

# Saverino Rezoning Mid-Rise Apartment Condo

Rezoning for 556 to 568 Essa Road  
Public Meeting - November 25, 2013  
City of Barrie



# Saverino Rezoning Project Team

Goodreid Planning Group - Project Planning

McKnight Charron Laurin Architects Inc. - Architecture Design

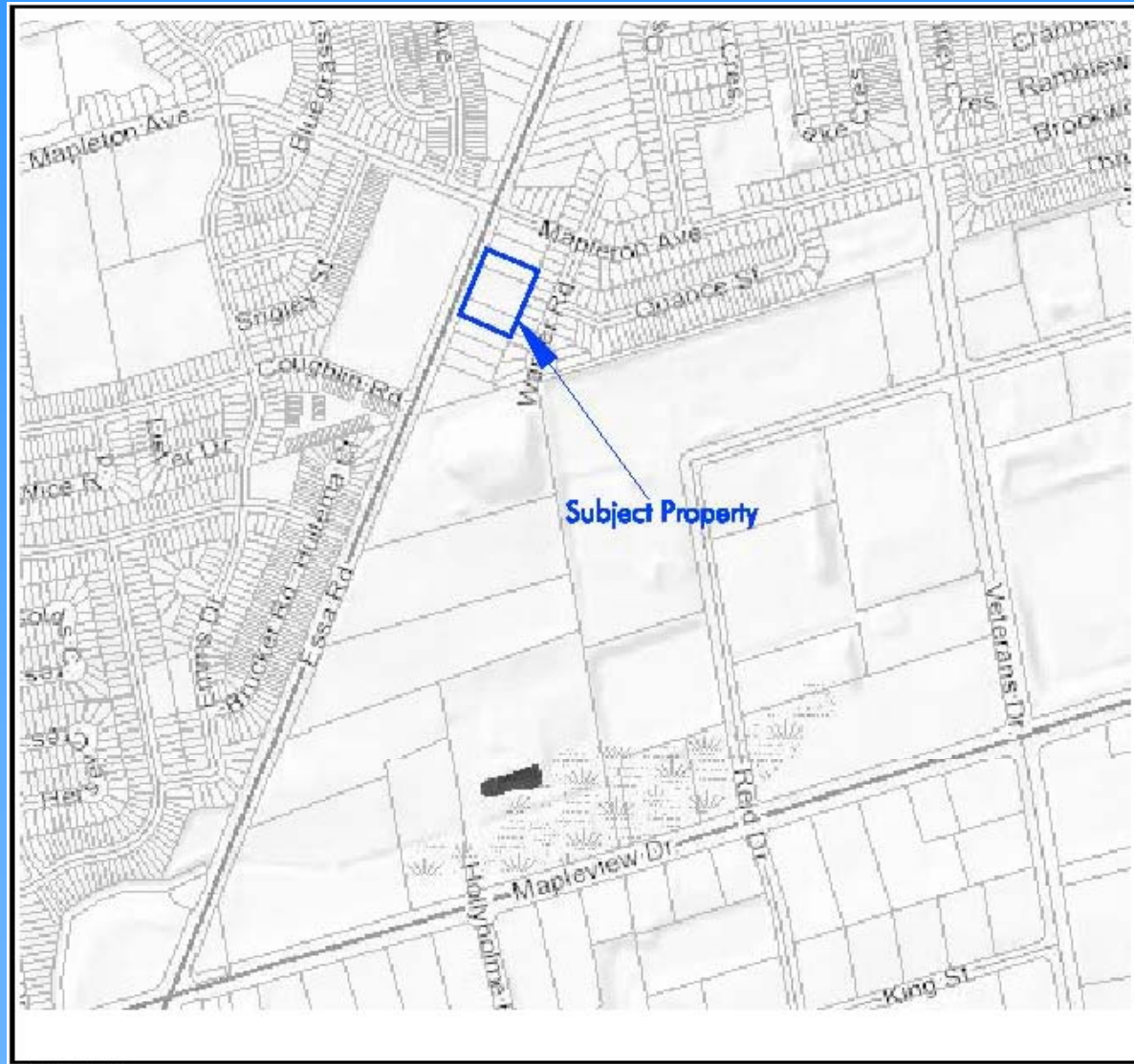
Pearson Engineering Ltd. - Civil Engineering

John D. Bell Associates Ltd. - Landscape Architecture

R. Bouwmeester & Associates - Noise & Shadows



# Location Plan



# Surrounding Land Use

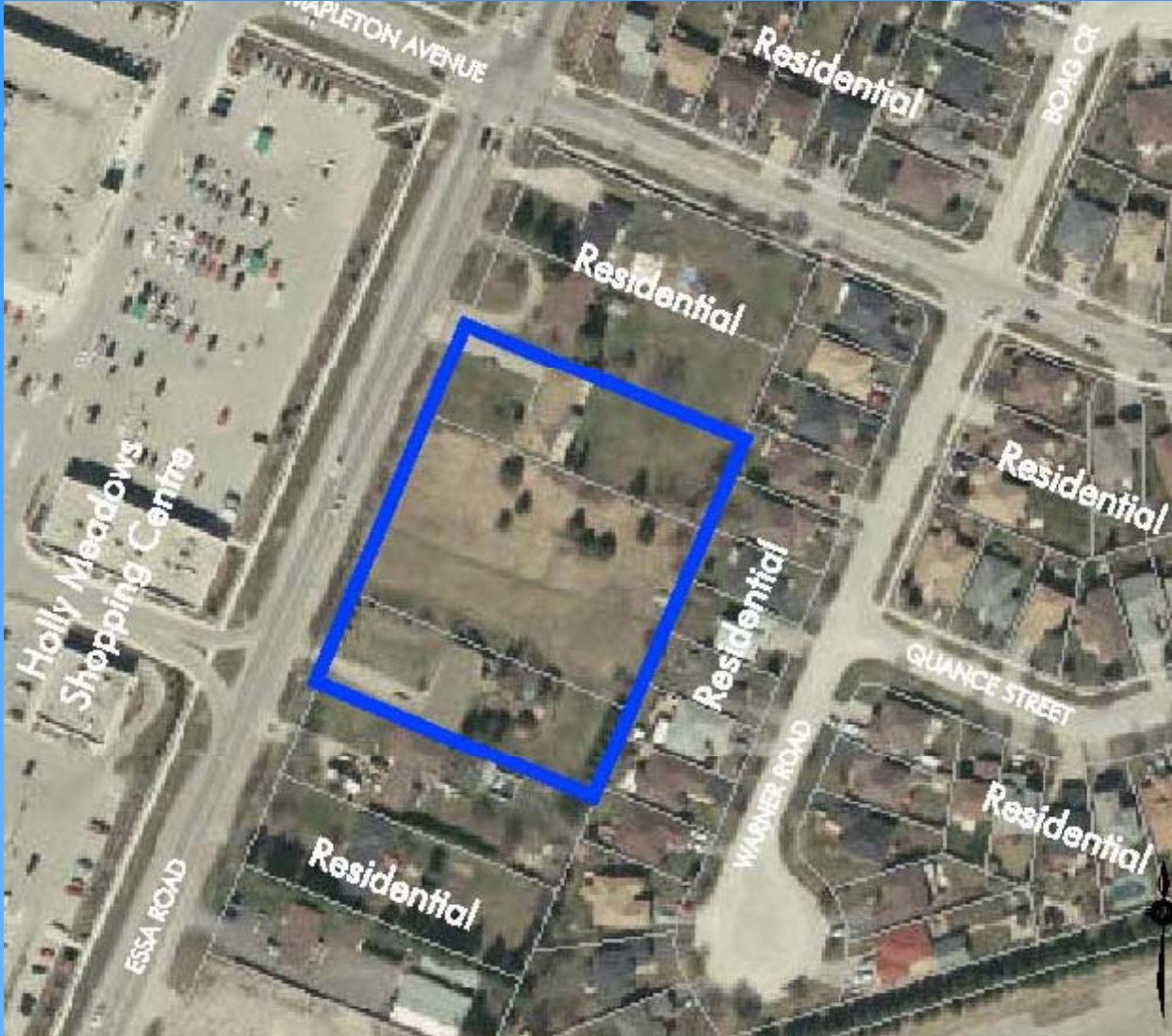






FIGURE 6: PERSPECTIVE

## Proposed Condominium Apartment Building

556 - 568 Essa Road, Barrie, Ontario

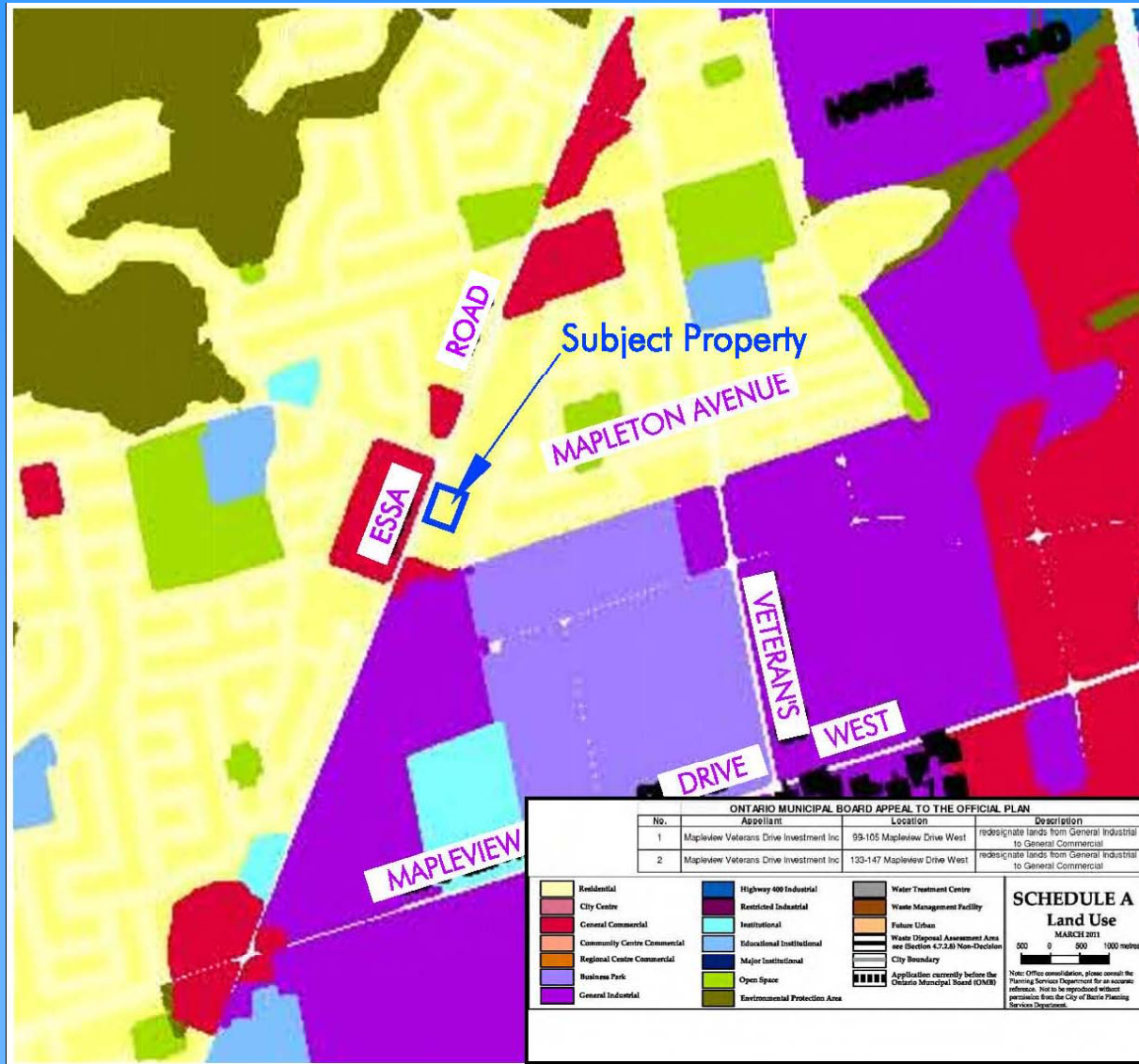
Saverino Investments Inc.

Aug 22, 2013



# Rendering

# City of Barrie Official Plan



# Planning Policy Framework

- Provincial Plans and Policies - Planning applications to be given favourable consideration must be consistent with applicable Plans and Policies
- City of Barrie Official Plan - Planning applications for site plan, plan of subdivision and in this case rezoning must conform with the Official Plan
- City studies and guidelines such as Intensification Study, 2011 and Intensification Area Urban Design Guidelines and Developers Checklist, 2012 to be taken into account.





# City of Barrie Official Plan

- The subject property is designated for Residential land use and Essa Road is classified as an arterial road and an intensification corridor.
- Section 4.2.2.3 (b) Location Criteria indicates medium and high density residential uses should locate within intensification nodes and corridors.
- Other criteria for higher density residential land uses include being adjacent to arterial or collector roads and close to public transit, parks, schools, shopping areas and on lands where municipal services are adequate.





# City of Barrie Zoning By-law

- The subject property is zoned as R1 and RH Zones.
- The Zoning By-law map illustrates the R1 and RH Zones applicable to the subject property.
- A single detached dwelling is permitted in the R1 Zone and an existing dwelling is permitted in the RH Zone.
- A RA2 Special Zone is proposed to accommodate the eight storey mid rise apartment condominium.



# Summary & Conclusions

FIGURE 6: PERSPECTIVE



## Proposed Condominium Apartment Building

556 - 568 Essa Road, Barrie, Ontario

Saverino Investments Inc.

Aug 22, 2013



It is our opinion as planners that,

- The proposed mid rise apartment development is consistent with the Provincial Policies and Plans.
- The proposal conforms to the City of Barrie Official Plan.
- The proposal is appropriate and the optimal and best land use for this intensification corridor location
- This proposal, as presented, represents good planning.