



PUBLIC MEETING

520-526 BIG BAY POINT ROAD

SEPTEMBER 21, 2021

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT LANDS

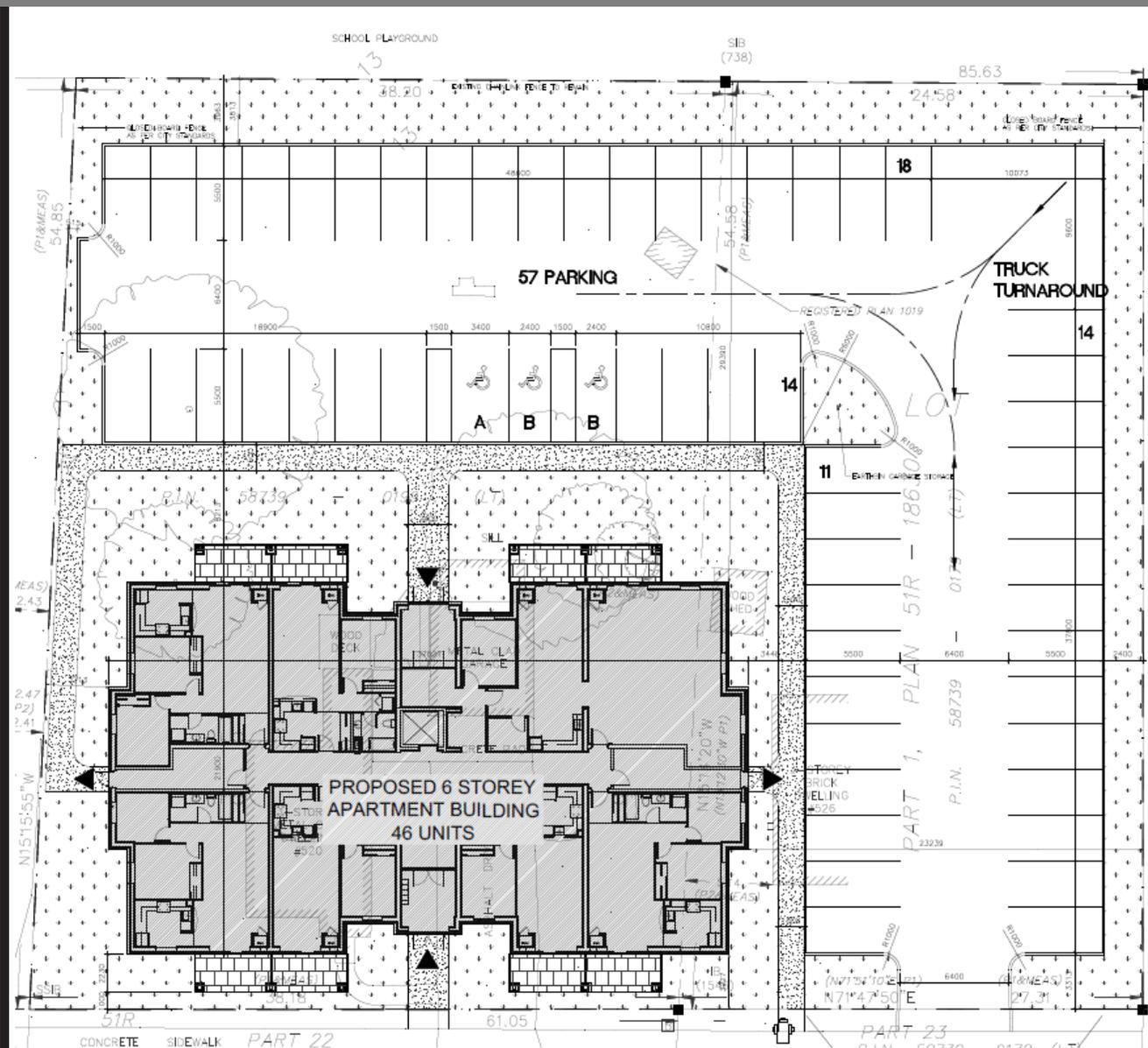


- 520 & 526 Big Bay Point Road.
- East of the Big Bay Point Road and Yonge Street intersection (approx. 160 m.).
- Land holdings of 3,500 m² (0.35 ha./0.8 ac.)
- Combined frontage of 65.5 m.
- Existing detached dwelling located on each property.

LOCATION



PROPOSED DEVELOPMENT

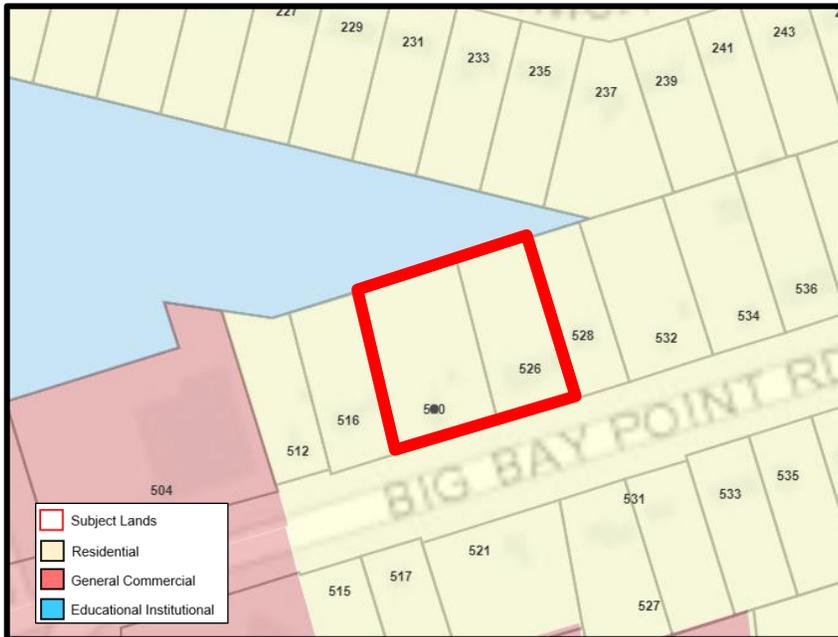


- 6-storey residential condominium (16.8 m.)
- Designed to frame the street, creating a consistent streetscape and urbanized public realm.
- 46 units proposed.
- Density of 131 units per hectare.
- 57 parking spaces provided; 1.24 spaces per unit.
- Singular site access with an internal driving aisle for site circulation.
- Private balconies.
- Various landscaped open spaces and buffers provided.

CONCEPTUAL ELEVATION

IPS
CONSULTING

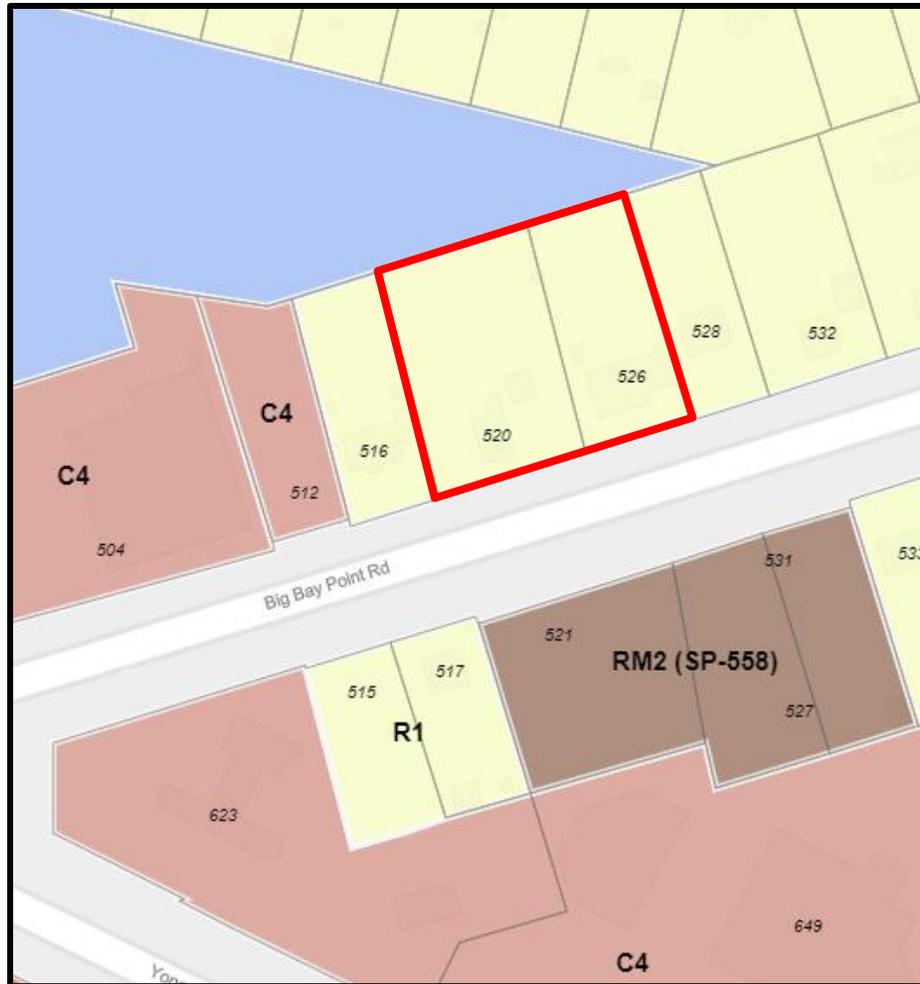




The City of Barrie Official Plan designates the subject lands as the following:

- Schedule A – Land Use: ***‘Residential’***
- Schedule B – Planning Areas: Painswick North
- Schedule D – Roads Plan: ***‘Arterial’***
- Schedule I – Intensification Areas:
 - ***‘Built-up Area’***
 - ***‘Primary Node / Major Transit Node’***

ZONING BY-LAW AMENDMENT



- The subject lands are currently zoned '*Residential Single Detached Dwelling First Density (R1)*'.
- To facilitate the proposed development, a Zoning By-law Amendment is requested to rezone the lands for high-density residential uses.
- The Amendment would rezone the lands to the '*Residential Apartment Dwelling First Density - 2 (RA1-2)*' zone.

ZONING BY-LAW AMENDMENT

Site-specific special provisions are requested with the Amendment to the '*Residential Apartment Dwelling First Density - 2 (RA1-2)*' zone:

1. Front yard setback of 3.2 m.
2. Side yard setback of 3.7 m. (west)
3. Landscaped open space totaling 30.5% of the lot area
4. Gross floor area of 131%
5. Building height of 16.8 m.
6. Lot coverage for parking areas of 43.6%
7. Reduced landscaped buffers of 2.4 m. (east) and 0.5 m. (west)
8. Parking ratio of 1.24 spaces per unit (57 spaces/46 units)
9. Front yard balcony projection of 2.2 m.

KEY STUDIES

- Planning Justification Report - IPS
- Urban Design Brief – IPS
- Geotechnical Report – GEI Consultants
- Traffic Brief – JD Engineering
- Arborist Assessment (Tree Inventory, Analysis and Preservation) – Landmark Environmental
- Architectural – ISM Architects
- Functional Servicing and Stormwater Management Report – Pinestone Engineering

CONCLUSION

- The subject Zoning By-law Amendment would facilitate the development of a 6-storey, 46-unit residential condominium located at 520 & 526 Big Bay Point Road.
- The application would amend the City of Barrie Zoning By-law to rezone the subject lands from *'Residential Single Detached Dwelling First Density (R1)'* to *'Residential Apartment Dwelling First Density - 2 with Special Provisions (RA1-2)(SP-XXX)'*.
- Development through intensification is supported as it contributes to a more desirable compact form, which efficiently uses land and resources, existing infrastructure and services; with additional support for public transit and active transportation usage.
- The City's Official Plan encourages development that contributes to the creation of complete communities and offers intensification, an essential component of the City's Growth Management Strategy.
- The Residential designation permits all forms of housing with development concentrated to the Primary Intensification Nodes, where high-density developments are targeted and supported.
- The application is considered a redevelopment and intensification project within an Intensification Area (Node), where the form of the proposed development reflects the desired urban structure of both Provincial and Municipal legislation.

THANK YOU

Questions and Comments Welcome

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