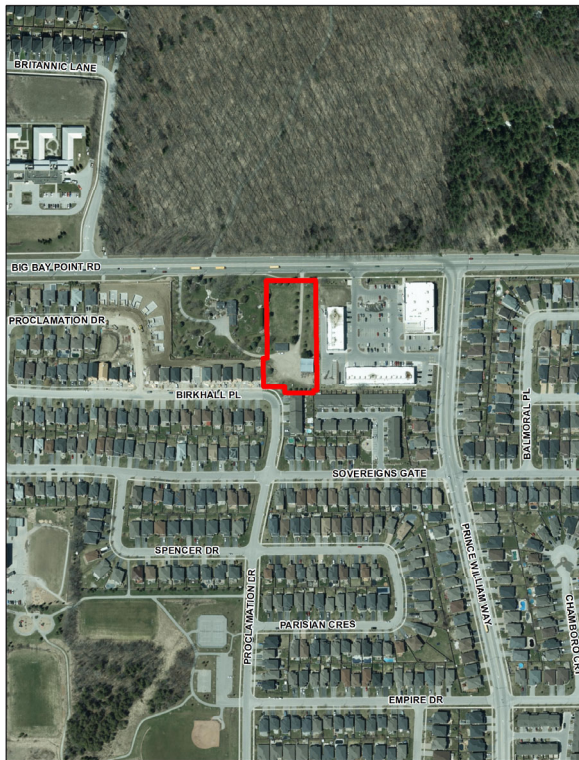


821 Big Bay Point Road Zoning By-law Amendment Application Public Meeting



Application Context

Site: 821 Big Bay Point Road

Dimensions:

- Frontage 56m (183 feet)
- Depth 128m (420 feet)
- Area 0.75ha (1.85 acres)

Existing:

- One shed and garage
- Located in Innis-shore Secondary Plan Area
- Frontage on Big Bay Point Road and Birkhall Place

Surrounding Land Uses:

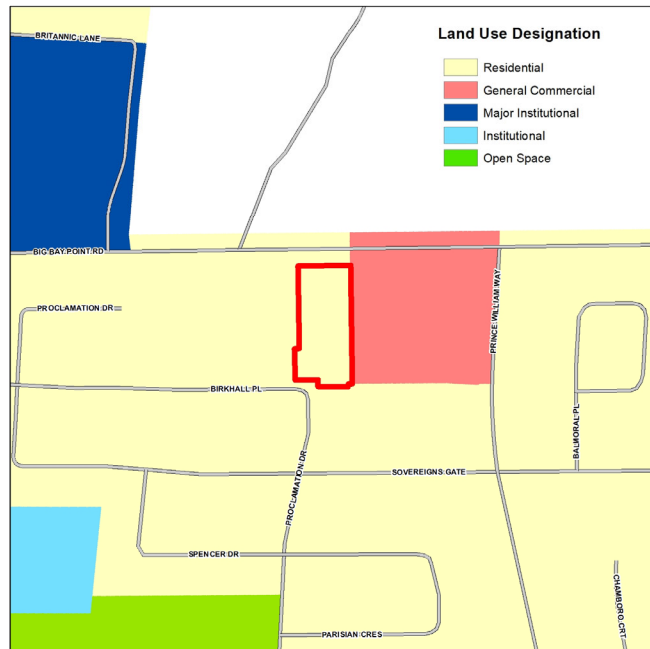
- Commercial Plaza to the east
- Low and medium density residential to the south and west
- Big Bay Point Road to the north
- Strathallan Woods to the north



Application Context



Land Use Designation and Zoning



Subject lands outlined in red
Designated: Residential



Subject lands outlined in red
Zoned: Single Family Residential (R3)
& Multiple Family Dwelling (RM2-TH)



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- ## Components:
- Rear yard amenity space
 - Common area
 - Low impact development (LID) elements
 - 45 parking spaces
 - Barrier free parking spots
 - Served with municipal water and sanitary services
 - Full movement driveway at Birkhall Place and right in/right out onto Big Bay Point Road
 - Urban setting, close to existing transit, shopping, parks and schools



[illegible]

March 23, 2021

Zoning By-law Amendment Application

Proposed Zoning:

- Residential Multiple Dwelling Second Density (RM2)(SP)

Special Provisions:

- Front Yard
- Rear Yard to Property Line
- Setback to Secondary Means of Access

Provisions	Required	Provided
Lot Area	720m ² (min)	7550m ²
Lot Frontage	21m (min)	56m
SETBACKS:		
Front Yard	7m (min)	6m
Front Yard from Private Road	6m (min)	6m
Rear Property Line	7m (min)	6.49m
Rear Yard	7m (min)	21.83m
Side Yard	1.8m (min)	6.46m
Setback to Secondary means of access	7m (min)	6.49m
Lot Coverage	35% (max)	29.9%
Landscape %	35% (min)	43.3%
GFA	60% (max)	57.9%
Building Height	10m (max)	9m
Parking Spaces	45	45
Amenity Area	384m ²	495m ²

Supporting Studies

The following reports have been completed to support the following Application:

- Planning Justification Report
- Functional Servicing Report including Stormwater Management Plan and Water Main Analysis
- Traffic Impact Study
- Noise Study
- Geotechnical Report
- Tree Inventory and Preservation Plan
- Hydrogeological Study

Conclusion

- The proposed zoning by-law amendment will facilitate the proposed development of thirty residential townhouse units in six blocks
- Appropriate parking and amenity space is provided
- Provides townhouse units geared to seniors
- Optimizes use of existing infrastructure to support growth in a compact and efficient form
- The subject lands are in an appropriate location for the proposed density and uses
- The development proposed conforms to and is consistent with Provincial Policy Statement, The Growth Plan and City of Barrie Official Plan

