

Public Meeting

Zoning By-law Amendment

205, 213 & 221 Harvie Road &
414 Veteran's Drive

Pratt Hansen Group Inc. - Southwoods

City File: D14-1503

April 11, 2011



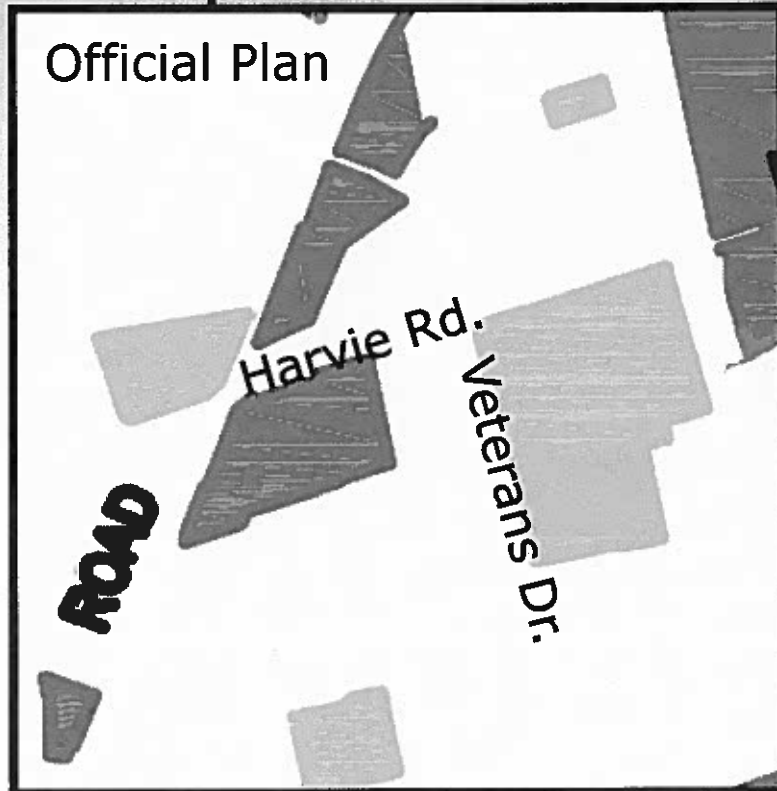
Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.

Site Context

- 2.27 ha. (0.83 ha./1.44ha.)
- 142m frontage on Veterans Dr.
- 193m frontage on Harvie Rd.



Provincial & Local Policy



Provincial Policy Statement, Places to Grow and the City of Barrie Official Plan.

- **Compact urban form & efficient use of land, infrastructure and community facilities.**
- **Mixture of housing types.**
- **Intersection of 2 arterial roads.**
- **Close proximity to commercial, schools, parks, employment lands and public transit.**
- **Compatible with adjacent land uses.**
- **High quality urban design.**

Zoning By-Laws 85-95 & 2009-141



Subject Lands

Zoned RM2 (SP-84) (H-18) & RM2 (H)

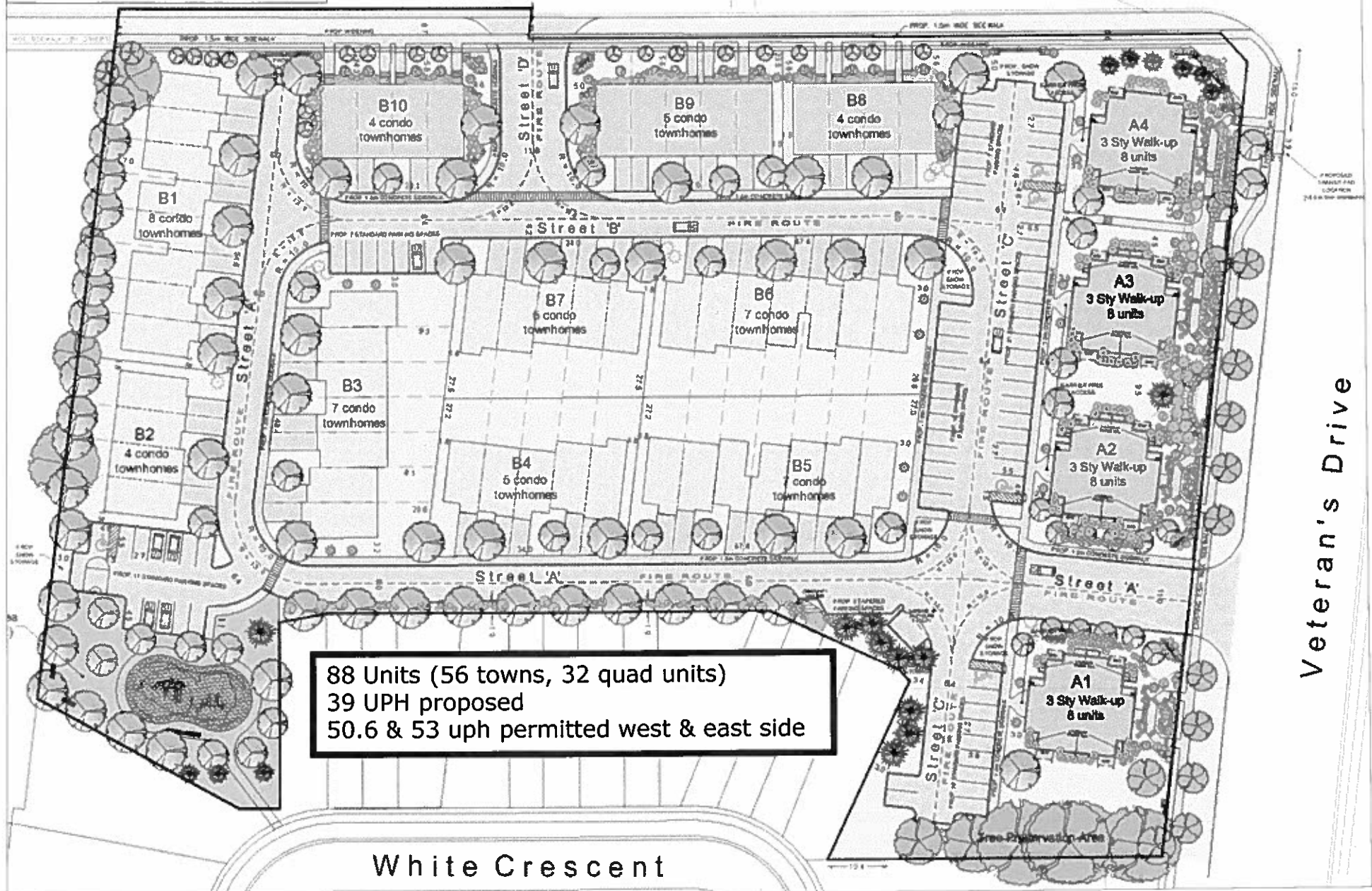
- SP-84 permits a maximum of 42 walk-up apartment or stacked townhouse units.
- Hold lifted upon site plan approval.

Proposed Zoning RM2 (SP-xx)

- Remove SP-84 provision.
- Reduce the landscaped open space requirement for a secondary building access from 7 metres to 5.5 metres. This requirement is contained in Section 5.3.2.5 of By-law 85-95 and Section 5.3.3.2 d) of by-law 2009-141.
- Lift the holding provisions upon Site Plan approval.

Site Plan

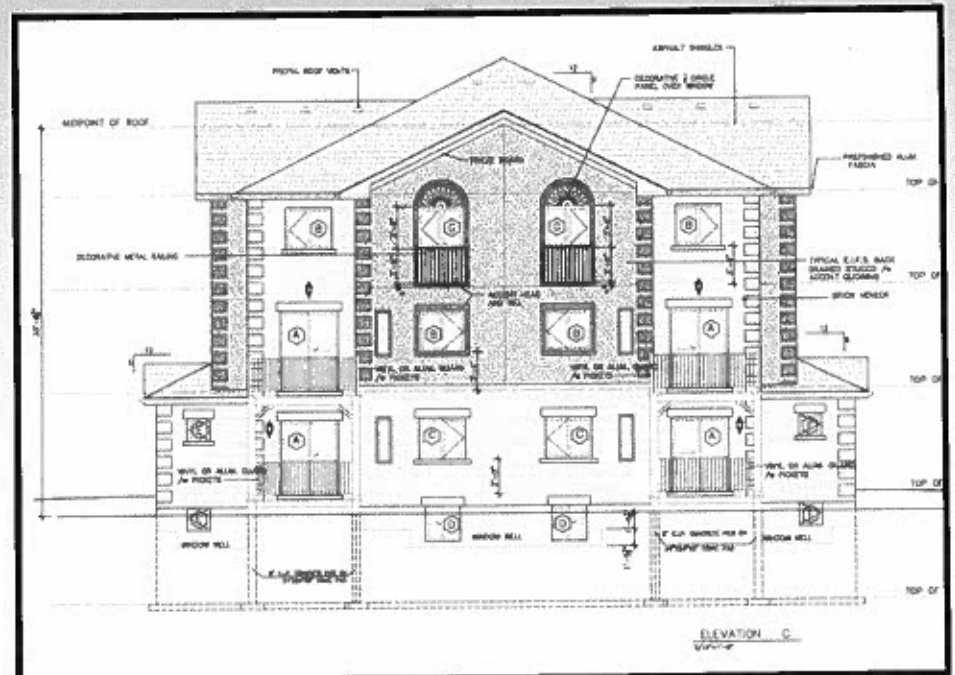
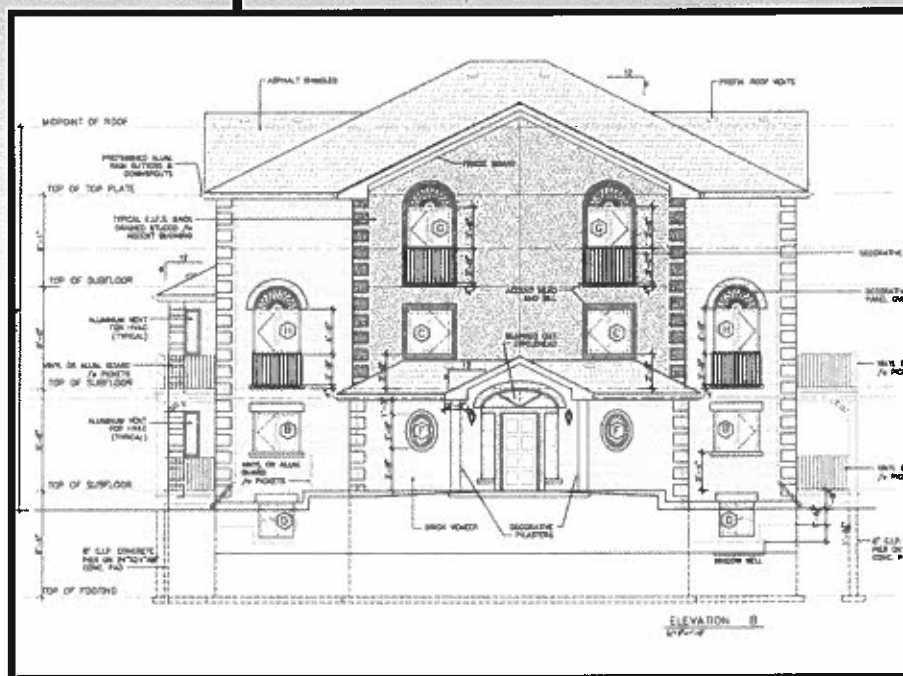
Harvie Road



Veteran's Drive

White Crescent

Veterans Drive Elevations



Harvie Road Elevations

