

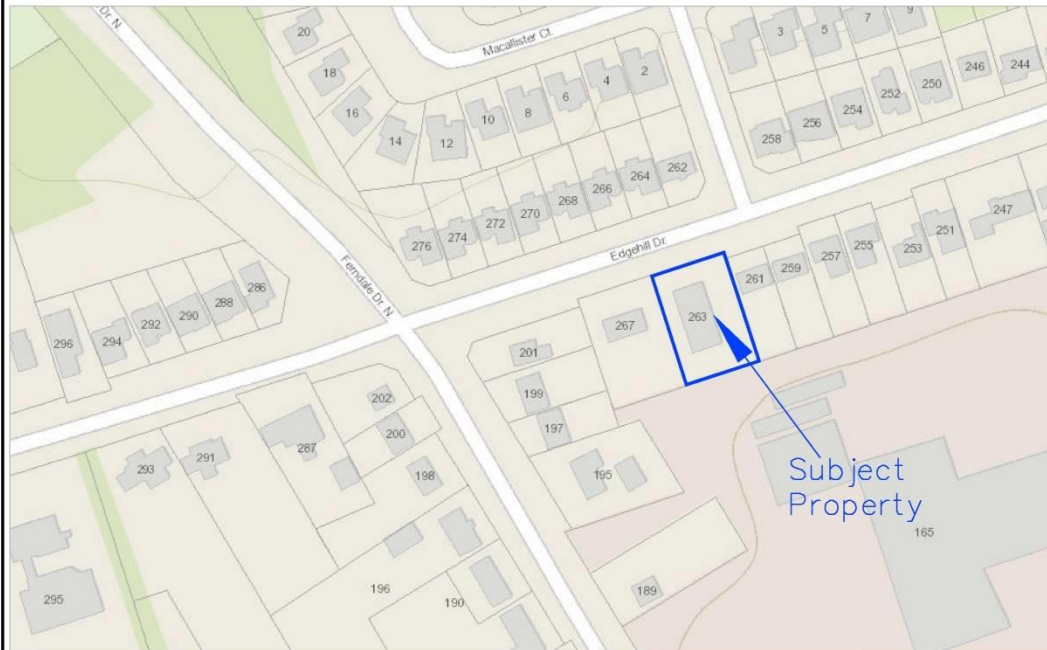
Burke Rezoning Multiple Dwelling Residential

Rezoning for 263 Edgehill Drive
Public Meeting-September 23, 2019
City of Barrie



Location Plan

Location Plan
263 Edgehill Drive
Barrie



Surrounding Land Use



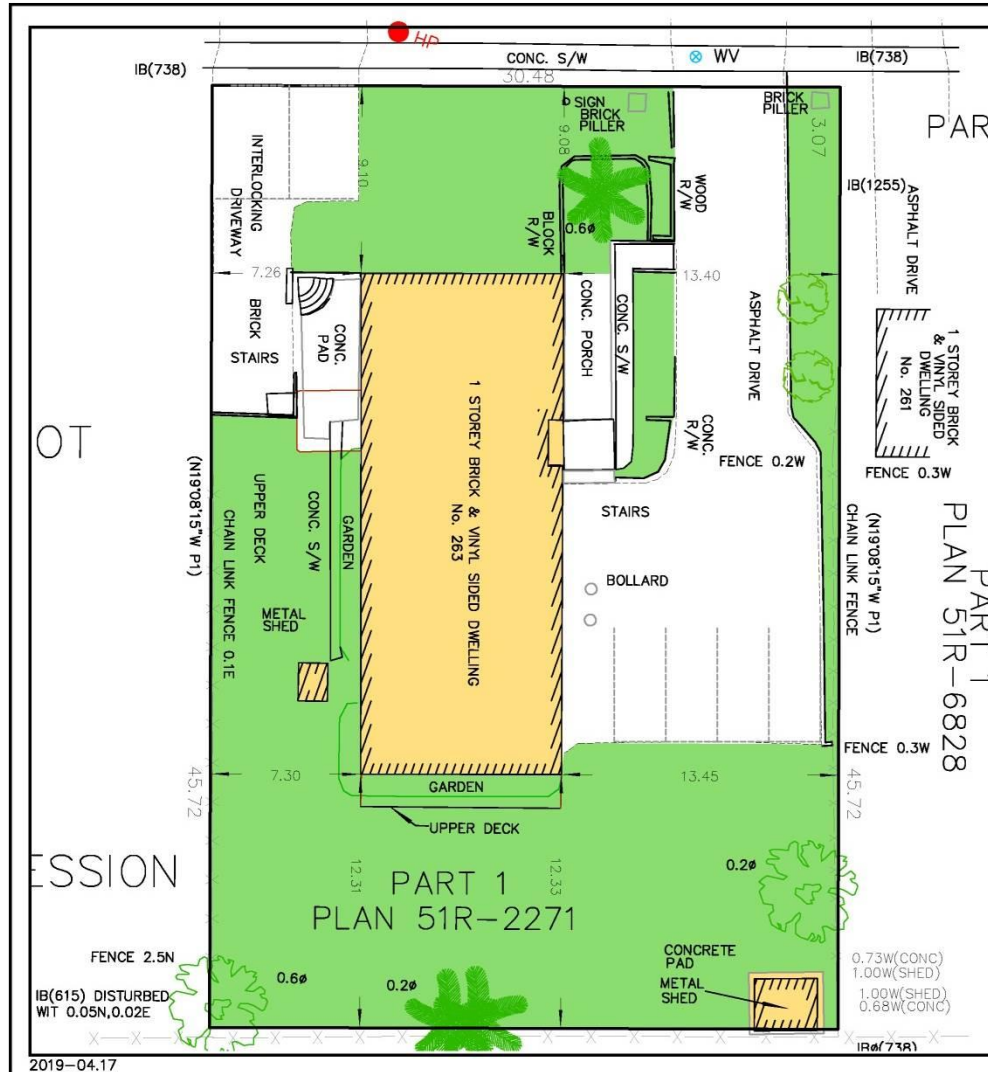
Surrounding Land Use
263 Edgehill Drive
Barrie

- LD** Low density
- MU** Multiple unit
- C** Commercial
- I** Industrial
- EP** Environmental protection
- OS** Open space
- IS** Institutional
- V** Vacant



Site Plan

Site Plan
263 Edgehill Drive
City of Barrie



Development Standard Table

RM2(SP-) Zone	Required	Provided
Minimum Lot Area	720m ²	1393m ²
Minimum Lot frontage	21m	30.48m
Minimum Front Yard Setback	7m	9.10m
Minimum East Side Yard Setback	1.8m	13.4m
Minimum West Side Yard Setback	1.8m	7.26m
Minimum Rear Yard Setback	7.0m	12.31m
Minimum Landscaped Open Space Percentage on Lot	35%	50%
Minimum Dwelling Unit Floor Area (1 bedroom)	45m ²	45m ² +
Maximum Lot Coverage	35%	18%
Maximum GFA as a % of Lot Area	60%	34.2%
Maximum Building Height	10m	7m
Minimum Parking Space Dimensions	2.7m x 5.5m	2.7m x 5.5m
Minimum Parking Aisle Width	6.4m	5.4m
Minimum Percentage of Landscape in Front Yard	50%	61%
Minimum Full Curb between Landscape and Parking Space/aisle	Yes	No
Maximum Front Yard Parking/Driveway Coverage	50%	37%
Minimum Parking Space per Dwelling Unit	1.5	1
Multiple Dwelling Maximum	none	4max.

[GPG]

GOODREID
PLANNING
GROUP

[GPG] Goodreid Planning Group
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www.enrplanning.com

Building Photographs



Front Yard



Easterly Side Yard



Westerly Side Yard



Rear Yard

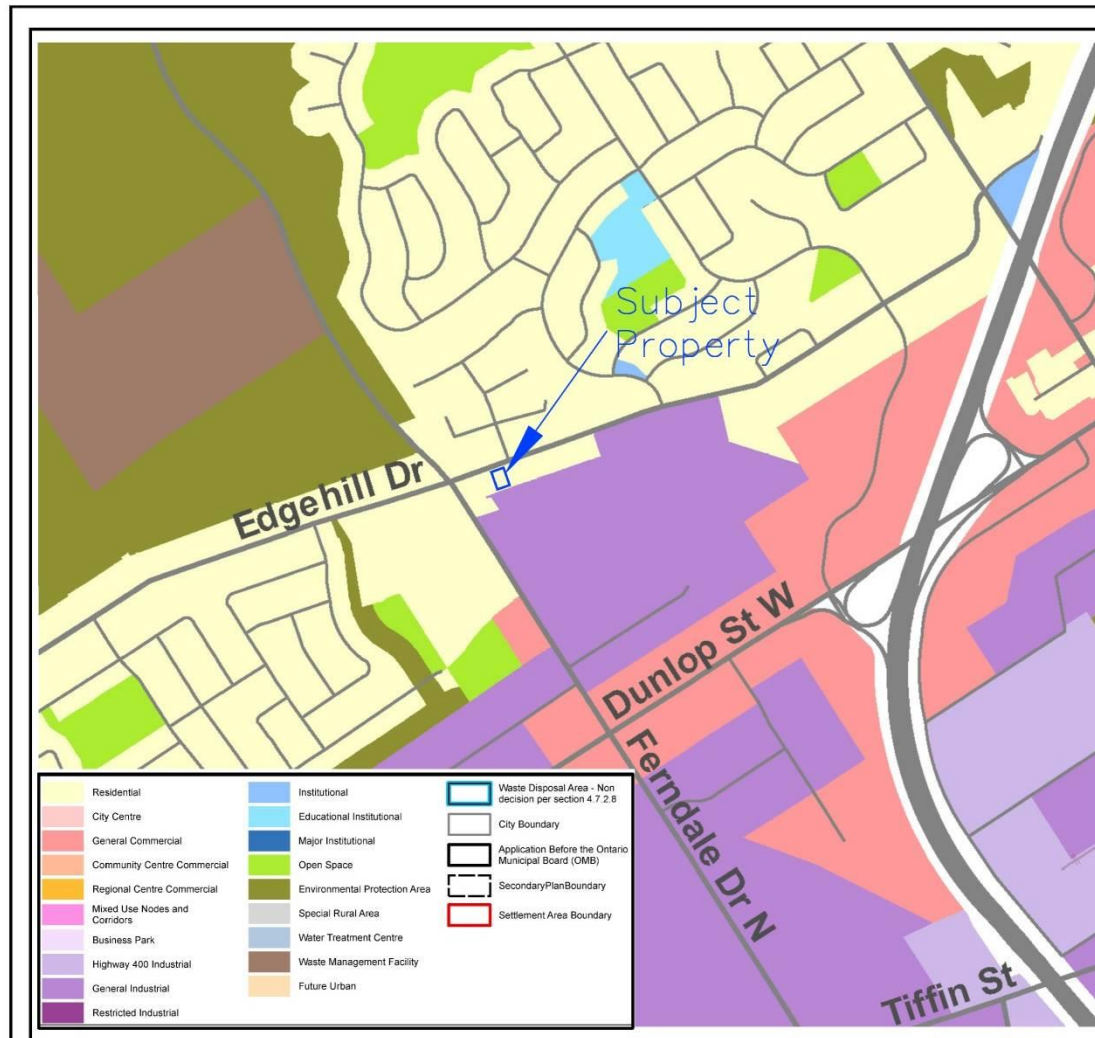
Pictures of Building
Exterior and Yards
263 Edgehill Drive
Barrie

Planning Policy Framework

- Provincial Plans and Policies - The application for rezoning must be consistent with the Provincial Policy Statement (PPS) and conform to The Growth Plan.
- City of Barrie Official Plan - The planning application for rezoning must conform with the City of Barrie Official Plan.
- Proposal consistent with PPS and conforms to Growth Plan and City of Barrie Official Plan.



City of Barrie Official Plan



2016-05.18 (N.T.S.)

Existing OP
263 Edgehill Drive
Barrie
from
City of Barrie
OFFICIAL PLAN
SCHEDULE 'A'
Land Use, Jan. 2018

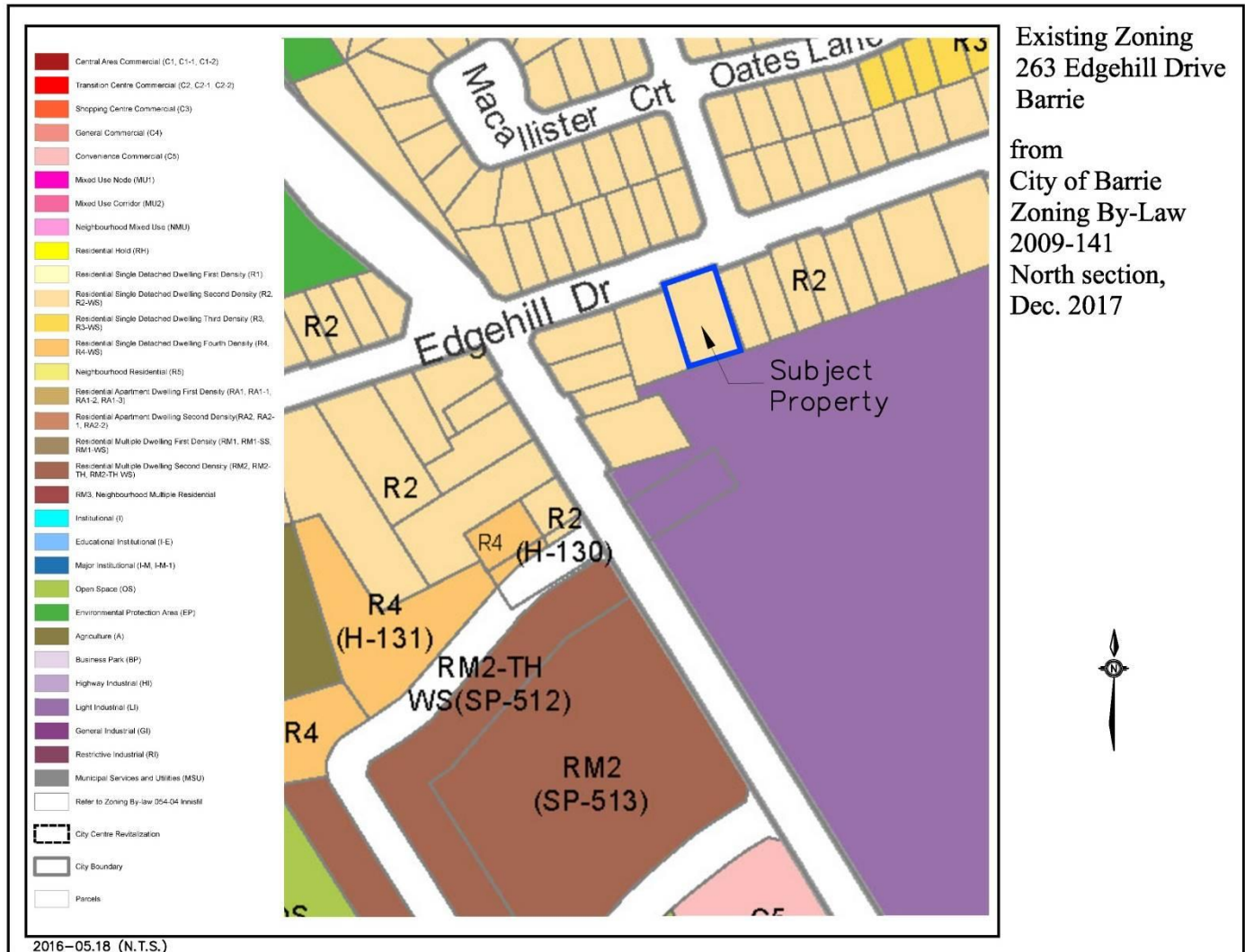


City of Barrie Official Plan

- The property is classified in Official Plan as Residential and Edgehill Drive is a Minor Collector Road.
- The multiple dwelling has 4 dwellings & net density of 28.7 UPH.
- Low density in the City Official Plan is approximately 12-25 UPH and medium density is 26-53 UPH.
- The criteria for multi-unit housing include being adjacent to a major roadway and close to public transit, parks, schools, shopping and adequate municipal services.



Zoning By-Law



City of Barrie Zoning By-law

- The subject property is zoned as R2 Zone.
- A single detached dwelling is permitted on the subject property in the R2 Zone, but not a multiple dwelling.
- A RM2 - __ SP Zone is proposed to permit a multiple dwelling and establish special provisions to address the existing site conditions.



Special Provisions For General Provisions and RM2 Zone

- Revise the parking regulations to specify a requirement of 1 space/dwelling unit, or 4 spaces.
- Barrier free parking is not required where four parking spaces are required.
- Revise the parking regulations to specify minimum parking aisle width on east side of the lot is 5.4 m.
- Revise the parking regulations to state the parking space lines do not have to be painted.



Special Provisions for General Provisions and RM2 Zone

- Revise parking regulations to specify full curbing between the landscaped areas and adjacent driveways and parking areas is not required.
- Revise the permitted uses in RM2 Zone to include a multiple dwelling with four dwelling units.
- Revise the rear yard setback on the site for the existing shed from current 0.6 m to 0.0 m.

Thank you

