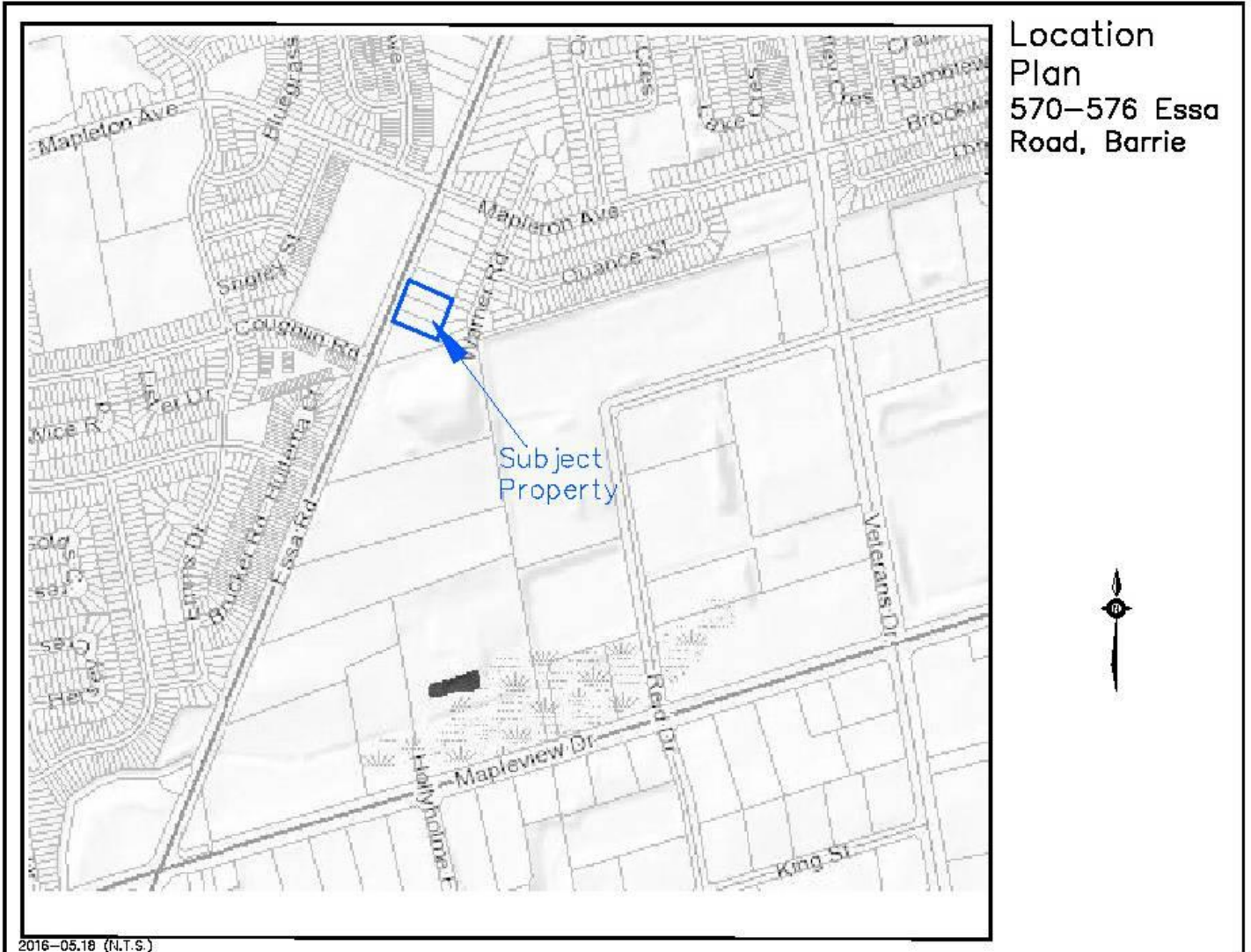


Saverino Rezoning Mid-Rise Apartment Condo

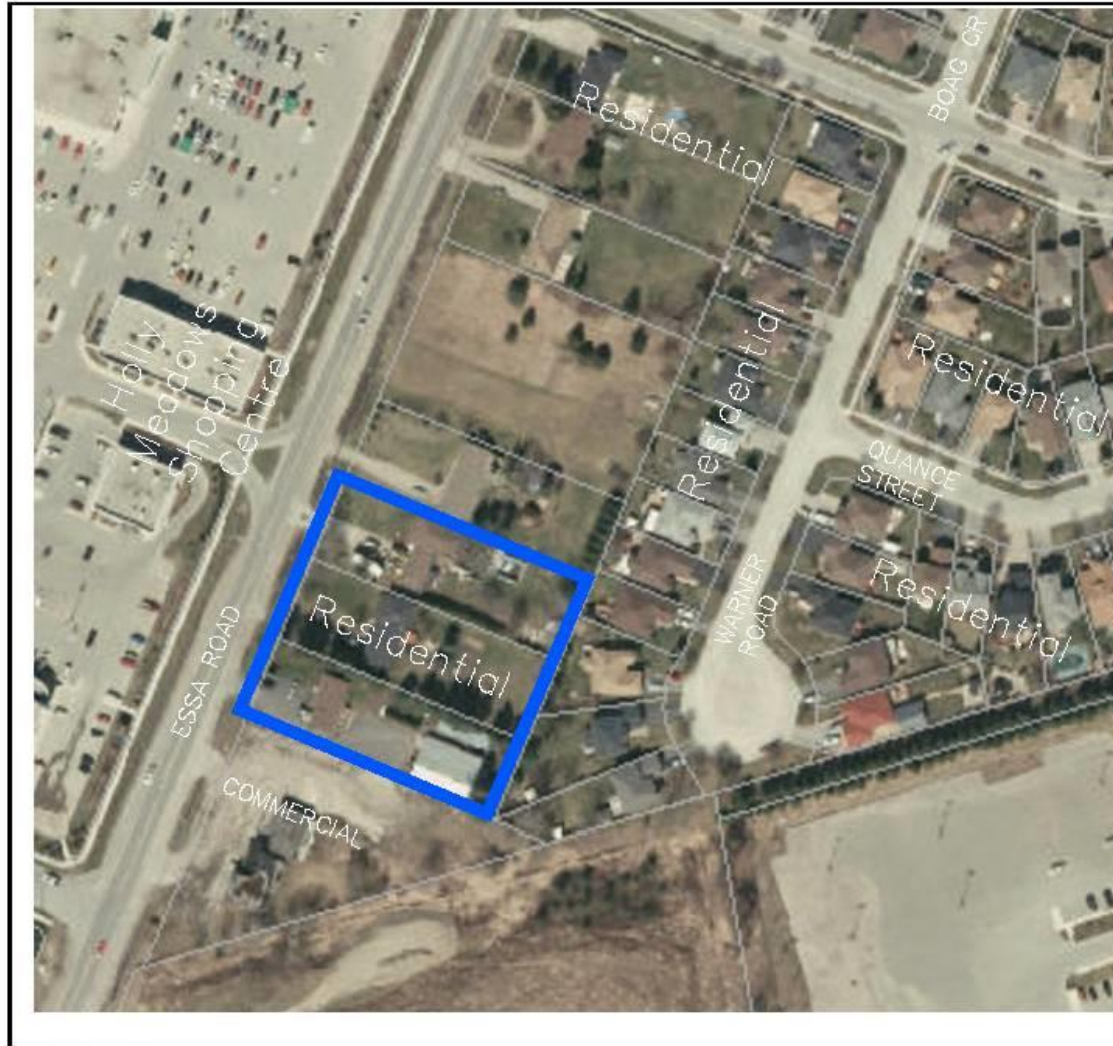
Rezoning for 570 to 576 Essa Road
Public Meeting - January 23, 2017
City of Barrie



Location Plan



Surrounding Land Use

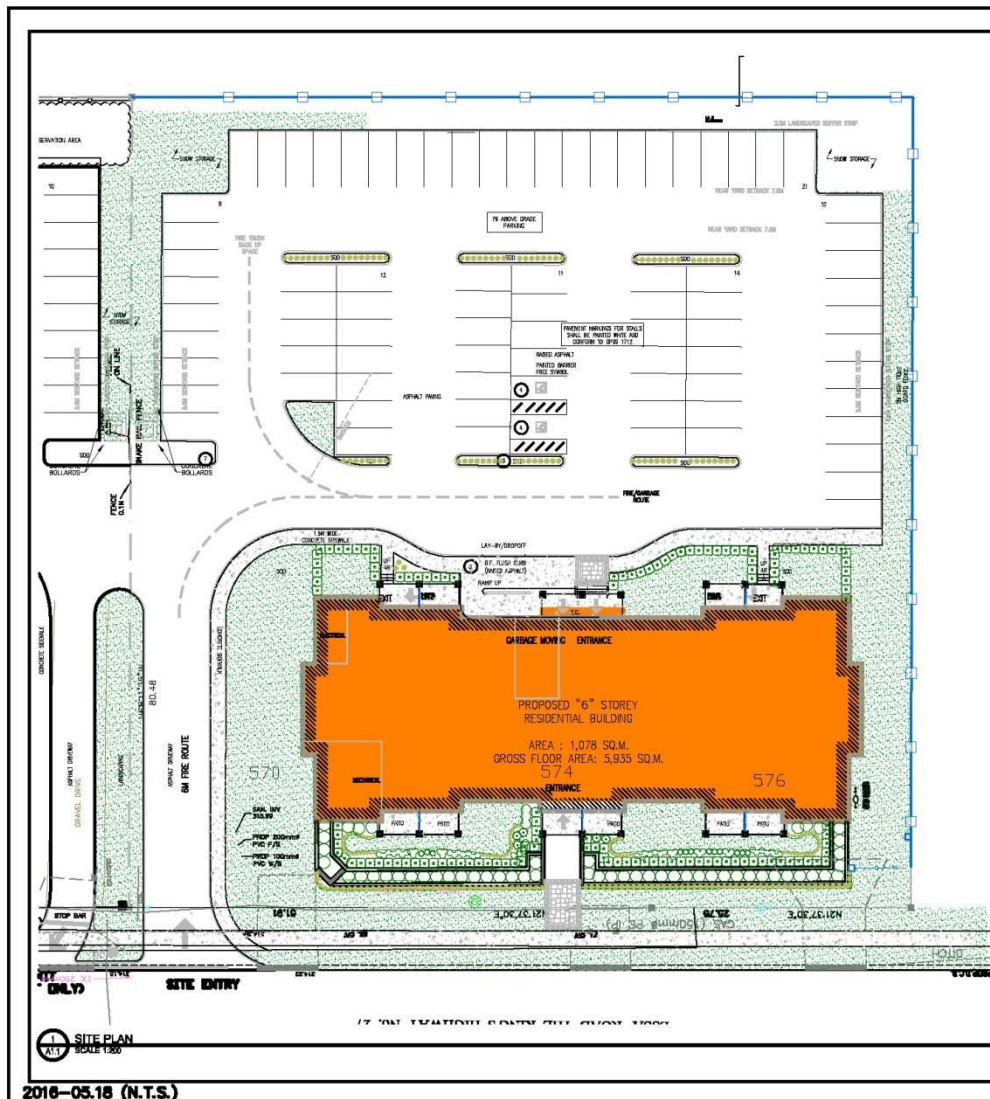


Surrounding
Land Use
570-576 Essa
Road
Barrie



2016-05.18 (N.T.S.)

Site Plan



Site Plan
570-576 Essa
Road
Barrie

ARCHITECT:

MCLARCHITECTS
MCKNIGHT CHARRON LIMITED

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RESIDENTIAL ZONE RA2-1 (SP-506)

SITE STATISTICS	REQUIRED	PROPOSED
LOT AREA (ORIGINAL)	1,300 SQ.M MIN.	6,219 SQ.M (824 Ha)
LOT FRONTAGE	30.0M MIN.	77.6m
FRONT YARD SETBACK	7.0M MIN.	7.0 M
RIGHT YARD SETBACK	5.0M MIN.	5.0M
LEFT YARD SETBACK	5.0M MIN.	17.3M
REAR YARD SETBACK	48.0M MIN.	48.09 m
LOT COVERAGE	35% MAX.	17.2% (1,078 SQ.M)
LANDSCAPED OPEN SPACE	35% MIN.	38.5% (2,281 SQ.M)
GROSS FLOOR AREA (11,700 M2)	200% MAX.	95.1%
HEIGHT OF BUILDING	27.0m MAX.	20.8m
RESIDENTIAL DWELLING UNITS	N/A	52
PARKING SPACES	79 SPACES	79
BARRIER FREE PKG SPACES	2 SPACES	2
PARKING LOT COVERAGE (INCL. AISLES)	35.0 %	46.0 % (2,280 SQ.M)
LOADING SPACE	0	1
LANDSCAPE BUFFER STRIP	3M LA. STRIP ALONG SIDE AND REAR YARDS + 2M TIGHT BOARD FENCE	PROVIDED

UNIT STATS

DENSITY (UNITS PER HECTARE)	-----	83.3 UPH
RESIDENTIAL APARTMENT UNITS	-----	52 TOTAL
	6TH FLOOR	06 UNITS
	5TH FLOOR	08 UNITS
	2ND-4TH FLOOR	30 UNITS
	GROUND FLOOR	08 UNITS
UNIT TYPES		1 BEDROOM UNITS = 22 2 BEDROOM UNITS = 28 3 BEDROOM UNITS = 2

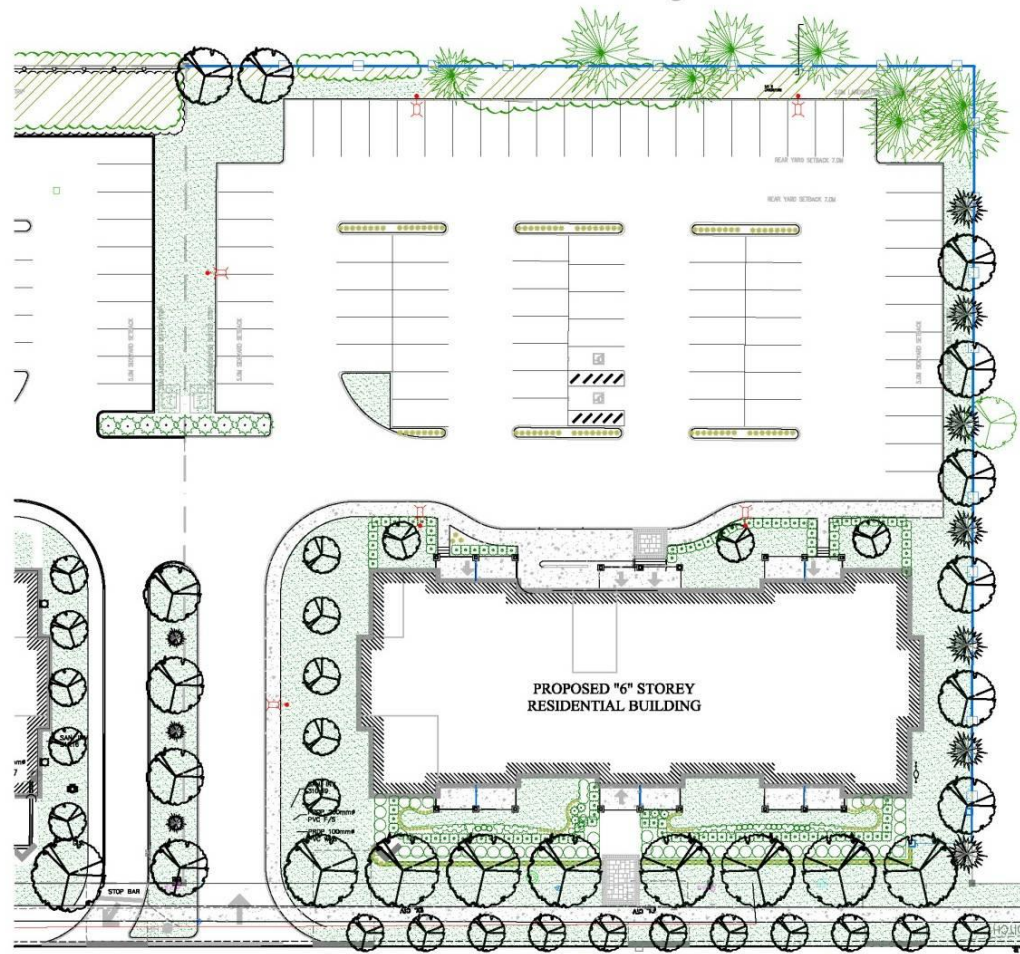
[GPG]

GOODREID
PLANNING
GROUP

1 SITE PLAN
SCALE 1:200

2018-05-18 (N.T.S.)

Landscape Plan



Landscape
Concept Plan
570-576 Essa
Road
Barrie

LANDSCAPE
ARCHITECT:

JOHN D. BELL
ASSOCIATES LTD.

274 Burton Ave., Suite 1201
Barrie, Ontario L4N 5W4



ESSA ROAD THE KING'S HIGHWAY No. 27

LANDSCAPE CONCEPT PLAN

2016-05.18 (N.T.S.)

[GPG]

GOODREID
PLANNING
GROUP

Rendering

Rendering
570-576 Essa
Road
Barrie

ARCHITECT:
MCL ARCHITECTS
MCKNIGHT CHARRON LIMITED
BARRIE, ONTARIO



2016-05.18 (N.T.S.)

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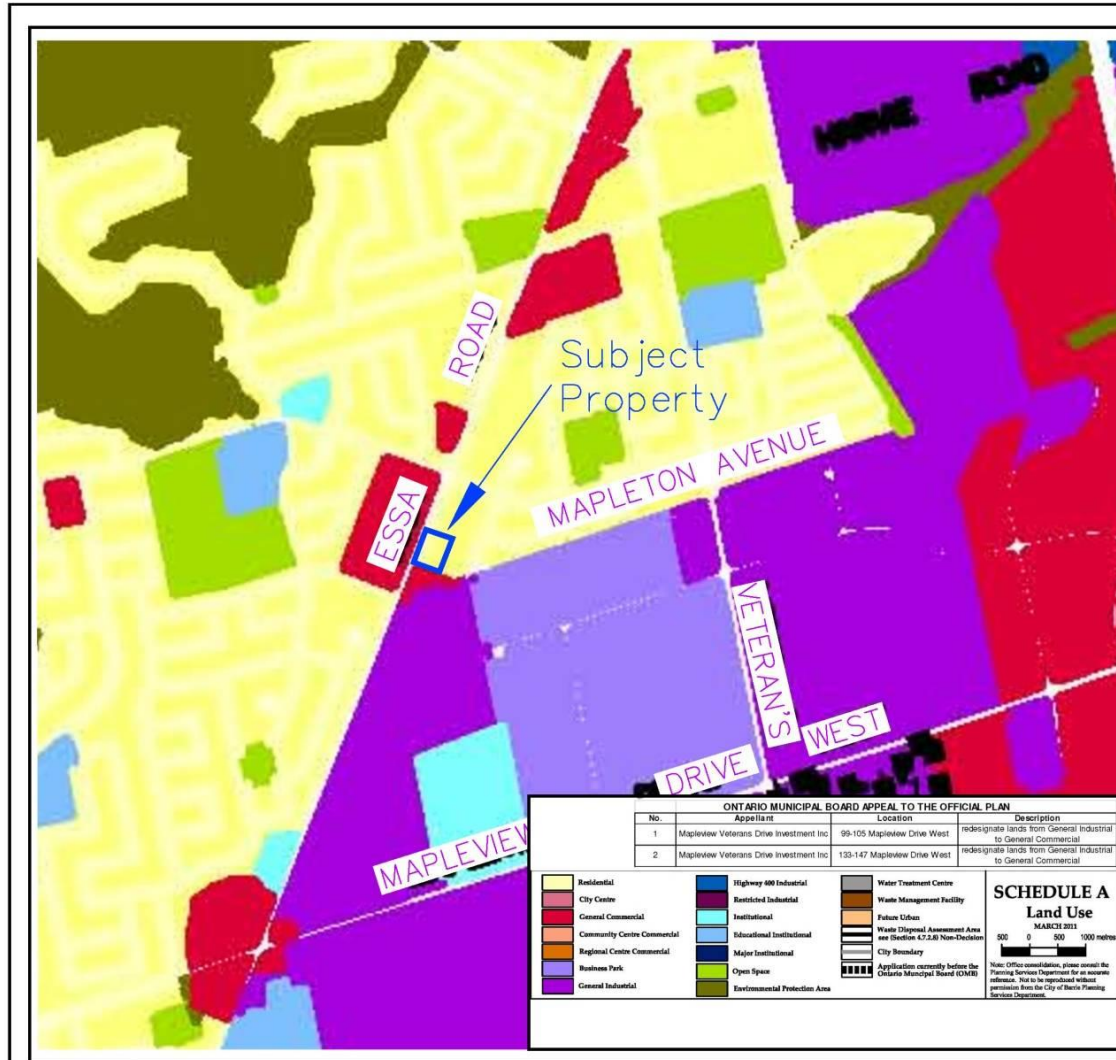
GOODREID
PLANNING
GROUP

Planning Policy Framework

- Provincial Plans and Policies - Planning applications must be consistent with applicable Plans and Policies.
- City of Barrie Official Plan - Planning applications for site plan, plan of subdivision and rezoning must conform with the Official Plan.
- The City's Intensification Study, Intensification Area Urban Design Guidelines & Developers' Checklist are also to be taken into account by planning applications.



City of Barrie Official Plan



Existing OP
570-576 Essa
Road
Barrie
from
City of Barrie
OFFICIAL PLAN
SCHEDULE 'A' Land
Use



ONTARIO MUNICIPAL BOARD APPEAL TO THE OFFICIAL PLAN		
No.	Appellant	Description
1	Mapleview Veterans Drive Investment Inc	99-105 Mapleview Drive West redesignate lands from General Industrial to General Commercial
2	Mapleview Veterans Drive Investment Inc	133-147 Mapleview Drive West redesignate lands from General Industrial to General Commercial

Residential	Highway 400 Industrial	Water Treatment Centre
City Centre	Restricted Industrial	Waste Management Facility
General Commercial	Institutional	Future Urban
Community Centre Commercial	Miscellaneous Institutional	Waste Disposal Assessment Area and Districts 62.2.6 Non-Decision
Regional Centre Commercial	Major Institutional	City Boundary
Business Park	Open Space	Application currently before the Ontario Municipal Board (OMB)
General Industrial	Environmental Protection Area	

SCHEDULE A Land Use	
MARCH 2011	
0	500 1000 metres
<small>Note: Office consultation, please consult the Planning Services Department for all accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.</small>	

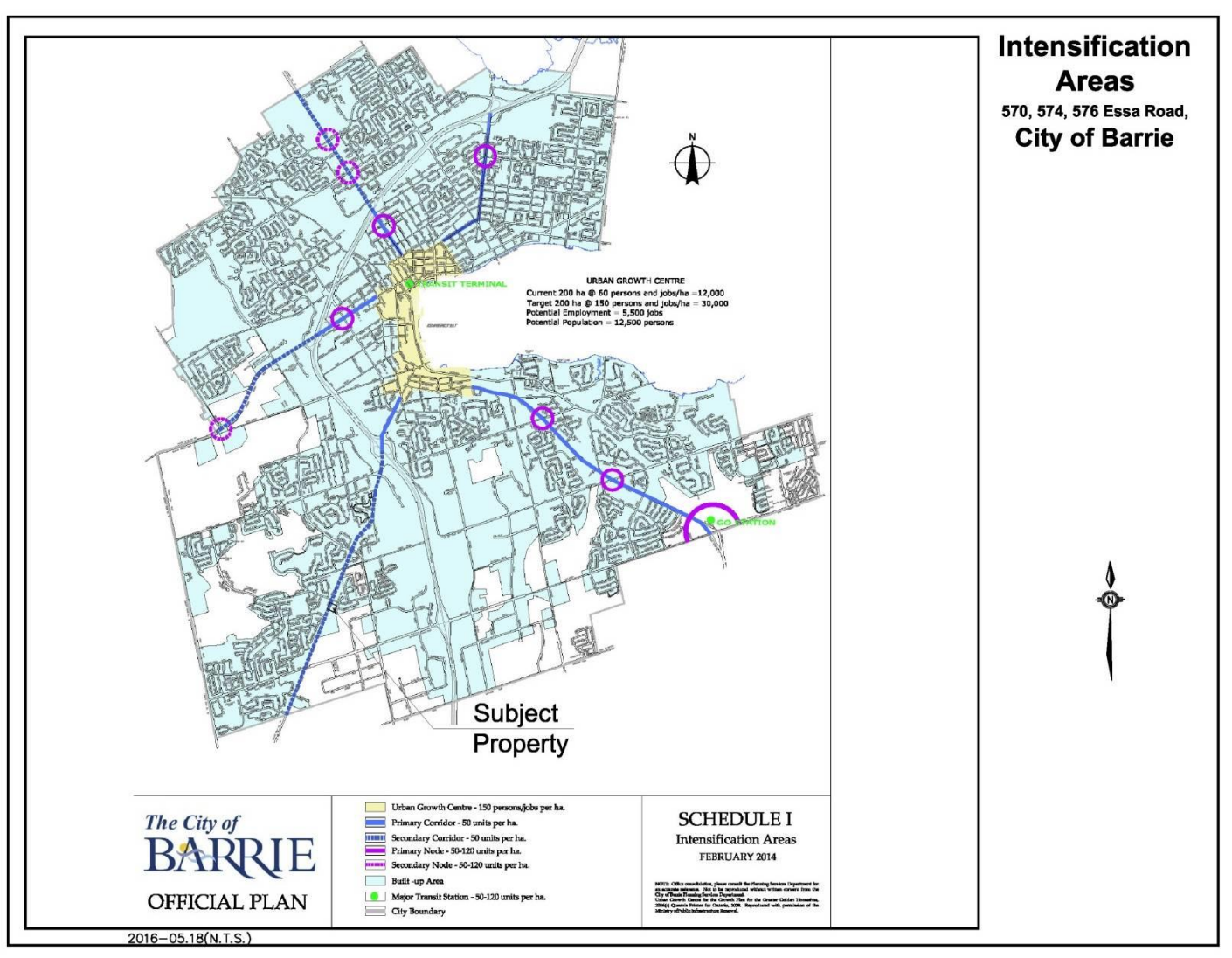
2016-05.18 (N.T.S.)

City of Barrie Official Plan

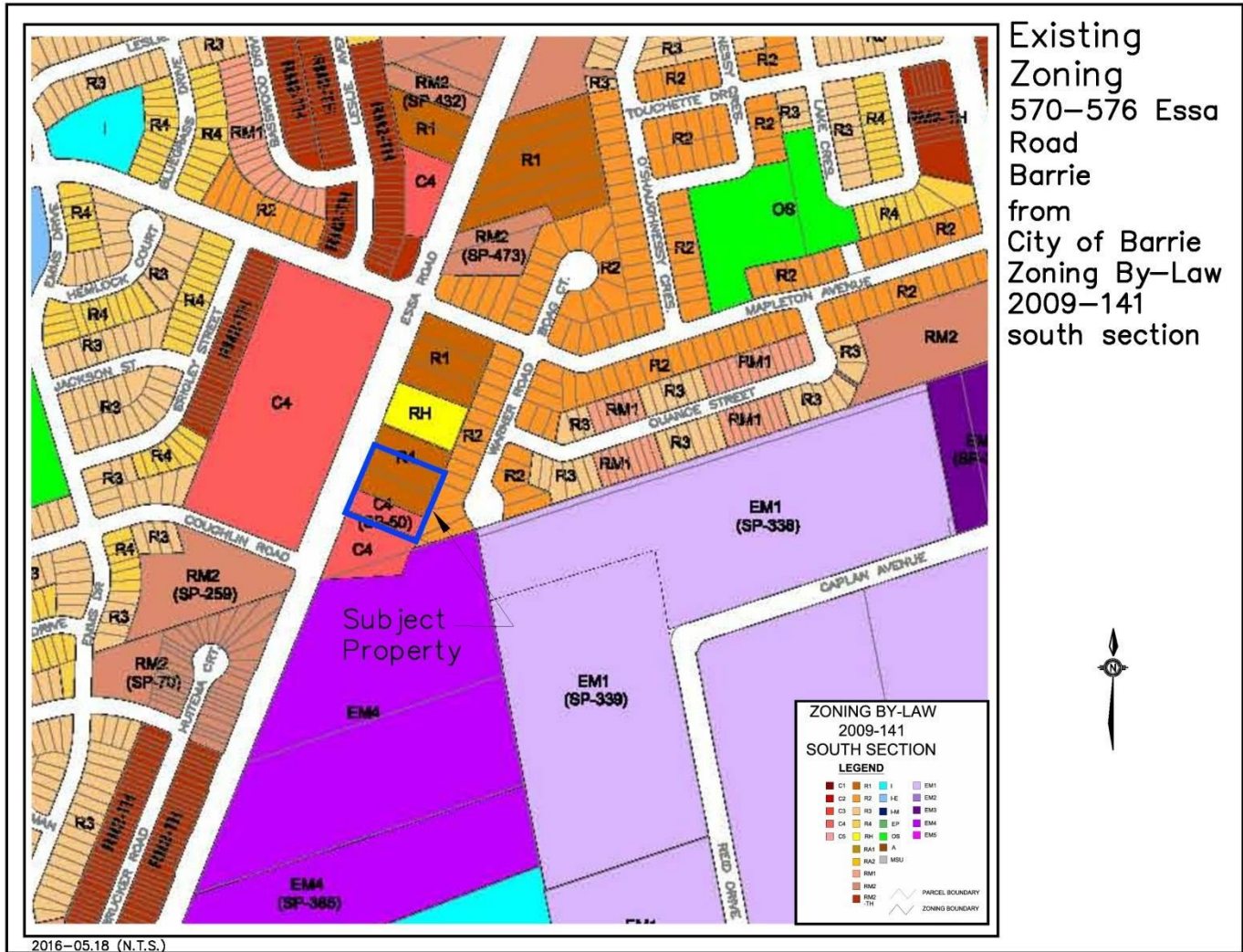
- The subject property is designated Residential and Essa Road is classified as an arterial road and intensification corridor.
- Section 4.2.2.3 (b) Location Criteria indicates medium and high density residential uses should locate within intensification nodes and corridors.
- Other criteria include being adjacent to an arterial or a collector road and being close to public transit, parks, schools, shopping and being located on lands where municipal services are adequate.



City of Barrie Intensification Areas



Zoning By-Law



City of Barrie Zoning By-law

- The subject property is zoned as R1 and C4-50 Zones.
- The R1 Zone applies to 570 and 574 Essa Road and C4-50 Zone applies to 576 Essa Road.
- A single detached dwelling is permitted on the two lots in the R1 Zone and an existing dwelling and small engine sales and service use is permitted in the C4-50 Zone.
- A RA2 -1 Exception Zone is proposed to accommodate the six storey mid rise apartment condominium with four notable exceptions to properly regulate the paved area coverage, the rear setback, building height and density.



Summary & Conclusions

It is our opinion as planners that,

- The proposed rezoning for mid rise development is consistent with the Provincial Policies and Plans.
- The rezoning conforms to the City of Barrie Official Plan.
- The rezoning is appropriate and supports the optimal and best land use for this intensification corridor location.
- This proposed rezoning represents good planning.

