

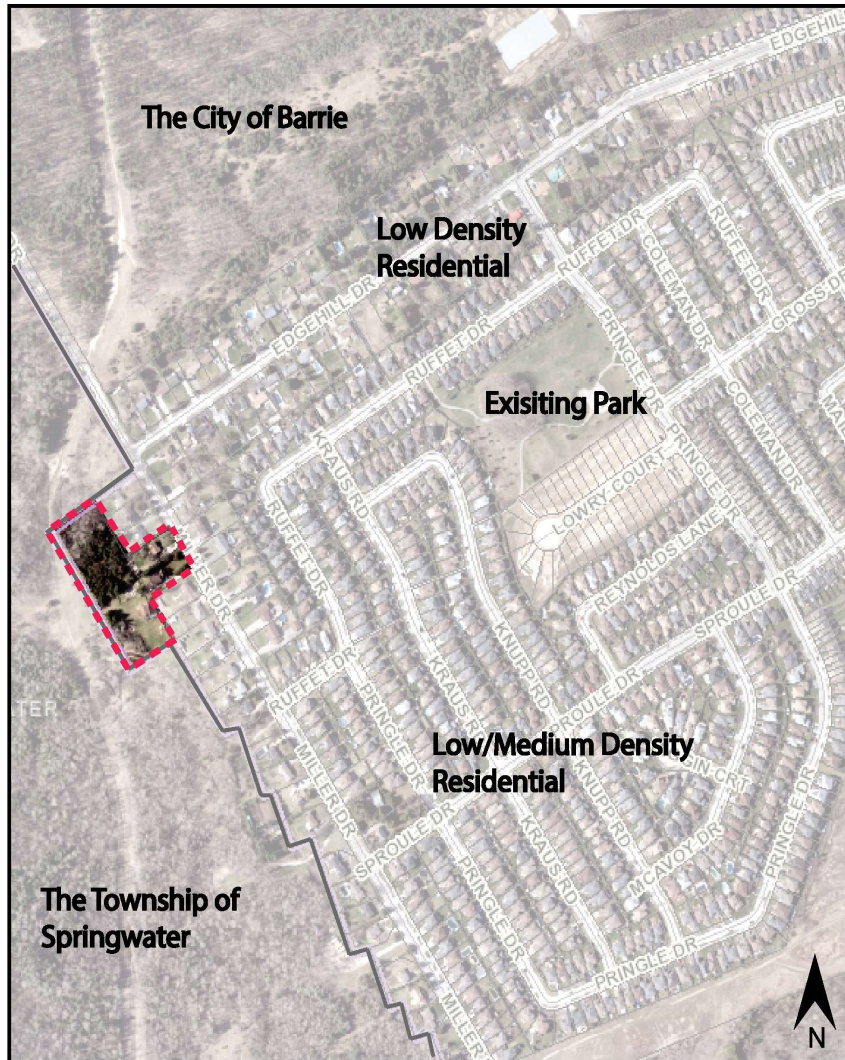


152-156 Miller Drive

Zoning Bylaw Amendment
Draft Plan of Subdivision
Applications



Public Meeting



Site:

- Frontage 55 m (180 feet)
- Depth 122 m (400 feet)
- Area 1.44 ha (3.55 acres)
- Two (2) Single-detached Houses & Sheds



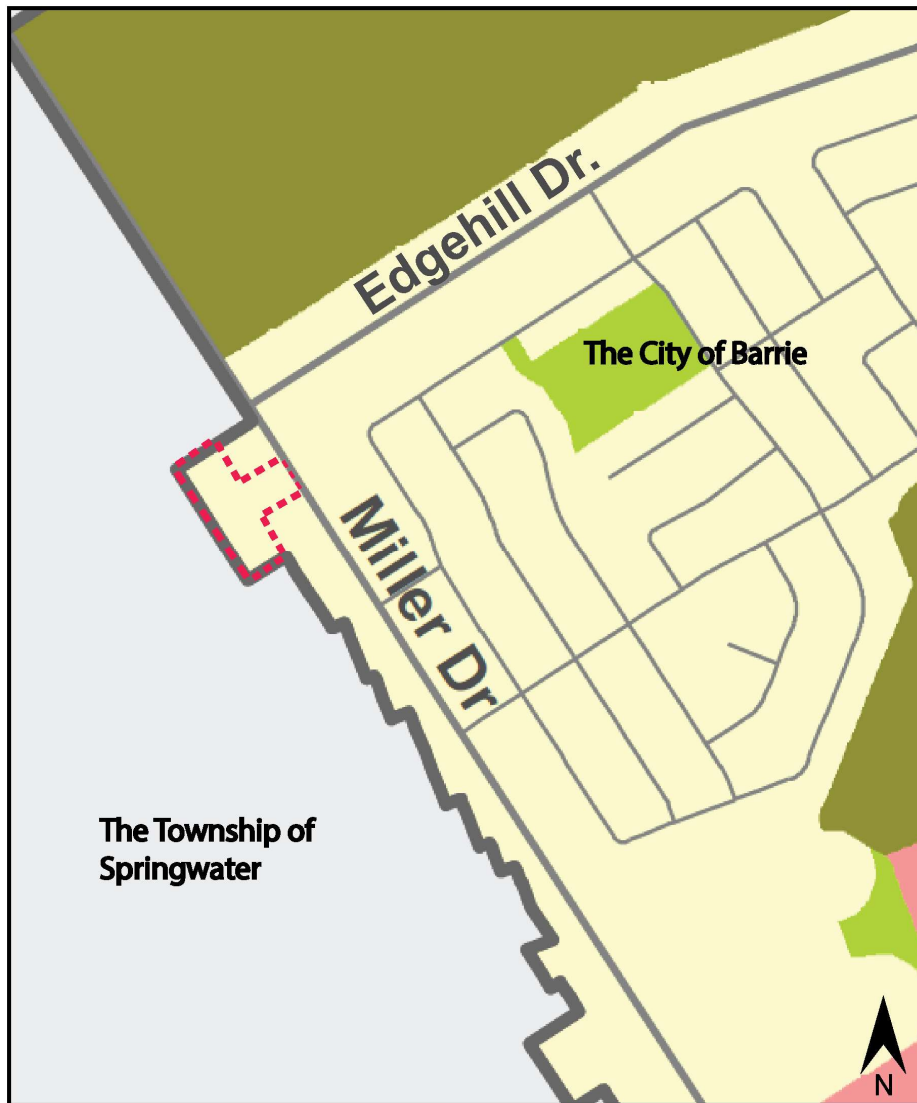
Surrounding:

- Residential Low & Medium Density
- Neighbourhood Park (Pringle Park approx. 600 m)
- Backs on vacant Lands (Township of Springwater)
- Abuts Trans-Canada Pipeline & Recreational Trail
- Public Transit (Route 5 with 2 stops)



Context

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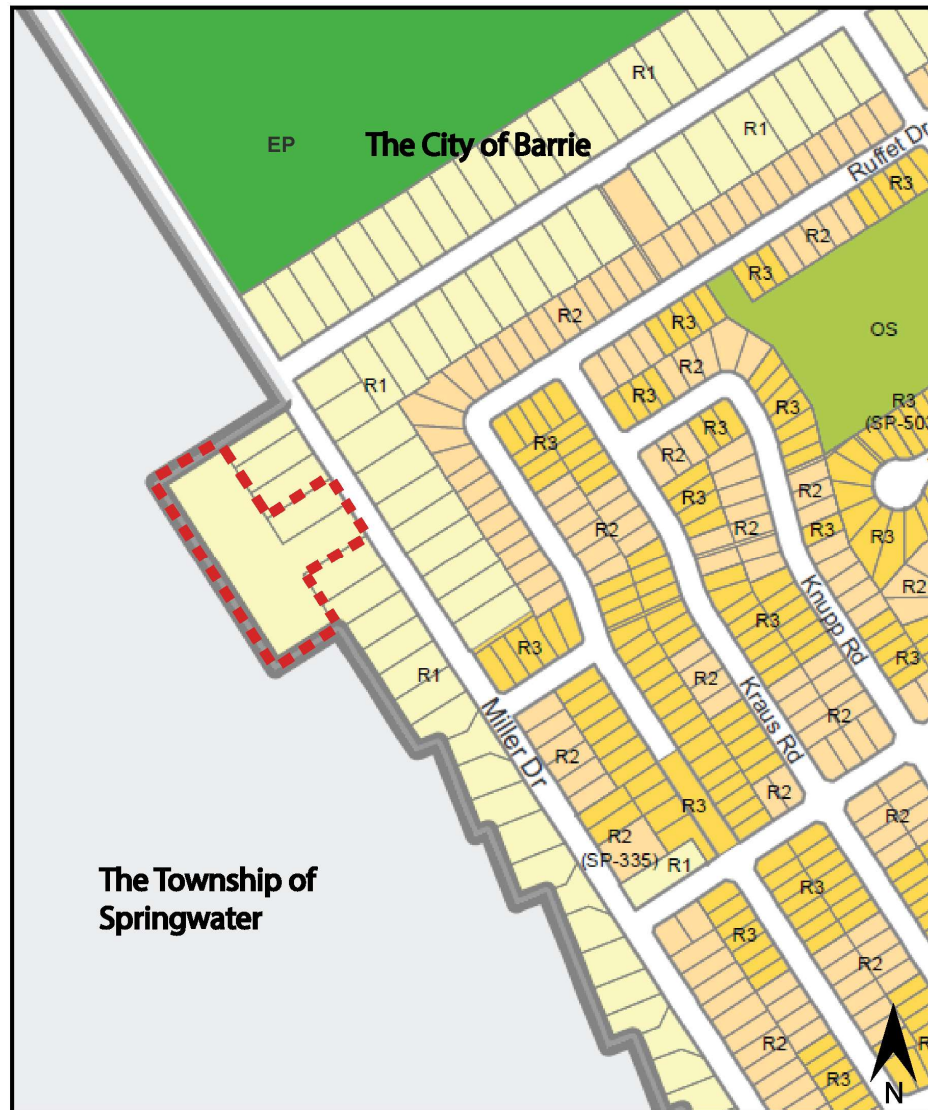
LEGEND

-  Subject Lands
-  Municipal Boundary
-  Residential
-  Environmental Protection Area
-  Open Space
-  General Commercial



Official Plan Land Use
Designation

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LEGEND

 Subject Lands

Municipal Boundary

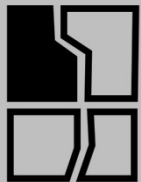
EP - Environmental Protection

OS - Open Space

R1 - Residential Single Detached Dwelling First Density

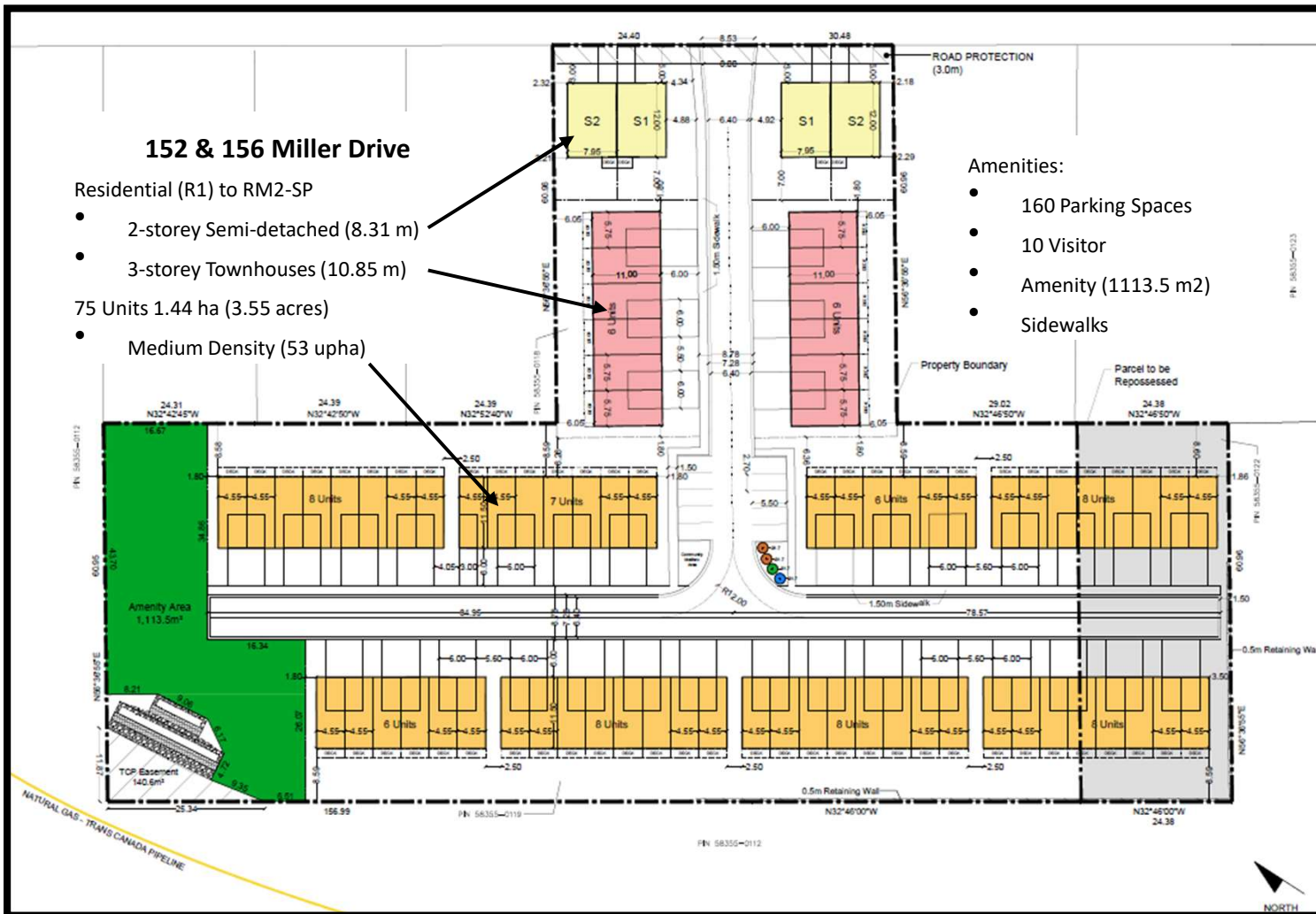
R2 - Residential Single Detached Dwelling Second Density

R3 - Residential Single Detached Dwelling Third Density



Existing Zoning

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Previous Site Plan

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May 2018 – well attended meeting

- Nature of Intensification (integration and transition to existing single detached neighborhood)
- Privacy of Backyards (impact to Quality of life for immediate neighbours to North and South)
- Density & Height (too high, upper limit of density target)
- Existing Septic Tanks (ensure no impact due to development)
- Sanitation (introduce Sewer Line 200 m north, connection opportunity for residents)
- Parking (how many spaces & visitor spaces provided)
- Snow Removal
- Housing Prices, Property Value
- Tree Health of boundary trees
- Environmental Study (concern with wet areas and trees)
- Traffic & Access onto Miller Drive (existing traffic & speeding)
- Pedestrian Safety



Comments From Neighbourhood Meeting

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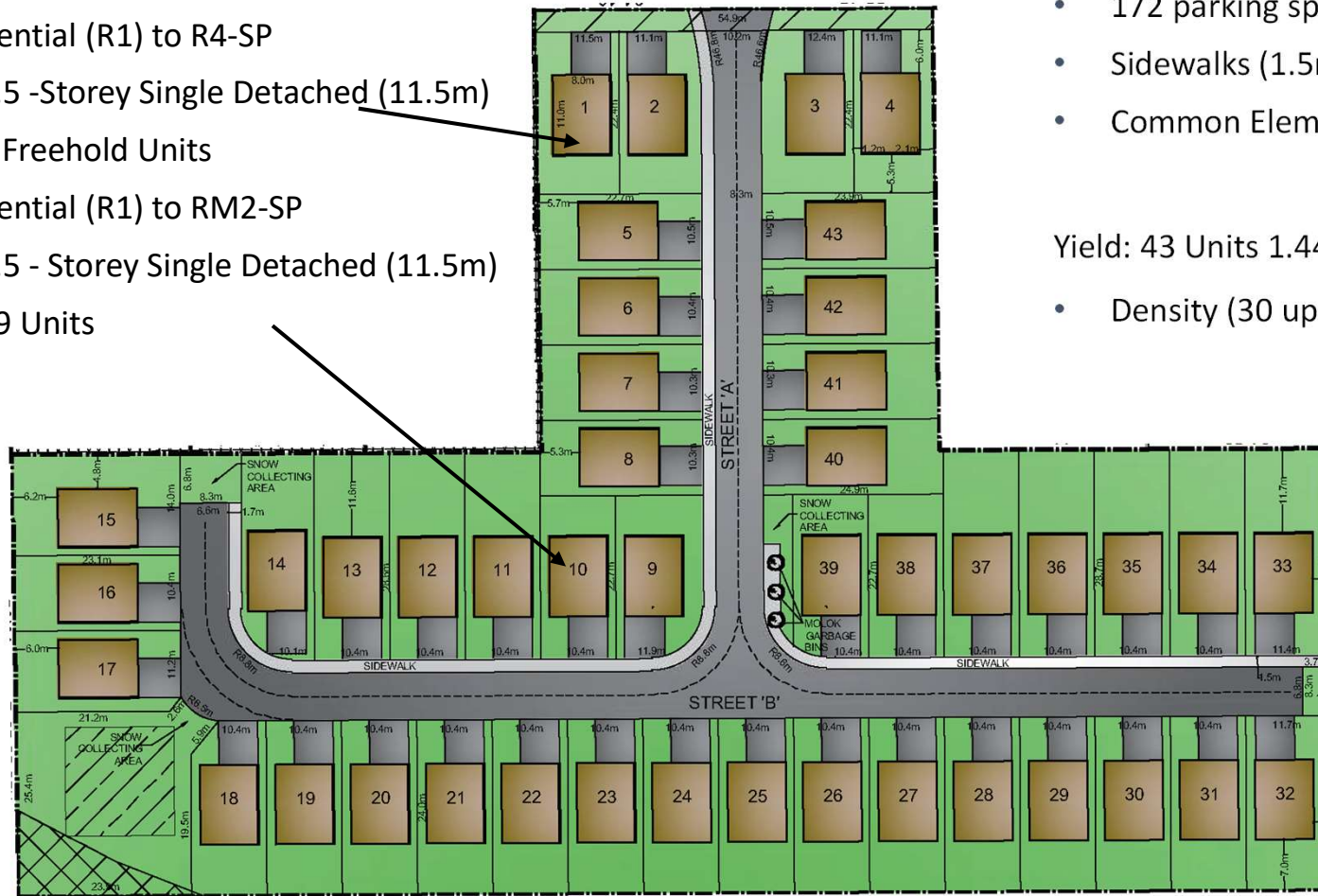
152 & 156 Miller Drive

Residential (R1) to R4-SP

- 2.5 -Storey Single Detached (11.5m)
- 4 Freehold Units

Residential (R1) to RM2-SP

- 2.5 - Storey Single Detached (11.5m)
- 39 Units



Amenities

- 172 parking spaces (4 per lot)
- Sidewalks (1.5m)
- Common Element Private Road

Yield: 43 Units 1.44 ha (3.56 acres)

- Density (30 upha)



Revised Site Plan

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Residential Single Detached Dwelling Fourth Density – Special Provision(R4-SP)

Zoning By-Law 2009-141 (R4 Zone)	Required	Provided
Lot Area (min.)	335.0m ²	250.5m ²
Lot Frontage (min.)	10.0m	11.1m
Front Yard (min.)	4.5m	6.0m
Side Yard (min.)	1.2m	1.2m
Rear Yard (min.)	7.0m	5.3m
Dwelling Unit Floor Area (min.)	70.0m ²	206.1m ²
Height of main Building. (max.)	10.0m	11.5m
Parking Coverage of Front Yard (max.)	60%	52%



**City of Barrie Policies &
Zoning**

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Residential Multiple Dwelling Second Density Special Provision – (RM2-SP)

Zoning By-Law 2009-141 (RM2 Zone)	Required	Provided
Lot Area (min.)	720.0m ²	13,197.1m ²
Lot Frontage (min.)	21.0m	10.2m
Front Yard (min.)	7.0m	22.4m
Side Yard (min.)	1.8m	2.2m
Rear Yard (min.)	7.0m	7.0m
Landscape Open Space(min. % of lot area)	35%	50%
Gross floor area (max. % lot area)	60%	N/A
Dwelling Unit Floor Area (min.)	35m ² /dwelling unit +10m ² /bedroom	206.1m ²
Lot coverage (max. of lot area)	35%	31%
Height of main Building. (max.)	10m	11.5m
Minimum Setback to Secondary Means of Access	7m	5.3m
Parking Coverage of Front Yard (max.)	60%	0%

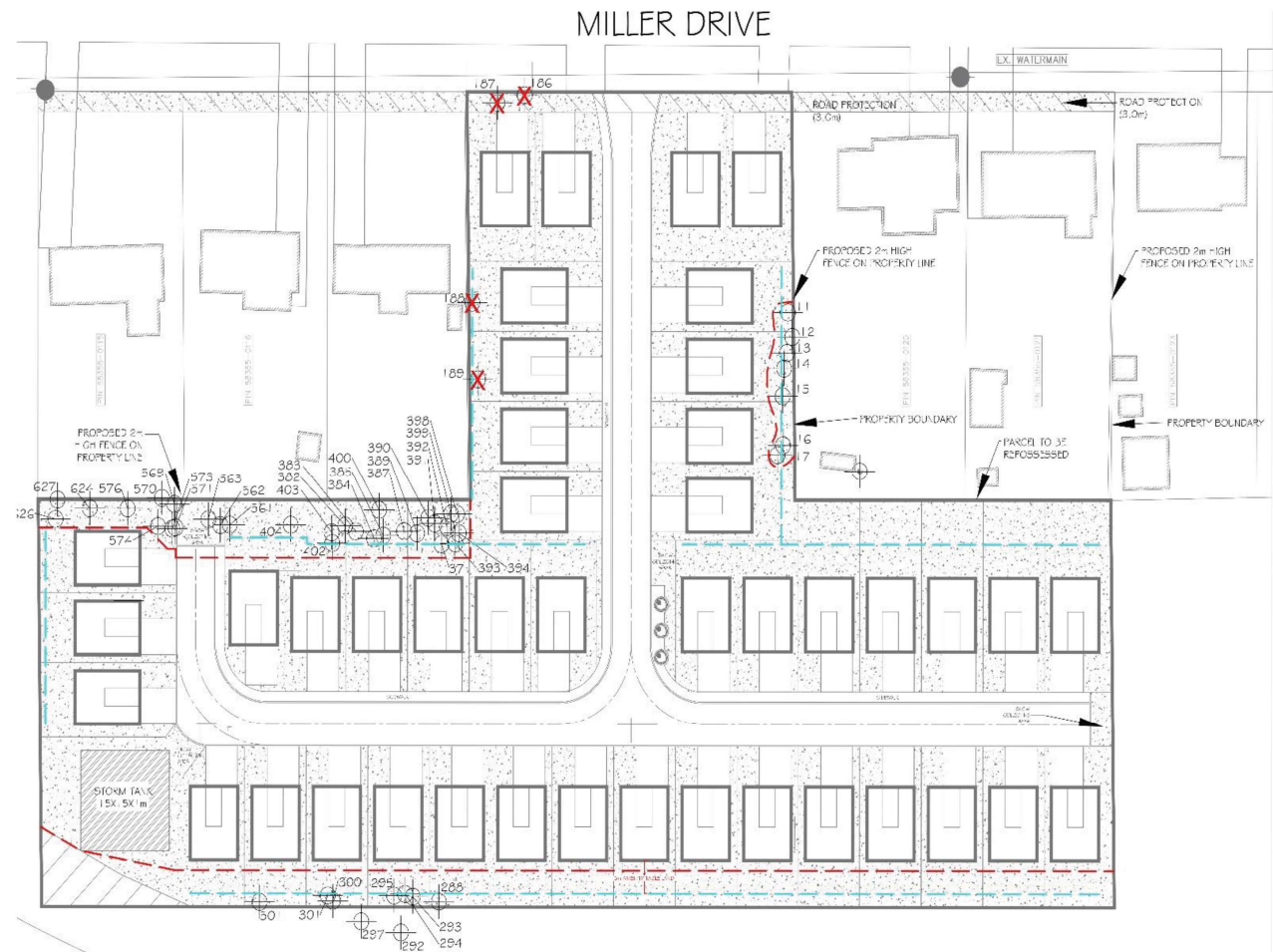


- Planning Justification Report
 - Affordable Housing Report
- Urban Design Brief
- Functional Servicing Report
 - Stormwater Management Plan
 - Low Impact Development (LID)
- Hazard Lands/Slope and Stability Report
- Traffic Impact Study
- Archeological Potential Evaluation
- Environmental Impact Study
- Tree Inventory and Preservation Plan
- Risk Management Plan



Supporting Studies

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Tree Inventory

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- Proposal aims to develop 43 Single Detached Residential Units
- Appropriate location for development.
 - Responds to concerns addressed at Neighborhood meeting.
- Improves 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.



Conclusion

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THANK YOU!

