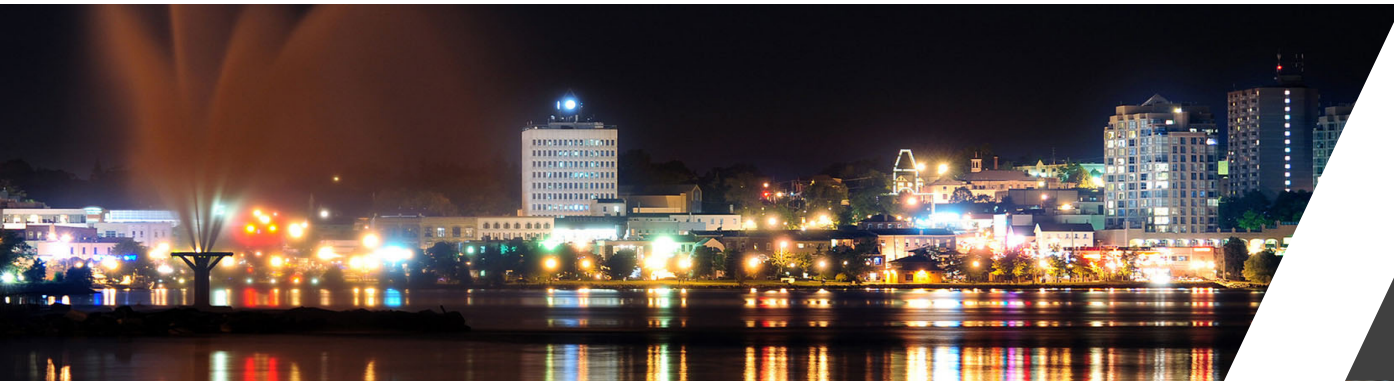




829 Essa Road Zoning By-law Amendment Application



**Public Meeting
October 28, 2019**



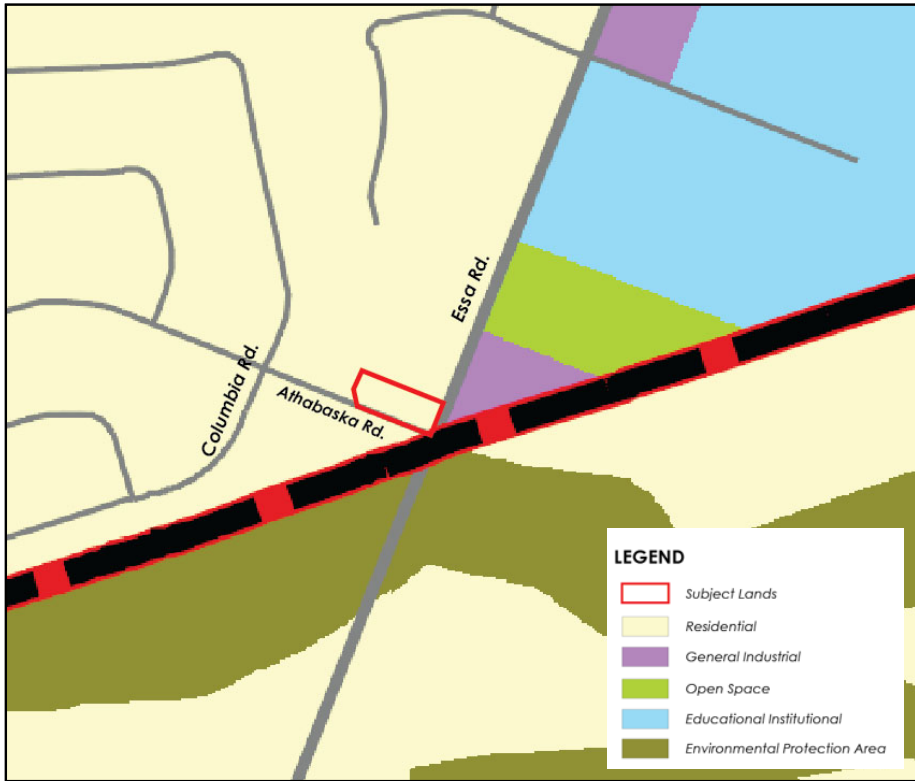
Subject Site:

- Located on the corner of Essa Road & Athabaska Road.
- Frontage: 25 m. along Essa Road & 54 m. along Athabaska Road.
- Area: approx. 1,440 m² (0.3 ac. / 0.14 ha.)

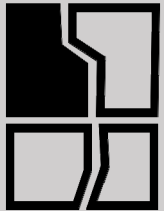
Surrounding Area:

- Located along an intensification corridor (Essa Road).
- Residential land uses, with a subdivision to the north, south and west.
- Environmental Protection area further to the south.
- Storage facility and schools to the east.

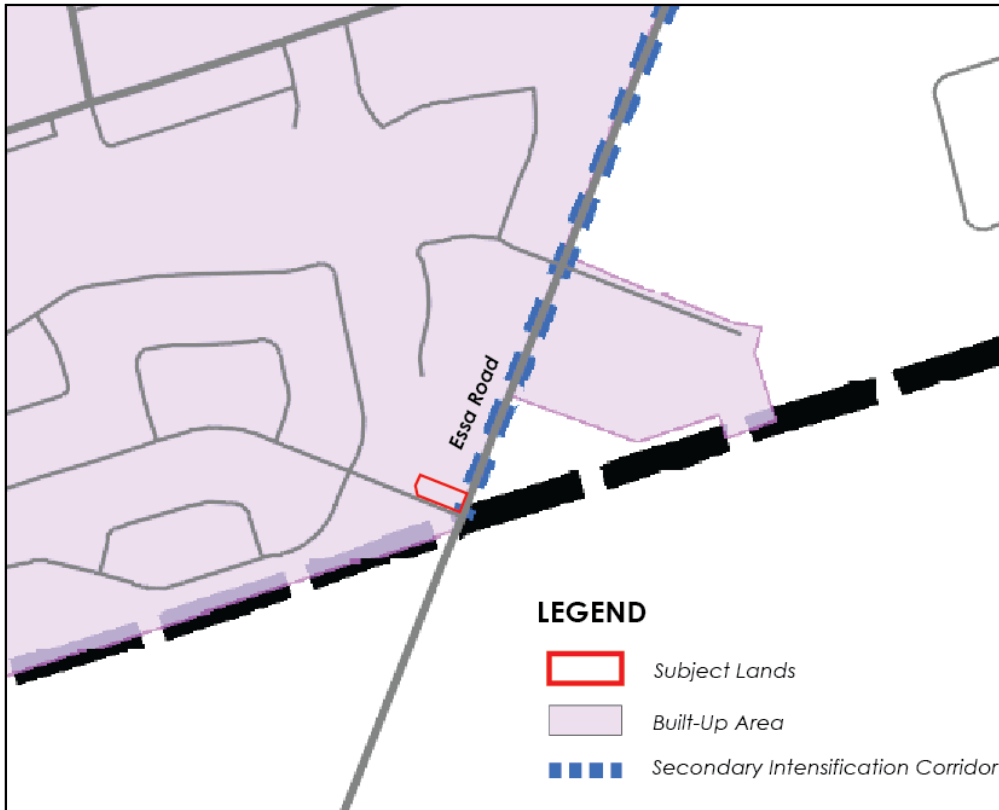
Application Context



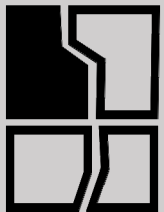
- Designated '**Residential**' on Schedule A of the City of Barrie Official Plan.
- Predominant use shall be for all forms and tenure of housing, including townhouses.
- Nearby designations include: Residential, Open Space, Environmental Protection, General Industrial, Educational Institutional.



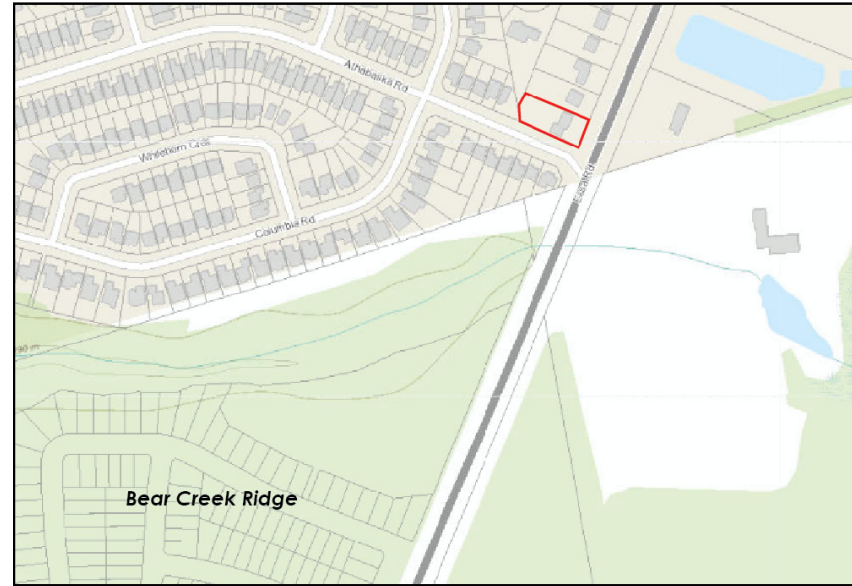
Land Use Designation



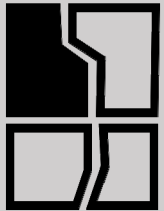
- Located on the Essa Road Intensification Corridor.
 - Medium and high-density development is encouraged.
- Located in the Built-Up Area as identified on Schedule I of the Official Plan.
 - Residential intensification is supported.



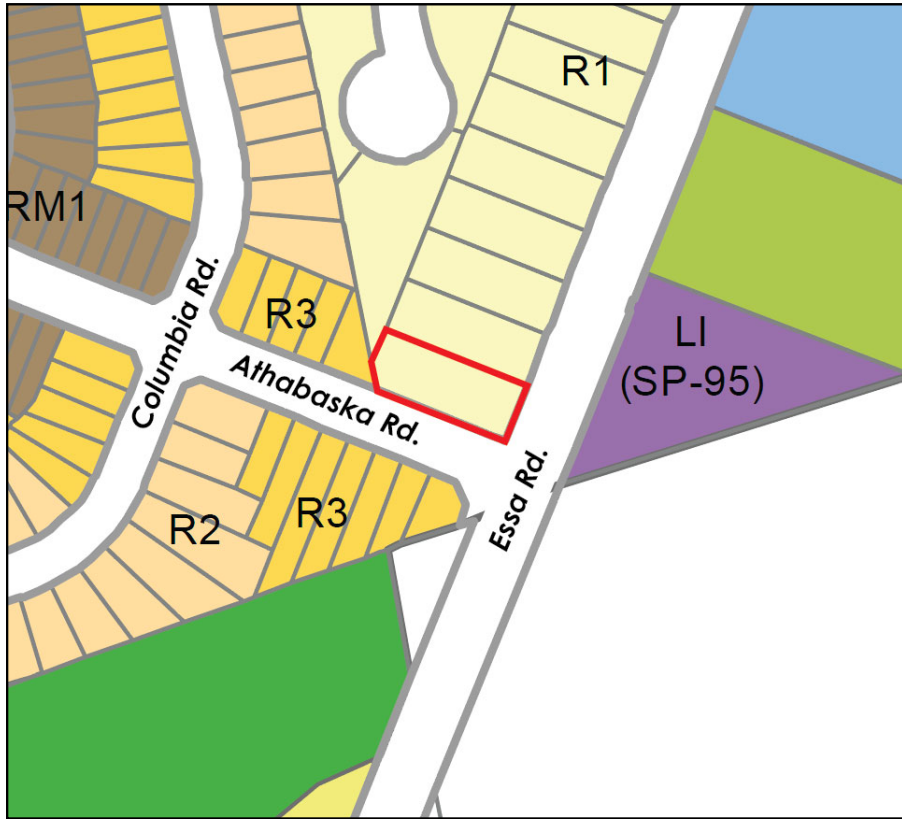
Schedule I – Intensification



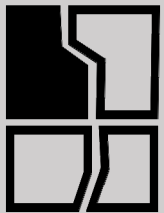
- Located near boundary of the Salem Secondary Plan Area.
- Large scale development is anticipated along Essa Road, including the Bear Creek Ridge development.
- Residential, commercial and mixed-use lands are expected.



Secondary Plan Area



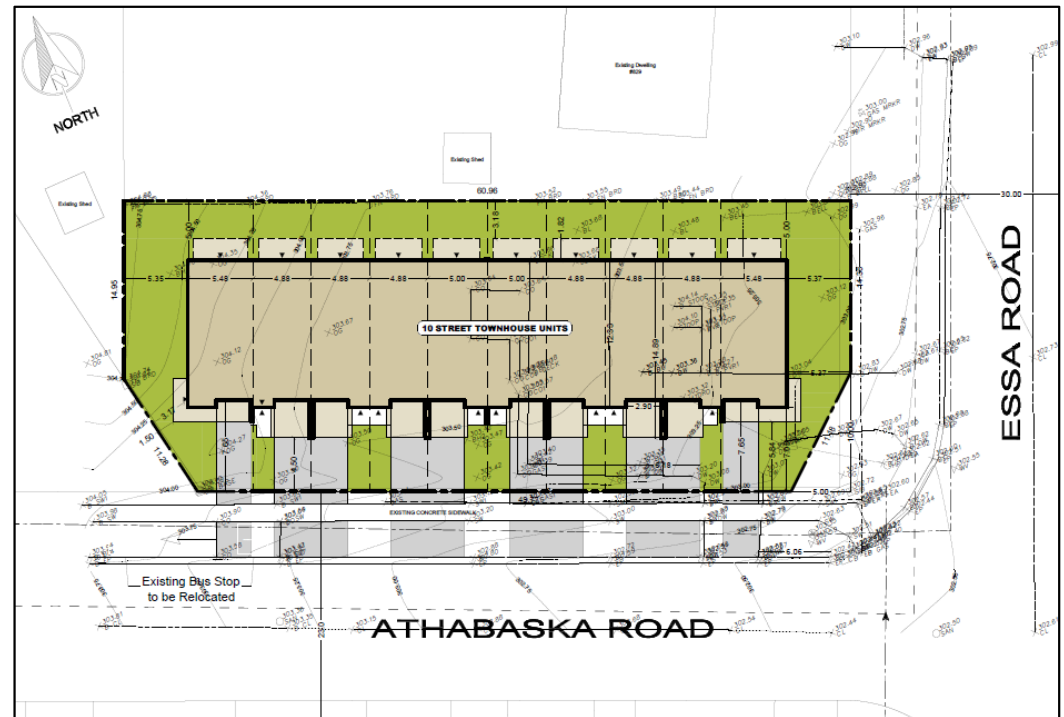
- Zoned '**Residential Single Detached Dwelling First Density (R1)**' in City of Barrie Zoning By-law.



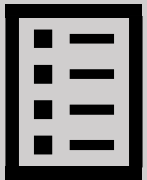
Zoning

IPS
CONSULTING

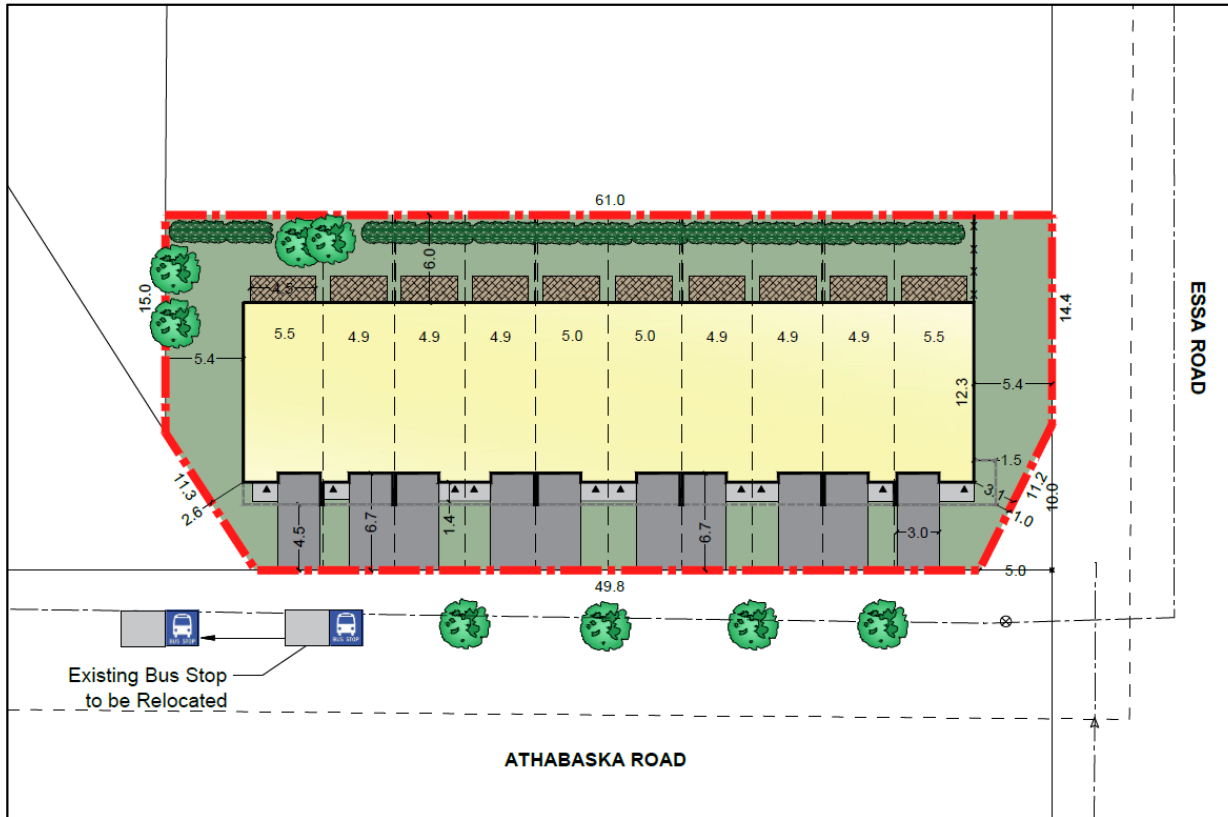
- A Neighbourhood Meeting was held on September 17th, 2019.
- An overview of the proposed development was presented which includes ten (10) street townhouses fronting Athabaska Road.
- The meeting was well attended and comments from the public were noted and taken into consideration.
- Following the meeting, the comments were reviewed by the consulting team, which has lead to a number of revisions.



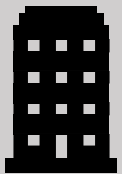
Previous Site Plan presented



Neighbourhood Meeting



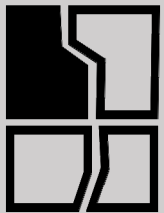
- Introduction of ten (10) street townhomes.
- Three (3) storeys in height.
- Individual over sized garages and driveways.
- Unit sizes ranging from 1,600 – 1,800 sq. ft.
- Rear yard amenity space.
- Serviced with municipal water & sanitary service.
- Density of 84 units per hectare.



Development Concept

- Request to rezone the lands to '**Mixed Use Corridor (MU2)**' zone.
- MU2 Zone is reflective of the vision of Essa Road as an intensification corridor.
- Two (2) Special Provisions are requested from the MU2 zone:
 - 1) Minimum Rear Yard Setback of 6.0 m
 - Deficient 1.0 m.
 - 2) Minimum Street Level Floor Height of 3.0 m
 - Deficient 1.5 m.
 - 4.5 m. is common for commercial uses.

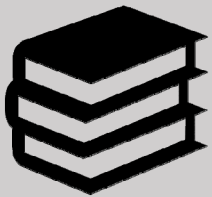
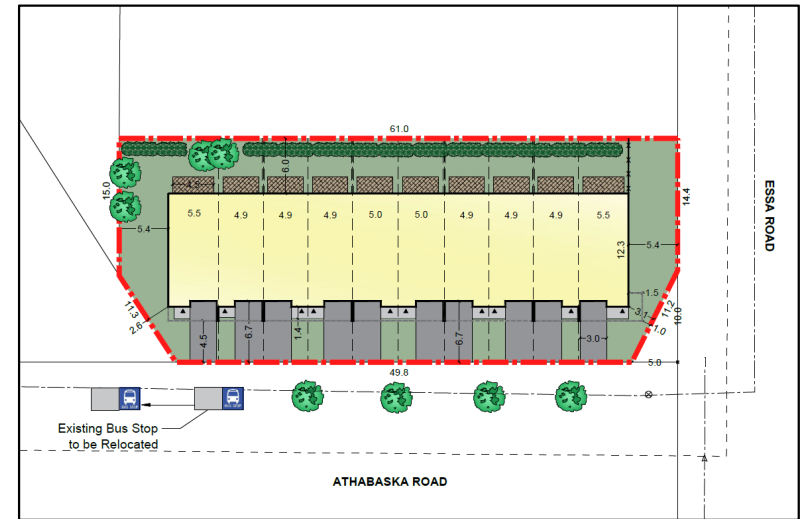
PROVISION	REQUIRED MU2 ZONE	PROVIDED
Lot Area	-	119.0m ²
Lot Frontage	-	4.9m
Setbacks		
Front Yard	1m for 75% (min) 5m fro 25% (max)	4.5m
Interior Side Yard	3.0m (max)	2.6 (min)
Exterior Side Yard	3.0m (min)	3.1m (min)
Rear Yard	7.0m (min)	6.0m (min)
Lot Coverage	-	52%
Landscaped Open Space	-	38.8%
G.F.A. % of Site	-	125.5%
Dwelling Unit Area	35m ² (min)	>35.0m ²
Height	7.5m (min) - 16.5m (max)	10.0m (3 storeys)
Driveway Length	-	6.7m
Parking Spaces	1 / unit	1 parking space + 1 tandem space
Max. Units per Row	-	10
Setback to Secondary Means of Access	-	6.0m
Front Yard Parking Coverage	-	60.1%
Street Level Floor Height (min.)	4.5m	3.0m



Zoning By-law Amendment

Key supporting documents from the rezoning submission:

- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Tree Inventory and Preservation Plan & Report
- Noise Impact Study
- Geotechnical Report

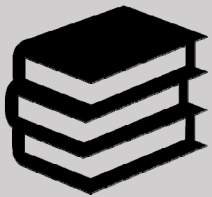


Supporting Studies

IPS
CONSULTING

A Traffic Impact Brief was prepared to analyze traffic concerns discussed at the neighbourhood meeting.

- A traffic engineer studied the area during peak hours.
- Turning delays onto Essa Road have been analyzed and are currently being reviewed by the City.
- There is a accessible school bus that stops in the morning, pausing traffic both ways creating a temporary delay, however, vehicles were able to clear the intersection within 15 seconds of the pick-up being complete.
- No infrastructure improvements are required on Athabaska or Essa Road for the development.

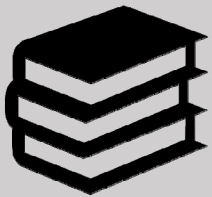
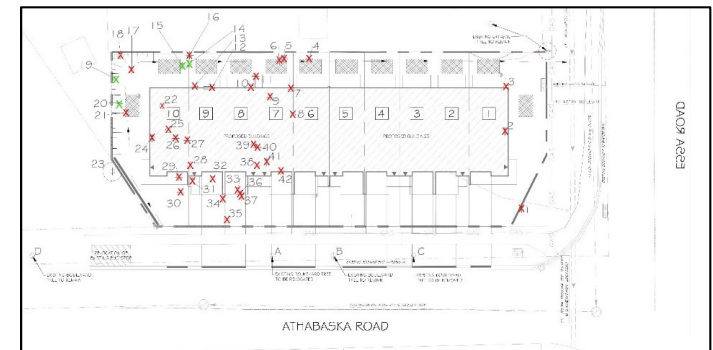
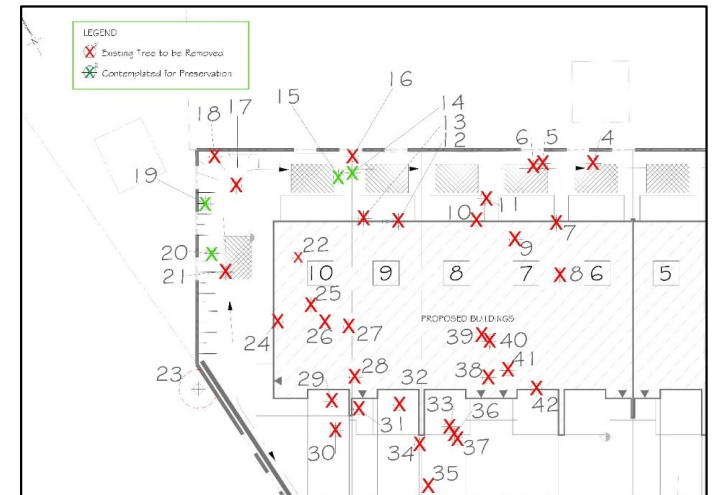


Traffic Impact

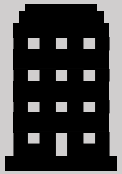
IPS
CONSULTING

The Tree Preservation and Removals plans were revised following the neighbourhood meeting.

- Efforts to preserve rear yard trees has been made to retain privacy to the adjacent properties.
- Trees evaluated in poor condition will be removed (Emerald Ash).
- 4 trees in the north-west corner will now be preserved.
- A tall cedar hedge row is proposed along the rear fence line to provide additional privacy to the adjacent properties.



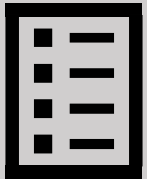
Tree Inventory



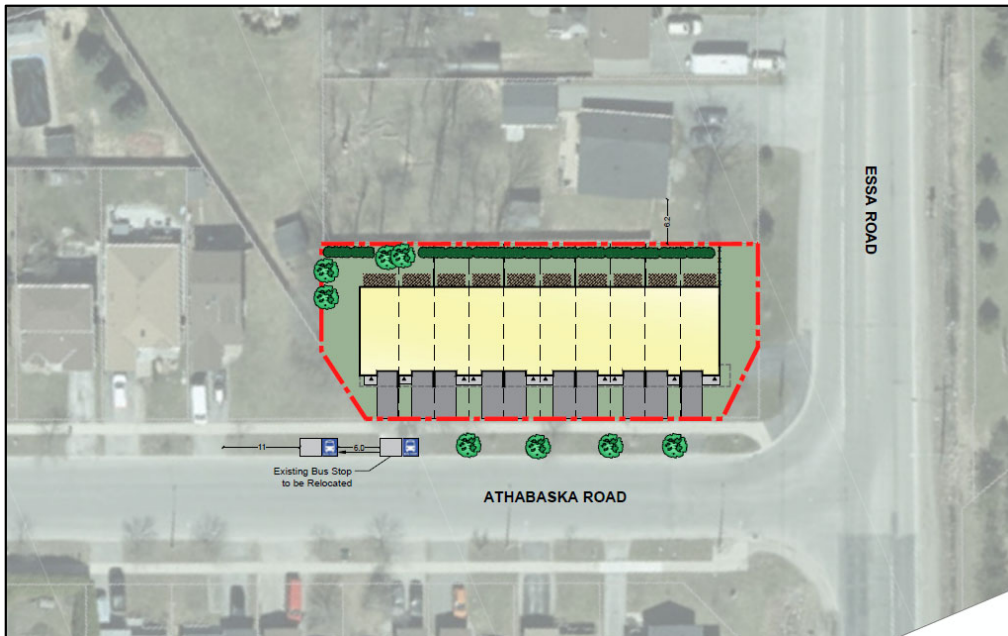
Conceptual Elevations

IPS
CONSULTING

- Rezoning to the '*Mixed Use Corridor (MU2)*' zone.
- Introduction of ten (10) new street townhouse units.
- Development provides appropriate, compact and functional growth.
- Development is along the Essa Road Intensification Corridor, where development and intensification is encouraged.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



Conclusion



Thank you!

IPS
CONSULTING