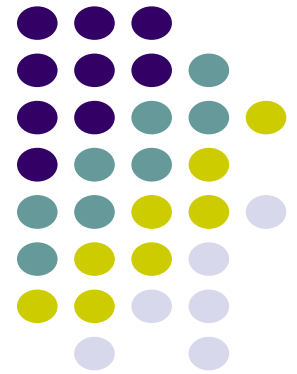


534, 536, & 540 ESSA ROAD. ZONING BYLAW AMENDMENT



MAR 23RD, 2015



APPLICATION CONTEXT



SITE:

534, 536, & 540 ESSA RD

- FRONTAGE: 72.3 M
- AREA: 0.95 HA (2.36 ACRES)
- SINGLE DETACHED DWELLINGS
- R1 & RM2 (SP-473) ZONING

SURROUNDING:

- MEDIUM & HIGH DENSITY RESIDENTIAL, INCLUDING TOWNHOUSE DEVELOPMENT
- COMMERCIAL LANDS AT MAPLETON & ESSA INTERSECTION
- MAPLETON PARK
- HOLLY RECREATION CENTER



BACKGROUND INFORMATION



- EXISTING RM2 (SP-473) ZONING APPROVAL
 - APARTMENT BUILDING
 - MAX. HEIGHT 13.0 M
 - MIN. DENSITY 53 UPHA
 - MAX. DENSITY 80 UPHA
- PRE-CONSULTATION MEETING HELD WITH CITY STAFF OCTOBER 2014.
- COMMENTS FROM VARIOUS MUNICIPAL DEPARTMENTS RESULTED IN REVISIONS TO THE CONCEPT PLAN AS PRESENTED.
- ZONING BYLAW AMENDMENT APPLICATION SUBMITTED ON DECEMBER 16, 2014.

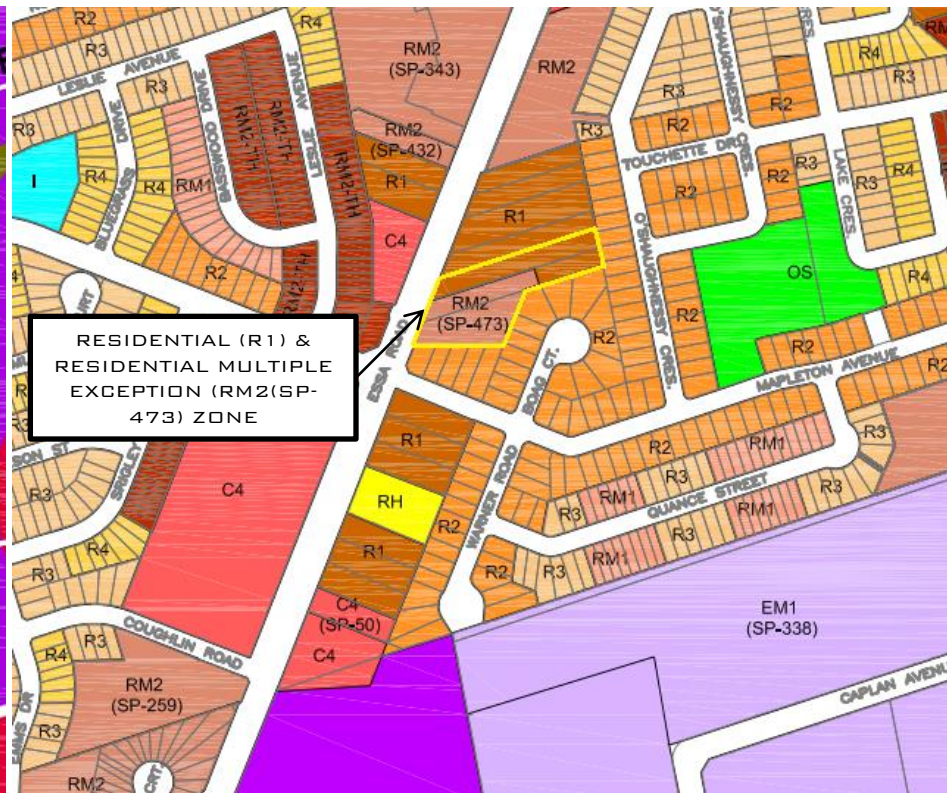


LAND USE DESIGNATION & ZONING

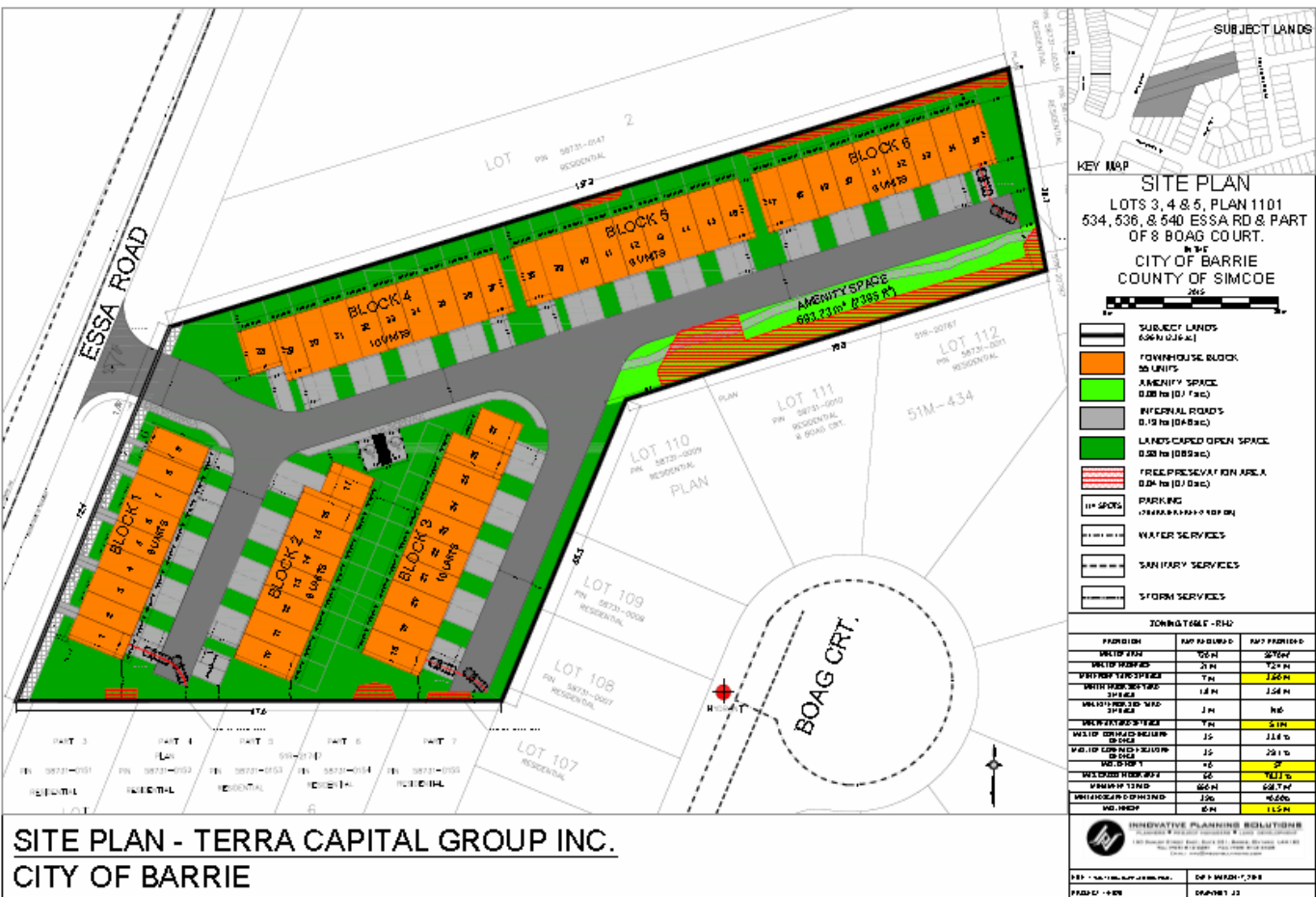
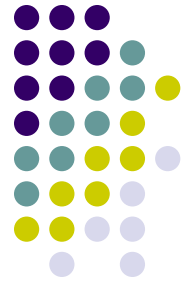


LAND USE DESIGNATION

ZONING



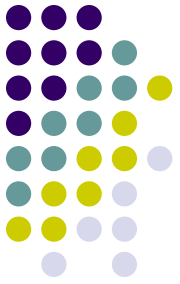
DEVELOPMENT PROPOSAL



SITE PLAN - TERRA CAPITAL GROUP INC.
 CITY OF BARRIE

- 55 TOWNHOUSE UNITS.
- STRONG URBAN STREETScape.
- BUILT FORM AND DENSITY IS CONSISTENT WITH OTHER APPROVED DEVELOPMENTS ALONG ESSA ROAD
- DEVELOPMENT PROTECTS AN ADDITIONAL 2.0 M ALONG ESSA ROAD FOR BARRIE'S MULTI-MODAL ACTIVE TRANSPORTATION PLAN

DEVELOPMENT PROPOSAL



- DENSITY & HEIGHT EXCEPTIONS LESS THAN APPROVED PROVISIONS UNDER RM2(SP-473) ZONING (536 & 540 ESSA RD.)
- PERMIT USES IN THE MULTIPLE FAMILY DWELLING (RM2) ZONE.
- FRONT YARD SETBACK FROM 7.0 TO 2.5 M.
- REAR YARD FROM 7.0 TO 5.0 M.
- MAXIMUM HEIGHT FROM 10.0 TO 11.5 M.
- MAXIMUM GFA (%) FROM 60% TO 80%.
- DENSITY FROM 40 UPHA TO 59 UPHA.
- REDUCE SECONDARY MEANS OF ACCESS FROM 7 M TO 4.5 M
- PERMIT TANDEM PARKING

AMENITY SPACE PROPOSAL



- TOTAL AREA APPROXIMATELY 690M²
- DESIGNED SPECIFICALLY FOR IMPLEMENTATION ON SUBJECT PROPERTY
- PROVIDES HIGH DEGREE OF DESIGN
- PROPOSES THREE PLAY AREAS SEPARATED BY LANDSCAPED (GRASS) AREAS
- OPTIONAL SAFETY FENCE



ACCOMPANYING STUDIES



- PLANNING JUSTIFICATION REPORT – IPS CONSULTING.
- FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT PEARSON ENGINEERING.
- TREE PRESERVATION PLAN – JOHN BELL & ASSOCIATES.
- NOISE & VIBRATION STUDY – RALPH BOUWMEESTER & ASSOCIATES.
- URBAN/ARCHITECTURAL DESIGN – PAUL MARQUES ARCHITECT INC.



WARD MEETING



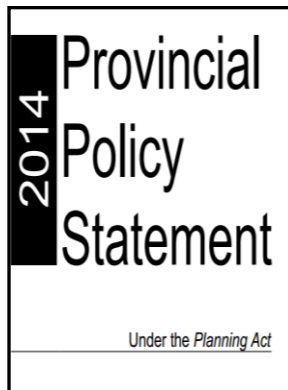
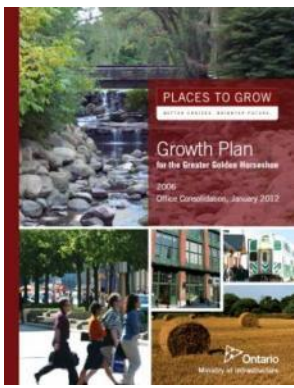
- APPROXIMATELY 30 ATTENDEE'S

- COMMENTS RECEIVED

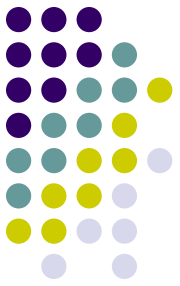
- PEDESTRIAN MOVEMENT ALONG ESSA RD.
- TRAFFIC GENERATION NEAR ESSA/MAPLETON INTERSECTION.
- VEGETATION EXISTING ON-SITE.
- FILLING OF 'POND' FEATURE ON-SITE.
- ESSA ROAD IMPROVEMENTS.
- GRADING ALONG SOUTH-EAST PROPERTY LINE.



- ALL CONCERNS ARE BEING REVIEWED AND ASSESSED.

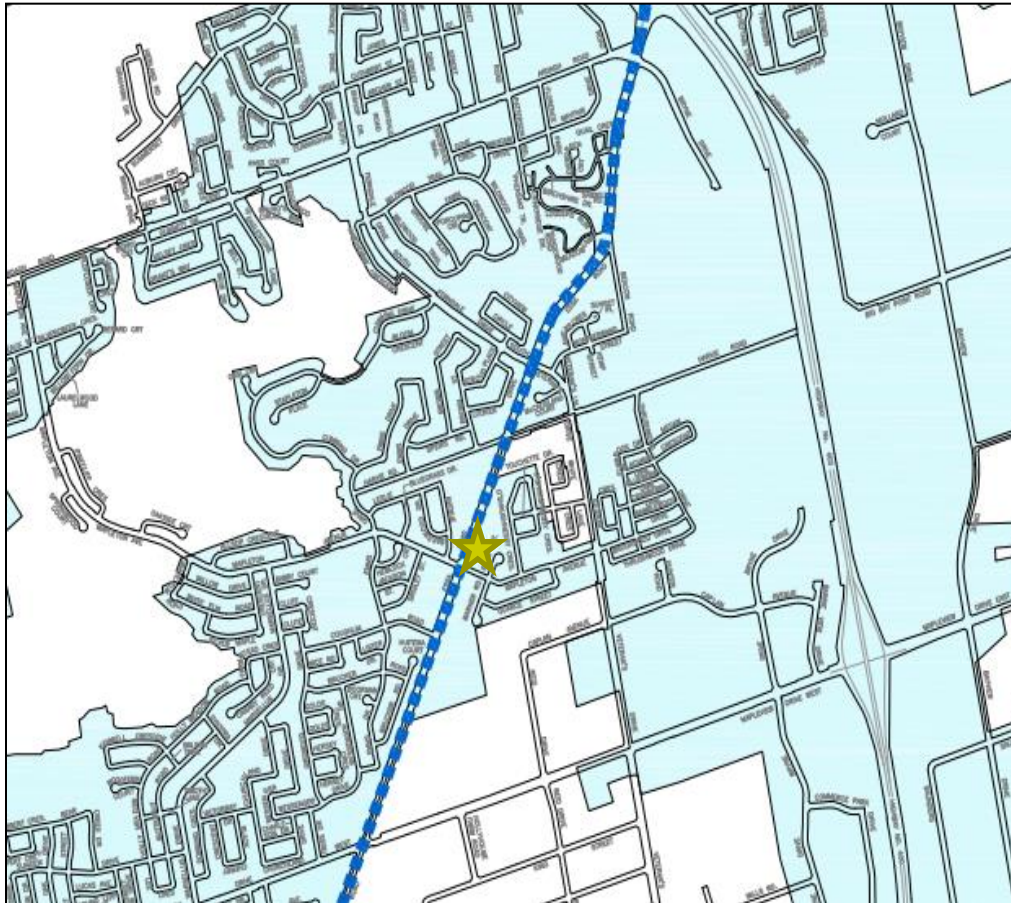


PLANNING POLICY



- UPPER AND LOWER TIER POLICY SUPPORT MEDIUM-DENSITY BUILT FORM ASSOCIATED WITH INTENSIFICATION PROJECTS.
- PROPOSED DEVELOPMENT MEETS THE GENERAL POLICIES FOR HOUSING IN SECTION 3.3.2.1 OF THE OFFICIAL PLAN, AND THE RESIDENTIAL GOALS OUTLINED IN SECTION 4.2.1.
- LANDS ARE LOCATED ON DELINEATED INTENSIFICATION CORRIDOR AND SUITABLE FOR MEDIUM TO HIGH DENSITY RESIDENTIAL.
- DIRECT ACCESS TO TRANSIT AND ADEQUATE SERVICES ALL WITHIN WALKING DISTANCE (HOLLY REC. CENTRE, COMMERCIAL, SCHOOLS, PARKS).

PROPOSED STANDARDS FOR INTENSIFICATION AREAS



The City of
BARRIE
OFFICIAL PLAN

Primary Corridor - 50 units per ha.
 Secondary Corridor - 50 units per ha.
 Built-up Area

SCHEDULE I
Intensification Areas
FEBRUARY 2014

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- CITY OF BARRIE PROPOSING NEW STANDARDS WITHIN IDENTIFIED INTENSIFICATION AREAS IN MIXED USE (MU) ZONES.
- REDUCED FRONT YARD SETBACKS, INCREASED BUILDING HEIGHT, INCREASED GFA %, INCREASED DENSITY.
- TO PROMOTE ACTIVE TRANSPORTATION AND ACCESS TO ESTABLISHED SURROUNDING AMENITIES
- LANDS ARE LOCATED ON DELINEATED INTENSIFICATION CORRIDOR WITH DIRECT ACCESS TO TRANSIT, COMMERCIAL AMENITIES, SCHOOLS, & MUNICIPAL PARK

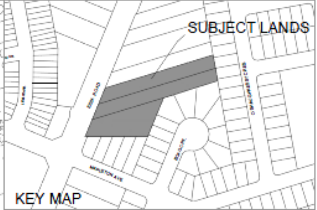
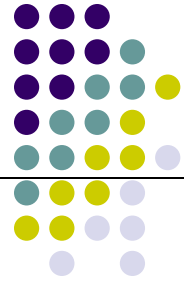
CONCLUSION



- ZONING BY-LAW AMENDMENT APPLICATION IS REQUIRED TO PERMIT THE DEVELOPMENT OF 55 TOWNHOUSE UNITS.
- SPECIAL PROVISIONS WILL PERMIT THE FOLLOWING;
 - REDUCED FRONT YARD SETBACK FROM 7.0 M TO 2.5 M
 - REDUCED REAR YARD SETBACK FROM 7.0 M TO 5.0 M
 - A MAXIMUM GROSS FLOOR AREA OF 80.0%
 - INCREASE IN MAXIMUM HEIGHT TO 11.5 M
 - PERMIT A MAXIMUM DENSITY OF 59 UNITS PER HECTARE
 - REDUCE SECONDARY MEANS OF ACCESS FROM 7.0 M TO 4.5 M
 - PERMIT TANDEM PARKING
- APPLICATION IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY.

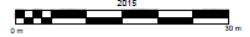


THANK YOU



SITE PLAN
 LOTS 3, 4 & 5, PLAN 1101
 534, 536, & 540 ESSA RD & PART
 OF 8 BOAG COURT.

CITY OF BARRIE
 COUNTY OF SIMCOE



- SUBJECT LANDS
0.95 ha (2.35 ac.)
- TOWNHOUSE BLOCK
55 UNITS
- AMENITY SPACE
0.06 ha (0.17 ac.)
- INTERNAL ROADS
0.19 ha (0.46 ac.)
- LANDSCAPED OPEN SPACE
0.38 ha (0.89 ac.)
- TREE PRESEVATION AREA
0.04 ha (0.10 ac.)
- PARKING
(2 BARRIER FREE/2 VISITOR)
- WATER SERVICES
- SANITARY SERVICES
- STORM SERVICES

ZONING TABLE - RM2

PROVISION	RM2 REQUIRED	RM2 PROVIDED
MIN. LOT AREA	720 m ²	9570 m ²
MIN. LOT FRONTAGE	21 m	72.4 m
MIN. FRONT YARD SETBACK	7 m	3.60 m
MIN. INTERIOR SIDE YARD SETBACK	1.8 m	3.58 m
MIN. EXTERIOR SIDE YARD SETBACK	3 m	N/A
MIN. REAR YARD SETBACK	7 m	5.1 m
MAX. LOT COVERAGE INCLUSIVE OF DECK	35	33.8 %
MAX. LOT COVERAGE EXCLUSIVE OF DECK	35	29.1 %
MAX. DENSITY	40	57
MAX. GROSS FLOOR AREA	60	78.33 %
MIN. AMENITY SPACE	650 m ²	893.7 m ²
MIN. LANDSCAPED OPEN SPACE	25%	42.00%
MAX. HEIGHT	10 m	11.5 m

SITE PLAN - TERRA CAPITAL GROUP INC.
CITY OF BARRIE

INNOVATIVE PLANNING SOLUTIONS
 CONSULTING ENGINEERS • PROJECT MANAGERS • LAND DEVELOPMENT
 110 Dundas Street East, Suite 801, Toronto, Ontario M5G 1L8
 TEL: (416) 461-1234 FAX: (416) 461-1234
 EMAIL: info@innovativeplanning.com

FILE: 14-03 TERRA CAPITAL GROUP INC. DATE: MARCH 17, 2015
 PROJECT: 14-025 DRAWN BY: J.S.