

# PUBLIC MEETING

## 242 EDGEHILL DRIVE

### ZONING BY-LAW AMENDMENT

AUGUST 14th, 2024

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# SUBJECT LANDS

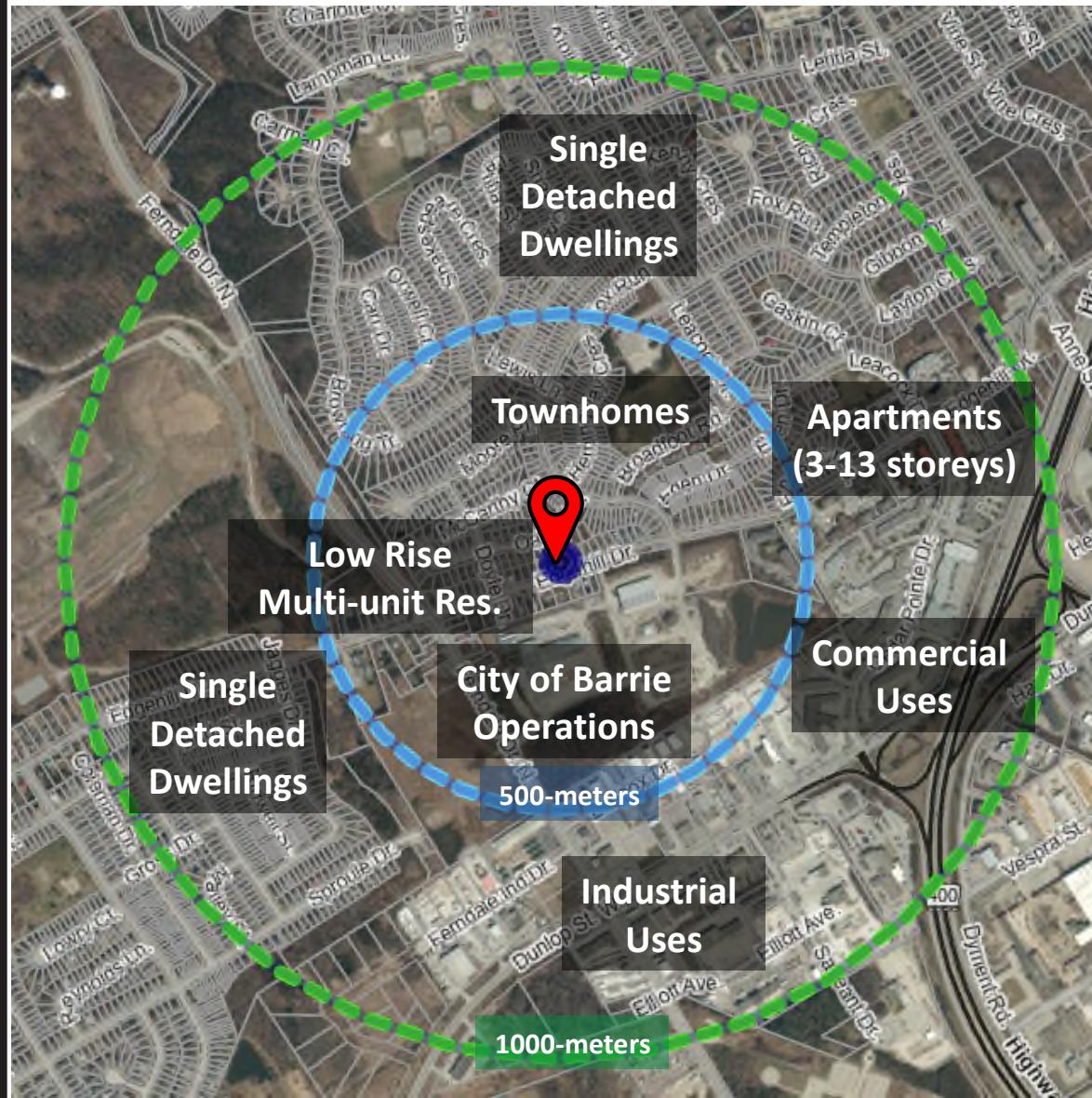


- The subject lands are located at 242 Edgehill Drive.
- The lands include an area of 728.08 m<sup>2</sup> (0.7 ha. / 0.18 ac.)
- Existing frontage of 23. m along Edgehill Drive.
- The lands are currently vacant, with limited vegetation.



# SURROUNDING AREAS

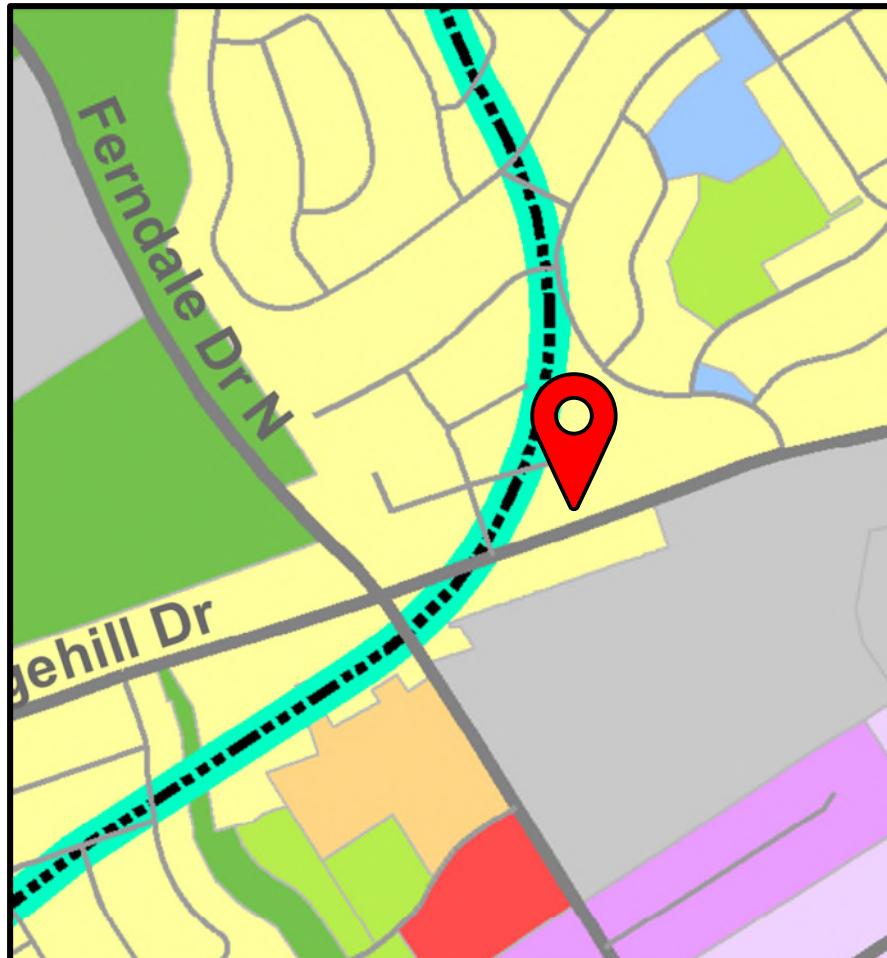
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- There are a Variety of dwelling types in the neighbourhood, including single detached dwellings, apartments and townhomes.
- The property is adjacent to Oates Park
- Commercial amenities and services are located to the south, along Ferndale Drive North and Dunlop Street West (approx. 10 min walk).
- Public transit stop is located along Edgehill Drive (Route 5A).

# OFFICIAL PLAN

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Subject Lands

- The new City of Barrie Official Plan was approved in May 2024
- The Official Plan designates the subject lands as 'Neighbourhood Area' and within the 'Built-up Area'.
- All residential uses are permitted, including a full range of housing forms, types and options.
- Redevelopment and intensification is supported by the Official Plan, at an appropriate scale, height and density for the neighbourhood, to support the creation of new housing options.

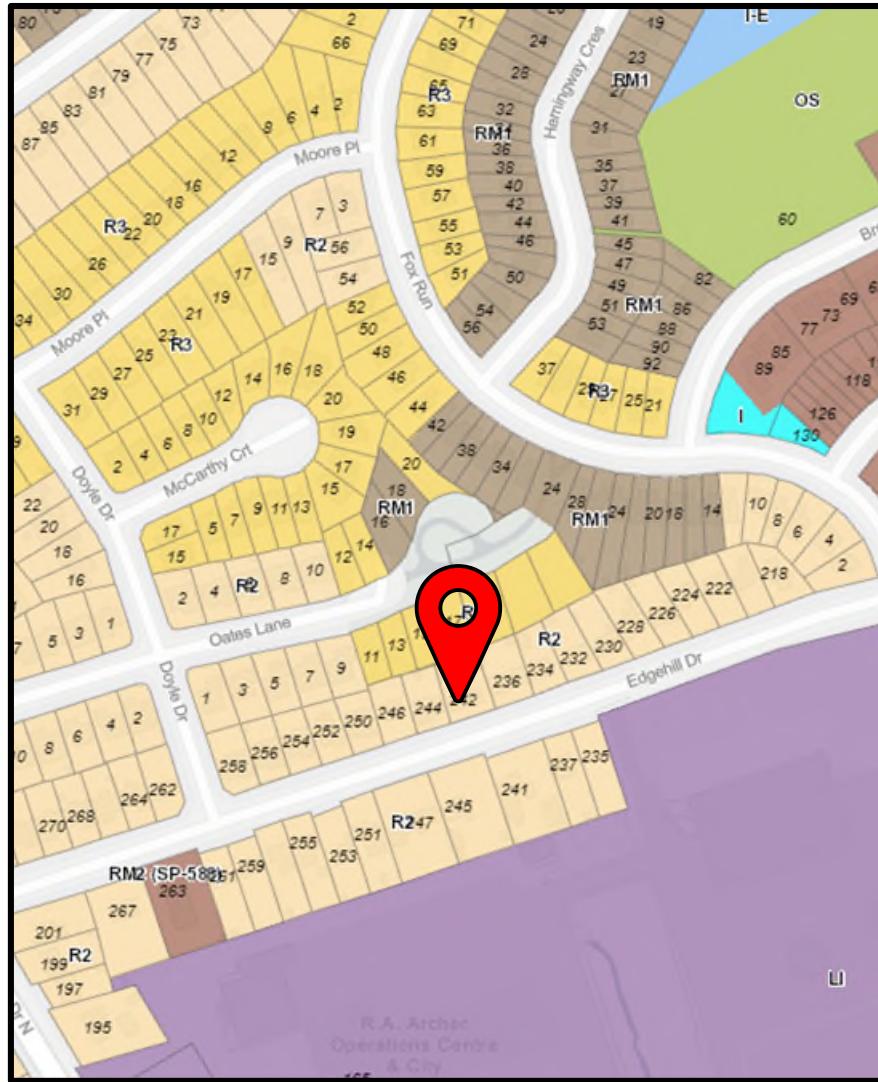
# OFFICIAL PLAN OVERVIEW

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- The goals and principles of the 2024 Official Plan aim to accommodate the current and projected needs of residents to the 2051 planning horizon, with an appropriate mix and range of housing options
- The subject lands are designated **Neighbourhood Area**, which recognizes new and existing neighbourhoods and communities
- The lands are within the **Built-up Area**, where the Plan directs at least 50% of residential dwelling unit development to be within these areas annually.
  - Neighbourhoods within the Built-Up Area are generally considered to be areas where low impact intensification is expected to occur as maturation happens over time
  - In the Built-Up Area, lands within neighbourhoods must accommodate appropriate levels of intensification and redevelopment as per the policies of the applicable land-use designation
- Intensification represents an essential component of the Official Plan to the 2051 planning horizon, to support the efficient use of lands, resources, infrastructure and services.
- The proposed Zoning By-law Amendment aligns with the policies and objectives of the Official Plan.

# ZONING BY-LAW AMENDMENT

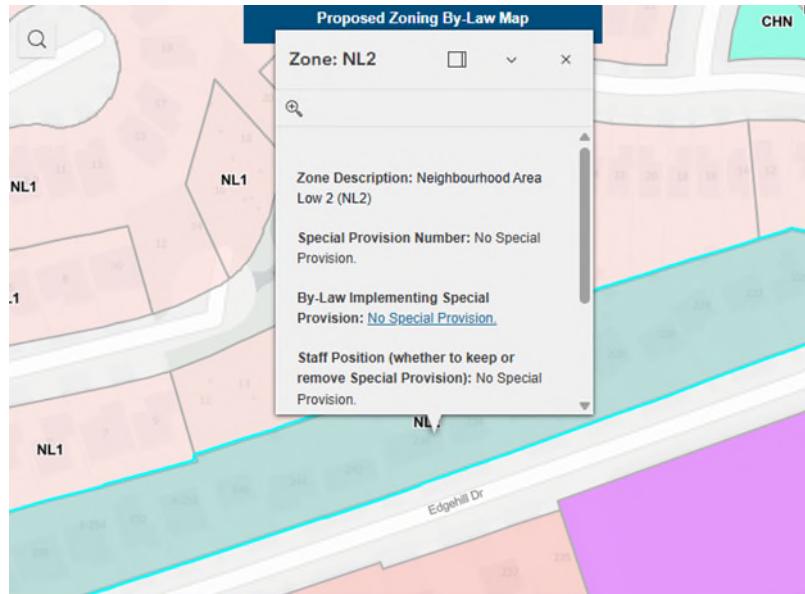
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- The subject lands are currently zoned '**Residential Single Detached Dwelling Second Density (R2)**' by City of Barrie Zoning By-law (2009-141).
- The surrounding area contains a wide diversity of land uses, evident by the zoning in the area.
  - Residential Single Detached (R2 and R3).
  - Residential Multiple Dwelling (RM1 and RM2).
  - Light Industrial (LI).
- To permit three (3) new townhouse dwellings, a Zoning By-law Amendment (ZBA) is required to permit townhomes on the lands.
- The Amendment would rezone the lands to the '**Residential Multiple Dwelling Second Density – Townhouse with Special Provisions (RM2-TH - XX)**' zone.
  - One special provision is requested for Gross Floor Area, an increase from 60% to 64% (Lot A), 82% (Lot B), and 64% (Lot C).

# NEW ZONING BY-LAW

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The new Draft City of Barrie Zoning By-law zones this area as Neighbourhood Low 2, which permits 3 storey townhouses.

This proposal is aligned with the City's intentions for this area.

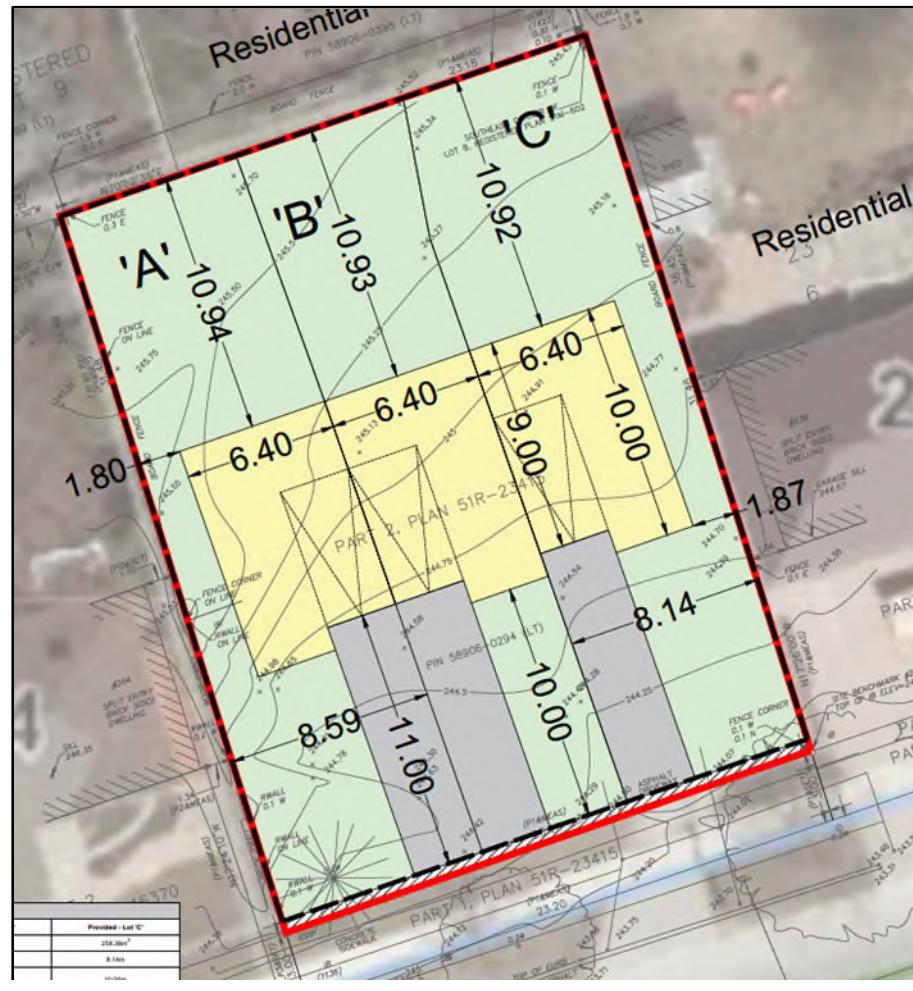
## 5.7.2 Neighbourhood Low 2 (NL2) – Building Standards

Table 5-7 Building Standards in Neighbourhood Low 2 Zone (NL2)

BUILDING TYPE	BUILDING HEIGHT		BUILDING LENGTH (Max.)	DWELLING UNIT WIDTH (Min.)
	Min.	Max.		
Detached House	n/a	3 Storeys (10.5 m.)	n/a	n/a
Tiny Homes	n/a	2 Storeys (5.5 m.)	n/a	n/a
Coach House	n/a	1 Storey (4 m.) 2 Storeys (5.5 m.) if above a <b>detached garage</b>	n/a	n/a
Low-Rise Building	2 Storeys (6.4 m.)	3 Storeys (10.5 m.)	60 m.	n/a
Rowhouse, On-Street	n/a	3 Storeys (10.5 m.)	n/a	6 m.
Rowhouse, Back-to-Back	n/a	3 Storeys (10.5 m.)	n/a	6 m
Rowhouse, On-Street Rear Vehicle Access	n/a	3 Storeys (10.5 m.)	n/a	6 m.
Semi-Detached House	n/a	3 Storeys (10.5 m.)	n/a	n/a

# PROPOSED DEVELOPMENT

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## LEGEND

Subject Site (728.60m<sup>2</sup> / 0.07ha)

Development Area (717.10m<sup>2</sup> / 0.07ha)

Proposed 3 Storey Dwelling with Garage:  
 - Dwelling Area: 61.00m<sup>2</sup>  
 - Unit G.F.A.: 165.00m<sup>2</sup>

Proposed 3.0m Wide Driveway

0.5m Road Widening

- The intent of the Zoning By law Amendment is to permit the development of three (3) townhouse units on the lands, in a 3-storey built form.
- Each lot will have an area of approx. 200-260 m<sup>2</sup>, with 6.4-8.6 m. of frontage.
- 2 parking spaces are proposed in the driveway and 1 additional space in the garage (3 total).
- Large rear yards are offered to provide open space for residents.
- Landscaped open space is maintained to facilitate tree planting and shrubbery.
- The built form is yet to be determined; however, the design will be complimentary to the neighbourhood in terms of scale, height and orientation.
- Following approval of the ZBA, a Consent /Part Lot Control would be pursued to sever the lands into the desired three (3) lots, creating two (2) new parcels.

# KEY STUDIES



Several reports/studies have been completed and submitted with the formal application, including a:

- Planning Justification Report;
- Geotechnical Review;
- Arborist Assessment (Tree Preservation Plan / Inventory);
- Functional Servicing Report;
- Stormwater Management Report; and
- Photometric Plan.

# CONCLUSION

- The proposed Zoning By-law Amendment will permit the development of three (3) townhouse dwelling units, located at 242 Edgehill Drive.
- The application requests a zoning change from the '***Residential Single Detached Dwelling Second Density (R2)***' zone, to the '***Residential Multiple Dwelling Second Density –Townhouse with Special Provisions (RM2-TH-XX)***' zone.
- Development through intensification is supported by the City as it creates a more compact built form, which efficiently utilizes land, existing infrastructure and services.
- The proposed development provides a more diverse and attainable built form, which will aid in the housing crisis
- The creation of new townhouse dwelling units would introduce a complementary and compatible scaled development to the neighbourhood.
- The development aligns with both Provincial and Municipal policy and objectives.

# THANK YOU

Questions and Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)

# APPENDIX

