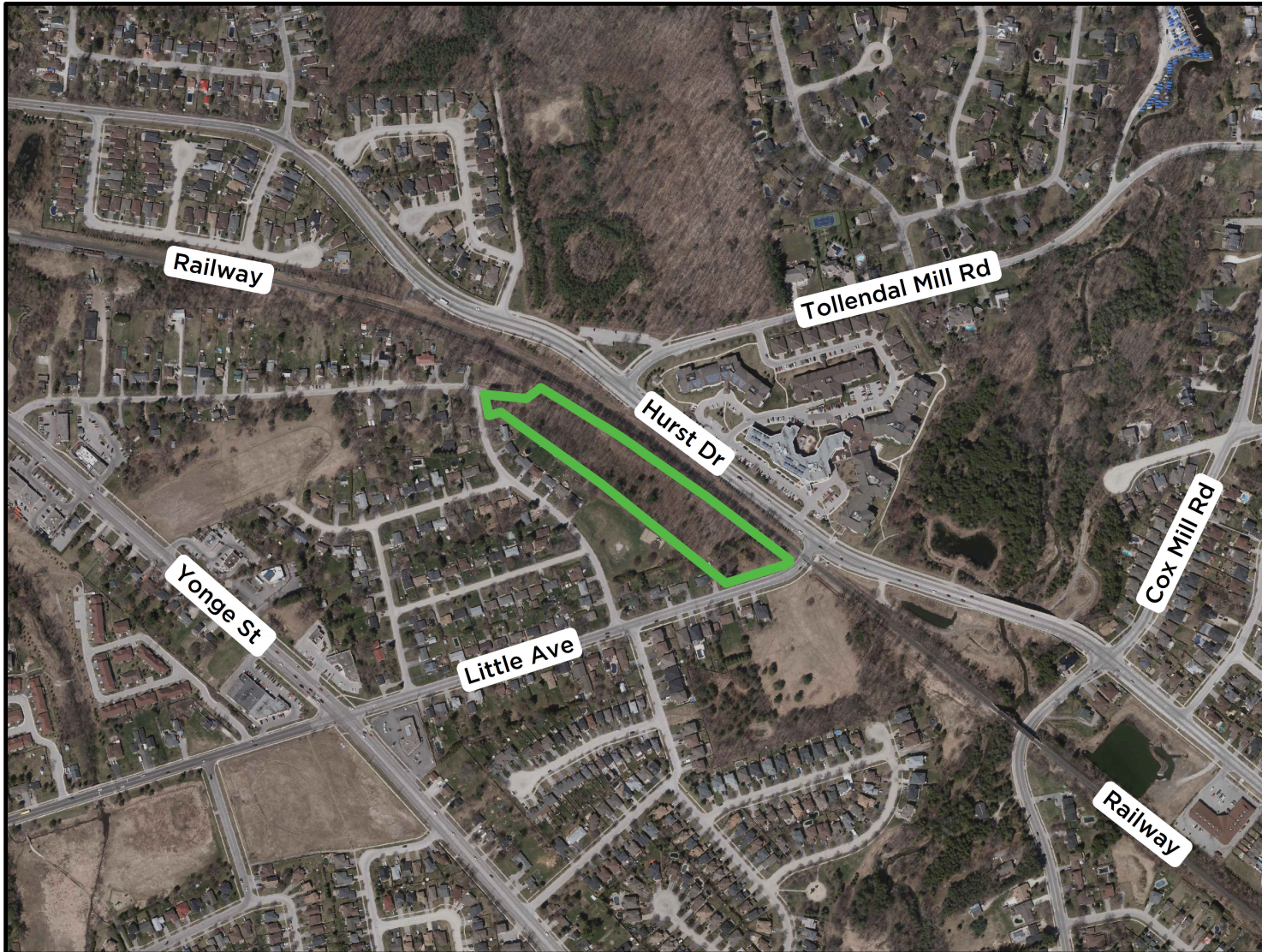


PUBLIC MEETING PRESENTATION

237 FOSTER DRIVE
428 LITTLE AVENUE

Request for a Zoning By-law Amendment
and Plan of Subdivision Approval









LOCATION MAP

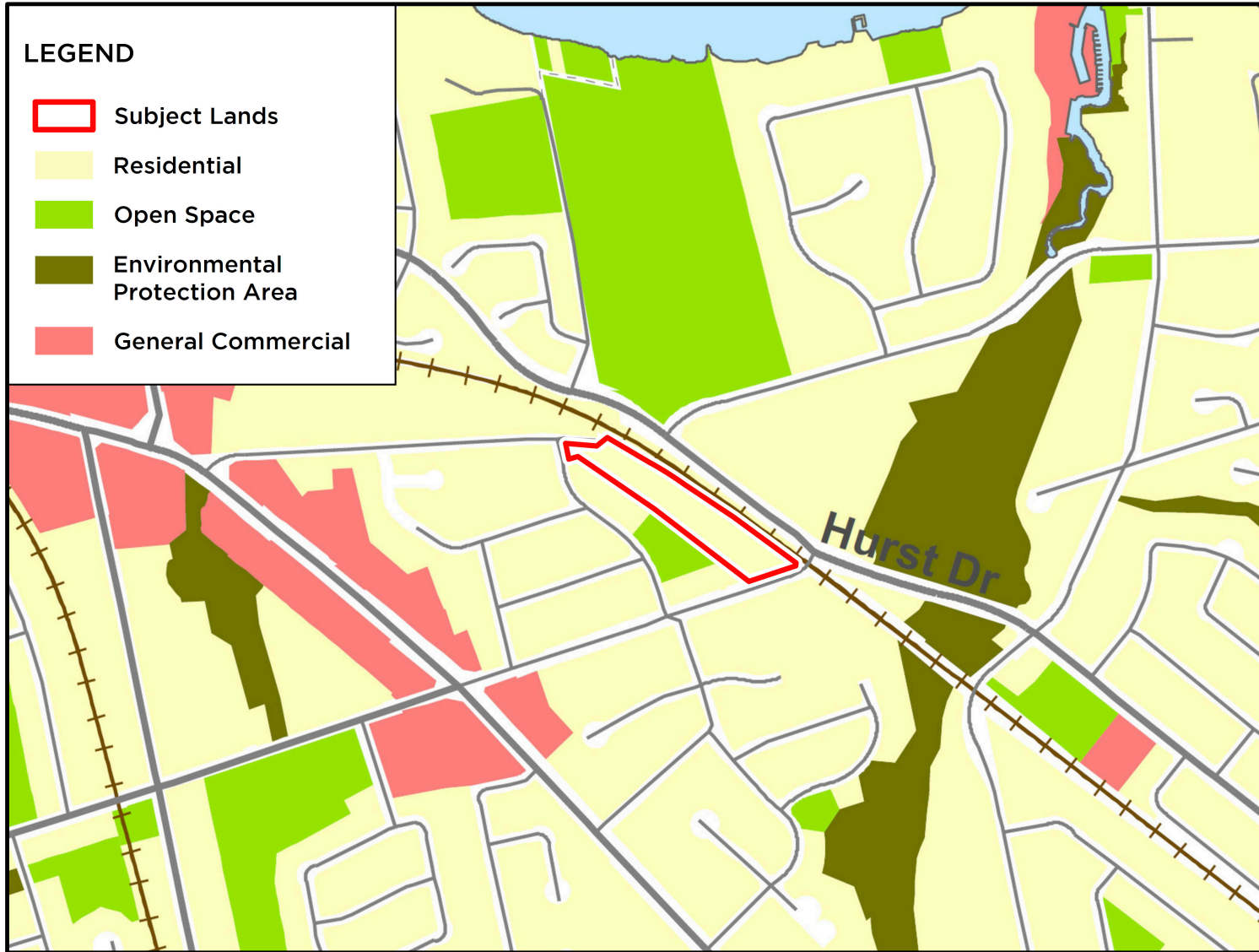
428 LITTLE AVENUE AND
237 FOSTER DRIVE



LAND USE CONTEXT

LEGEND

-  Subject Lands
-  Residential
-  Open Space
-  Environmental Protection Area
-  General Commercial



OFFICIAL PLAN DESIGNATION



CURRENT ZONING



ZONING INFO - 428 LITTLE AVE - BARRIE		
	REQUIRED	PROPOSED
ZONING	R1, R2, R3 and R4	RM2
LOT AREA (M ²)	720 m ²	20365 m ²
LOT FRONTAGE	21 m	24.6 m
FRONT YARD SETBACK	7 m	7 m
INTERIOR SIDE YARD SETBACK (WEST)	1.8 m	7 m
INTERIOR SIDE YARD SETBACK (EAST)	1.8 m	30 m
REAR YARD SETBACK	7 m	7 m
LANDSCAPE OPEN SPACE	35%	50.8%
DWELLING UNIT FLOOR AREA	35 m ² dwelling unit + 10 m ² dwelling unit	~700 sqm + 500 sqm (affordable housing)
LOT COVERAGE	35%	18.4%
GROSS FLOOR AREA	60%	36.6%
BUILDING HEIGHT	10m	Max. 10m
DRIVEWAY COVERAGE	50%	< 50%
DENSITY	53 UNITS / HECTARE	27.4 UNITS / HECTARE
OUTDOOR AMENITY	12 m ² / UNIT + 872 m ²	728.5 m ²
SEE MEANS OF EGRESS	7 m	7 m
UNIT COUNT:		
TOWNHOUSE UNITS	50	
1:1 STACKED AFFORDABLE UNITS		
SITE AREA:	20365 SQM (2.140 HEC.)	
PARKING:		
REQUIRED + 1:1 SPACES PER DWELLING UNIT FOR MORE THAN THREE UNITS IN A ROW		
+ 84 PARKING SPACES		
PROPOSED + 158 SPACES (INCLUDING 36 VISITOR PARKING + 5 BARRIER FREE PARKING SPACES)		

- LEGEND :**
- APPROX. BOREHOLE LOCATIONS
 - PROPERTY LINE
 - CL OF METROLINK TRACK
 - GARBAGE ENCLOSURE (HOLDS 3 CUBIC YARD GARBAGE BIN + 1 ORGANIC CART + 2 RECYCLING CARTS)

BUILDERS SHALL VERIFY ALL DIMENSIONS AND ALL JOB SITE CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ONLY THE LATEST APPROVED DRAWINGS ARE TO BE USED FOR CONSTRUCTION.

IT IS THE BUILDERS DUTY TO ENSURE THAT THEY HAVE THE LATEST APPROVED DRAWINGS IN HAND.



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In consideration for full payment of the architectural services rendered, the user of these drawings and any engineering calculations, is deemed to be the design responsibility for the construction of the building and/or structure, and is deemed to be the user of these drawings.

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SEE DRAWING A-1 FOR GENERAL AND CONSTRUCTION NOTES

18	DEC 16/18	REVISED FOR REDUNDANCY
14	NOV 16/18	REVISED SITE PLAN - ZONING INFO AND SETBACKS
13	AUG 9/18	REVISED SITE PLAN - NEW PARCEL
12	JUNE 27/18	REVISED SITE PLAN
11	APRIL 22/2018	REVISED SITE PLAN
10	MARCH 18/2018	REVISED BLOCK C
9	MARCH 15/2018	REVISED FOR CLIENT REVIEW
8	FEBRUARY 27/2018	REVISED FOR CLIENT REVIEW
7	JANUARY 23/2018	REVISED FOR CLIENT REVIEW
6	JANUARY 11/2018	REVISED FOR CLIENT REVIEW
5	MARCH 22/2016	REVISED FOR CLIENT REVIEW
4	MARCH 9/2016	REVISED FOR CLIENT REVIEW
3	JANUARY 22/2016	REVISED FOR CLIENT REVIEW
2	JANUARY 9/2016	REVISED FOR CLIENT REVIEW
1	MAY 4/2017	REVISED FOR PRE-CONSULTATION REVIEW
NO.	DATE	DESCRIPTION
REVISIONS / ISSUE DATES		



PROJECT TYPE	
237 FOSTER DR - 428 LITTLE AVE BARRIE, ONTARIO	
DRAWN BY	DATE
L.H.	MAY 2017
CHECKED BY	
P.H.	
SCALE	BCN
1:500	1:1000
PROJECT NO.	DESCRIPTION
17-023	PRELIMINARY SITE PLAN
DRAWING NO.	A-1

PROPOSED SITE PLAN

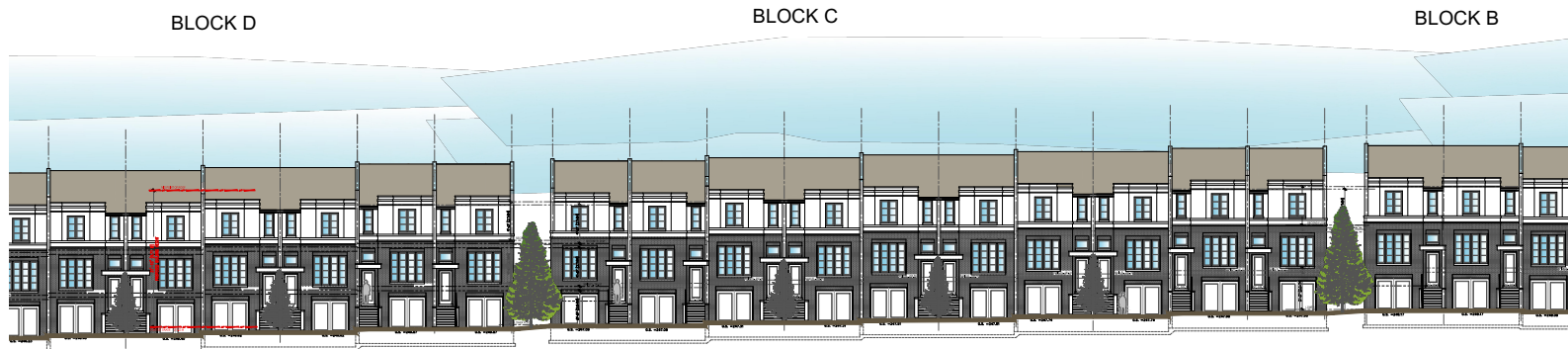
(3 BLOCK SUBDIVISION)

56 TOWNHOUSES
(including 6
attainable units)

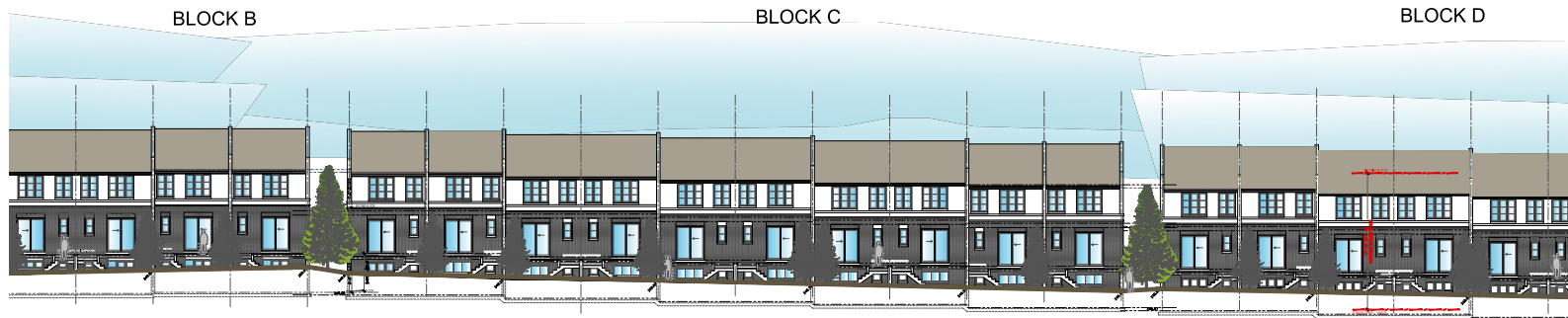
PROPOSED ELEVATIONS

EAST SIDE-
3 STOREYS

WEST SIDE-
2 STOREYS



INTERIOR FRONT STREETSCAPE (TYPICAL)



REAR ELEVATION

Peter Higgins Architect Inc.

237 FOSTER DRIVE AND 428 LITTLE AVENUE ~ CITY OF BARRIE
FEB 20 2020 SCALE 1 : 125



LANDSCAPE PLAN



SUPPORTING TECHNICAL REPORTS

(Available for review on the City of Barrie website)

- Architectural Drawings including Elevations and Site Plans
- Stage 1-2 Archaeology
- Servicing and Stormwater Management
- Abandoned Well Reconnaissance Report
- Railway Vibration Study
- Environmental Impact Study
- Landscape Drawings
- Urban Design Brief
- Environmental Site Assessment Report
- Geotechnical Investigation
- Boundary Survey and Topographical Information
- Planning Justification Report

LAND USE PLANNING - DECISION MAKING

1. City of Barrie Official Plan

Intensification encouraged outside nodes and corridors
but at a lesser density.

Permitted Townhouse density - 53 units/ha

Proposed density - 27.4 units/ha

2. Consistency with Provincial Policies

Growth Plan for the Greater Golden Horseshoe, 2019

Provincial Policy Statement 2020

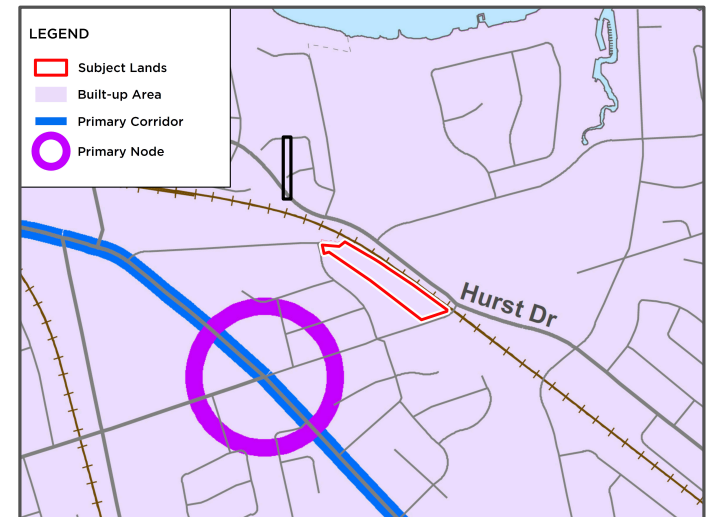
3. Conformity with Zoning Standards

No zoning exceptions being requested

Below maximum height permission

Over-supply of on-site parking - 2.4 spaces/unit

51 percent landscaped open space where 35 percent is requirement



4. Open House Comments

Foster Drive road condition

Property Values

Loss of Trees

Building Height

Construction Noise

Access from Little Avenue

SITE STATISTICS

ZONING INFO - 428 LITTLE AVE - BARRIE			
	REQUIRED		PROPOSED
ZONING	R1,R2 , R3 and R4		RM2
LOT AREA (MIN.)	720 m2		20395 +1017 = 21412 m2
LOT FRONTAGE	21 m		24.5 m
FRONT YARD SETBACK	7 m		7 m
INTERIOR SIDE YARD SETBACK (WEST)	1.8 m		7 m
INTERIOR SIDE YARD SETBACK (EAST)	1.8 m		30 m
REAR YARD SETBACK	7 m		7 m
LANDSCAPE OPEN SPACE	35%		51.5%
DWELLING UNIT FLOOR AREA	35 m2/dwelling unit + 10 m2/ dwelling unit		~7200 sqm + ~600sqm/unit (affordable housing)
LOT COVERAGE	35%		17.5%
GROSS FLOOR AREA	60%		36.6%
BUILDING HEIGHT	10m		Max. 10m
DRIVEWAY COVERAGE	50%		< 50%
DENSITY	53 UNITS / HECTARE		26.15 UNITS / HECTARE
OUTDOOR AMENITY	12 m2 / UNIT = 672 m2		728.5 m2
SEC. MEANS OF EGRESS	7 m		7 m

UNIT COUNT: TOWNHOUSE UNITS 50 + 6 STACKED AFFORDABLE UNITS	PARKING : REQUIRED = 1.5 SPACES PER DWELLING UNIT FOR MORE THAN THREE UNITS IN A ROW = 84 PARKING SPACES PROPOSED = 135 SPACES (INCLUDING 30 VISITOR PARKING + 5 BARRIER FREE PARKING SPACES)
SITE AREA : 20395 SQM (2.040 HEC.) + 1017 SQM (1.017 HEC-) = 2.14 HECT	