



# **Bear Creek Village Zoning By-law Amendment Application**

Wynstar Bear Creek LP

**189 Summerset Drive**  
City of Barrie



**Public Meeting**  
**May 11, 2021**



## Area:

4.49ha

## Topography:

Relatively flat and even grade

**Current Use:** Vacant (pine tree plantation)

County Road 27

Environmental Protection Area

Summerset Drive Extension

New Single-Detached Residential

Public Elementary School

Single-detached Residential

Bear Creek

Ardagh Road

Commercial Plaza

Single-detached Residential

Recent Townhomes

Catholic High School

Batteaux

Park

Single-detached Residential

Single-detached Residential

Environmental Protection Area

Ardagh Bluffs



# Site Context

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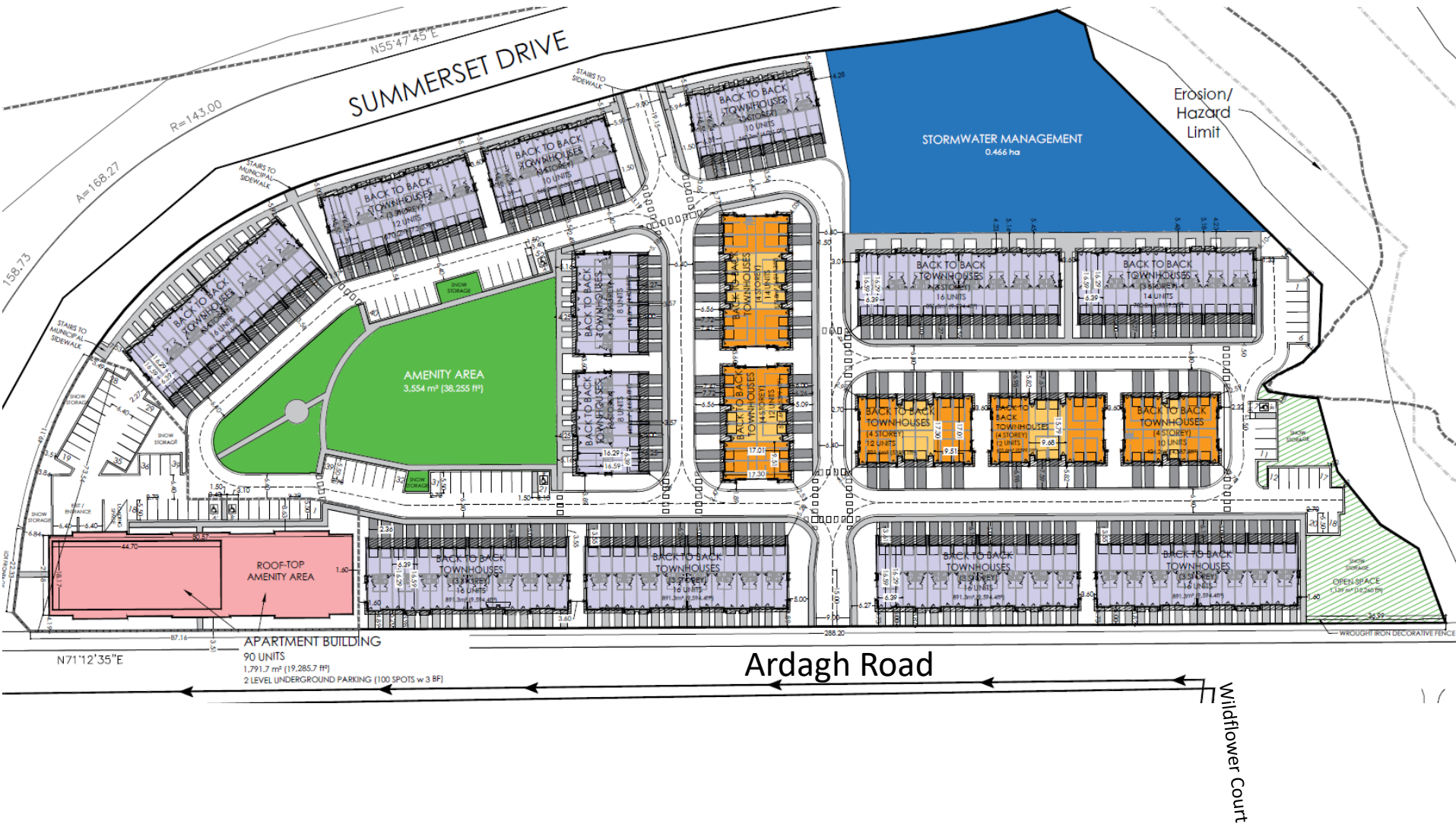


*Zoned 'Residential Multiple Family  
Second Density' (RM2) in the City of  
Barrie Zoning By-law 2009-141*



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# Development Proposal





# Conceptual Renderings

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Conceptual Renderings

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# Conceptual Renderings

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**LEGEND**

-  Subject Site
-  Lands to be rezoned from 'Residential Multiple Dwelling Second Density (RM2)' zone to 'Residential Multiple Dwelling Second Density with Special Provisions (RM2-XX)' zone
-  Lands to be rezoned from 'Residential Multiple Dwelling Second Density (RM2)' zone to 'Residential Apartment Dwelling First Density-Two with Special Provisions (RA1-2-XX)' zone



# Zoning By-law Amendment



RM2 Zone (Townhomes)	RA1-2 Zone (Apartments)
Front yard of 3.8m	Front yard of 6.8m (Summerset)
Interior side yard of 1.6m	Rear yard of 1.6m
Gross Floor Area of 70%	21% landscaped open space
Height of 12.75m (3-storey units) and 15m (4-storey units)	Lot coverage of 42%
Parking ratio of 1.23 surface parking spaces/unit	Gross Floor Area of 230%
3 BF spaces (1 Type A & 2 Type B)	Height of 20m
Permit back-to-back townhomes within the RM2 zone	
Density of 55 Units/Hectare	



## RM2 Zoning Statistics



PROVISION	RM2 REQUIRED	RA1 REQUIRED	PROVIDED
Landscape Open Space (min)	35%	35%	43%
Lot Coverage (max)	35%	35%	29%
Gross Floor Area (max)	60%	100%	93%
Amenity Area (min)	2,616.0m <sup>2</sup>	N/A	4,162.7m <sup>2</sup> (unconsolidated)
Required Parking (min)	327 spaces	135 spaces	623 spaces (including garages)
	Total Required: 462		
Density (max)	53 units / ha	N/A	69 units / ha



## Site-Wide Average Statistics



- Planning Justification Report
- Urban Design Report
- Architectural Package
- Functional Servicing Report
- Traffic Impact Study
- Tree Inventory, Assessment & Preservation Plan



## Supporting Documents

- City of Barrie is expected to reach a population of 298,000 residents by 2051
- Growth must be accommodated in an efficient and sustainable manner
- Growth Plan requires a **minimum** density of 50 residents and jobs combined per hectare for new *Greenfield* development in the City of Barrie
- Intensification and higher densities are supported at all levels of planning policy
- This development assists the City in achieving its growth and density targets.





- Development aims to permit 308 residential units in the form of 218 back-to-back townhouse units and 90 apartment units
- The proposal maintains RM2 zoning, applying special provisions for most of the property, and introduce RA1-2 zoning with special provisions at the western extent
- Provides a higher density, more compact and efficient use of the lands
- Complements existing and recently approved development in the area by contributing to range of housing types/costs not readily available
- Provides a significant supply of much needed housing units, to a variety of ages, incomes and household sizes
- Applies the principles of good urban design and conforms to the City's urban design guidelines
- Represents good planning and generally conforms to the goals and objectives of applicable policy



## Conclusion

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