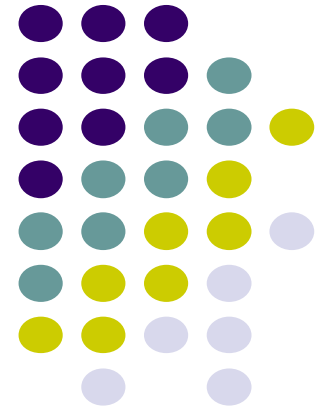


# 203 ALVA STREET ZONING BYLAW AMENDMENT APPLICATION

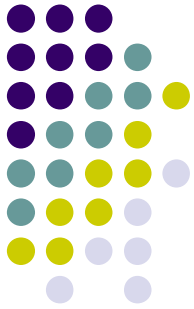


NOVEMBER  
25<sup>TH</sup>, 2013



**INNOVATIVE PLANNING SOLUTIONS**  
planners • project managers • land development

# APPLICATION CONTEXT



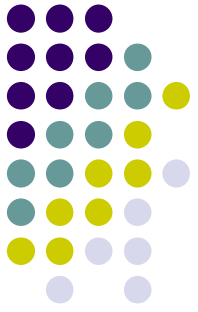
## SITE:

- FRONTAGE:
  - 45.72M (150 FEET)
  - ALVA ST (LOCAL ROAD)
- AREA:
  - .22HA (.54 ACRES)
- VACANT – RECENT SITE ALTERATION & TREE CLEARING
- DESIGNATED AS RESIDENTIAL
- ZONED RESIDENTIAL (R2)
- WARD 6

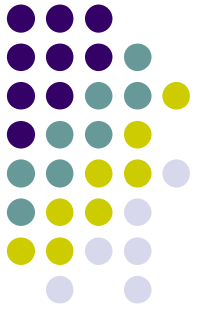
## SURROUNDING:

- EXISTING LOW & MEDIUM DENSITY RESIDENTIAL
- INDUSTRIAL LANDS
- BEAR CREEK PARK

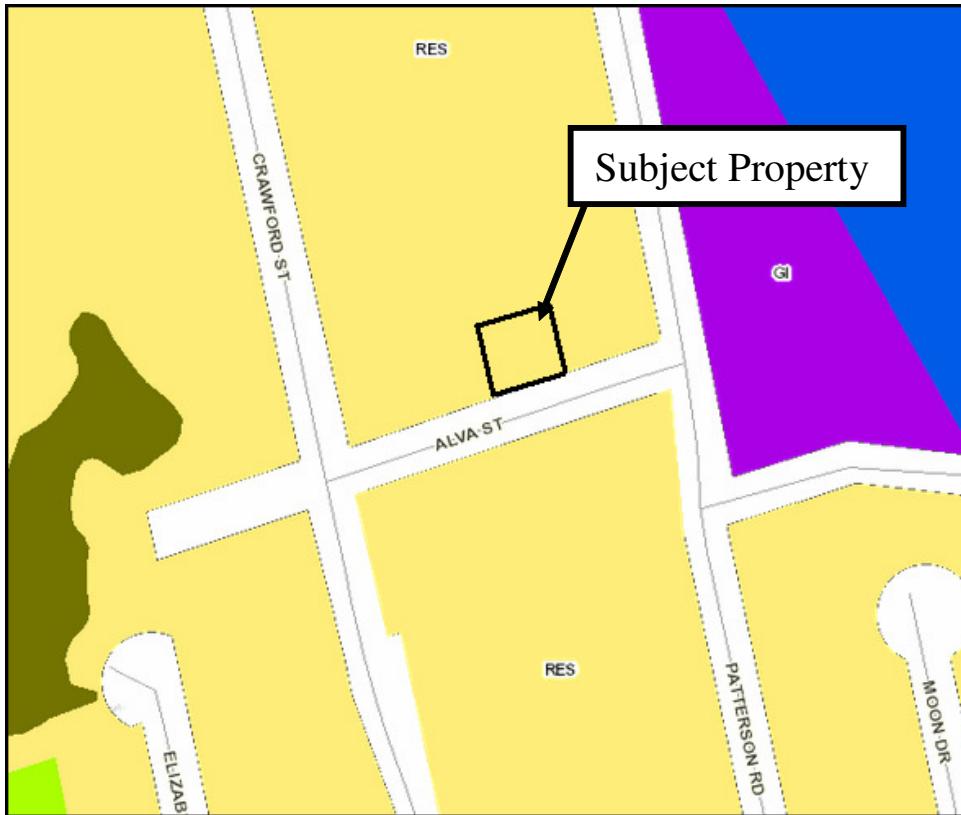
# SITE AND AREA CHARACTER



# LAND USE DESIGNINATION & ZONING

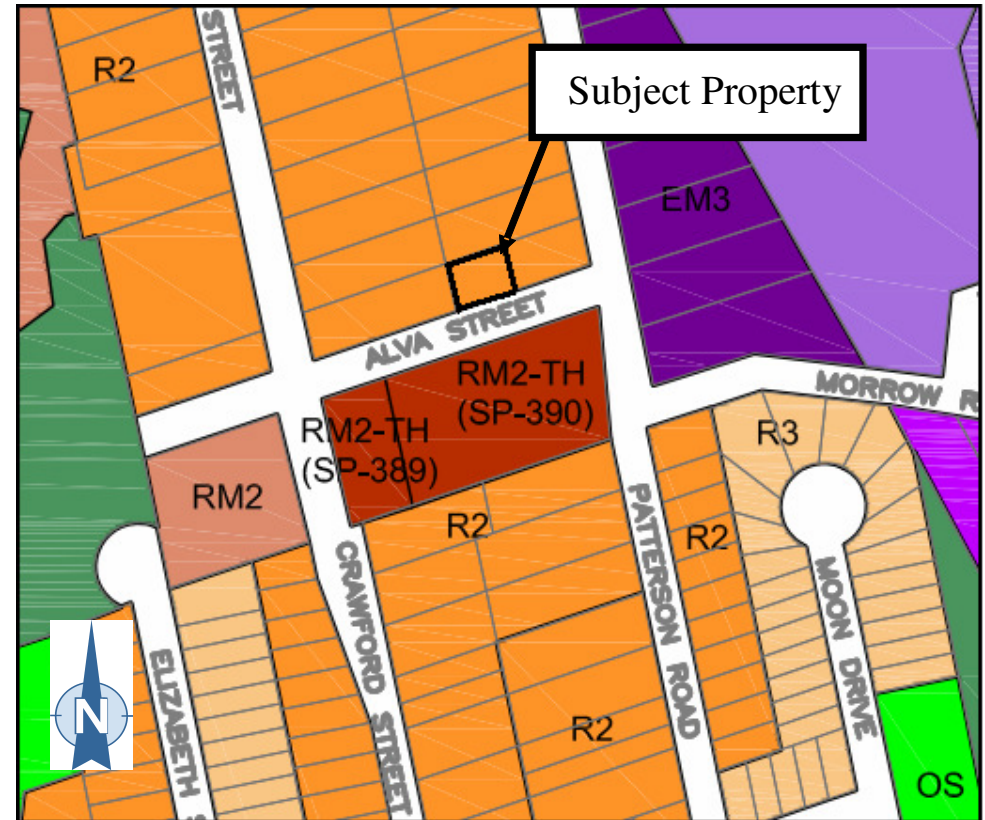


## LAND USE DESIGNINATION



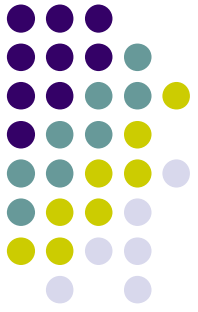
RESIDENTIAL

## ZONING



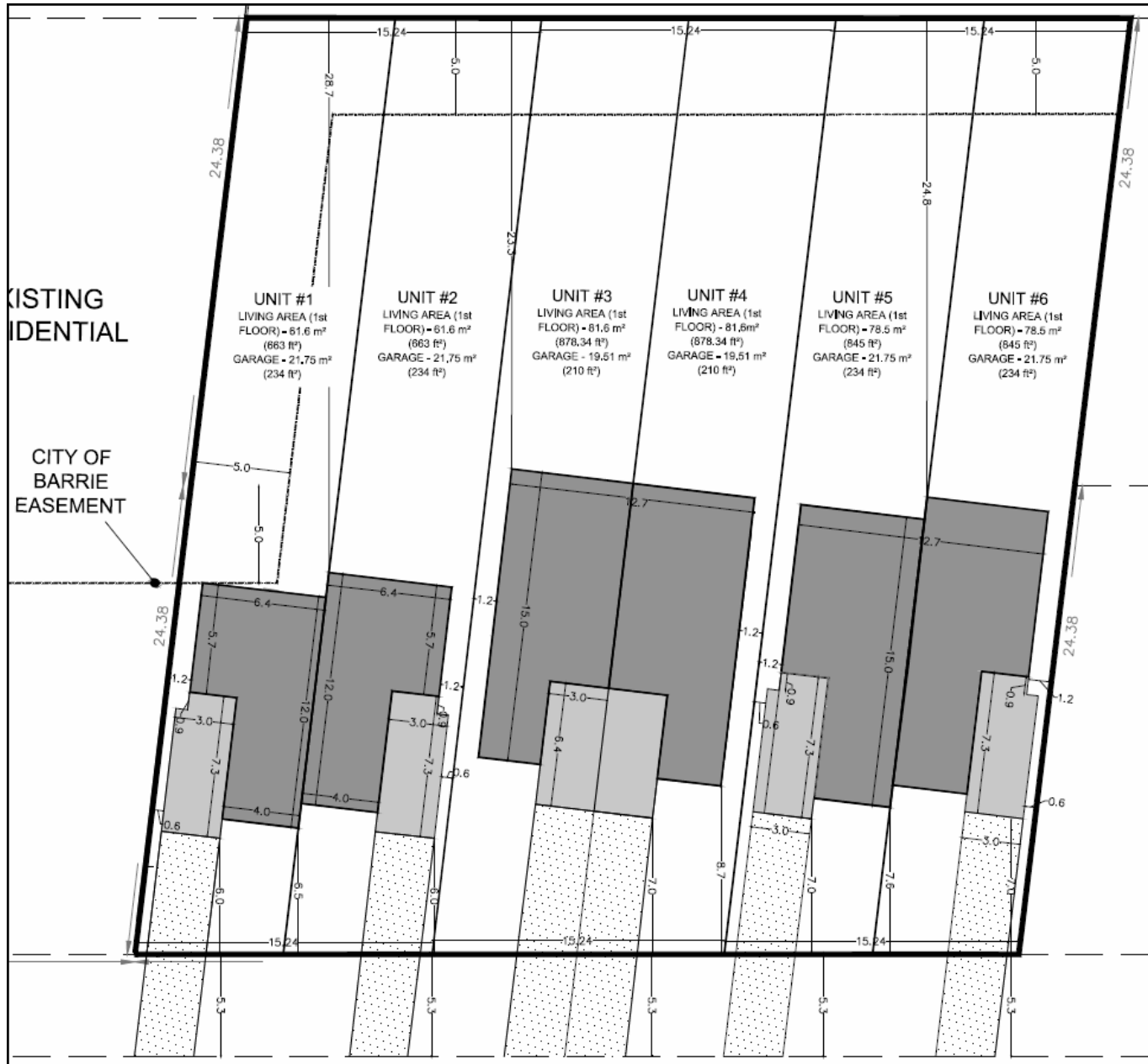
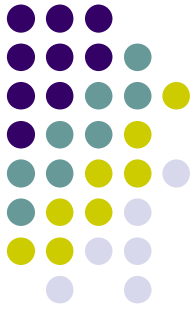
RESIDENTIAL SINGLE FAMILY DWELLING  
SECOND DENSITY (R2)

# BACKGROUND INFORMATION



- DEEMING AND PART LOT CONTROL EXEMPTION BYLAWS WERE PASSED ON APRIL 29, 2013 TO PERMIT THE LANDS TO MERGE UNDER SINGLE OWNERSHIP (DEEMING BYLAW) AND FURTHER, TO BE SUBDIVIDED THROUGH PART LOT CONTROL.
- THE OWNER WAS REQUIRED TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY FOR THE URBANIZATION OF ALVA STREET.
- THROUGH THIS PROCESS, AN EASEMENT WAS REQUIRED FOR DRAINAGE PURPOSES ALONG THE NORTH AND WEST LOT LINES OF THE SUBJECT LANDS.

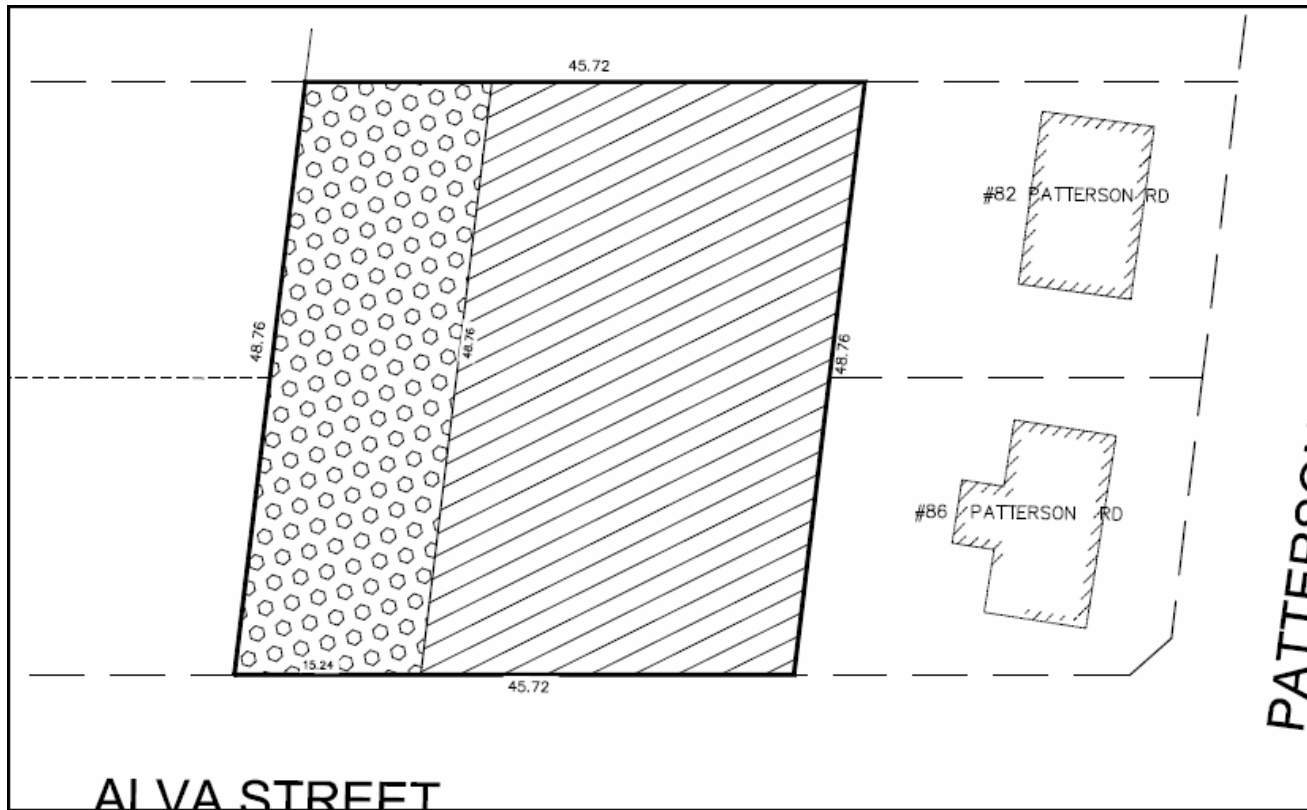
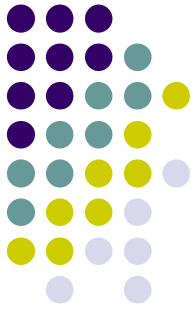
# DEVELOPMENT PROPOSAL CONCEPTUAL SITE PLAN



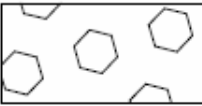
- 6 SEMI DETACHED DWELLINGS
- FRONTAGE: 7.62 M
- LOT AREA: 368.5 M<sup>2</sup>
- GFA RANGE (1,300-1,800 SQFT)
- 2 TANDEM PARKING SPACES PLUS GARAGE PER UNIT
- REAR YARD SETBACKS OF 23-28 METRES (75-91 FT)
- UNITS 1 & 2 REDUCED GARAGE SETBACK AS A RESULT OF EASEMENT

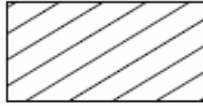


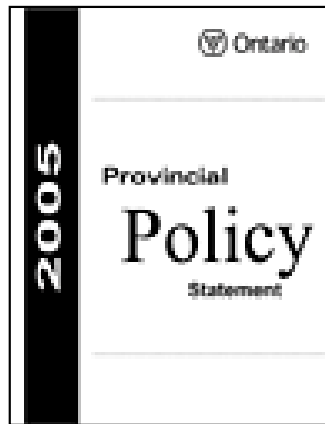
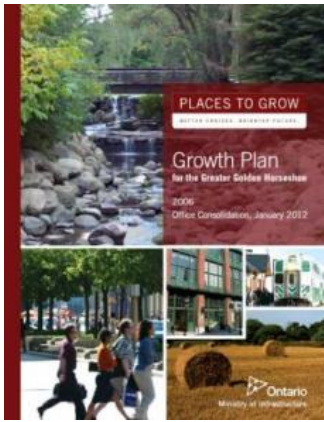
# DEVELOPMENT PROPOSAL ZONING BYLAW AMENDMENT



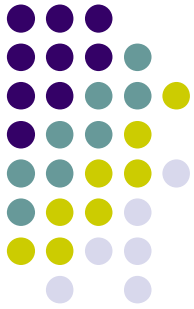
- REZONE FROM R2 TO RM1-SP1 AND RM1-SP2
- RM1-SP1 & RM1-SP2 PROPOSE 7.62 M MINIMUM LOT FRONTAGE (9 M REQUIRED)
- RM1-SP1 PROPOSE 6 M FRONT YARD SETBACK FOR ACCESSORY STRUCTURE (GARAGE)
- ALL OTHER PROVISIONS ARE SATISFIED

 LANDS TO BE REZONED FROM ONE FAMILY DETACHED DWELLING SECOND DENSITY (R2) TO MULTIPLE RESIDENTIAL DWELLING FIRST DENSITY - SPECIAL PROVISIONS (RM1-SP1)  
0.07 ha (0.17 ac)

 LANDS TO BE REZONED FROM ONE FAMILY DETACHED DWELLING SECOND DENSITY (R2) TO MULTIPLE RESIDENTIAL DWELLING FIRST DENSITY - SPECIAL PROVISIONS (RM1-SP2)  
0.15 ha (0.37 ac)



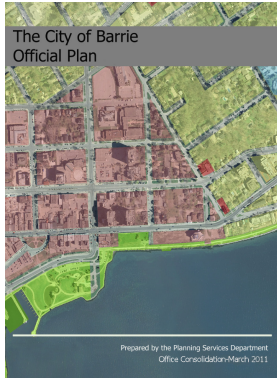
# PLANNING POLICY - PROVINCIAL



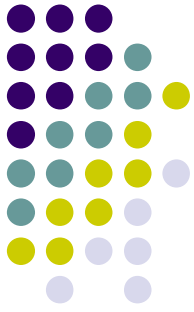
- PROPOSED DEVELOPMENT REPRESENTS EFFICIENT USE OF PROPERTY, AND IN KEEPING WITH SURROUNDING RESIDENTIAL CHARACTER (MIX OF TOWNHOUSE, SEMI-DETACHED AND SINGLE DETACHED DWELLINGS).
- DEVELOPMENT PREMISED ON FULL MUNICIPAL SERVICES.
- PROPERTY IS TRANSIT SUPPORTIVE AND IS LOCATED WITHIN THE BUILT UP AREA OF THE CITY.
- PROVIDES A SUITABLE TRANSITION FROM MEDIUM DENSITY TOWN HOMES TO THE SOUTH TO SINGLE DETACHED DWELLINGS TO THE NORTH.





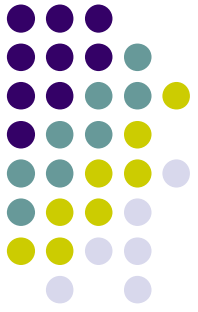


# CITY OF BARRIE OFFICIAL PLAN



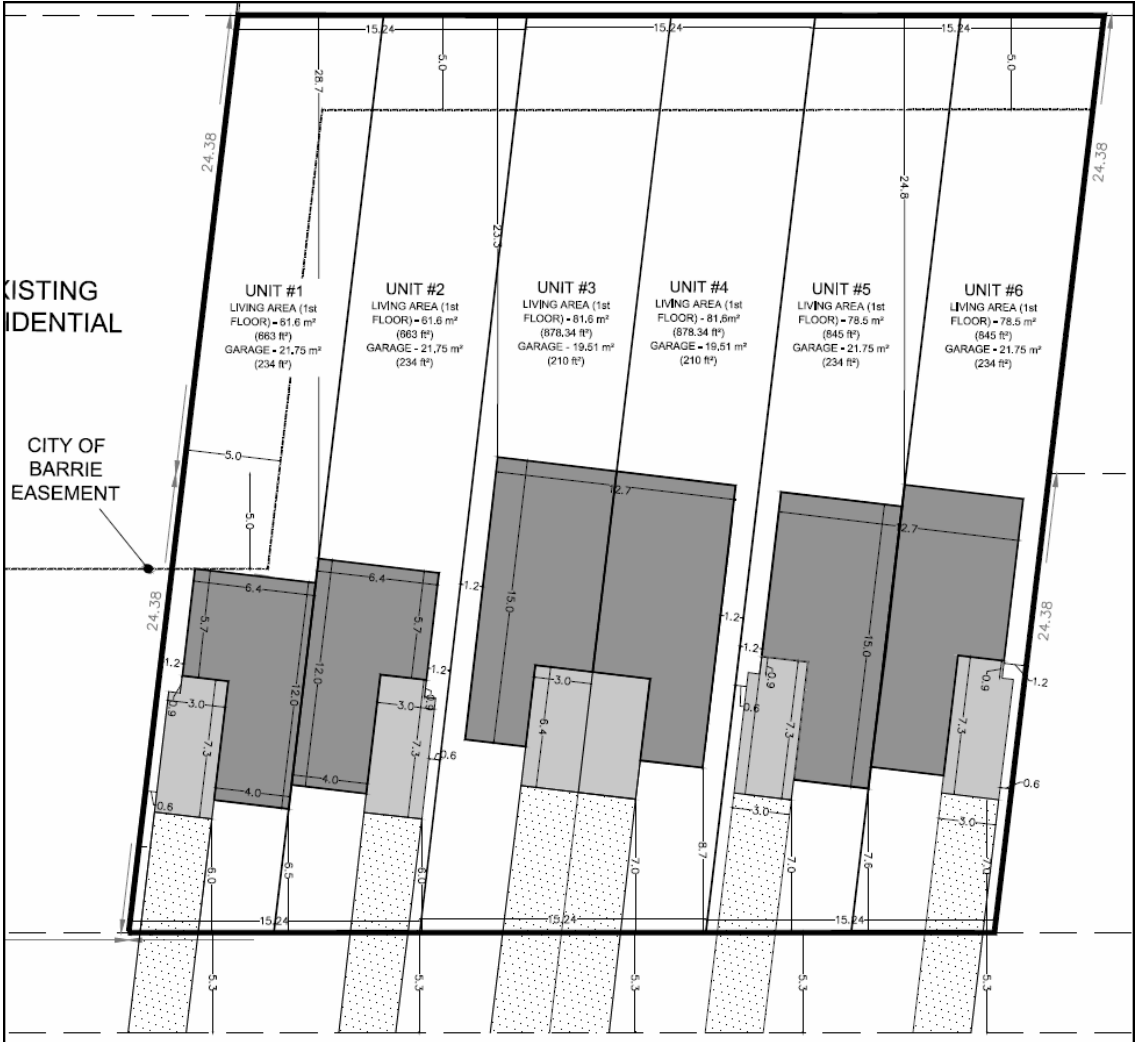
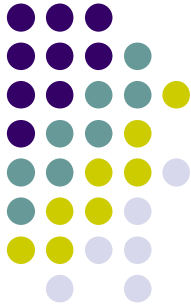
- APPLICATION CONFORMS TO THE CITY OF BARRIE OFFICIAL PLAN, SPECIFICALLY:
  - SECTION 3.3 ON HOUSING;
  - SECTION 4.2 ON RESIDENTIAL LAND USE POLICIES INCLUDING:
    - 4.2.2.2 RELATING TO RESIDENTIAL DENSITIES;
    - 4.2.2.4 RELATING TO DESIGN POLICIES;
    - 4.2.2.5 RELATING TO GENERAL POLICIES; AND
    - 4.2.2.6 RELATING TO INTENSIFICATION POLICIES.

# CONCLUSION



- PROPOSAL AIMS TO DEVELOP LANDS WITH 6 SEMI-DETACHED RESIDENTIAL DWELLINGS.
- DEVELOPMENT AIMS TO FIT IN WITH EXISTING CHARACTER OF NEIGHBOURHOOD AND IS PROXIMAL TO COMMERCIAL, PARKLAND, EMPLOYMENT AND PUBLIC TRANSIT.
- OPTIMIZE THE USE OF INFRASTRUCTURE TO SUPPORT GROWTH EFFICIENTLY WITH NO ADDITIONAL COSTS TO TAXPAYERS.
- DEVELOPMENT CONSISTENT WITH UPPER AND LOWER TIER PLANNING POLICY.

# THANK YOU



ZONING TABLE - RM1 ZONE			
ZONING PROVISION	REQUIRED	PROVIDED - UNITS 1-2 (RM1-SP1)	PROVIDED - UNITS 3-6 (RM1-SP2)
LOT AREA (MIN.)	600 m <sup>2</sup> (300 m <sup>2</sup> for semis)	368.5 m <sup>2</sup>	368.5 m <sup>2</sup>
LOT FRONTAGE (MIN.)	18 m (9 m for semis)	7.62 m	7.62 m
FRONT YARD SETBACK (MIN.)	4.5 m	6.5 m	7.6 m
SIDE YARD SETBACKS (MIN.)	1.2 m	1.2 m	1.2 m
REAR YARD SETBACK (MIN.)	7 m	28.7 m	23.3 m
DWELLING UNIT FLOOR AREA (MIN.)	70 m <sup>2</sup>	> 70 m <sup>2</sup>	> 70 m <sup>2</sup>
LOT COVERAGE (MAX.)	45 %	22.60%	27.44 %
HEIGHT (MAX.)	10 m	<10 m	<10 m
ACC. STRUCTURE SIDE SETBACK (MIN.)	0.6 m	0.6 m	0.6 m
ACC. STRUCTURE YARD SETBACK (MIN.)	7 m	6 m	7 m