



Applications for a Zoning By-law Amendment and Plan of Subdivision Approval

196 Burton Avenue

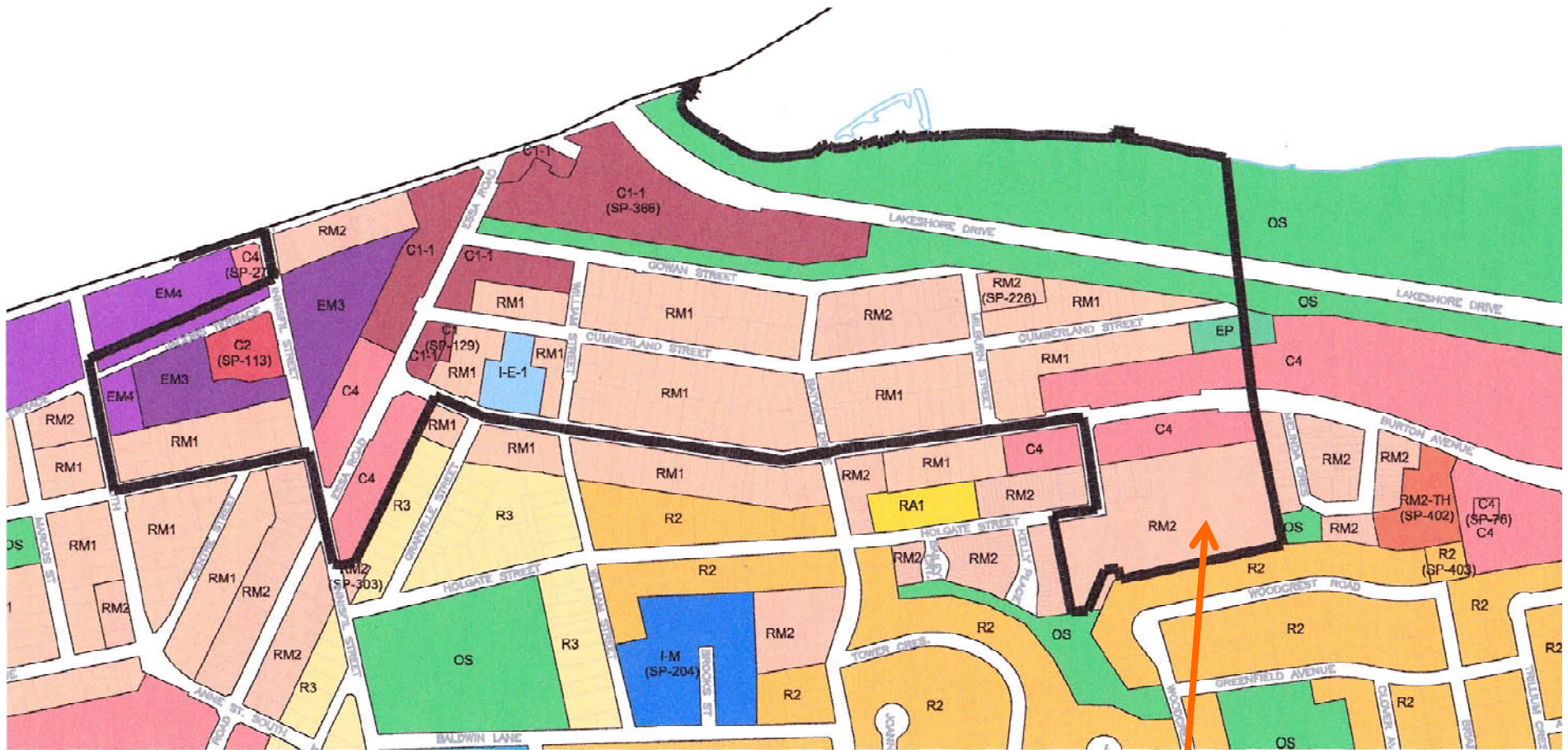
Public Meeting: September 23rd, 2013



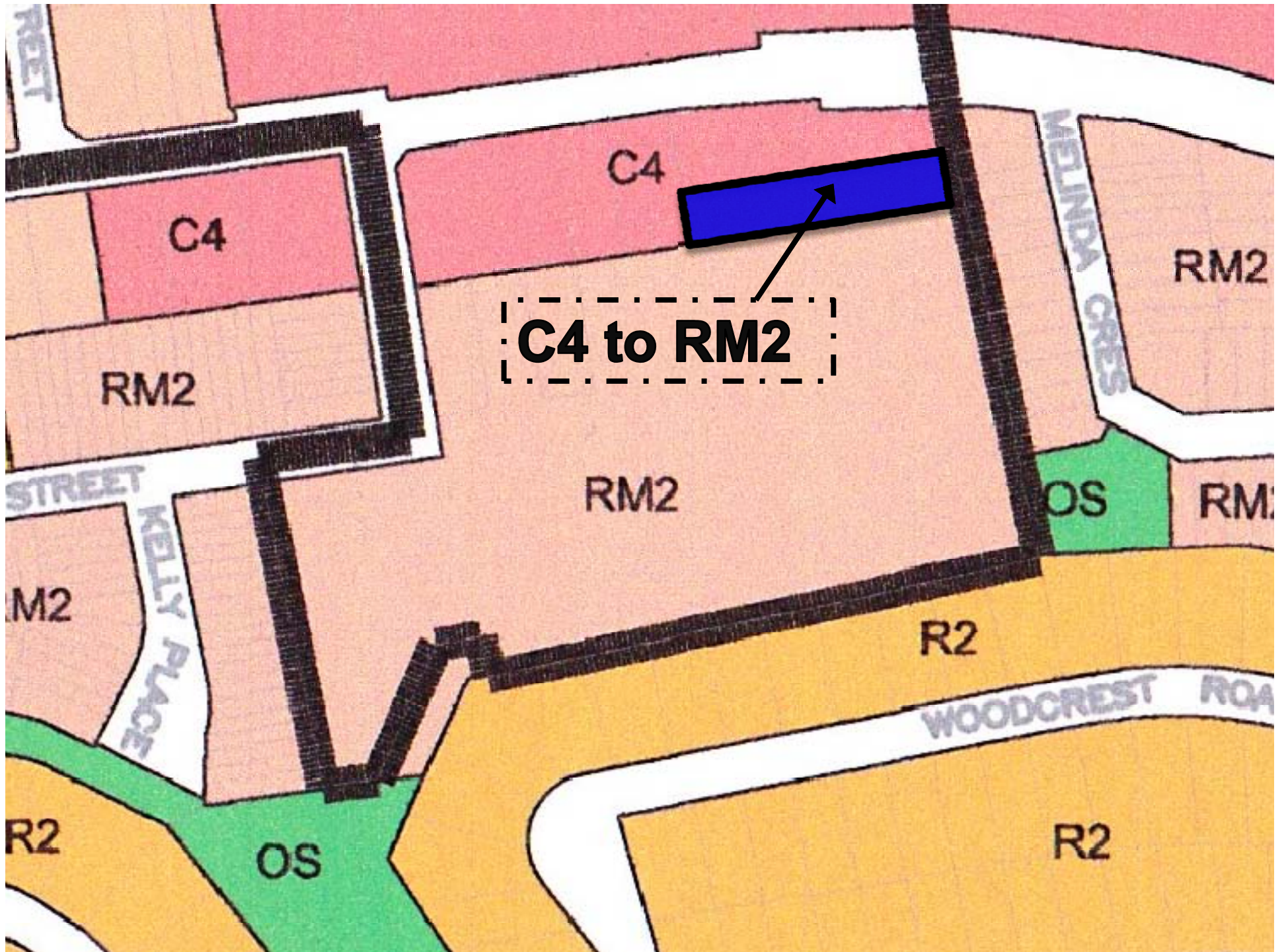
Air Photo of Property



Current Zoning - By-law 2009-141



Subject Property



C4

C4

RM2

RM2

C4 to RM2

RM2

OS

RM2

M2

R2

R2

OS

R2

STREET

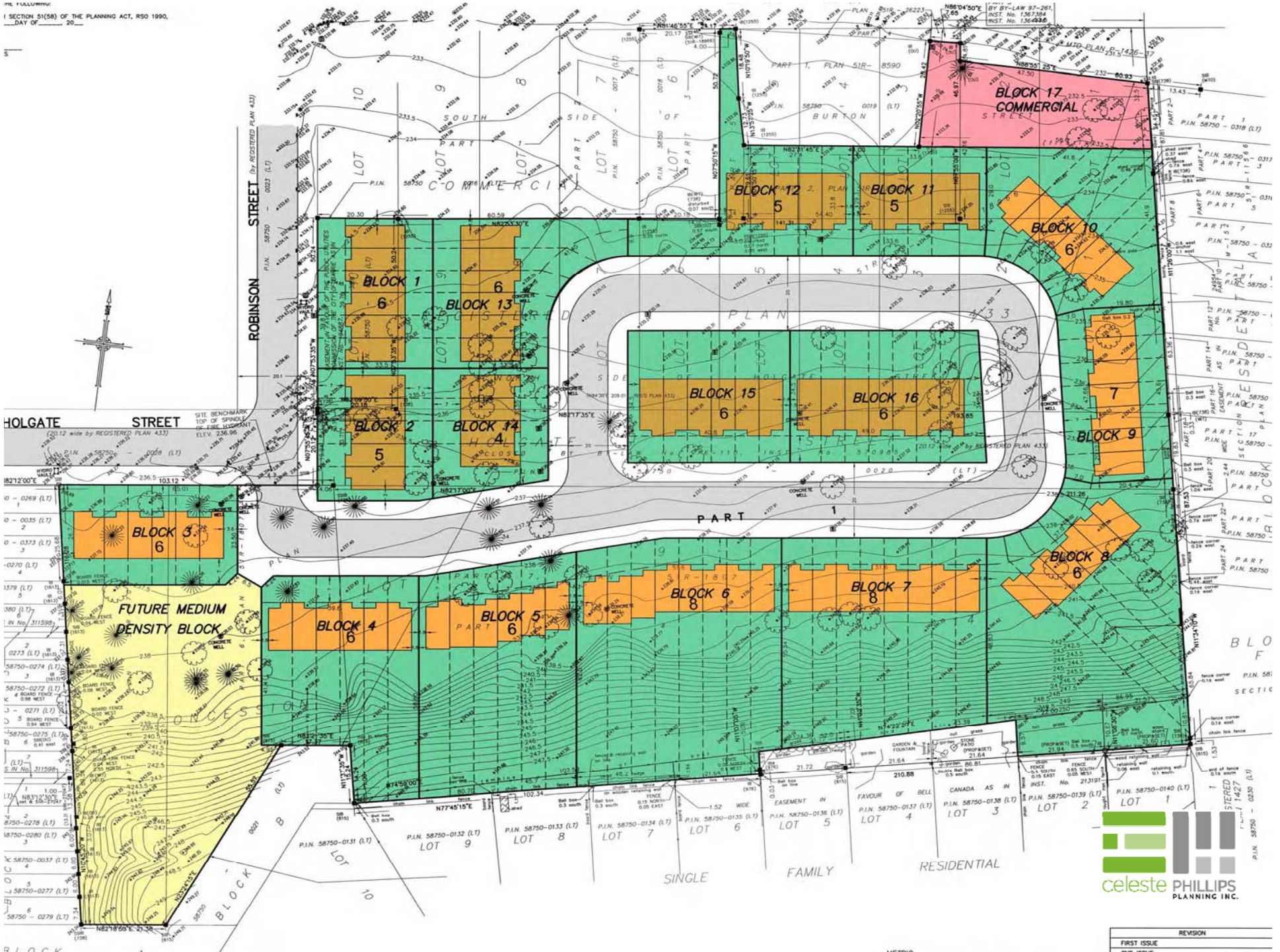
STREET

KELLY PLACE

MELINDA CRES

WOODCREST ROAD

5



REVISION	
FIRST ISSUE	

BLOCK

LET/DA

BLO
 F
 SECTIC
 PLAN 58750-0139 (L1)
 PLAN 58750-0138 (L1)
 PLAN 58750-0137 (L1)
 PLAN 58750-0136 (L1)
 PLAN 58750-0135 (L1)
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 PLAN 58750-0123 (L1)
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 PLAN 58750-0120 (L1)
 PLAN 58750-0119 (L1)
 PLAN 58750-0118 (L1)
 PLAN 58750-0117 (L1)
 PLAN 58750-0116 (L1)
 PLAN 58750-0115 (L1)
 PLAN 58750-0114 (L1)
 PLAN 58750-0113 (L1)
 PLAN 58750-0112 (L1)
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 PLAN 58750-0109 (L1)
 PLAN 58750-0108 (L1)
 PLAN 58750-0107 (L1)
 PLAN 58750-0106 (L1)
 PLAN 58750-0105 (L1)
 PLAN 58750-0104 (L1)
 PLAN 58750-0103 (L1)
 PLAN 58750-0102 (L1)
 PLAN 58750-0101 (L1)

Artist's Rendering



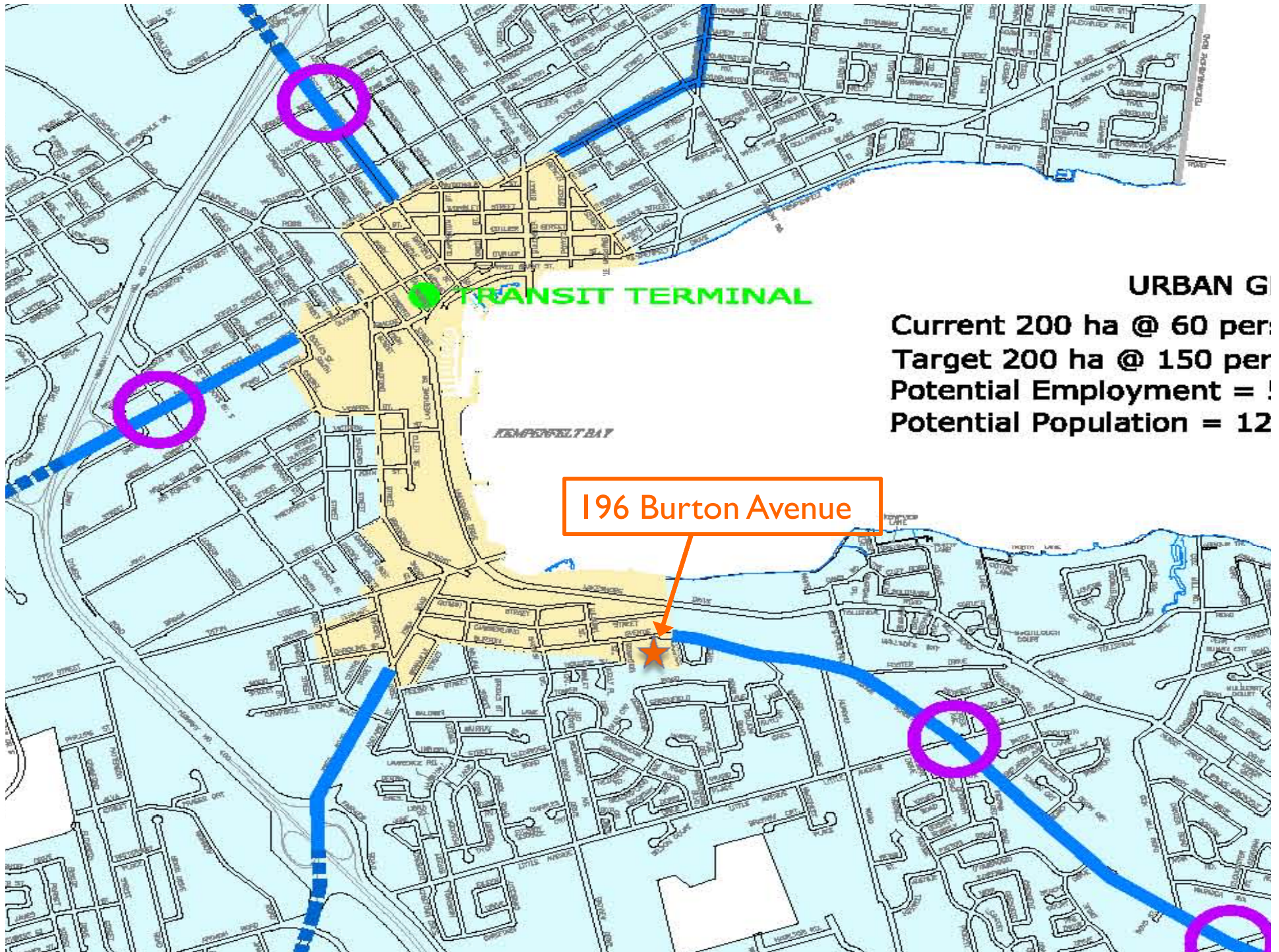
Planning Applications

- ▶ Rezoning Requested - General Commercial (C4) to Medium Density Residential (RM2) for a small portion of the property.
- ▶ Plan of subdivision approval requested to permit 96 street townhouses and a 20 unit walk up apartment/condo building (or possible park) on a municipal road.
- ▶ Lands located within Urban Growth Centre, Allandale Centre Community Improvement Area and Intensification Area.

Barrie Official Plan

- ▶ Encourages development that results in a compact urban form, efficient use of existing infrastructure & support of public transit.
- ▶ New intensification projects encouraged to locate along arterial roads and transit routes.





URBAN G

Current 200 ha @ 60 per
Target 200 ha @ 150 per
Potential Employment = !
Potential Population = 12

196 Burton Avenue

Provincial Policy Statement & Growth Plan

- ▶ Redevelopment encouraged within built-up areas.
- ▶ Promotes efficient use of lands and optimization of existing infrastructure and services.
- ▶ Medium & high density development encouraged to increase resident population in the Urban Growth Centre.

Allandale Centre Community Improvement Plan

- ▶ Promotes redevelopment and residential intensification within the Allandale Centre Community Improvement Area.
- ▶ Offers financial incentives to stimulate private sector investment.



Technical Studies Submitted

- ▶ Planning Justification Report.
- ▶ Functional Servicing Stormwater Management Report, Gerrits Engineering.
- ▶ Traffic Impact Study, Gerrits Engineering.
- ▶ Tree Inventory and Assessment prepared by Envision-Tatham, Landscape Architects.
- ▶ Plans and Technical Reports available for public review in City's Planning Department.

Summary

- ▶ Proposed development responds to Provincial and Municipal directives to see intensification and redevelopment within the Urban Growth Centre.
- ▶ Efficient use of existing municipal water and municipal sanitary services along Burton Avenue.
- ▶ Site is located near parks, commercial areas, schools, on transit routes and within close proximity to the Allandale Waterfront GO Station.
- ▶ Requested minor zoning change is appropriate. Proposed uses are currently permitted on 95 percent of the subject property.
- ▶ Proposed division of land by plan of subdivision meets the land use planning policies and objectives set out by both the Province and the City of Barrie.



