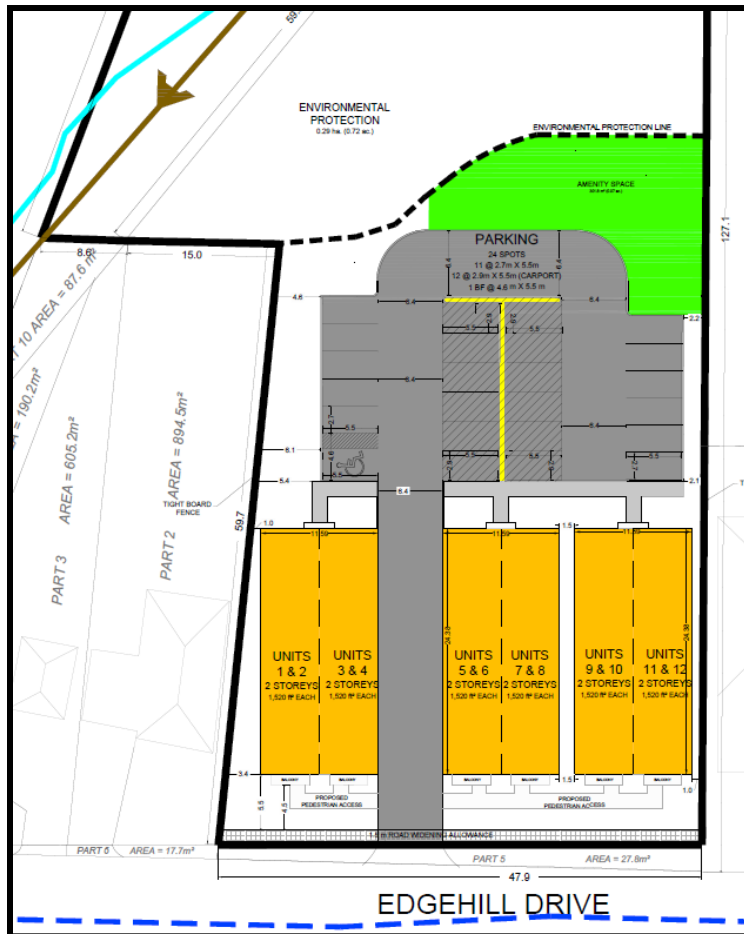


HEDBERN HOMES  
 JAN 4<sup>TH</sup>, 2016

# 298 & 302 EDGEHILL DR. ZONING BYLAW AMENDMENT



# APPLICATION CONTEXT



## SITE:

298 & 302 EDGEHILL DR.

- FRONTAGE: 47.9 M
- AREA: 0.48 HA (1.19 ACRES)
- SINGLE DETACHED DWELLINGS (REMOVED)

## SURROUNDING:

- LOW & MEDIUM DENSITY RESIDENTIAL, INCLUDING TOWNHOUSES & SEMI'S
- SECOND SUITES TO THE WEST ON NORTH SIDE OF EDGEHILL DR.
- MUNICIPAL OPERATIONS CENTRE
- ENVIRONMENTAL PROTECTION LANDS
- EMPLOYMENT (SOUTH ALONG FERNDALE)

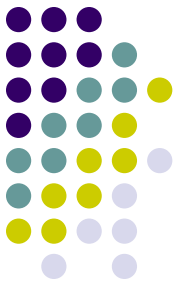


# BACKGROUND INFORMATION



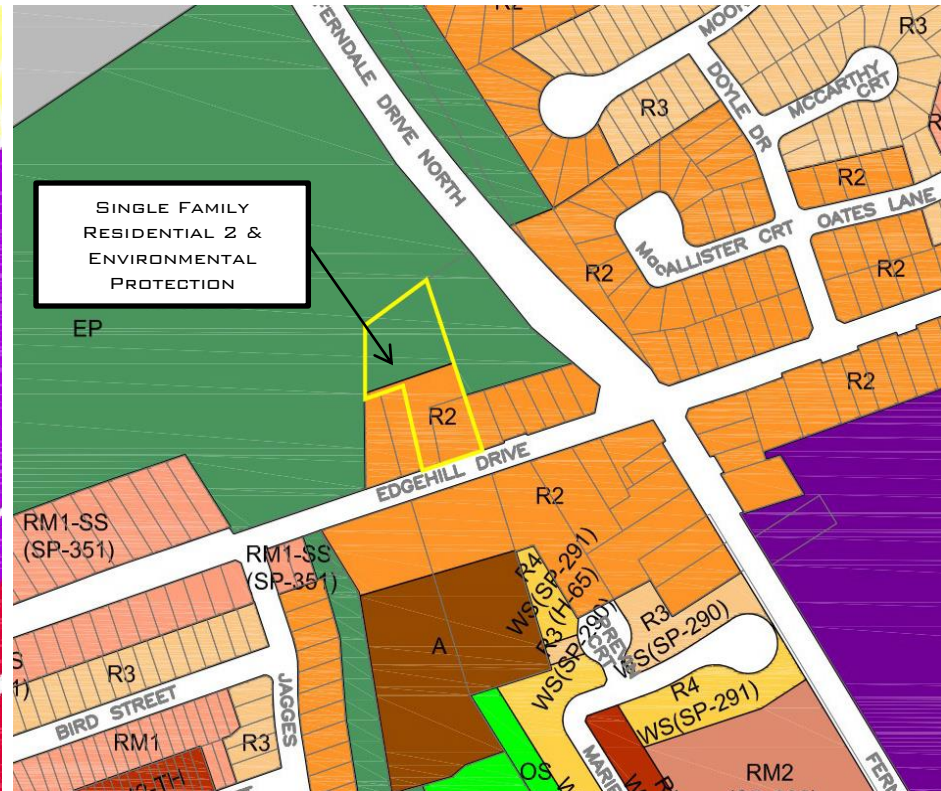
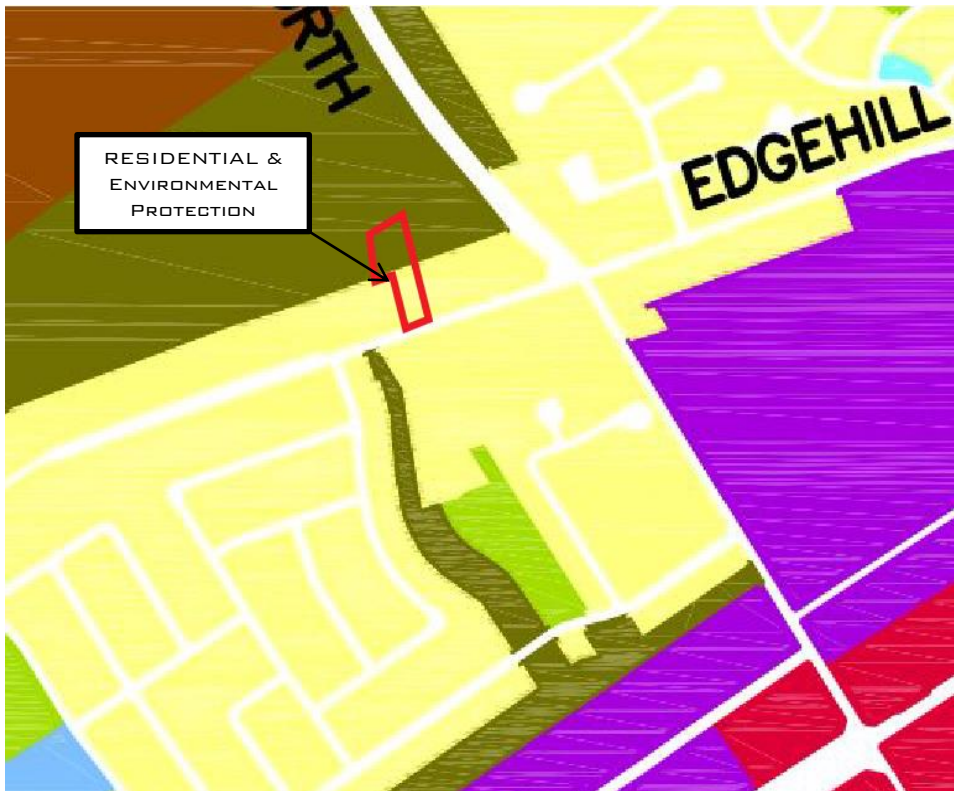
- PRE-CONSULTATION MEETING HELD WITH CITY STAFF SEPTEMBER 2014.
- COMMENTS FROM VARIOUS MUNICIPAL DEPARTMENTS RESULTED IN REVISIONS TO THE CONCEPT PLAN AS PRESENTED.
- SITE VISIT WITH LSRCA FEBRUARY 2015 TO DELINEATE NATURAL FEATURES
- ZONING BYLAW AMENDMENT APPLICATION SUBMITTED ON SEPTEMBER 11, 2015.
- NEIGHBOURHOOD MEETING NOV. 12, 2015
- ADDITIONAL COMMENTS RECEIVED FROM CITY STAFF AND LSRCA IN EARLY DECEMBER

# LAND USE DESIGNATION & ZONING

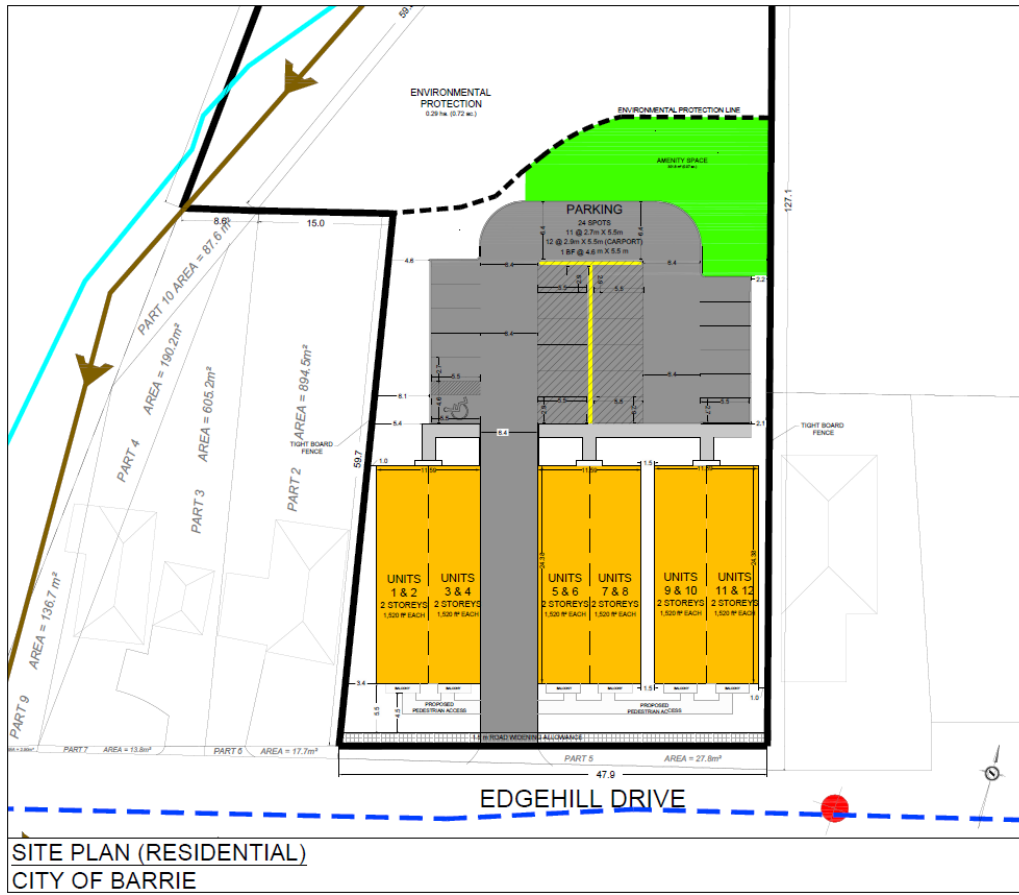
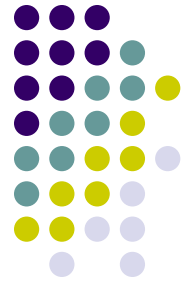


## LAND USE DESIGNATION

## ZONING



# DEVELOPMENT PROPOSAL



**SITE PLAN (RESIDENTIAL)**  
CITY OF BARRIE

**SITE PLAN**  
300 EDGEHILL DRIVE  
PART OF LOT 23, CONCESSION 7  
PLAN 51R-19554  
TOWNSHIP OF VESPRE  
CITY OF BARRIE  
COUNTY OF SIMCOE  
2015

**LEGEND**

- TOTAL SITE AREA: 0.29 ha (0.72 ac.)
- FOURPLEXES (12 UNITS): 0.08 ha (0.20 ac.)
- LANDSCAPED OPEN SPACE: 0.11 ha (0.27 ac.)
- AMENITY SPACE: 0.03 ha (0.07 ac.)
- PARKING (24 SPOTS): 0.10 ha (0.25 ac.)
- CARPORT: 214.5 m<sup>2</sup> (2308.9 ft<sup>2</sup>)
- ACTIVE WATER HYDRANT
- WATER COURSE
- SANITARY SERVICES
- WATER SERVICES
- EP LINE (ADMINISTRATIVE GENERATED)

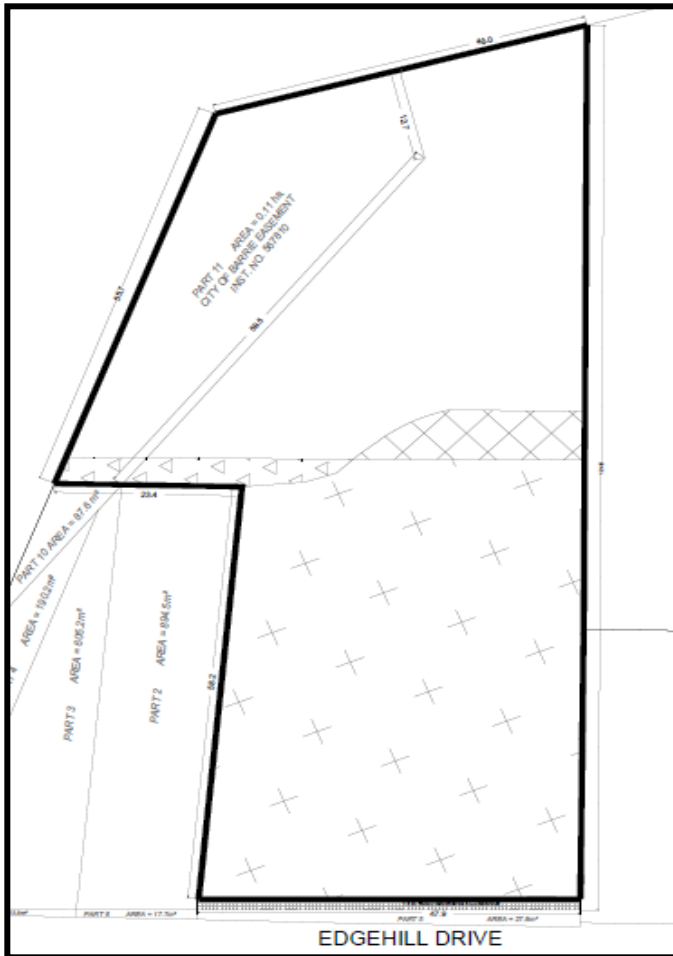
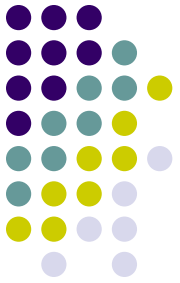
ZONING TABLE - RMC		
PROVISION	REQ. REQUIRED	REQ. PROVIDED
MIN. LOT AREA	750 m <sup>2</sup>	2883 m <sup>2</sup>
MIN. LOT FRONTAGE	7.6 m	47.8 m
MIN. FRONT YARD	7.6 m	5.5 m
MIN. INTERIOR SIDE YARD	1.8 m	1.2 m
MIN. SIDE YARD	7.6 m	3.0 m
MIN. DEVELOPING FOOT AREA	50 m <sup>2</sup> / 10 m frontation	181.5 m <sup>2</sup> / 10.0 m
MIN. LANDSCAPED OPEN SPACE	25%	20.7%
MAX. LOT COVERAGE	25%	27.8%
MAX. HEIGHT	10 m	11.0 m
MAX. GROSSEST FLOOR AREA IN FOOTPRINT	10 m <sup>2</sup>	28.7%
MIN. AMENITY AREA	10 m <sup>2</sup> / 100 sq ft	303.0 m <sup>2</sup>
MIN. PARKING SPOTS	1.8 per unit (18 units / 1 BP)	23 / 1 BP
MIN. ACCESSORY USE AREA	50 m <sup>2</sup>	2308.9 m <sup>2</sup>
MIN. PARKING AREA / LANDSCAPED BUFFER STRIPS	3.0 m	2.1 m

**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT  
150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1R2  
TEL: (705) 810-8381 FAX: (705) 810-8388  
EMAIL: INFO@INNOVATIVEPLANNING.COM


DATE: JULY 17, 2015 | IFS FILE #: 14-056 | DRAWN BY: J.S.


- THREE (3) FOURPLEXES (12 UNITS)
- INDIVIDUAL UNIT SIZE OF 141.2 M<sup>2</sup> (1,520 FT<sup>2</sup>)
- 24 PARKING SPOTS INCLUDING 1 COVERED PARKING SPOT FOR EACH UNIT
- 302 M<sup>2</sup> AMENITY AREA TO REAR OF DEVELOPMENT
- PRIMARY ACCESS FROM THE REAR PARKING LOT WITH GROUND UNIT ACCESS AT FRONT OF STRUCTURES


# ZONING BY-LAW AMENDMENT



- PERMIT USES IN THE MULTIPLE FAMILY DWELLING (RM2) ZONE.
- FRONT YARD SETBACK FROM 7.0 TO 5.5 M.
- SIDE YARD SETBACK FROM 1.8 TO 1.0 M.
- AREA FOR ACCESSORY USE STRUCTURES FROM 50 M<sup>2</sup> TO 230 M<sup>2</sup> (COVERED GARAGE).
- LANDSCAPED BUFFER STRIPS ALONG PARKING AREA (EAST) FROM 3.0 M TO 2.0 M.
- PROTECT NATURAL HERITAGE LANDS (TO REMAIN ZONED E.P.).

 LANDS TO BE REZONED FROM RESIDENTIAL 2 (R2) TO RESIDENTIAL MULTIPLE 2 EXCEPTION (RM2-SP) 0.28 ha (0.69 ac)

 LANDS TO BE REZONED FROM ENVIRONMENTAL PROTECTION (EP) TO RESIDENTIAL MULTIPLE 2 EXCEPTION (RM2-SP) 0.02 ha (0.05 ac)

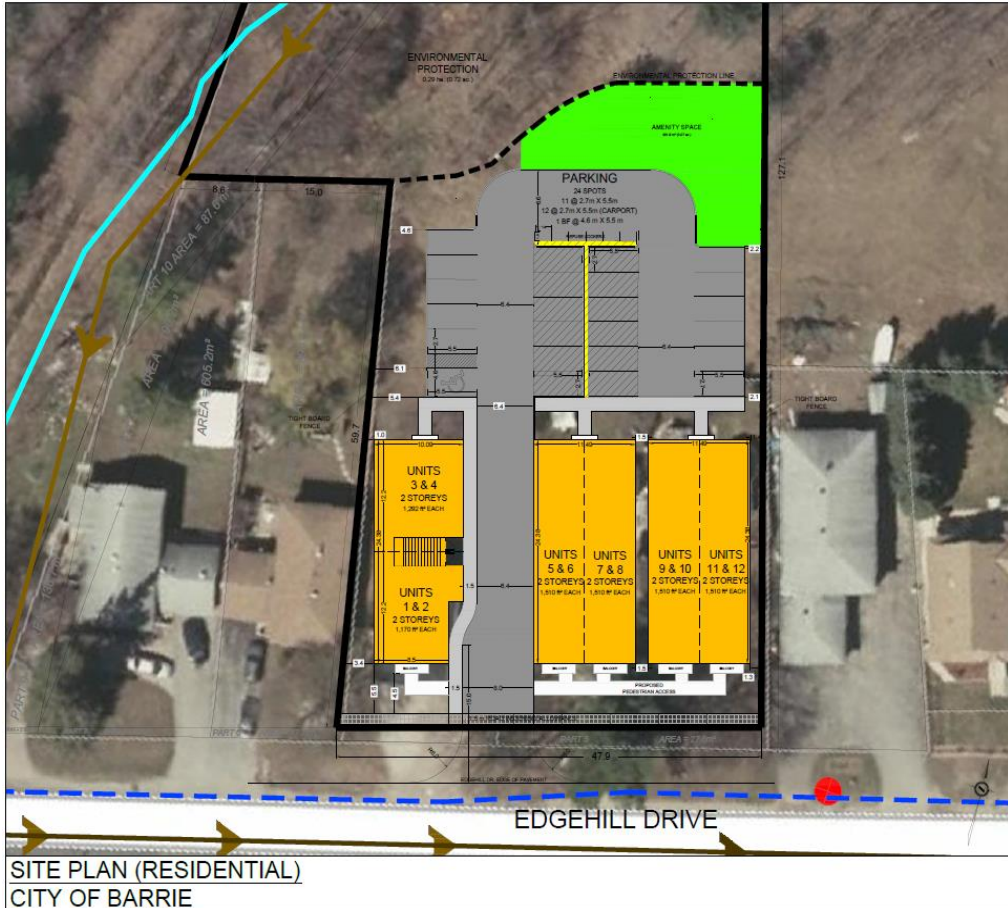
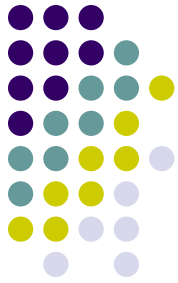
 LANDS TO BE REZONED FROM RESIDENTIAL 2 (R2) TO ENVIRONMENTAL PROTECTION (EP) 0.01 ha (0.03 ac)

# NEIGHBOURHOOD MEETING



- FIVE (5) ATTENDEES
- COMMENTS RECEIVED
  - INSUFFICIENT PARKING
  - LOT COVERAGE OF BUILDING AND PARKING AREA AS IT RELATES TO STORMWATER RUNOFF
  - INSUFFICIENT FRONT YARD SETBACK
  - PROPOSED DENSITY INCOMPATIBLE WITH SURROUNDING NEIGHBOURHOOD
  - SNOW REMOVAL
  - LIGHTING
  - UNIT CONFIGURATION AND SIZING
  - BUILDING MATERIALS
- MEETING WITH PLANNING STAFF ON DECEMBER 14, 2015 TO DISCUSS PUBLIC AND CITY CONCERNS HAS RESULTED IN AN ALTERNATE CONCEPT PLAN

# ALTERNATE SITE PLAN



**SITE PLAN (RESIDENTIAL)**  
CITY OF BARRIE

**SITE PLAN**  
300 EDGEHILL DRIVE  
PART OF LOT 23, CONCESSION 7  
PLAN 51R-19554  
FORMERLY IN THE  
TOWNSHIP OF VESPREA  
NOW IN THE  
CITY OF BARRIE  
COUNTY OF SIMCOE  
2015

TOTAL SITE AREA 0.29 ha (0.72 ac.) <small>See Schedule of Use</small>	ACTIVE WATER HYDRANT
FOURPLEXES (12 UNITS) 780.6 m <sup>2</sup> ha (8,600 ft <sup>2</sup> )	WATER COURSE
LANDSCAPED OPEN SPACE 0.11 ha (0.27 ac.)	SANITARY SERVICES
AMENITY SPACE 0.03 ha (0.07 ac.)	WATER SERVICES
PARKING (24 SPOTS) 0.10 ha (0.25 ac.)	EP LINE ADMINISTRATIVE GENERATED
CARPORT 200.5 m <sup>2</sup> (2158.19 ft <sup>2</sup> )	

ZONING TABLE - RM2		
PROVISION	MIN. REQUIRED	MIN. PROPOSED
MIN. LOT AREA	500 m <sup>2</sup>	500.0 m <sup>2</sup>
MIN. LOT FRONTAGE	31 m	47.8 m
MIN. FRONT YARD	7.6 m	7.6 m
MIN. INTERIOR SIDE YARD	1.8 m	1.8 m
MIN. REAR YARD	7 m	7.0 m
MIN. SIDE/REAR SETBACK AREA	35 m <sup>2</sup> x 10 m minimum	141.5 m <sup>2</sup> (347.13 sqm)
MIN. LANDSCAPED OPEN SPACE	35%	35.1%
MAX. LOT COVERAGE (maximum)	35%	35.2%
MAX. HEIGHT	10 m	11.0 m
MAX. GROSS FLOOR AREA (TOP FLOOR)	35%	34.2%
MIN. WEBSITE AREA	11.07 m <sup>2</sup> (119.16 sqm)	301.2 m <sup>2</sup>
MIN. PARKING SPOTS	1.8 per unit (3.24 min + 1.0)	35 + 1.0
MAX. ACCESSORY USE AREA	60 m <sup>2</sup>	303.3 m <sup>2</sup>
MIN. SIDE/REAR LANDSCAPED OPEN SPACE	35 m	35 m

**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT  
140 DUNDAS STREET EAST, SUITE 2021, BARRIE, ONTARIO L4M 1K2  
TEL: (705) 813-9281 FAX: (705) 813-9436  
EMAIL: INFO@INNOVATIVEPLANNINGSOLUTIONS.COM

DATE: DEC 16, 2015    IPI FILE #: 14-056    DRAWN BY: J.B.

- THREE (3) FOURPLEXES (12 UNITS).
- UNITS 1-4 RESIZED BUILDING FOOTPRINT.
- PEDESTRIAN ACCESS TO REAR PARKING AREA AND UNITS.
- 8.0M WIDE ACCESS FROM EDGEHILL DR.
- EAST SIDEYARD INCREASED FROM 1.0M TO 1.3M.
- REFUSE LOCKERS INCORPORATED FOR STORAGE OF GARBAGE FOR PICKUP.

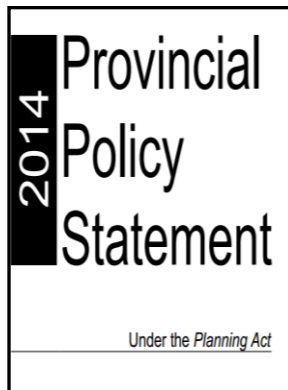
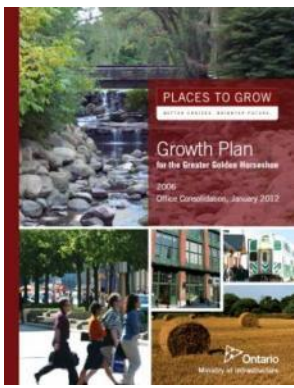


# ACCOMPANYING STUDIES



- PLANNING JUSTIFICATION REPORT – IPS CONSULTING.
- FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT – GERRITT’S ENGINEERING.
- TREE INVENTORY & PRESERVATION PLAN – BOLLINGER ASSOCIATES.
- ENVIRONMENTAL IMPACT ASSESSMENT & MOE D4 STUDY – AZIMUTH ENVIRONMENTAL.
- URBAN/ARCHITECTURAL DESIGN – BAILEY DESIGNS.
- STAGE 1/2 ARCHAEOLOGICAL ASSESSMENT – AMICK CONSULTANTS LTD.





# PLANNING POLICY



- GROWTH PLAN DIRECTS SIGNIFICANT NEW GROWTH TO ‘BUILT-UP AREAS’ THROUGH INFILL AND REDEVELOPMENT.
- PROPOSED DEVELOPMENT WILL HAVE ACCESS TO CITY TRANSIT, IS POISED TO REDUCE LONG-DISTANCE COMMUTING, AND WILL AID IN ENSURING A VARIETY OF HOUSING OPTIONS IN THE EDGEHILL PLANNING AREA.
- MEETS THE LOCATIONAL CRITERIA FOR MEDIUM & HIGH DENSITY DEVELOPMENT UNDER THE CITY OF BARRIE’S OFFICIAL PLAN.
- PROTECTS NATURAL HERITAGE FEATURES AND PROPOSES ENHANCED PLANTINGS TO ENSURE FUTURE HEALTH OF NATURAL SYSTEMS.



# URBAN DESIGN

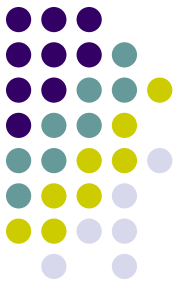


**FRONT ELEVATION  
CONCEPTUAL**

- FRONT FACING FAÇADE TO HAVE A TRADITIONAL ARCHITECTURAL STYLE RESEMBLING SINGLE DETACHED DWELLING.
- ORIENTED CLOSER TO ROAD TO RESPECT EXISTING FRONT YARD SETBACKS IN NEIGHBOURHOOD.
- INDIVIDUAL BALCONIES FOR EACH UNIT LOOKING SOUTH.
- VARIETY OF ARCHITECTURAL ELEMENTS WILL PROVIDE AESTHETICS TO BREAK-UP UNIFORMITY.
- URBAN DESIGN WILL BE FURTHER REFINED AND ENHANCED DURING SITE PLAN APPROVAL PROCESS.



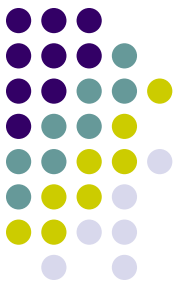
# INTENSIFICATION POLICY



- SEC. 4.2.2.6 (D) PROVIDES POLICIES FOR INTENSIFICATION PROJECTS PROPOSED OUTSIDE OF IDENTIFIED INTENSIFICATION AREAS REQUIRING THAT
  - I) THAT THE SCALE AND PHYSICAL CHARACTER OF THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH, THE SURROUNDING NEIGHBOURHOOD;
  - II) THAT INFRASTRUCTURE, TRANSPORTATION FACILITIES, AND COMMUNITY FACILITIES AND SERVICES ARE AVAILABLE
  - III) THAT PUBLIC TRANSIT IS AVAILABLE AND ACCESSIBLE;
  - IV) THAT THE DEVELOPMENT WILL NOT DETRACT FROM THE CITY'S ABILITY TO ACHIEVE INCREASED DENSITIES IN AREAS WHERE INTENSIFICATION IS BEING FOCUSED;
  - V) THAT SENSITIVE, HIGH QUALITY URBAN DESIGN WILL BE INCORPORATED INTO THE DEVELOPMENT
  - VI) THAT CONSIDERATION IS GIVEN TO THE PRESERVATION OF HERITAGE RESOURCES.



# INTENSIFICATION POLICY



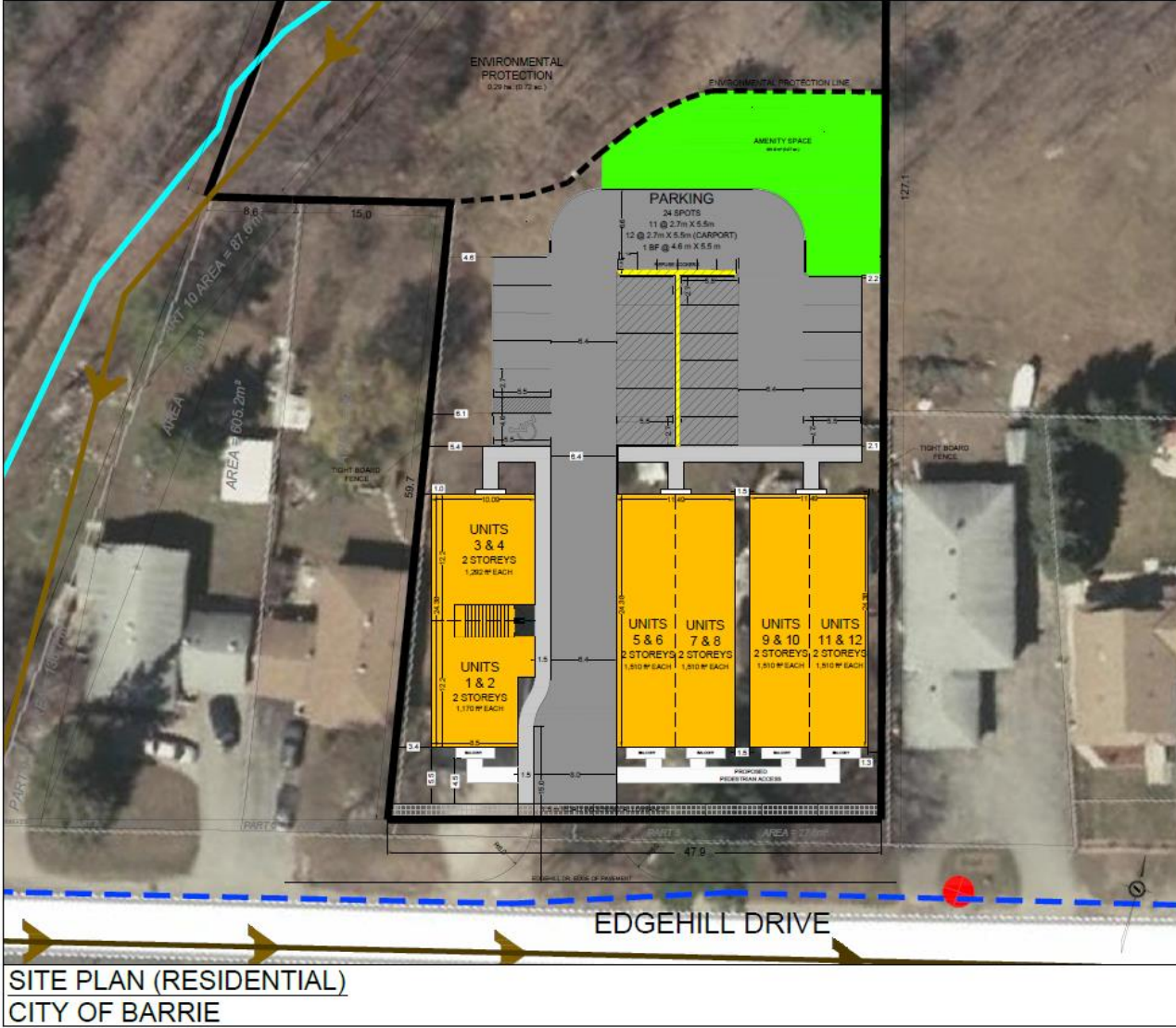
- ARCHITECTURAL DESIGN WILL RESPECT SCALE AND PHYSICAL CHARACTER OF SURROUNDING AREA
- ACCESS TO COMMUNITY FACILITIES, TRANSIT, EMPLOYMENT AND INFRASTRUCTURE
- WATSON ASSOCIATES GROWTH MANAGEMENT STUDY ALLOCATES 2,042 UNITS FOR RESIDENTIAL REDEVELOPMENT RESULTING IN 'MEDIUM-DENSITY'
- CONSIDERATION OF PROTECTION OF NATURAL HERITAGE FEATURES PROMINENT CONCERN – ENVIRONMENTAL PROTECTION LANDS TO REMAIN PROTECTED AND ENHANCED WITH ADDITIONAL PLANTING

# CONCLUSION



- ZONING BY-LAW AMENDMENT APPLICATION IS REQUIRED TO PERMIT THE DEVELOPMENT OF THREE (3) FOURPLEXES (12 UNITS).
- SPECIAL PROVISIONS WILL PERMIT THE FOLLOWING;
  - REDUCED FRONT YARD SETBACK FROM 7.0 M TO 5.5 M.
  - REDUCED INTERIOR SIDEYARD SETBACK FROM 1.8 M TO 1.0 M.
  - REDUCED LANDSCAPED BUFFER ALONG PARKING AREA FROM 3.0 M TO 2.0 M.
  - INCREASED AREA FOR ACCESSORY USE STRUCTURES FROM 50 M<sup>2</sup> TO 230 M<sup>2</sup>.
- ALTERNATE CONCEPT PREPARED IN RESPONSE TO CITY AND PUBLIC CONCERNS PROVIDES PEDESTRIAN ACCESS, EFFICIENT INGRESS/EGRESS FOR TRAFFIC, INCREASE EAST SIDEYARD SETBACK, AND REFUSE STORAGE.

# THANK YOU



**SITE PLAN**  
**300 EDGEHILL DRIVE**  
 PART OF LOT 23, CONCESSION 7  
 PLAN 51R-19554  
 FORMERLY IN THE  
 TOWNSHIP OF YESPRA  
 NOW IN THE  
**CITY OF BARRIE**  
 COUNTY OF SIMCOE  
 2015



- TOTAL SITE AREA  
0.29 ha (0.72 ac.)
- FENCE
- FOURPLEXES (12 UNITS)  
789.6 m<sup>2</sup> ha (8,600 ft<sup>2</sup>)
- LANDSCAPED OPEN SPACE  
0.11 ha (0.27 ac.)
- AMENITY SPACE  
0.03 ha (0.07 ac.)
- PARKING (24 SPOTS)  
0.10 ha (0.25 ac.)
- CARPORT  
200.5 m<sup>2</sup> (2158.19 ft<sup>2</sup>)
- ACTIVE WATER HYDRANT
- WATER COURSE
- SANITARY SERVICES
- WATER SERVICES
- EP LINE ADMITTANCE GENERATED

**ZONING TABLE - RM2**

PROVISION	RM2 REQUIRED	RM2 PROVIDED
MIN. LOT AREA	750 m <sup>2</sup>	2862.3 m <sup>2</sup>
MIN. LOT FRONTAGE	21 m	47.9 m
MIN. FRONT YARD	7 m	5.5 m
MIN. INTERIOR SIDE YARD	1.8 m	1.2 m
MIN. REAR YARD	7 m	35.4 m
MIN. DWELLING UNIT AREA	35 m <sup>2</sup> + 10 m <sup>2</sup> /bedroom	141.0 m <sup>2</sup> each (12 units)
MIN. LANDSCAPED OPEN SPACE	35%	35.7%
MAX. LOT COVERAGE (except unit)	35%	34.2%
MAX. HEIGHT	10 m	4.10 m
MAX. GROSS FLOOR AREA (w/ TOP LOT AREA)	60%	54.6%
MIN. AMENITY AREA	12 m <sup>2</sup> unit (144 m <sup>2</sup> )	301.8 m <sup>2</sup>
MIN. PARKING SPOTS	1.5 per unit (15 spots + 1 BP)	35 + 1 BP
MAX. ACCESSORY USE AREA	50 m <sup>2</sup>	300.0 m <sup>2</sup>
MIN. PARKING AREA LANDSCAPED BUFFER STRIPS	3.0 m	0.1 m

**SITE PLAN (RESIDENTIAL)**  
**CITY OF BARRIE**

**INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT  
 180 DUNDAS STREET EAST, SUITE 301, BARRIE, ONTARIO L4M 1R2  
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