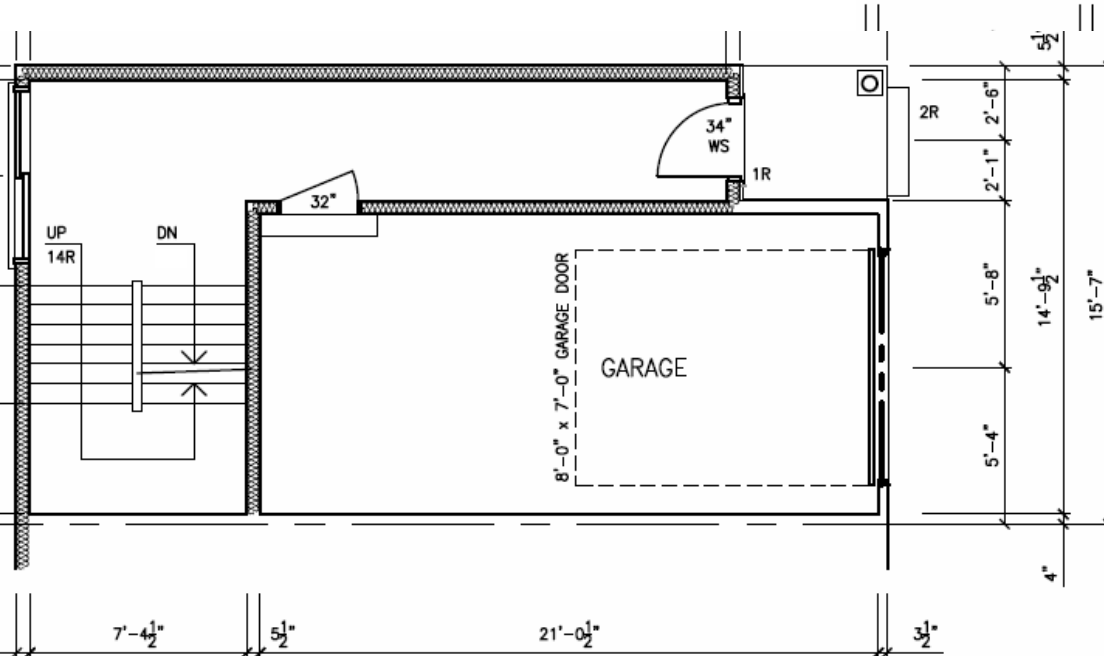
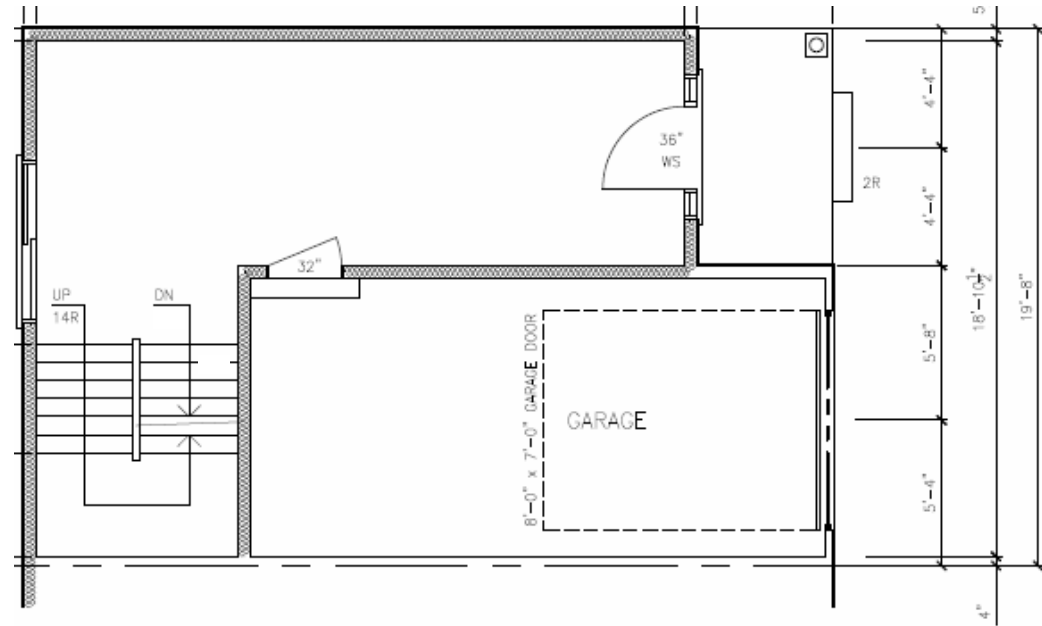
# Patterson Road Elevation

(conceptual)



# Conceptual Floor Plans

- 6m wide ground floor plan

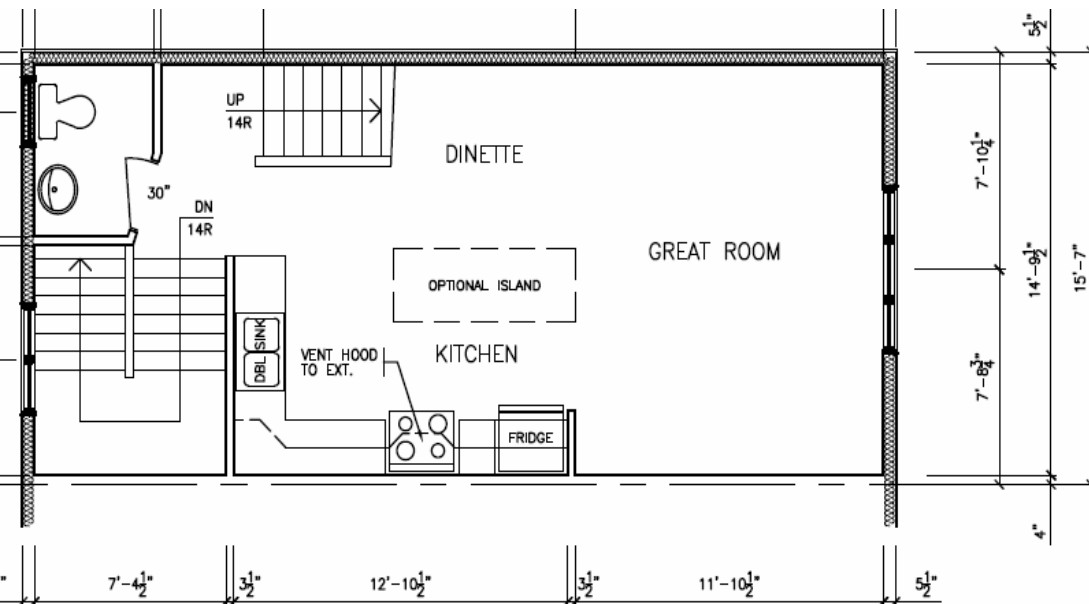
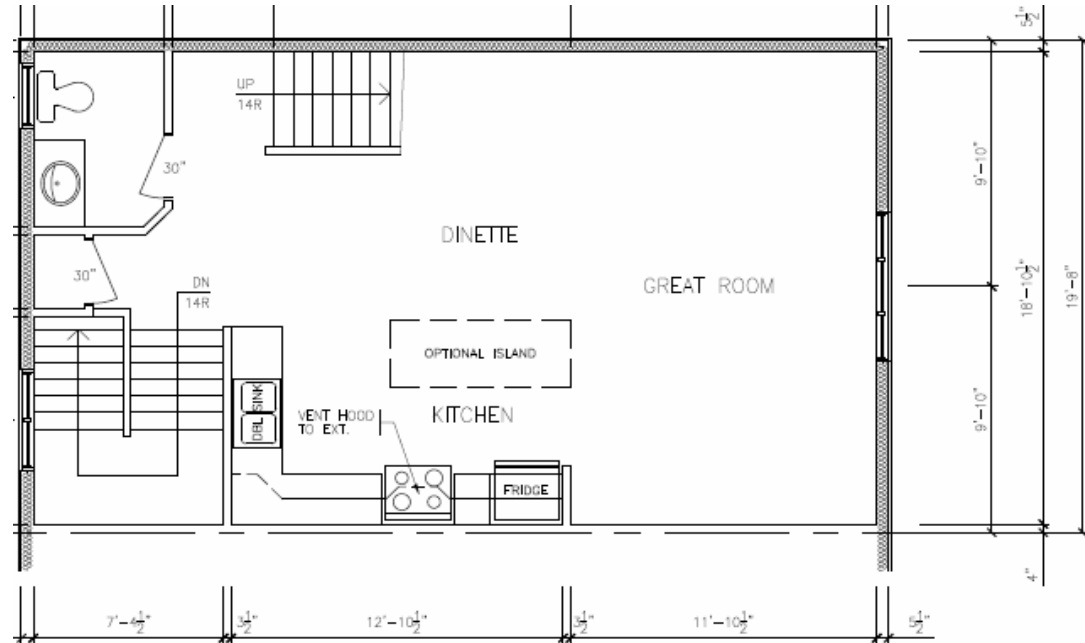


- 4.75m wide ground floor plan



# Conceptual Floor Plans

- 6m wide second floor plan



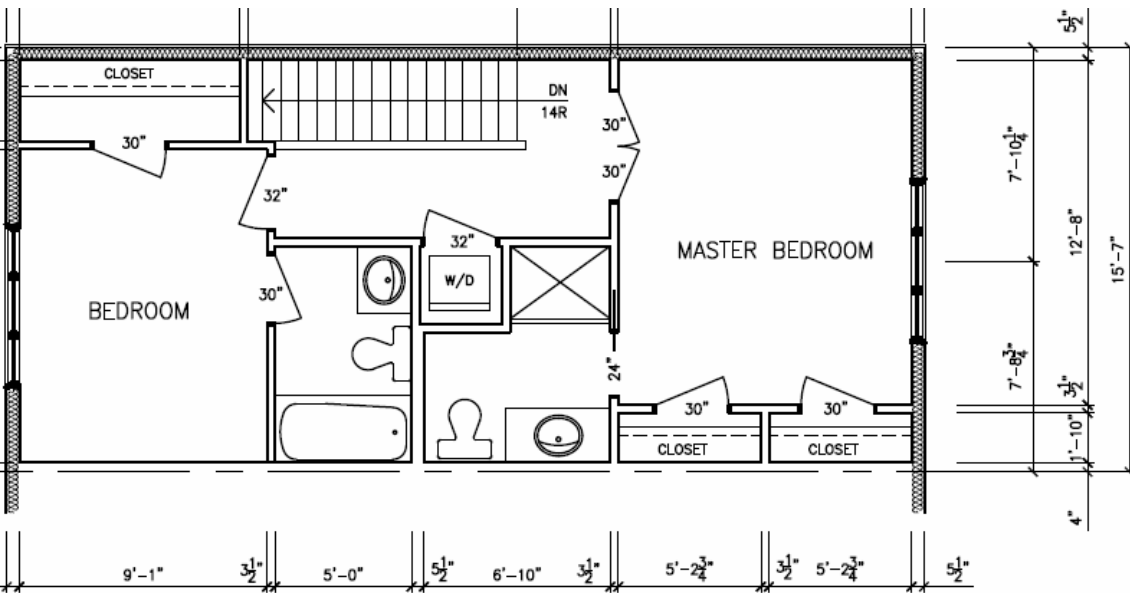
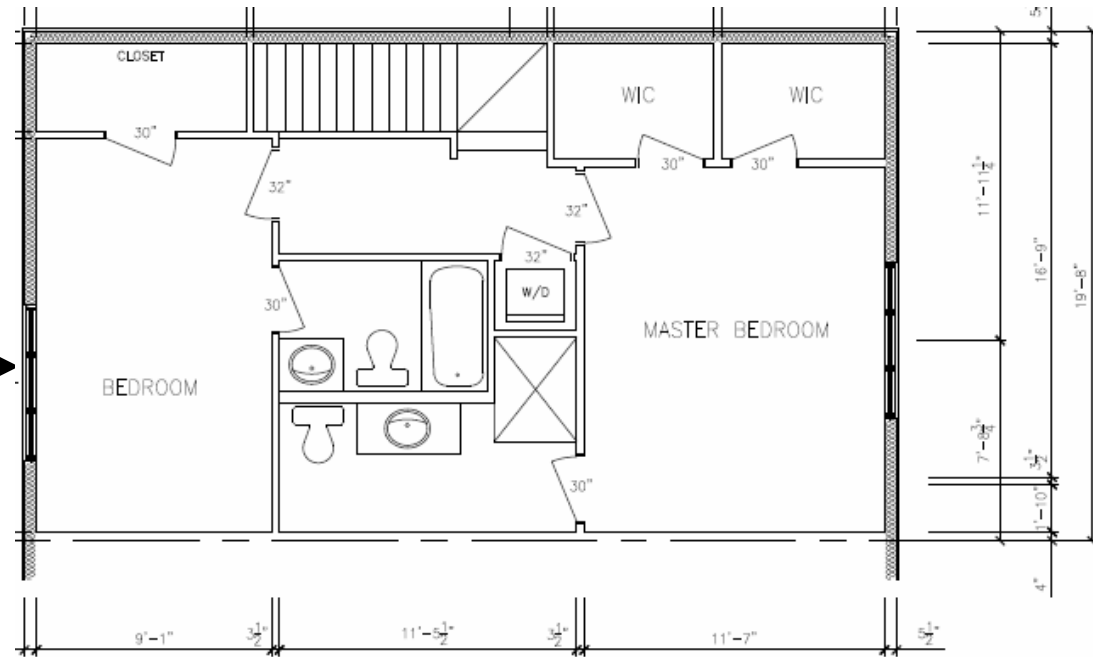
- 4.75m wide second floor plan





# Conceptual Floor Plans

- 6m wide floor plan



- 4.75m wide floor plan

