



Application for a Zoning By-law Amendment

220 Bradford Street

Public Meeting: June 10th, 2013



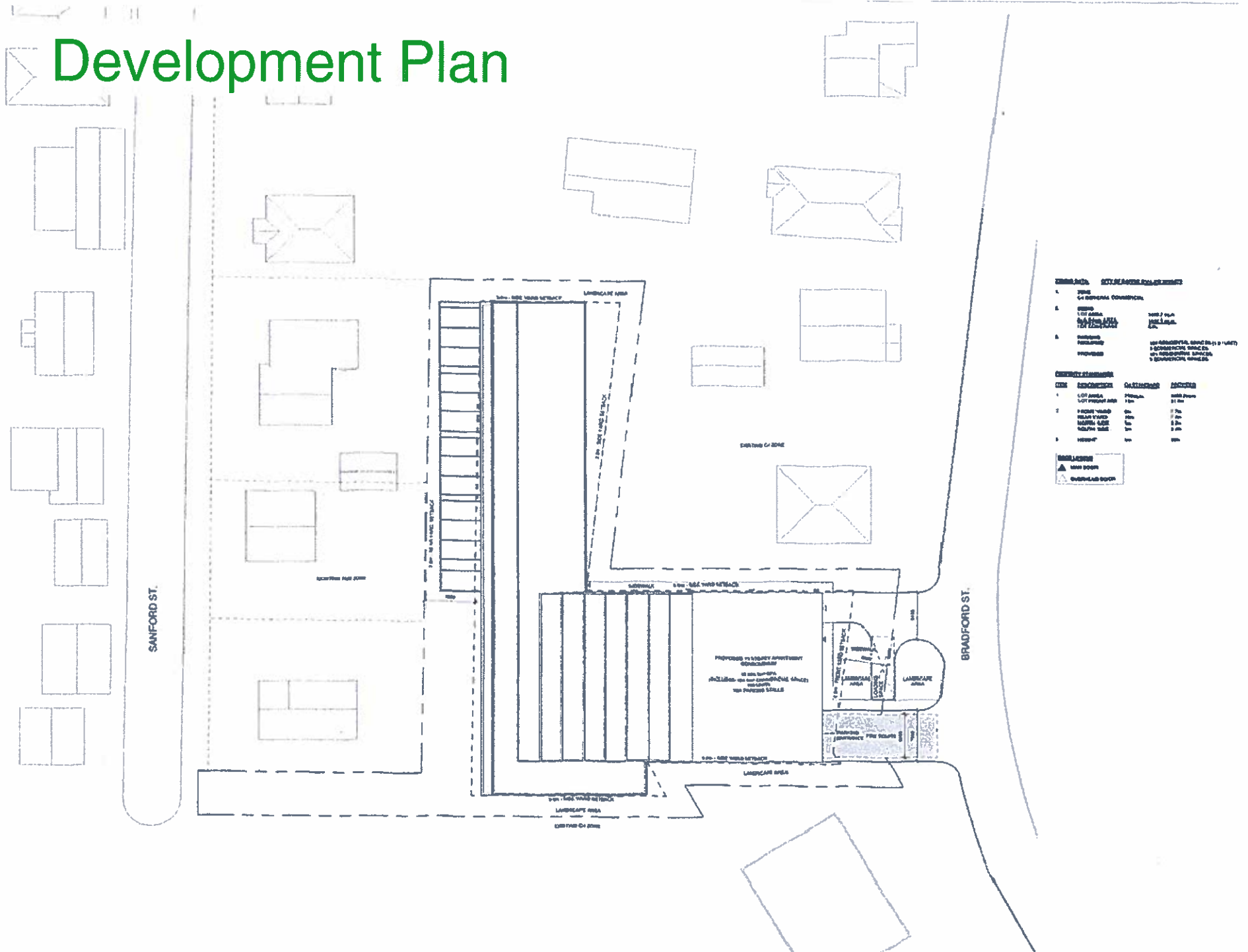


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Air Photo

Development Plan



ZONING INFO: CITY OF WATERBURY

1. ZONE: C4 COMMERCIAL CONSTRUCTION

2. USES: PERMITTED BY THE ZONING CODE

3. HEIGHTS: MAX 2 STORY / MAX 10m

4. DISTRICT OF ZONE: DISTRICT OF ZONE

5. REGULATIONS: SEE REGULATIONS, SECTION 10.1 (ARTICLE 10) OF THE ZONING CODE

6. NOTES:

7. DEVELOPMENT: SEE DEVELOPMENT PLAN

8. LANDSCAPING: SEE LANDSCAPING PLAN

9. UTILITIES: SEE UTILITIES PLAN

10. TRAFFIC: SEE TRAFFIC PLAN

11. ENVIRONMENTAL: SEE ENVIRONMENTAL IMPACT STATEMENT

12. OTHER: SEE OTHER PLANS

13. LEGEND:

14. SCALE: 1:1000

15. DATE: 2023

16. DRAWN BY: [Name]

17. CHECKED BY: [Name]

18. APPROVED BY: [Name]

19. TITLE: DEVELOPMENT PLAN

20. PROJECT: [Project Name]

21. SITE: [Site Address]

22. SHEET: [Sheet Number]

23. TOTAL SHEETS: [Total Sheets]

24. REVISIONS:

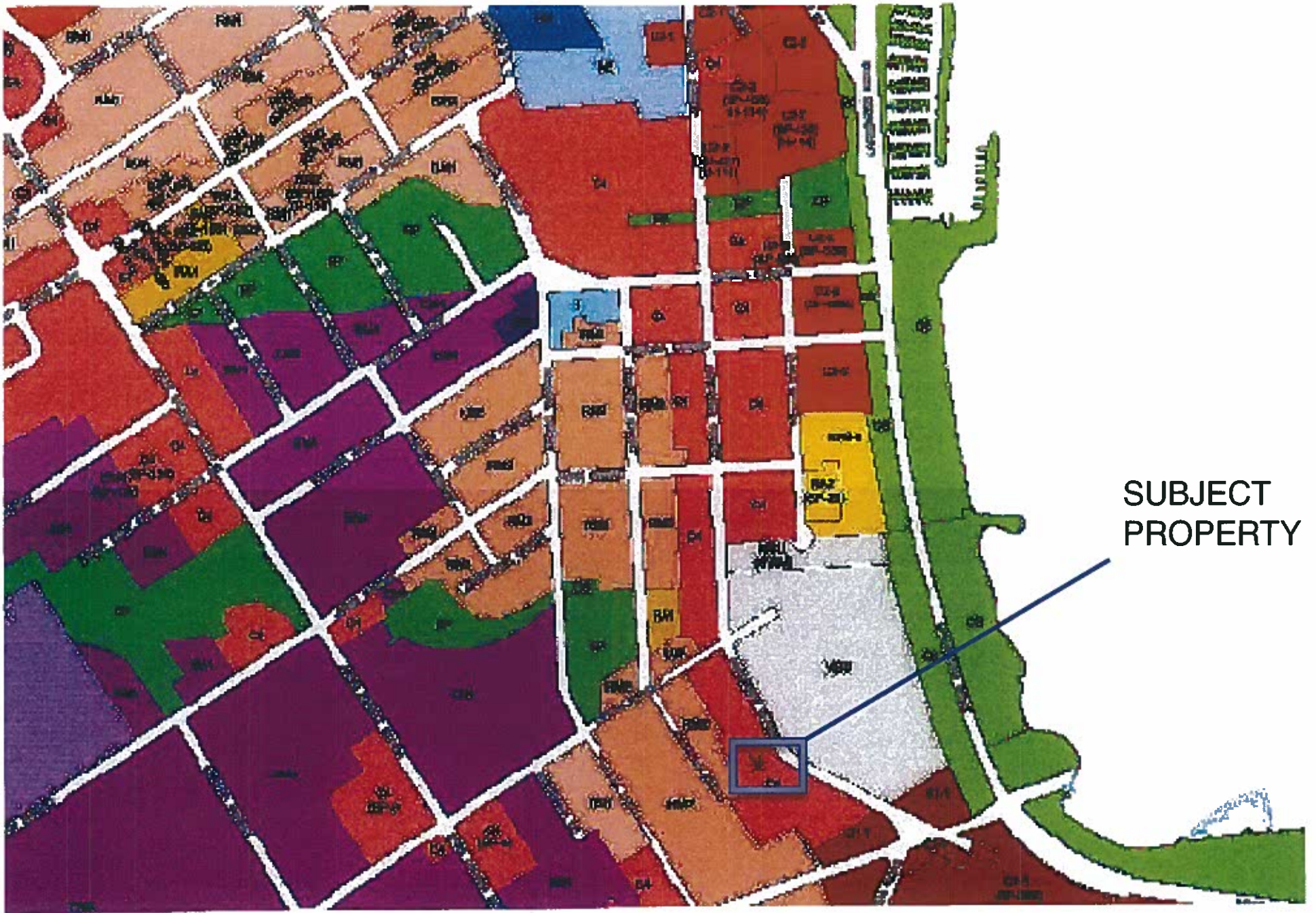
NO.	DESCRIPTION	DATE
1	LOP AREA	2023
2	PROPOSED TO BE EXISTING APPROVED CONSTRUCTION	2023
3	LANDSCAPING	2023
4	UTILITIES	2023
5	TRAFFIC	2023
6	ENVIRONMENTAL	2023
7	OTHER	2023

25. SYMBOLS:

26. SCALE BAR: 1:1000

27. NORTH ARROW: [North Arrow]

28. TITLE BLOCK: [Title Block]



SUBJECT
PROPERTY

Zoning Map

Planning Application

Rezoning Requested - General Commercial (C4) to Transitional Commercial (C2-2) with special provisions:

- ▶ Reduced Side Yard Setbacks next to existing commercial uses, as contemplated in the Urban Design Guidelines for Intensification Areas and approved for other developments along Bradford Street.
- ▶ Reduced Parking Requirements, again as contemplated in the City's Intensification Study/Guidelines.
- ▶ Reduced size of commercial component.

Proposed building complies with:

- ▶ Height – 13 stories (39 metres, whereas 45 metres permitted).
 - ▶ Rear Yard Setback – 7 metres.
 - ▶ 45 degree plane when next to residential properties.
 - ▶ Front Yard setback – 0 permitted, 7.7 metres proposed.
 - ▶ Gross Floor Area Maximum (400 % permitted, 375 % proposed).
-



Provincial Policy Statement & Growth Plan

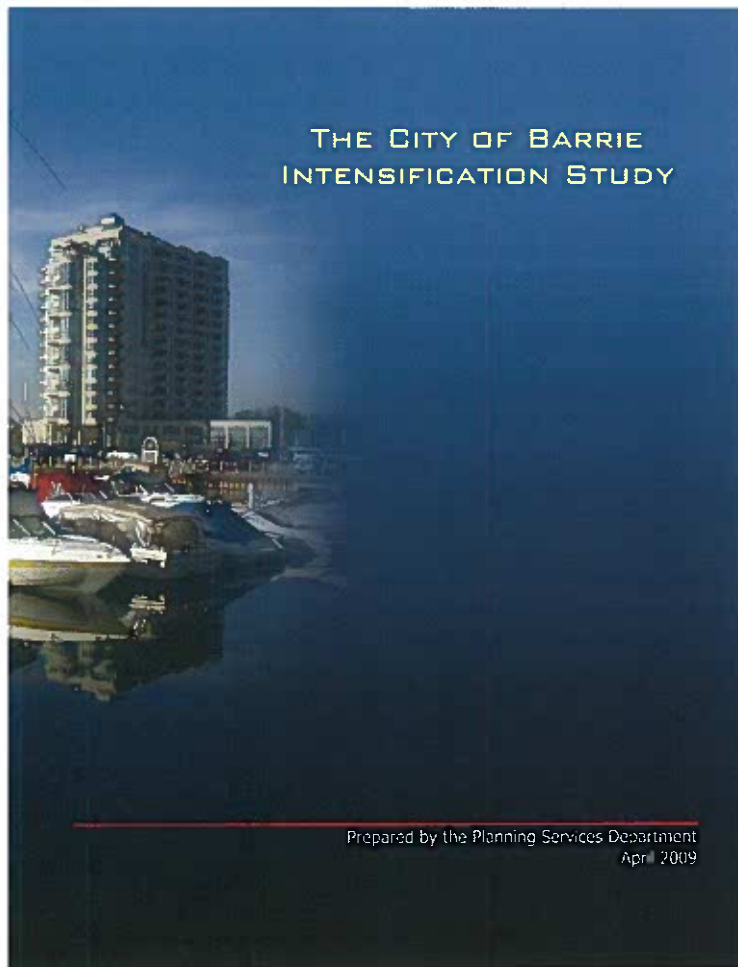
- ▶ Both documents encourage redevelopment, development of underutilized lots and infill development within built-up areas.
- ▶ Promotes efficient use of lands and optimization of existing infrastructure and services.
- ▶ Designation of an Urban Growth Centres for Barrie that is to accommodate a significant share of the population and employment growth.

Barrie Official Plan

- ▶ Designated `City Centre`
- ▶ Encourages intensification that results in a compact urban form, efficient use of existing infrastructure & support of public transit.
- ▶ Medium & high density development encouraged to increase resident population in City Centre.
- ▶ Reduced setbacks for new developments within the boundaries of the Urban Growth Centre.



Barrie Intensification



- ▶ New intensification projects encouraged to locate along arterial roads and transit nodes.
- ▶ Recommends reduced parking ratio of 1.2 spaces per unit to encourage transit use.

Allandale Centre Community Improvement Plan

ALLANDALE CENTRE COMMUNITY IMPROVEMENT PLAN



Offers financial incentives to stimulate private sector participation in revitalization of the area.

Promotes residential intensification within the Allandale Centre Community Improvement Area.

Prepared by the
Planning Services Department
Consolidated September 2009



Technical Studies Submitted

- ▶ Planning Justification Report.
- ▶ Phase 1 Environmental Site Report, Functional Servicing Report, Stormwater Management Plan and Traffic Impact Study by Skelton Brumwell.
- ▶ Architectural concept drawings and Shadow Impact Study by Gerrits Engineering.
- ▶ Air and Noise Report by Church and Trought Inc.
- ▶ Reference Plan 51R-7586.



Summary

- ▶ Proposed development responds to Provincial and Municipal directives to see intensification and redevelopment within the Urban Growth Area.
- ▶ Efficient use of existing municipal water and municipal sanitary services along Bradford Street.
- ▶ Site is located near commercial uses, parks, schools, on transit routes and is within walking distances of the Allandale Waterfront Go Station and proposed Centre for Excellence.
- ▶ Proposal conforms to both Provincial and Municipal planning policy objectives.
- ▶ Requested special zoning provisions are in line with what is contemplated in both the Intensification Study and the Urban Design Guidelines (for the Intensification Areas) and other recently approved developments along Bradford Street.



