

SALEM AND HEWITT'S SECONDARY PLAN AREAS

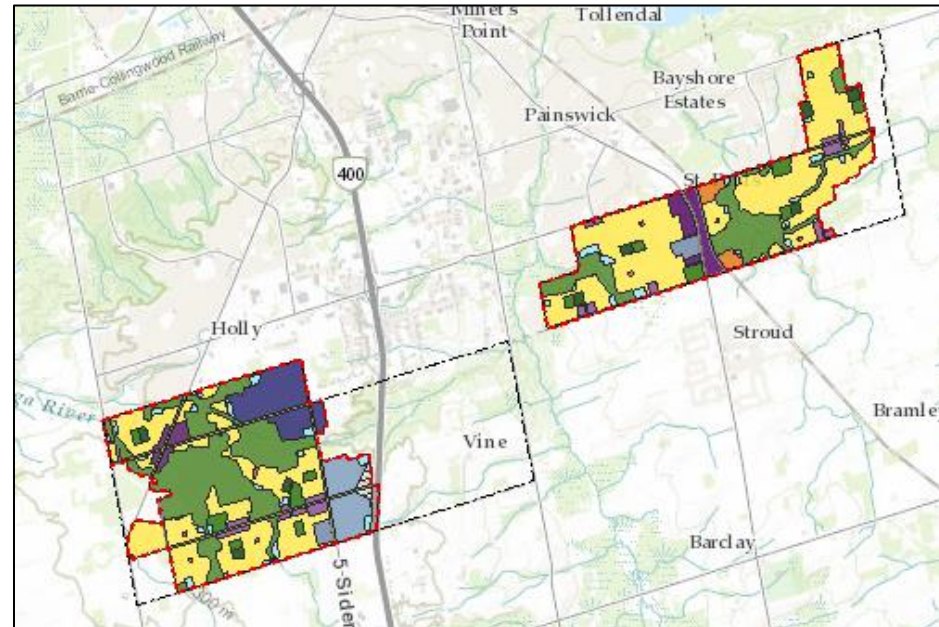
Urban Design and Sustainable Development Guidelines and Zoning By-law Framework

Further Implementation of the Secondary Plans Vision

- Zoning By-law Amendment
- Site Plan Control By-law Amendment
- Design Guidelines

Overview of the Presentation

- Process to date
- Design Guidelines
- Zoning By-law Amendment
- Benefits and the resultant built form
- How the implementation tools work to achieve the Vision of the Secondary Plans



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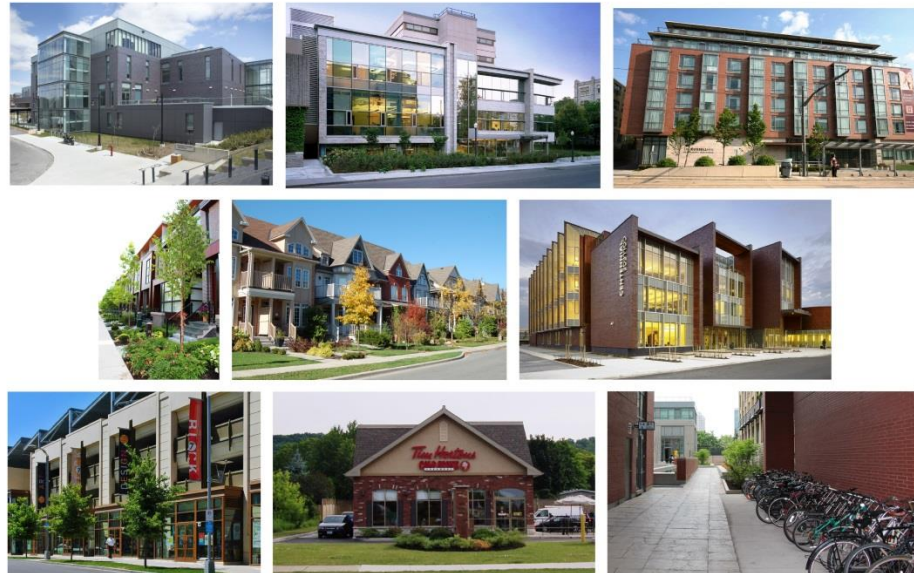
Urban Design and Sustainable Development Guidelines and Zoning By-law Framework

Private Realm Guidelines

- Private property
- Blocks or lots on a plan of subdivision

Guidelines Address:

- Building and Site Sustainability
- Site Design
- Parking
- Building Design
 - Residential
 - Mixed Use
 - Commercial
 - Institutional
 - Industrial/Employment buildings



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Urban Design and Sustainable Development Guidelines

Public Realm Guidelines:

- Public spaces
- Parks, urban or village squares, natural heritage areas
- Streets, sidewalks, pathways, trails
- Infrastructure such as stormwater management and other facilities and utilities

Guidelines Address:

- Community sustainability
- Natural Heritage and Parkland System
- Stormwater management
- Circulation and movement
 - Pathways
 - Streetscapes
 - Street Furniture
 - Parking
 - Accessibility and Safe Community
 - Gateways
 - Utilities



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Zoning Framework

The By-law Amendment for the Salem and Hewitt's Secondary Plan areas provide for:

- Low-rise, low density residential uses.
- Mid-rise and taller multi-unit, medium density residential uses.
- Mixed uses including medium to high density residential uses, commercial, and institutional uses.

Benefits

- Implements the vision of the Secondary Plans.
- Facilitates the development of a significant number, variety range and mix of housing options and complimentary uses with a dense urban fabric.
- Provides for a more intensive compact built form with a variety of housing types and mix of uses to support sustainable development, infrastructure servicing efficiencies, active and public transit and complete livable neighbourhoods.



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A Different Built Form

Complete Community

- Walkable
- Connected
- Variety of services, uses and housing types
- Compact, intensive and dense
- Sustainable
- Efficient Servicing



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Built Form

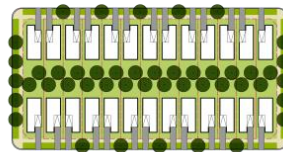
Low Density Low Rise Residential

Neighbourhood Residential R5 Zone

- Singles and semi-detached houses
- Block, cluster and street townhouses

R5: NEIGHBOURHOOD RESIDENTIAL ZONE

SINGLE DETACHED

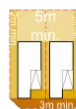


0 10 25m

Contiguous Units



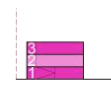
Min. Setbacks



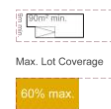
4.5m to Garage Front Yard

0 10 25m

Max. Building Height



Min. Frontage and Floor Area



Max. Lot Coverage

60% max

SEMI-DETACHED



Contiguous Units



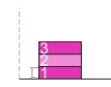
Min. Setbacks



3.5m min. Driveway Front Yard

0 10 25m

Max. Building Height



Min. Frontage and Floor Area



Max. Lot Coverage

60% max

STREET TOWNHOUSES



Contiguous Units



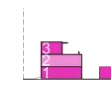
Min. Setbacks



3m min.

0 10 25m

Max. Building Height



Min. Frontage and Floor Area



Max. Lot Coverage

70% max

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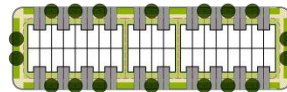
Medium Density Mid-Rise and Taller Multi Unit Residential

Neighbourhood Residential Multiple RM3 Zone

- Triplexes
- Block, Block, Cluster, Street, Stacked, and Back-to-Back Townhouses
- Walk-up and mid- to high rise apartments

RM3: NEIGHBOURHOOD RESIDENTIAL MULTIPLE ZONE

BACK-TO-BACK TOWNHOUSE

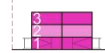


0 10 25m

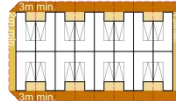
Contiguous Units



Max. Building Height



Min. Setbacks



Min. Frontage and Floor Area



0 10 25m

WALK-UP APARTMENTS



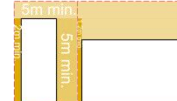
Max. Building Height and FSI



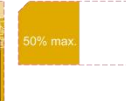
Min. Frontage, Floor Area, and Landscape



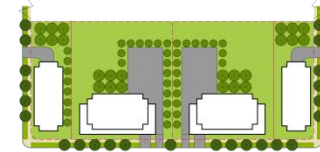
Min. Setbacks



Min. Setbacks



APARTMENTS



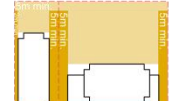
Max. Building Height and FSI



Min. Frontage, Floor Area, and Landscape



Max. Lot Coverage



0 10 25m

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Built Form

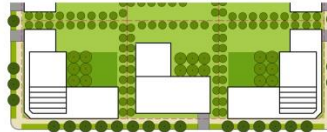
Mixed Use Development

Neighbourhood Mixed Use NMU Zone

- Mixed Uses in combination or as stand-alone uses:
- Multiple - Residential
- Mix of Residential, commercial and institutional uses
- Stand-alone commercial

NMU: NEIGHBOURHOOD MIXED USE

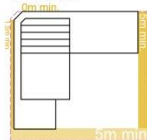
MIXED USE DEVELOPMENT



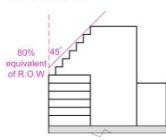
Max. Building Heights and FSI



Min. Setbacks

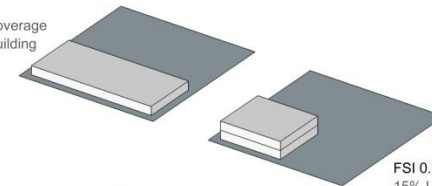


Min. Stepbacks

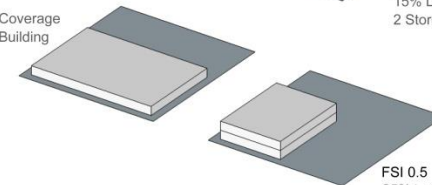


NEW ZONING STANDARD: FLOOR SPACE INDEX (FSI)

FSI 0.3
30% Lot Coverage
1 Storey Building

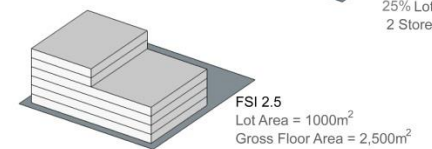


FSI 0.5
50% Lot Coverage
1 Storey Building



FSI 0.3
15% Lot Coverage
2 Storey Building

FSI 0.5
25% Lot Coverage
2 Storey Building



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Summary Conclusions

Vision Statement

Salem and Hewitt's Secondary Plan Areas will be gateways to the City of Barrie, providing a range of employment, housing, and a mix of other uses that allow residents to live, work and play in their community. These areas will be developed based on an interconnected natural heritage system, open space network and transportation system that seamlessly incorporates the Salem and Hewitt's Secondary Plan Areas into the Barrie community, and encourages active transportation and transit.

