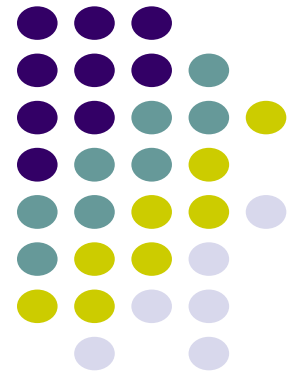


203 COX MILL ROAD ZONING BYLAW AMENDMENT



JAN. 26, 2015



APPLICATION CONTEXT



SITE:

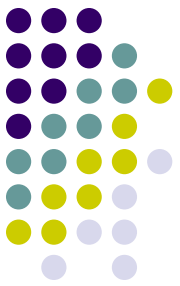
- FRONTAGE/AREA:
 - 30.20 M / 0.12 HA (0.29 ACRES)
- ONE EXISTING SINGLE DETACHED DWELLING
- COX MILL – MAJOR COLLECTOR
- APPROXIMATELY 50 METRES NORTH OF COX MILL/ YONGE STREET INTERSECTION

SURROUNDING:

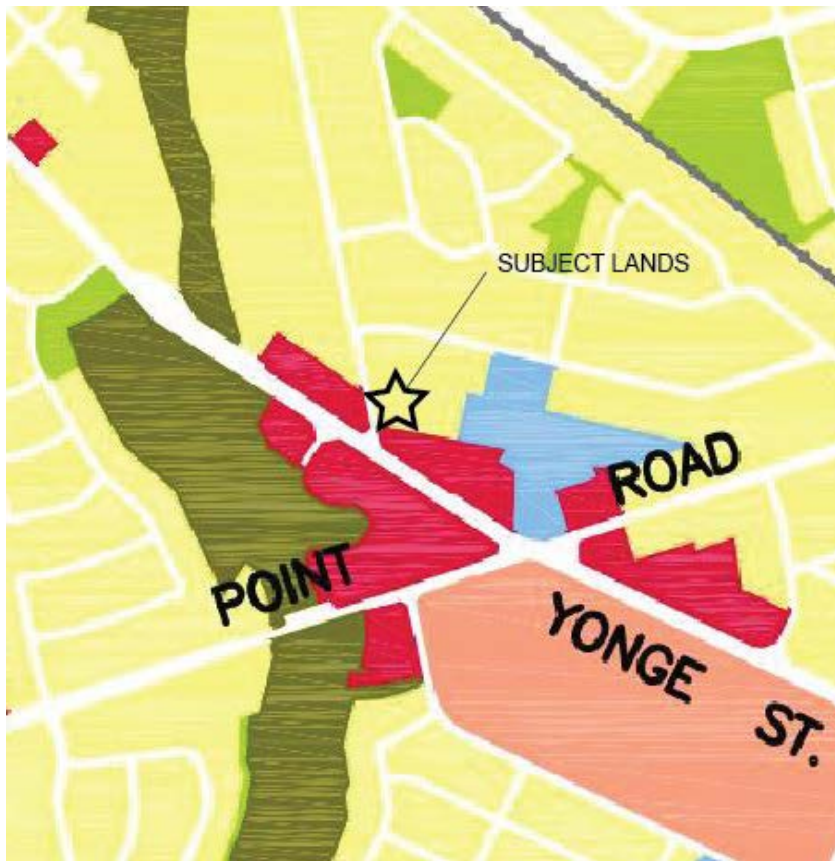
- LOW & MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL USES/AMENITIES
- TRANSIT ROUTE 5A - LITTLE ROUTE IS LOCATED DIRECTLY ACROSS THE ROAD ON COX MILL ROAD
- TRANSIT ROUTE 5B - MAPLEVIEW ROUTE LOCATED APPROXIMATELY 50 METRES AT YONGE STREET AND COX MILL ROAD INTERSECTION.
- WITHIN 10 MINUTE WALK OF PRIMARY INTENSIFICATION NODE.



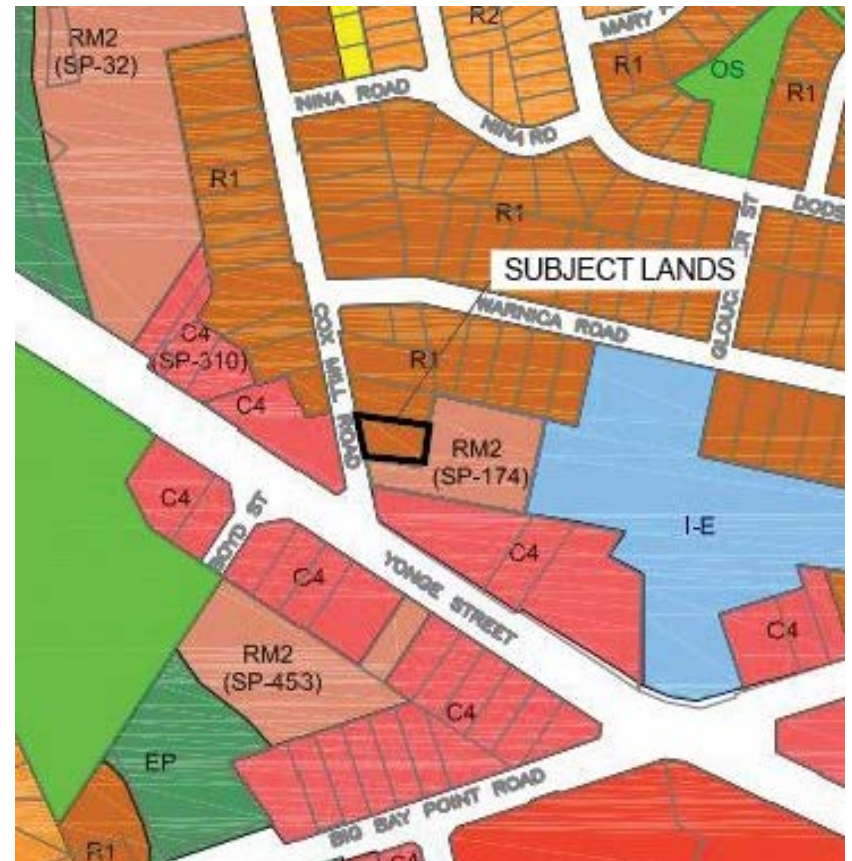
LAND USE DESIGNINATION & ZONING



OFFICIAL PLAN - RESIDENTIAL



ZONING - RESIDENTIAL (R1)

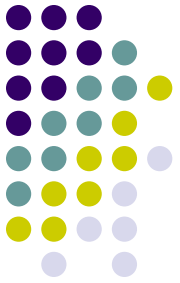


DEVELOPMENT PROPOSAL



- **THREE STOREY 3 STOREY WALK-UP APARTMENT BUILDING, CONSISTING OF 8 UNITS.**
- **ORIGINAL PROPOSAL THROUGH PRECONSULTATION APPLICATION WAS FOR 10 APARTMENT UNITS.**
- **VEHICLE PASS-THROUGH PROVIDES STRONG URBAN STREETScape TO REAR YARD PARKING CONSISTING OF 12 SPACES.**
- **1 AND 2 BEDROOM APARTMENT UNITS RANGE FROM APPROXIMATELY 980 FT² - 1,060 FT²**

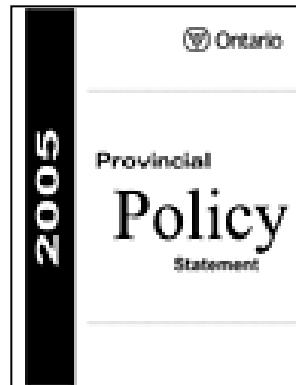




PROPOSED ZONING BY-LAW

- TO REZONE THE SUBJECT LANDS FROM SINGLE DETACHED RESIDENTIAL (R1) ZONE TO MULTIPLE RESIDENTIAL DWELLING SECOND DENSITY – SPECIAL PROVISIONS (RM2-SP)
- SPECIAL PROVISIONS:
 - DECREASE FRONT YARD SETBACK TO 2.0 M
 - INCREASE GROSS FLOOR AREA TO 79.8 %
 - INCREASE DENSITY TO 66.7 UNITS PER HECTARE
 - REAR LANDSCAPE BUFFER DECREASE TO 2.0 M

ZONING TABLE - RM2 ZONE		
PROVISION	REQUIRED	PROVIDED
LOT AREA (m ²)	720 m ²	1198 m ²
LOT FRONTAGE (m)	21 m	30.20 m
FRONT YARD SETBACK (m)	7 m	2.0 m
SIDE YARD SETBACK (m)	1.8 m	1.8 m
REAR YARD SETBACK (m)	7 m	7 m
LANDSCAPED OPEN SPACE (%)	35%	36.97%
DWELLING UNIT FLOOR AREA (m ²)	35 m ² /unit + 10 m ² /bdrm	≥ 45 m ² /1 bdrm, 55 m ² /2 bdrm
LOT COVERAGE (max %)	35%	29.13%
GROSS FLOOR AREA (max %)	60%	79.8 %
HEIGHT (max m)	10 m	≤ 10 m
PARKING	1.5 spaces/unit	1.5 spaces/unit (12 spaces)
DENSITY	53 upha	66.7 upha
LANDSCAPED BUFFER OF PARKING AREA (m)	3 m	2.0 m
AMENITY SPACE (m ²)	96 m ² (12 m ² /unit)	97.3 m ²



PLANNING POLICY



- SECTION 2.2.2 MANAGING GROWTH
- SECTION 2.2.3 GENERAL INTENSIFICATION
- THE DEVELOPMENT ACHIEVES AN EFFICIENT, LOGICAL, AND APPROPRIATE LAND USE PATTERN ON UNDERUTILIZED LANDS WITHIN THE BUILT UP AREA OF THE CITY.
- PROVIDES A VERY IMPORTANT HOUSING TYPE – APARTMENT UNITS.
- TRANSIT-SUPPORTIVE DENSITIES.
- PROVIDES OPPORTUNITY FOR RESIDENTS NOT TO RELY EXCLUSIVELY ON AUTOMOBILE FOR DAY TO DAY LIVING.





CITY OF BARRIE OFFICIAL PLAN



- LOCATED WITHIN PAINSWICK NORTH PLANNING AREA.
- AT LEAST 40% OF RESIDENTIAL DWELLING UNIT DEVELOPMENT SHALL BE DIRECTED TO THE AREA WITHIN THE BUILT BOUNDARY AS IDENTIFIED ON SCHEDULE I OF THE PLAN (SECTION 3.1.2.3).
- APPLICATION MEETS THE GENERAL POLICIES FOR HOUSING (SECTION 3.3.2.1) AND THE RESIDENTIAL GOALS (SECTION 4.2.1) OF THE CITY OF BARRIE OFFICIAL PLAN.
- LANDS MEET THE LOCATIONAL CRITERIA FOR INTENSIFICATION DEVELOPMENT AS PRESCRIBED UNDER SECTION 4.2.2.6.
- PROVIDES NECESSARY ON SITE PARKING AND A FUNCTIONAL OPEN SPACE AMENITY AREA (SECTION 4.2.2.4).

CONCLUSION



- ZONING BY-LAW AMENDMENT APPLICATION IS BEING SOUGHT TO PERMIT A THREE STOREY WALK-UP APARTMENT BUILDING, CONSISTING OF 8 INDIVIDUAL UNITS.
- SPECIAL PROVISIONS REQUIRED TO PERMIT THE FOLLOWING;
 - REDUCED FRONT YARD SETBACK FROM 7.0 M TO 2.0 M.
 - PERMIT A MAXIMUM GROSS FLOOR AREA OF 79.8%.
 - PERMIT A MAXIMUM DENSITY OF 66.7 UNITS PER HECTARE.
 - REDUCE REAR MINIMUM LANDSCAPE BUFFER OF PARKING AREA FROM 3.0 M TO 2.0 M.
- APPLICATION IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY AND REPRESENTS GOOD PLANNING.

