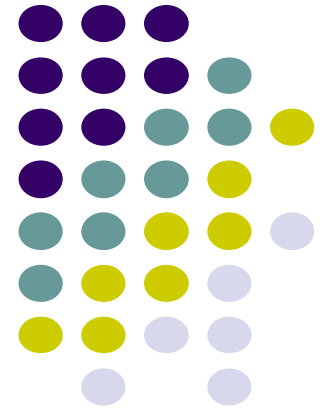


20, 30, & 40 MILLER DRIVE OFFICIAL PLAN & ZONING BY-LAW AMENDMENT



JAN 9TH, 2017
PUBLIC MEETING

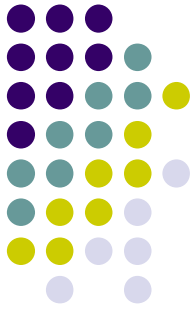


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Innovative Planning Solutions
Celebrating 10 yrs 2005-2015

APPLICATION CONTEXT



SITE:

20, 30, & 40 MILLER DR.

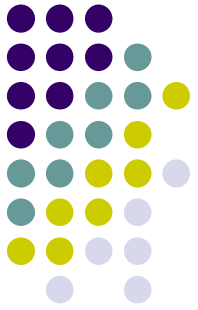
- FRONTAGE: 271.1 M
- AREA: 3.00 HA (7.41 ACRES).
- SINGLE DETACHED DWELLING & ACCESSORY USE STRUCTURES (40 MILLER).
- VACANT (20 MILLER DR.).
- ACCESS EASEMENT (30 MILLER DR.).

SURROUNDING:

- SINGLE-DETACHED RESIDENTIAL.
- COMMERCIAL /EMPLOYMENT LANDS.
- FUTURE RESIDENTIAL & NATURAL HERITAGE.
- TOWNSHIP OF SPRINGWATER (WEST).

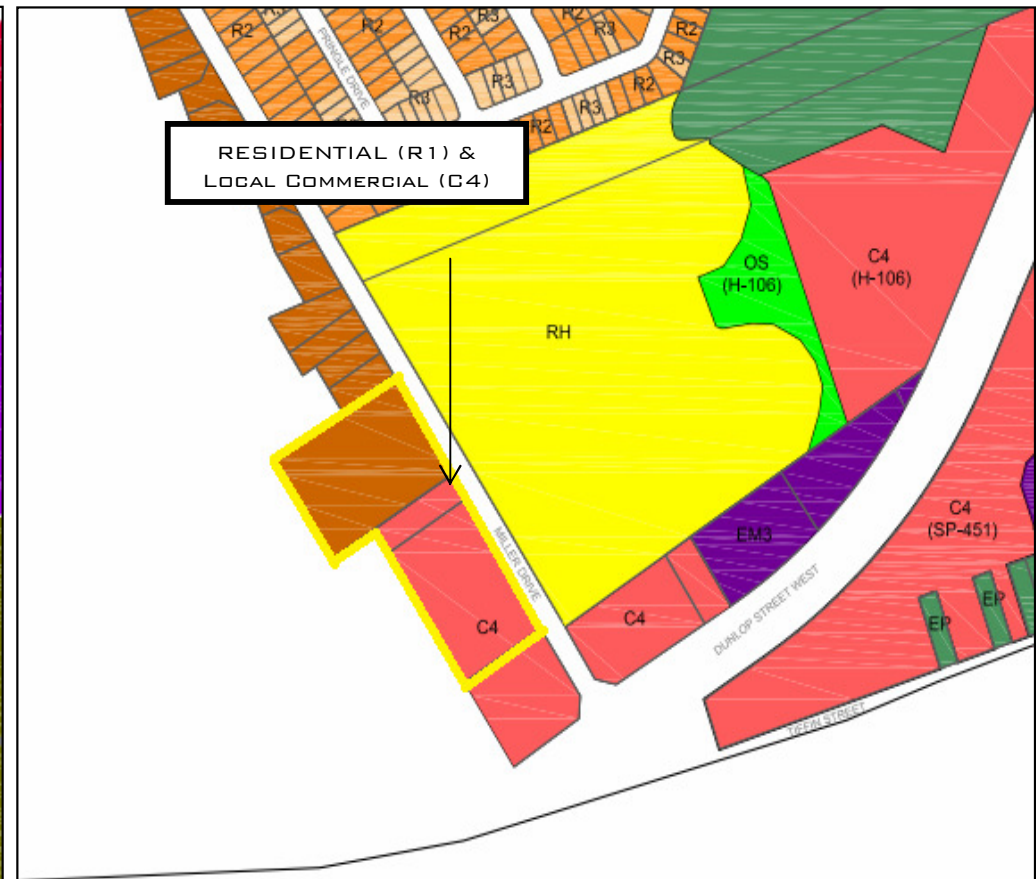
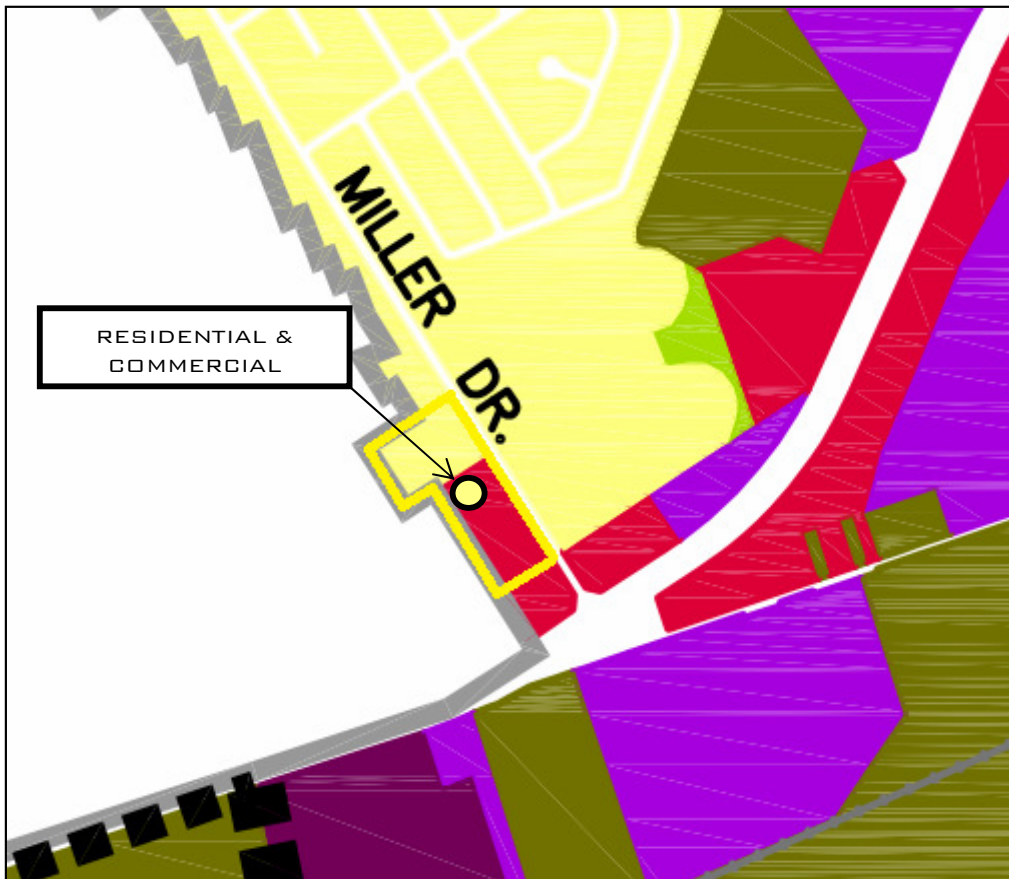


LAND USE DESIGNATION & ZONING

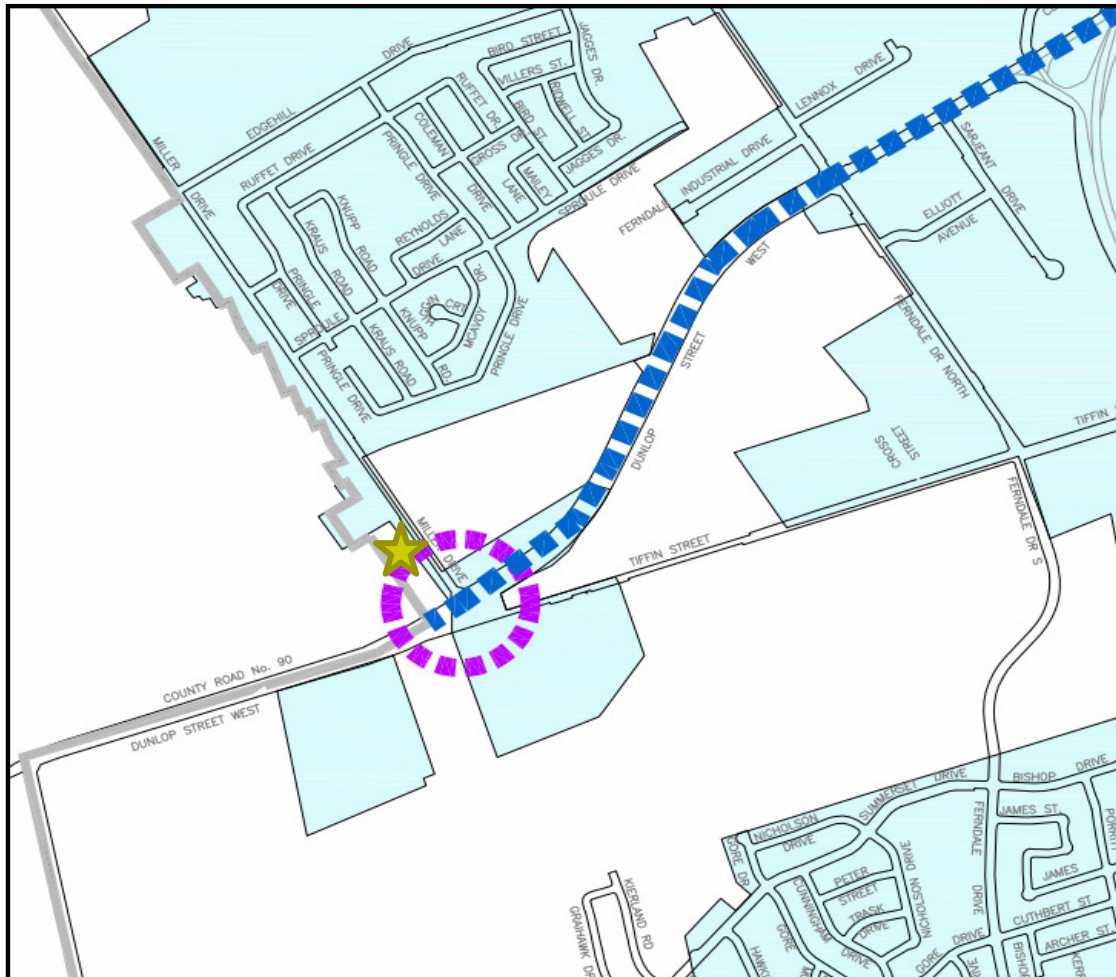
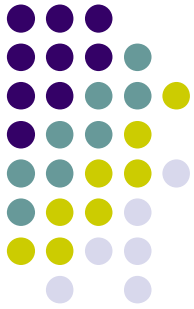


LAND USE DESIGNATION

ZONING

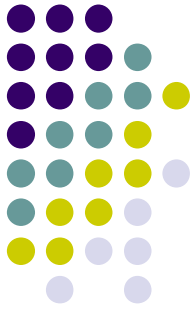


CITY OF BARRIE INTENSIFICATION AREAS



- LANDS ARE WITHIN THE MILLER DRIVE/DUNLOP STREET W. INTENSIFICATION NODE.
- LANDS WITHIN INTENSIFICATION NODES ARE TO BE PLANNED TO ACHIEVE A RESIDENTIAL DENSITY OF 50-120 UNITS PER HA.
 - PROPOSAL SUGGESTS OVERALL DENSITY OF 61.6 UNITS/HA.
- TO PROMOTE ACTIVE TRANSPORTATION AND ACCESS TO ESTABLISHED EMPLOYMENT AREAS.
- TALLER BUILDINGS ENCOURAGED IN NODES TO INDICATE PROMINENCE OF SITES.

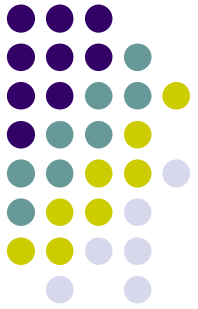
DEVELOPMENT PROPOSAL



- 2 5-STOREY APARTMENT BUILDINGS (48 UNITS EACH).
- 59 BLOCK/CLUSTER TOWNHOUSE UNITS. (6.00 M WIDTH).
- 15 STACKED TOWNHOUSES (30 UNITS – 6.00 M WIDTH).
- HIGHER DENSITY BUILT-FORM FOCUSED TO THE SOUTH PORTION OF SITE WITH A TRANSITION TO MEDIUM DENSITY TOWNHOUSES MOVING NORTH.
- COMMERCIAL COMPONENT (280 M²) TO ENHANCE LOCAL COMMERCIAL USE PRESENCE.
- LARGE CENTRAL AMENITY SPACE TO ACT AS FOCAL POINT OF DEVELOPMENT.
- DEVELOPMENT PROTECTS AN ADDITIONAL 3.0 M ALONG MILLER DRIVE FOR BARRIE'S MULTI-MODAL ACTIVE TRANSPORTATION PLAN.
- EXISTING EASEMENT TO STORAGE FACILITY TO BE REVISED (26M TO 9M WIDE) TO PROVIDE CONTINUED ACCESS.



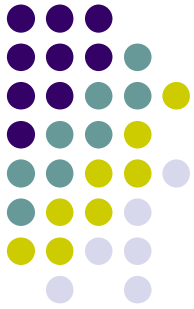
URBAN DESIGN - APARTMENT



- 2 APARTMENT BUILDINGS IN INTENSIFICATION NODE WILL SERVE AS LANDMARK BUILDINGS.
- APARTMENT BUILDINGS SITED TO FRAME MILLER DRIVE FRONTAGE AND ESTABLISH A STRONG URBAN STREETScape.



URBAN DESIGN - TOWNHOUSES



- 'REAR-LANE' TOWNHOUSES.
- PEDESTRIAN ACCESS TO FRONT OF UNITS ALONG MILLER DRIVE WITH DRIVEWAY AND GARAGE IN BACK.
- ARCHITECTURAL DESIGN WILL INCLUDE ELEMENTS (UNENCLOSED PORCHES, STOOPS, BAY WINDOWS) INTENDED TO CREATE ATTRACTIVE PEDESTRIAN SCALED STREETSCAPE.

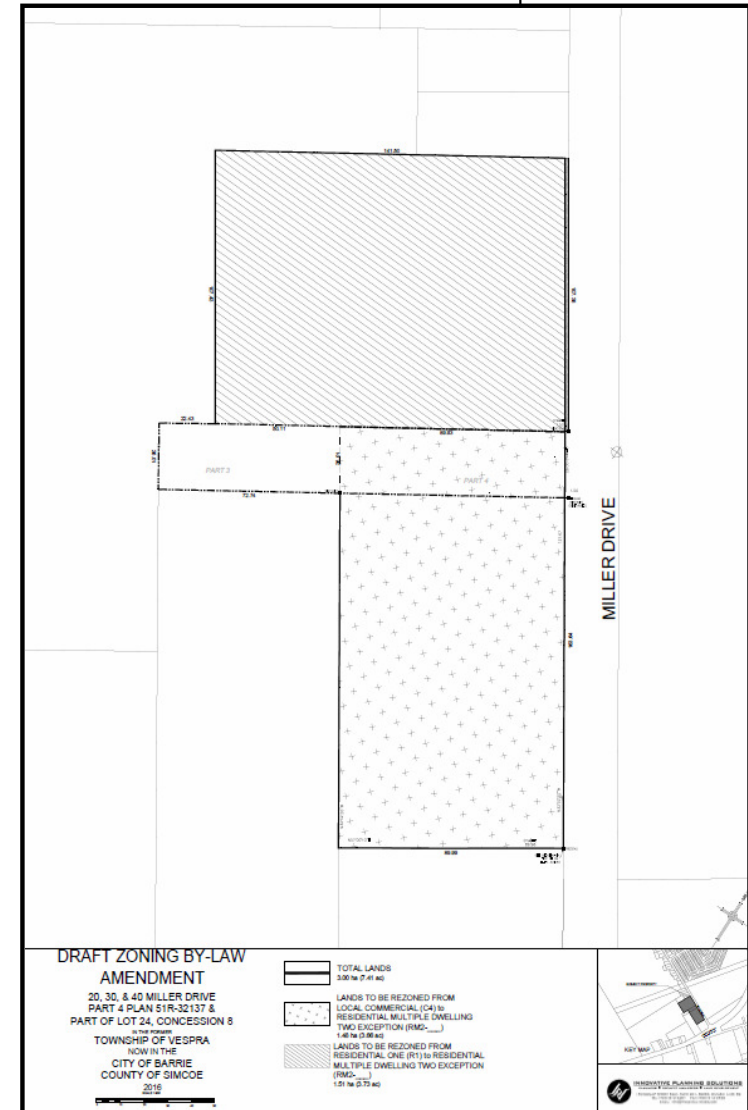
- 'STACKED' TOWNHOUSES.
- VISUAL LOOK OF A 3 1/2 STOREY STRUCTURE.
- SIMILAR DESIGN ELEMENTS TO MILLER DRIVE TOWNHOUSES.
- ARCHITECTURAL CONTROL ITEMS SUCH AS MATERIALS, COLOURS, AND DETAILING WILL BE COORDINATED AT DETAIL DESIGN STAGE.

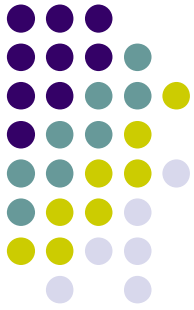


PLANNING APPLICATIONS



- OFFICIAL PLAN AMENDMENT.
 - REDESIGNATE 20 & 30 MILLER DRIVE FROM COMMERCIAL TO RESIDENTIAL.
- ZONING BY-LAW AMENDMENT.
 - REZONE 40 MILLER DRIVE LANDS FROM RESIDENTIAL (R1) TO RESIDENTIAL MULTIPLE SECOND DENSITY EXCEPTION (RM2-SP).
 - REZONE 20 & 30 MILLER DRIVE FROM LOCAL COMMERCIAL (C4) TO RESIDENTIAL MULTIPLE SECOND DENSITY EXCEPTION (RM2-SP).
- SPECIAL ZONING PROVISIONS PROPOSED TO ACCOMMODATE DEVELOPMENT CONCEPT.

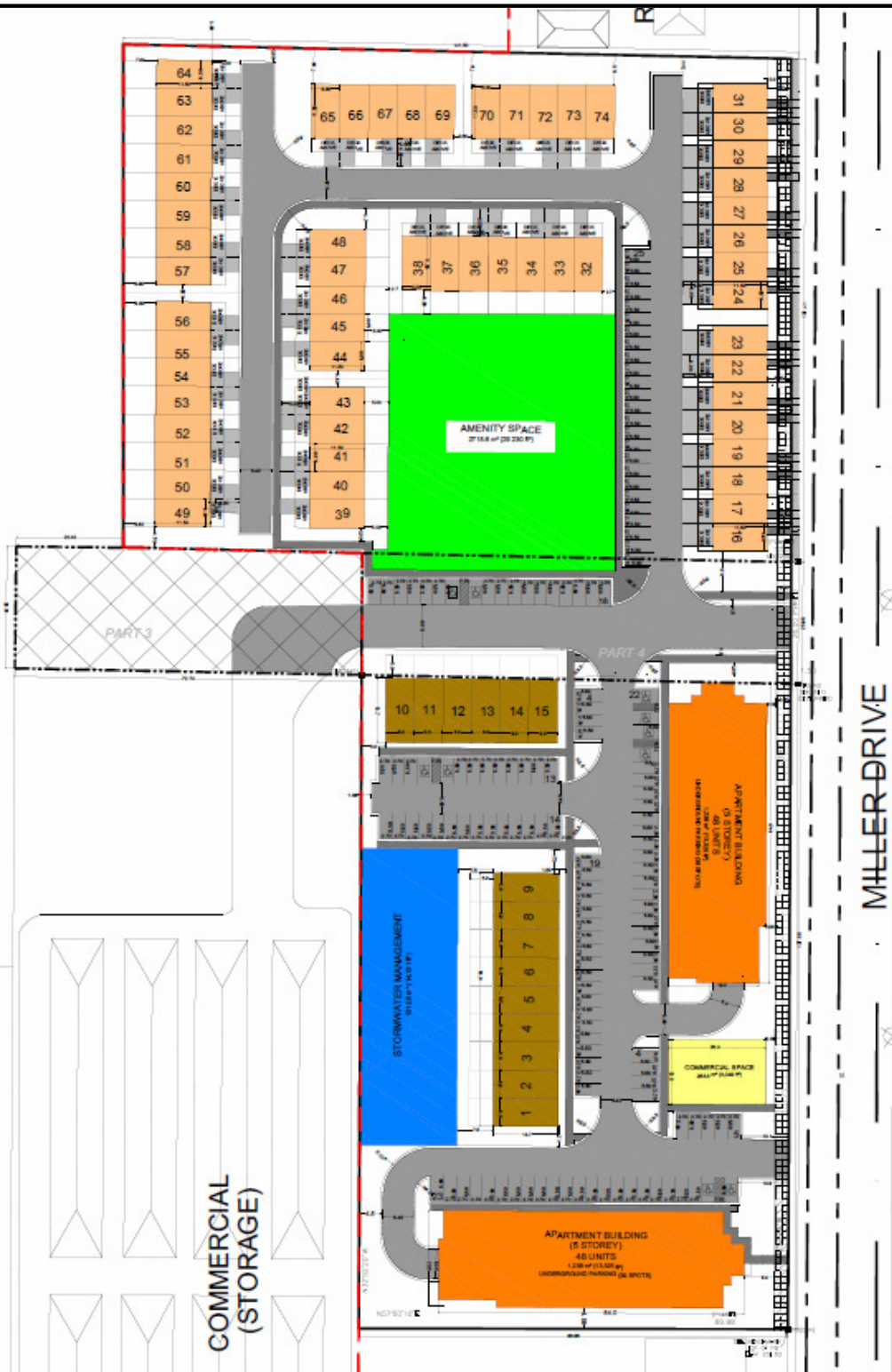




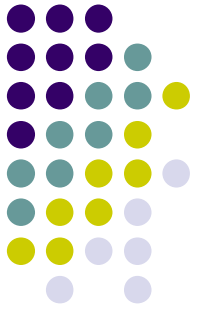
PROPOSED SPECIAL PROVISIONS (ZBA)

THE FOLLOWING SPECIAL ZONING PROVISIONS ARE PROPOSED:

- FRONT YARD SETBACK – 5M
- REAR YARD SETBACK – 5M
- GROSS FLOOR AREA % - 88%
- HEIGHT – 17M (FOR WALK UP APARTMENTS ONLY)
- SECONDARY MEANS OF ACCESS – 5M
- DENSITY – 62 UPH
- PERMIT STAND ALONE COMMERCIAL USE



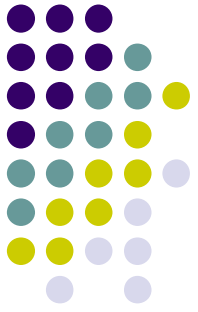
ACCOMPANYING STUDIES



- PLANNING JUSTIFICATION REPORT – INNOVATIVE PLANNING SOLUTIONS.
- FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT- GERRITS ENGINEERING.
- ODOUR/DUST/NUISANCE REPORT – WSP CONSULTANTS.
- TREE PRESERVATION PLAN – KUNTZ FORESTRY.
- NOISE & VIBRATION STUDY – SWALLOW ACOUSTICS.
- URBAN DESIGN BRIEF – INNOVATIVE PLANNING SOLUTIONS.
- PHASE 1 ENVIRONMENTAL SITE ASSESSMENT – AZIMUTH ENVIRONMENTAL.
- TRAFFIC IMPACT STUDY – JD ENGINEERING.



CONCLUSION



- OFFICIAL PLAN AMENDMENT SEEKS TO REDESIGNATE COMMERCIAL LANDS TO PERMIT RESIDENTIAL USE.
- ZONING BY-LAW AMENDMENT SEEKS TO REZONE THE LANDS FROM RESIDENTIAL (R1) AND LOCAL COMMERCIAL (C4) TO RESIDENTIAL MULTIPLE SECOND DENSITY EXCEPTION (RM2-SP).
- DESIGNED TO CREATE STRONG URBAN STREETScape WITH PEDESTRIAN ACCESS AND LARGE CENTRAL AMENITY AREA IN INTENSIFICATION NODE.
- WILL INJECT A VARIETY OF HOUSING OPTIONS INTO COMMUNITY.
- APPLICATION IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY.

