

Legislation Details (With Text)

File #:	20-P-009	Version:	1	Name:	
Type:	Staff Report - PC	Status:		Carried	
File created:	2/20/2020	In control:		City Council	
On agenda:	3/23/2020	Final action:		4/27/2020	
Title:	APPLICATION FOR ZONING BY-LAW AMENDMENT (ADA CUSTOM HOMES LTD.) - 435 BIG BAY POINT ROAD (WARD 9)				

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of ADA Custom Homes Ltd., to rezone the lands known municipally as 435 Big Bay Point Road from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP), be approved.

2. That the following Special Provisions (SP) be referenced for the Residential Multiple Dwelling Second Density (RM2) zone in implementing Zoning By-law 2009-141 for the subject lands:

- a) Permit a reduced parking standard to 1.25 spaces per unit, whereas 1.5 spaces per unit is required;
- b) Permit an increased building height of 12 metres for the stacked townhouse built form, whereas a maximum of 10 metres is permitted;
- c) Permit a reduced rear yard setback and reduced secondary means of access of 6 metres whereas 7 metres is required;
- d) Permit an increased density of 45 units per hectare, whereas a density of 40 units per hectare is permitted for block/cluster townhouse development;
- e) Permit a reduction in the required landscape strip from a minimum 3 metres at the northwest corner to a minimum 1.5 metres at the southwest corner of the block of parking spaces; and
- f) Restrict the permission of any building located along the south/rear lot line to be:
 - i) A maximum of two storeys in height; and
 - ii) Second floor balconies are not permitted on the rear face of the building.

3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV006-20.

4. That the owner/applicant is required to provide community benefits per Section 37 of the Planning Act and City of Barrie Official Plan Section 6.8 Height and Density Bonus to the satisfaction of the Director of Development Services;

5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of the by-law. (DEV006-20) (File: D14-1668)

Sponsors:

Indexes:

Code sections:

Attachments: 1. DEV006-200303, 2. C2 200427 Resident Correspondence - 435 Big Bay Point Rd

Date	Ver.	Action By	Action	Result
4/27/2020	2	City Council	Adopted	
3/3/2020	1	Planning Committee	recommended for consideration of adoption (Section "A")	

APPLICATION FOR ZONING BY-LAW AMENDMENT (ADA CUSTOM HOMES LTD.) - 435 BIG BAY POINT ROAD (WARD 9)

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions on behalf of ADA Custom Homes Ltd., to rezone the lands known municipally as 435 Big Bay Point Road from Residential Single Detached First Density (R1) to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX) and Environmental Protection (EP), be approved.
2. That the following Special Provisions (SP) be referenced for the Residential Multiple Dwelling Second Density (RM2) zone in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a reduced parking standard to 1.25 spaces per unit, whereas 1.5 spaces per unit is required;
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 - d) Permit an increased density of 45 units per hectare, whereas a density of 40 units per hectare is permitted for block/cluster townhouse development;
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 - f) Restrict the permission of any building located along the south/rear lot line to be:
 - i) A maximum of two storeys in height; and
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3. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, and as identified within Staff Report DEV006-20.
4. That the owner/applicant is required to provide community benefits per Section 37 of the *Planning Act* and City of Barrie Official Plan Section 6.8 Height and Density Bonusing to the satisfaction of the Director of Development Services;
5. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of the by-law. (DEV006-20) (File: D14-1668)