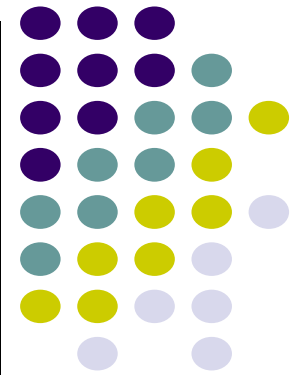


76 Edgehill Drive Official Plan & Zoning Bylaw Amendment Applications



September 2013



Application Context



Site:

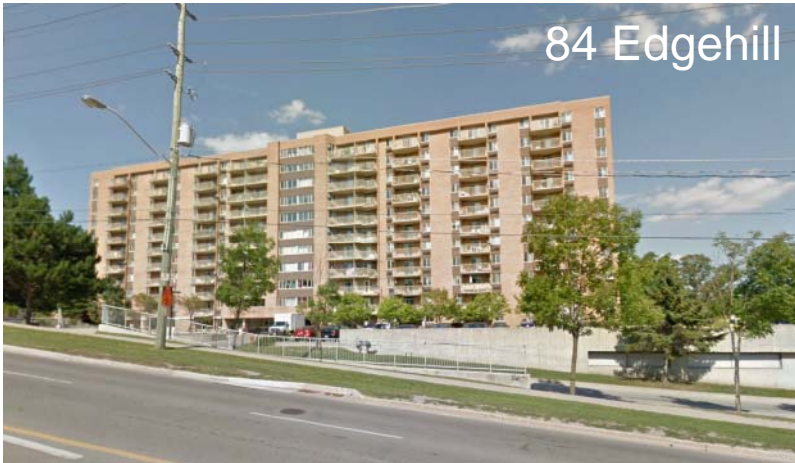
- Frontage:
 - 76.6 m Edgehill Drive
- Area:
 - 1.92 ha (4.74 acres)
- Vacant

Surrounding:

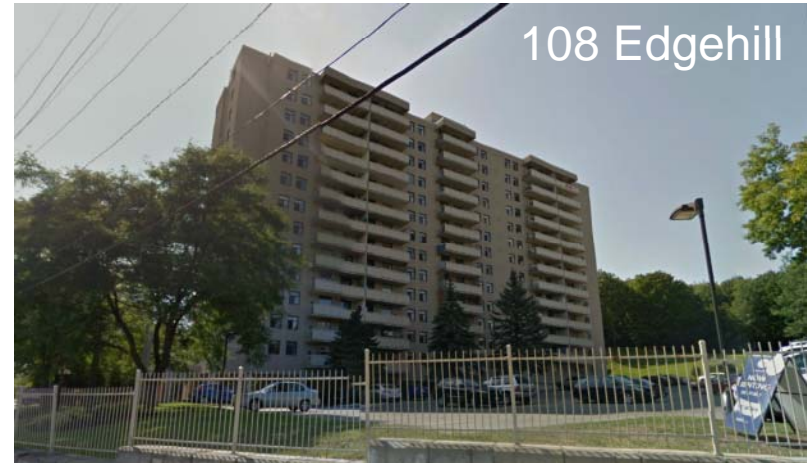
- Highway 400
- Arterial Road (Anne)
- Low, Medium & High Density Residential
- Major Commercial area
- Daycare
- Environmental Protection Area



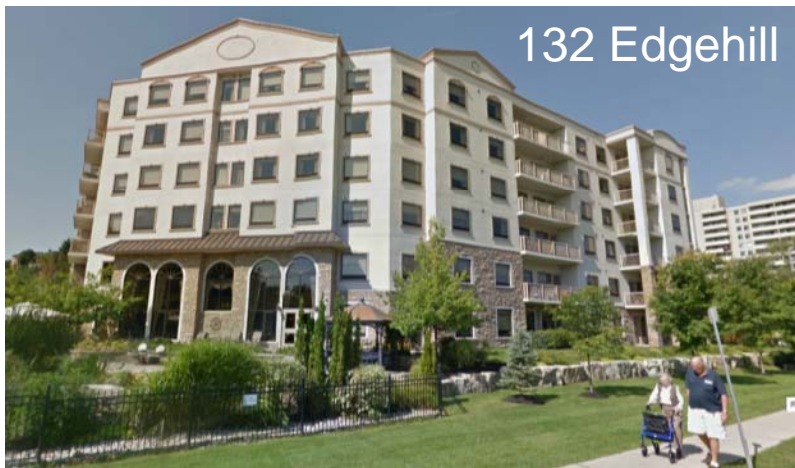
High Density Development in Neighbourhood



84 Edgehill



108 Edgehill



132 Edgehill

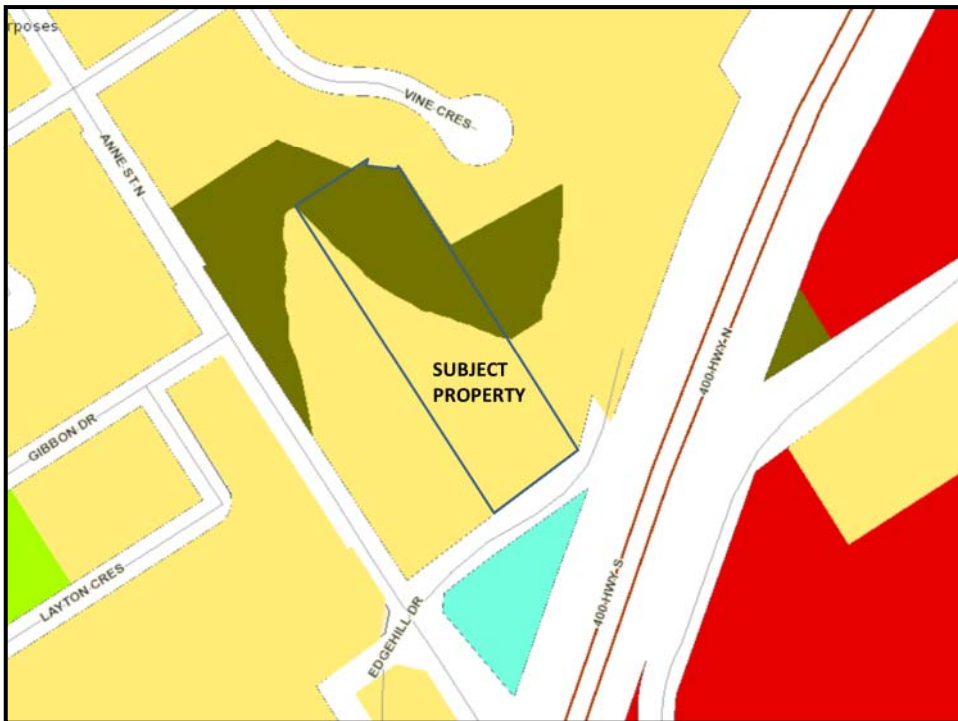


125 Wellington West

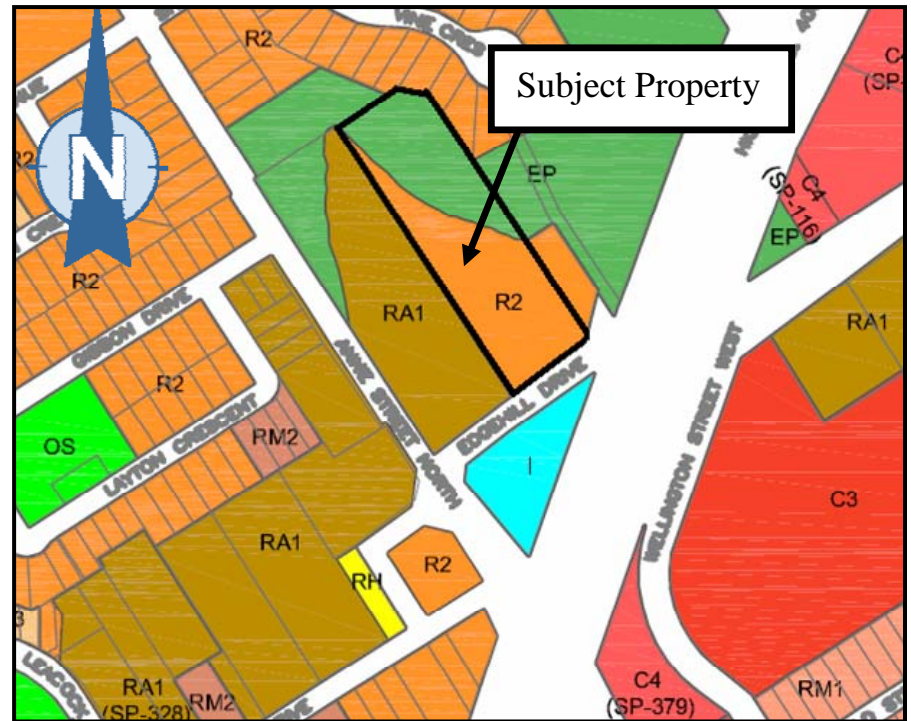
Land Use Designation & Zoning



LAND USE DESIGNATION



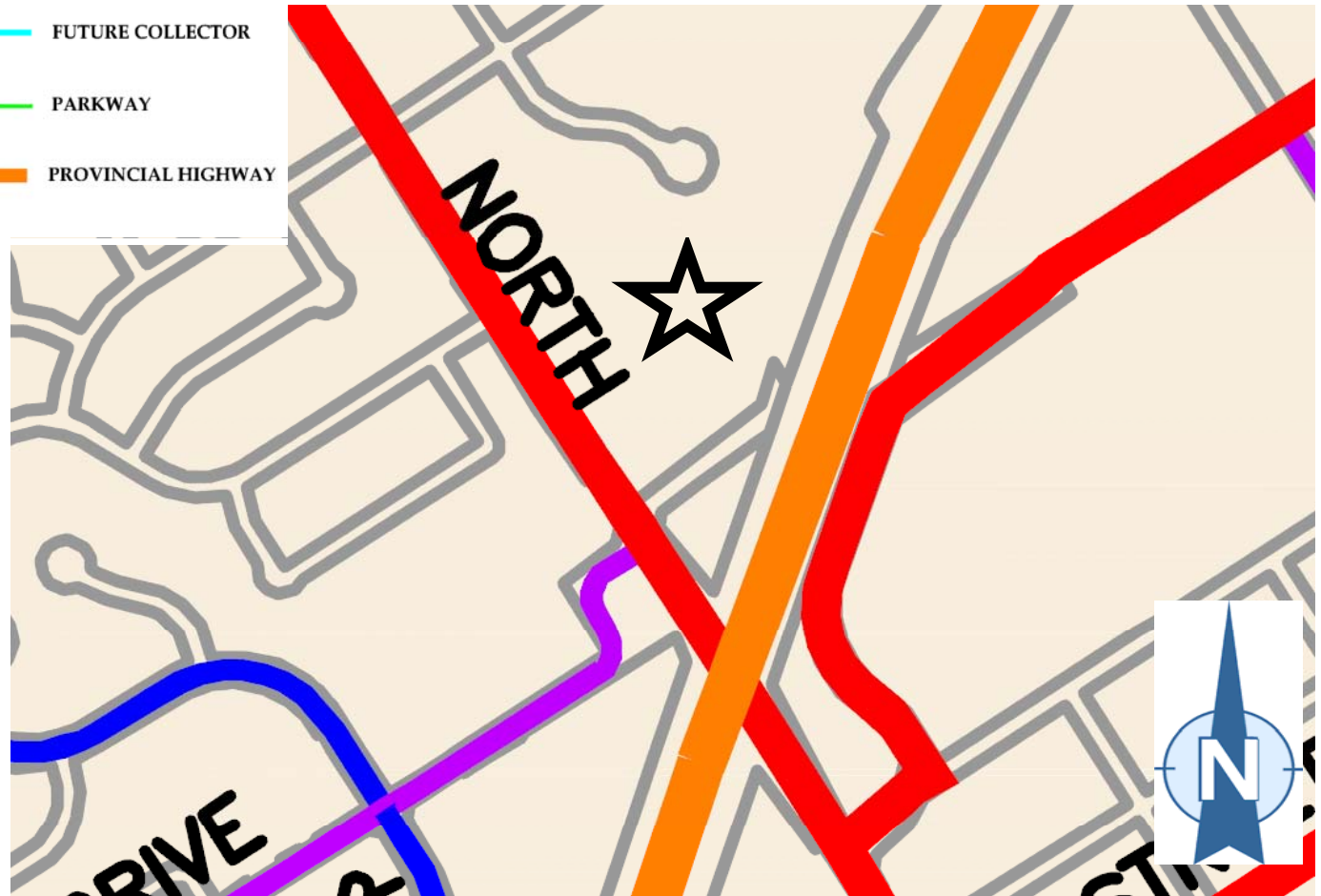
ZONING



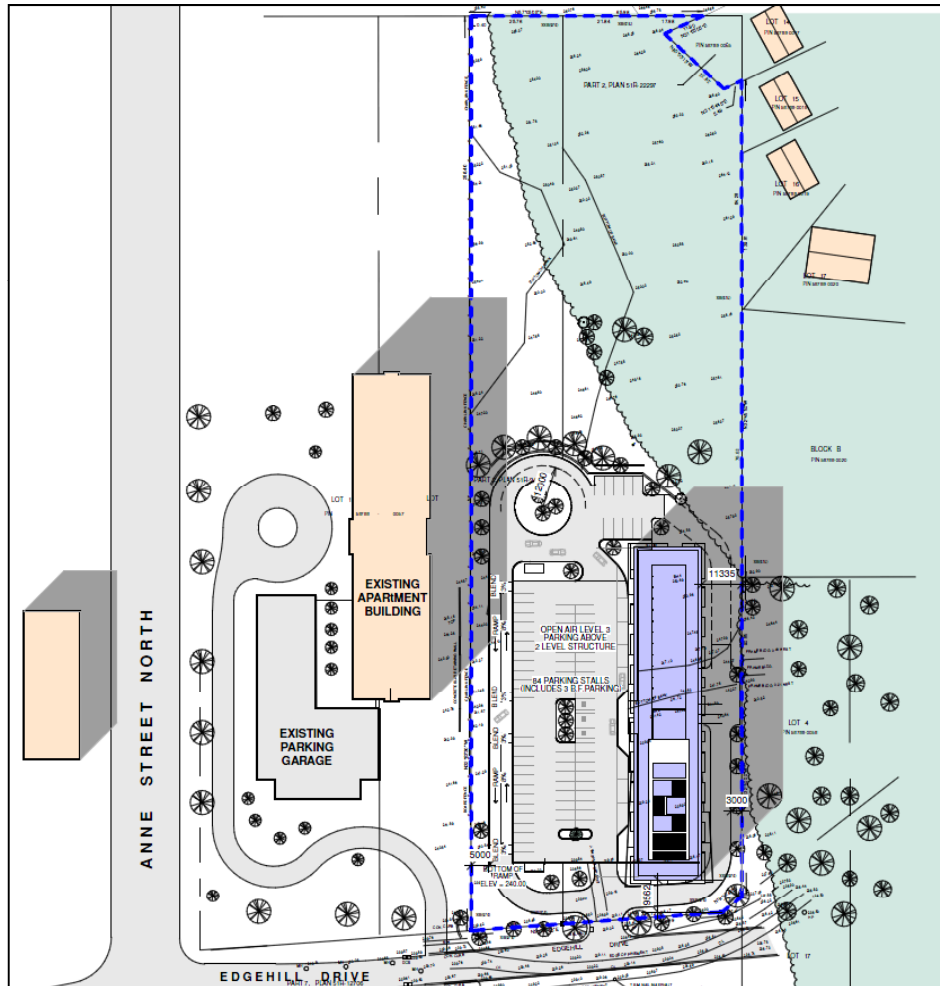
City of Barrie Official Plan: Schedule D -Road Classifications



- ARTERIAL
- FUTURE ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- FUTURE COLLECTOR
- PARKWAY
- PROVINCIAL HIGHWAY



Development Proposal



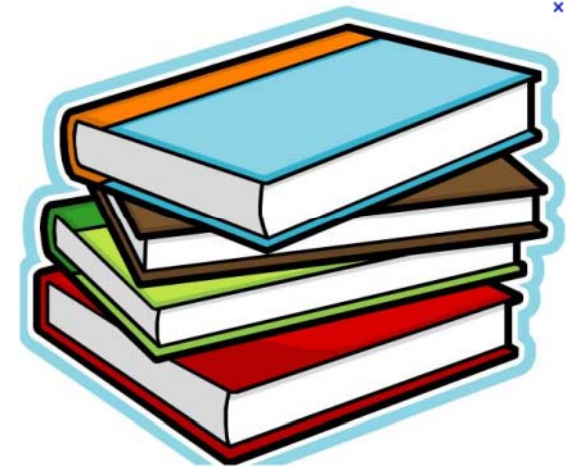
- 12 Storey Residential High Rise.
- 218 units (Density: 179 uph).
- 1, 2, and 3-bedroom units.
- 2-storey parking structure.
- One access from Edgehill Drive.
- Development will occupy residentially zoned lands only.
- Environmental Protection Area 0.70 ha (1.73 acres).
- Potential Dedication to City Park/Trail System.
- Emergency Access Turnaround.
- Scale & massing will mirror adjacent 12 Storey residential building @ 84 Edgehill Drive.



Supporting Studies



- The following reports have been completed to support the following application:
 - Planning Justification Report.
 - Functional Servicing Report with Stormwater Management component.
 - Traffic Impact Study.
 - Urban Design & Shadow Study.
 - Noise Impact Study.
 - Environmental Impact Study.
 - Archaeological Study.
 - Geotechnical Study.



Architectural Rendering



South West Rendering



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Architectural Rendering



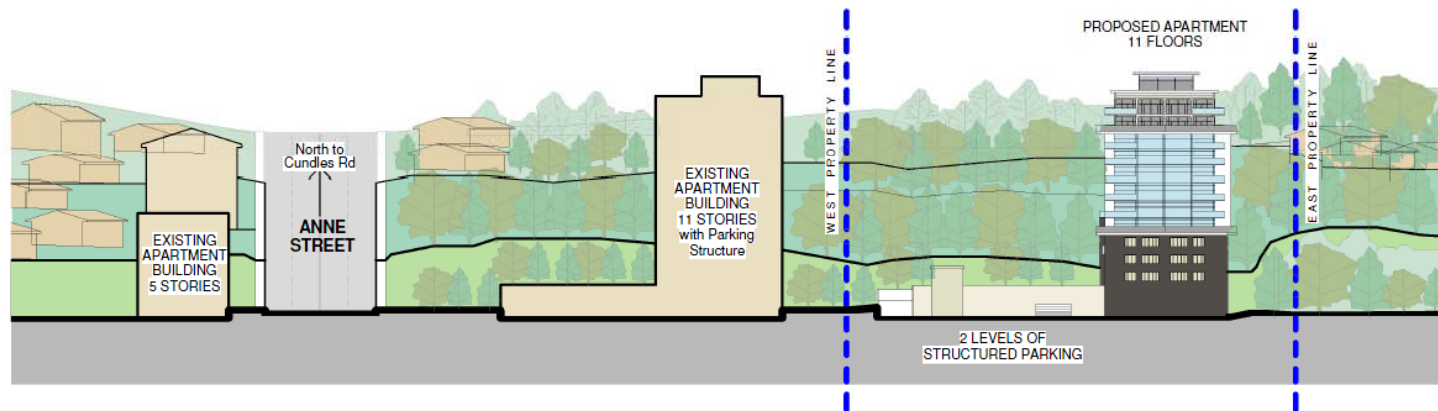
South Rendering facing Hwy 400



Site Cross Sections



SITE SECTION - NORTH TO SOUTH
VIEWING EAST - section through Parking Structure



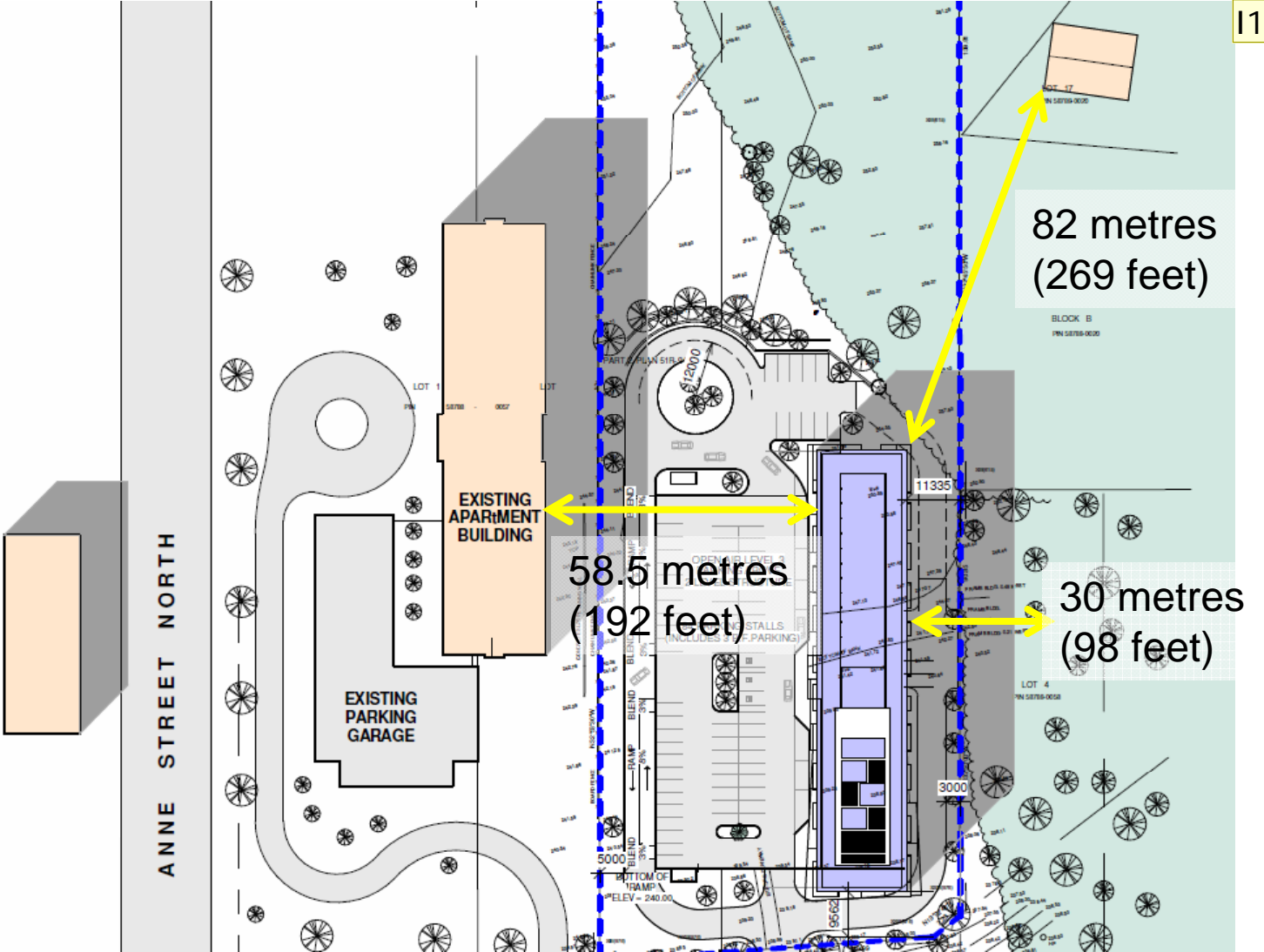
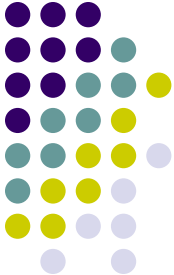
SITE SECTION - WEST TO EAST
VIEWING NORTH from EDGEHILL DRIVE

SITE SECTIONS

MAY 08 2013

salterpilonarchitecture

Development Impacts



Slide 11

I1

Need to add distance between both buildings and neighbouring dwellings (Mike Vercillo's lot)

IPS, 9/3/2013

Development Impacts



View from Vine Crescent



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OFFICIAL PLAN & ZONING BY-LAW Amendment Applications



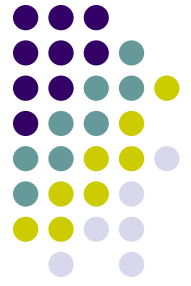
Official Plan: Application proposes to classify residential portion Special Policy Area.

Zoning By-law: Application proposes to rezone from One Family Detached Second Density (R2) to Apartment Dwelling Second Density-2 (RA2-2)





City of Barrie Official Plan: Locational Criteria



4.2.2.3 LOCATIONAL CRITERIA

12

(a) In areas where a secondary plan is not in effect, the locational criteria shall apply.

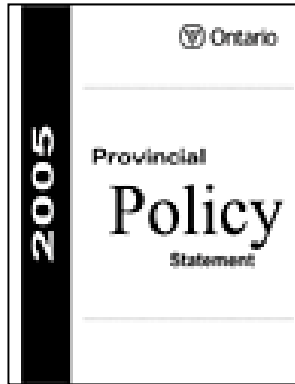
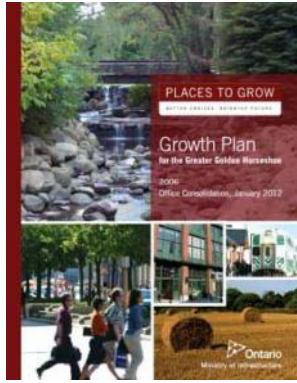
The property achieves the locational criteria for high density residential based on the following:

- **Less than 100 metres from Anne Street (Arterial) and Edgehill Drive (Minor Collector).**
- **Within 10 minute walking distance to City of Barrie Transit routes 6A/6B as well as 10A/10B.**
- **In proximity to Portage View Public School, Nouvelle Alliance School, Andrew Hunter Elementary School & St. Mary's Separate School.**
- **Positioned nearby to Gibbon Park & Leacock Park, as well as extensive Environmental Protection lands.**
- **Within 10 minute walking distance to major commercial amenities along Wellington Street.**
- **Adequate municipal services are readily available to service the proposed development.**

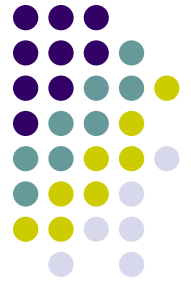
Slide 14

I2

Are the transit routes based on the new transit plan?
Are we within a 500 metre radius to wellington street plaza?
IPS, 9/3/2013



Planning Policy



- Section 2.2.3(1) – 40 percent of all new development within Built-up Area.
- Emphasis on built form and high quality design.
- Permit high density development in high density neighbourhoods.
- Protects Natural Heritage features and functions.
- Create opportunities for efficient multi-modal transportation – car, transit, walking and cycling.
- Create residential proximal to commercial amenities and places of employment.
- Compact, efficient logical development.

Conclusion



- Proposal aims to develop vacant lot with one 12-storey residential building containing 218 units.
- Logical location for development in high density residential area.
- Development will improve the City of Barrie's profile along the Highway 400 corridor.
- Optimize the use of existing infrastructure to support growth in a compact efficient form.
- Development consistent with Provincial Policy Statement, Growth Plan and City of Barrie Official Plan.



Thank You

