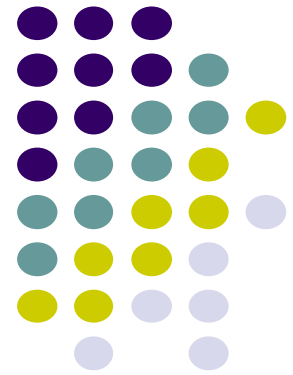


521, 527 & 531 Big Bay Point Road Zoning Bylaw Amendment Application



November 27th, 2017

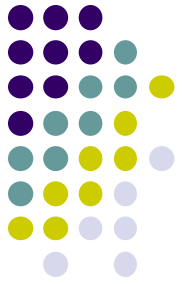
Public Meeting



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



Application Context



Site:

- Frontage:
 - 96.5 m (316.6 ft)
- Area:
 - 0.5 ha (1.25 acres)
- Three existing dwellings, to be demolished
- Designated Residential
- Zoned Residential Multiple Family Dwelling Second Density Zone Special Provisions 546 – (RM2 SP-546) and Residential One (R1)
- partially within Intensification Node

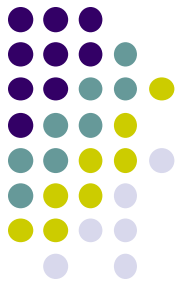
Surrounding:

- Yonge & Big Bay Point Intensification Node
- Yonge Street Intensification Corridor
- Abundance of Commercial amenities
- Institutional Uses
- City Library
- Municipal park land
- Vacant commercial lands
- Existing Low Density Residential

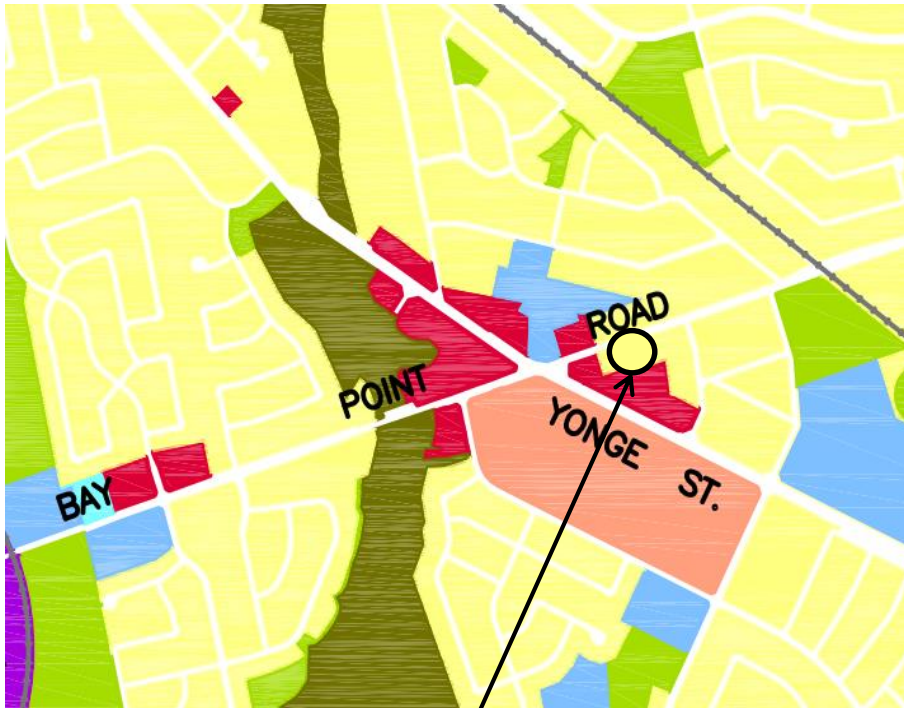




Land Use Designation & Zoning

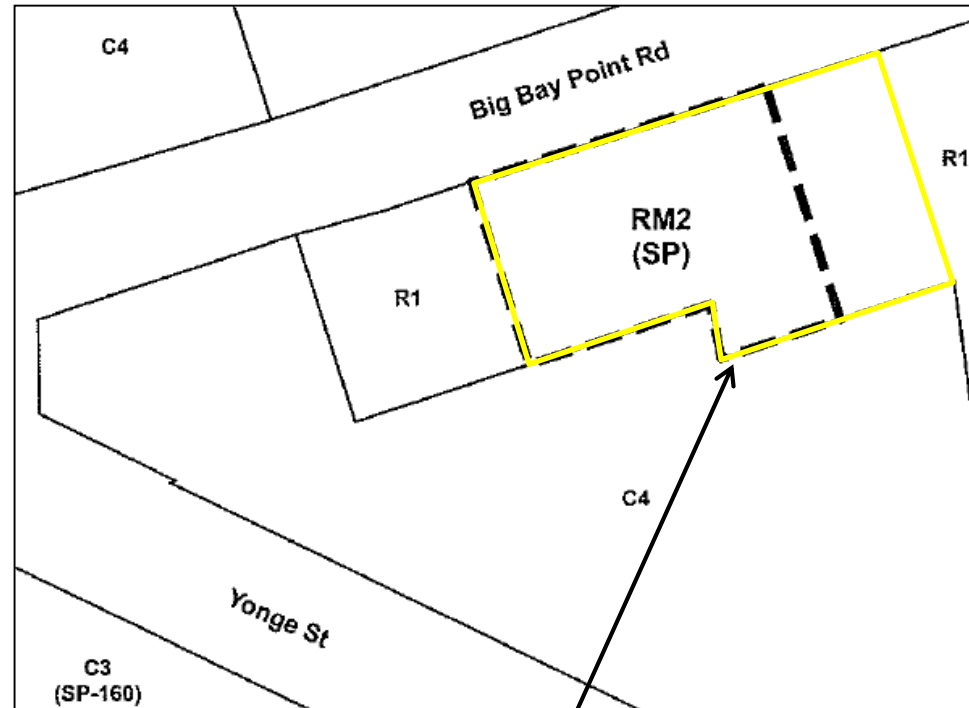


LAND USE DESIGNATION



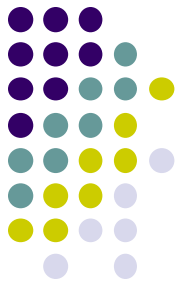
Residential

ZONING

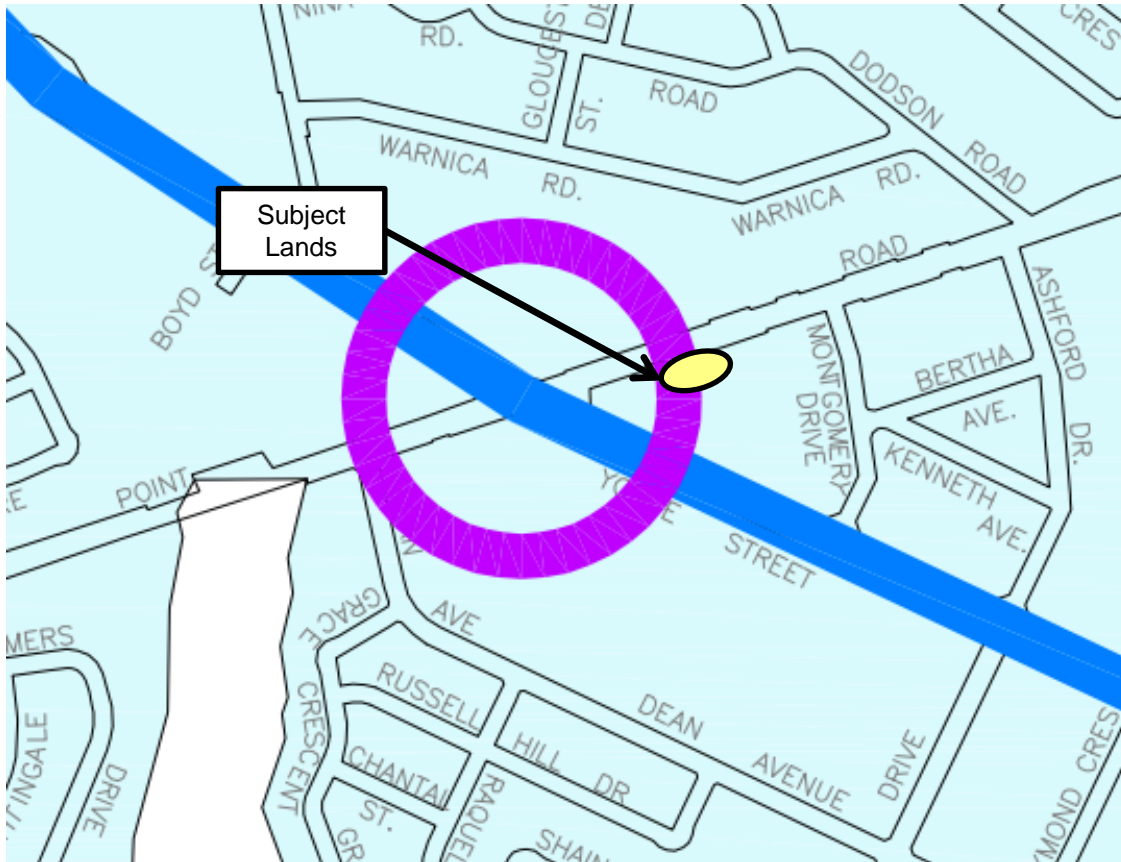


Residential Multiple Family Dwelling Second Density Zone Special Provisions 546 –
(RM2 SP-546)
Residential One (R1)





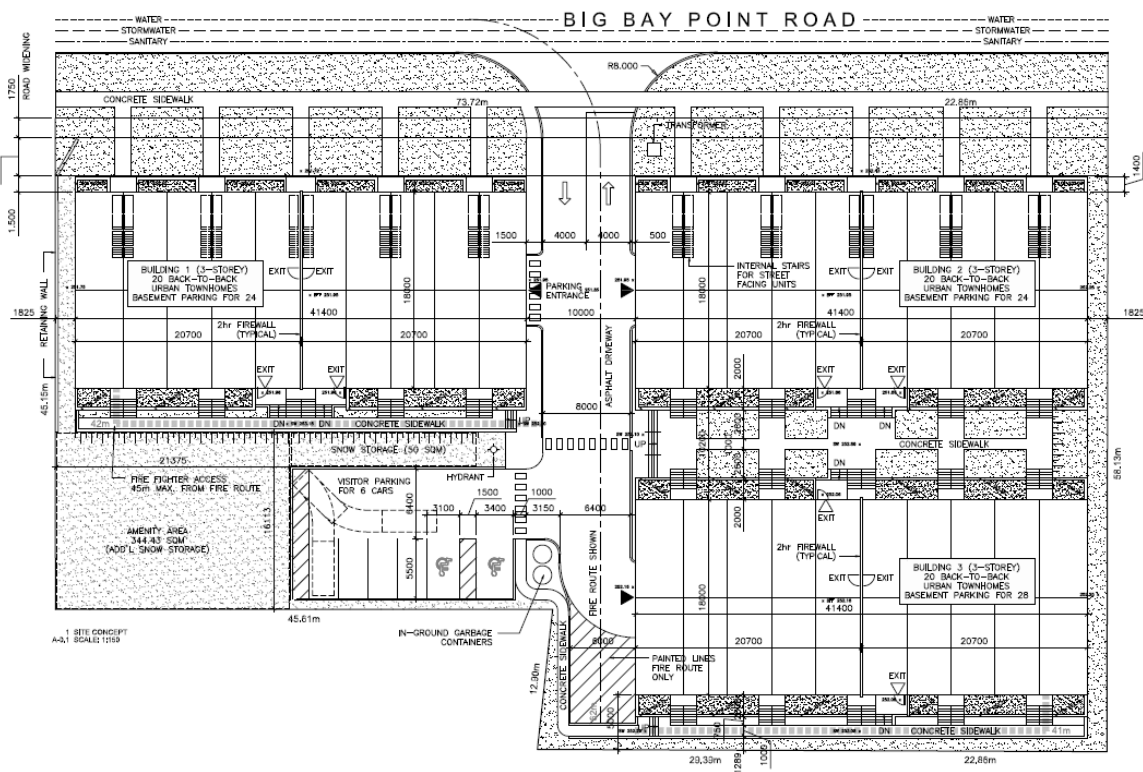
Intensification Areas



SCHEDULE I
Intensification Areas



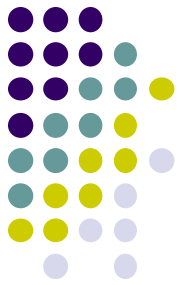
Development Proposal



- 60 Block/Cluster Townhouse units consisting of:
 - 3 bedrooms
 - 2.5 bathrooms
 - 1,150 ft² units
 - 1.25 parking spaces per unit
 - 6 visitor parking spaces
- Vehicular access from Big Bay Point Road.
- Strong / Fresh Urban Streetscape & Design
- Density of 120 units per hectare.
- Individual and common amenity areas.
- Fully fenced & Landscaped perimeter.

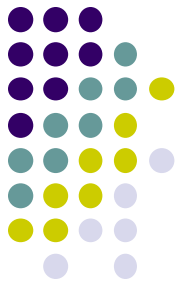


Architectural Rendering Big Bay Point Road





Architectural Rendering courtyard





Proposed Amendment



- In order to facilitate the proposed development, a Zoning Bylaw Amendments is required.
- Special Provisions proposed as follows:
 - Front yard setback of 5.0m (previously approved)
 - Rear yard setback of 5.0m (previously approved)
 - Maximum density of 120 units per hectare (MU Zone not applicable)
 - Maximum lot coverage and GFA of 45% and 150% (MU Zone not applicable)
 - Maximum building height of 12m (previously approved)
 - Minimum 1 parking space per unit (previously approved)
 - Minimum 2 barrier free parking spaces
 - Permit unconsolidated amenity space (12m² per unit met) (Permitted in MU Zone)





Accompanying Studies

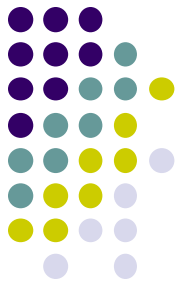


- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Tree Inventory & Preservation Plan
- Geotechnical Report
- Landscape Plan
- Photometric Plan
- Urban Design Brief



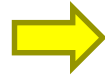


Locational Criteria for High Density Development



City Official Plan

adjacent to arterial and collector roads

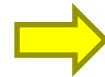


in close proximity to:

- public transit
- schools
- parks
- accessible commercial development



where planned services and facilities such as roads, sewers and watermains, or other municipal services are adequate



East Village Urban Towns

- Big Bay Point Road (Arterial)
- Transit Routes 4A / 4B, 8A / 8B, 3A / 3B
- St. Peters Catholic Secondary School, Pope John Paul II Catholic School, Warnica Public School
- Painswick Park
- Major Commercial amenities at Yonge / Big Bay Point intersection
- all services provided for within Big Bay Point Road





Conclusion



- ZBA Application is required to permit the proposed 60 back-to-back townhomes.
- Development provides appropriate, compact and functional growth for the subject lands and surrounding area.
- Lands are ideally located in close proximity (walkable) to public transit, many commercial amenities, municipal park & library, and multiple schools.
- Development will be subject to site plan control and City of Barrie Urban Design Guidelines to ensure lands are developed to a high standard.
- Applications are consistent with upper and lower tier planning policy and represent good planning.



EAST
VILLAGE

URBAN
TOWNS

