

1862145 ONTARIO INC
424 & 426 VETERANS DRIVE
ZONING BYLAW AMENDMENT



SEPTEMBER 14TH,
2015
PUBLIC MEETING



APPLICATION CONTEXT



SITE

- **FRONTAGE:**
 - 47.96M (VETERANS)
 - 47.97M (WHITE)
- **AREA:**
 - .29 HA (.716 ACRES)
- **EXISTING SINGLE DETACHED DWELLING - TO REMAIN**
- **DESIGNATED RESIDENTIAL**
- **ZONED RESIDENTIAL ONE (R1)**

SURROUNDING:

- **LOW - MEDIUM DENSITY RESIDENTIAL.**
- **INSTITUTIONAL AND OPEN SPACE LANDS TO EAST.**
- **COMMERCIAL LANDS 450M NORTH AND ALONG MAPLEVIEW.**
- **DIRECT ACCESS TO BARRIE TRANSIT ROUTE 2A&B.**

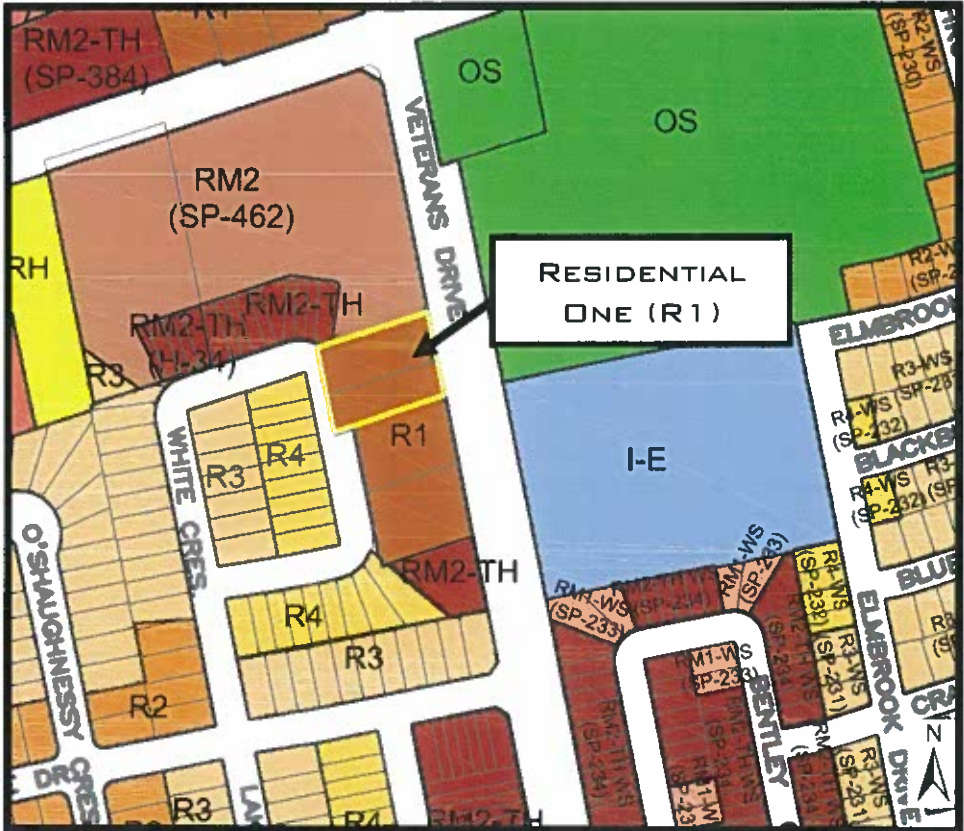


LAND USE DESIGNATION & ZONING

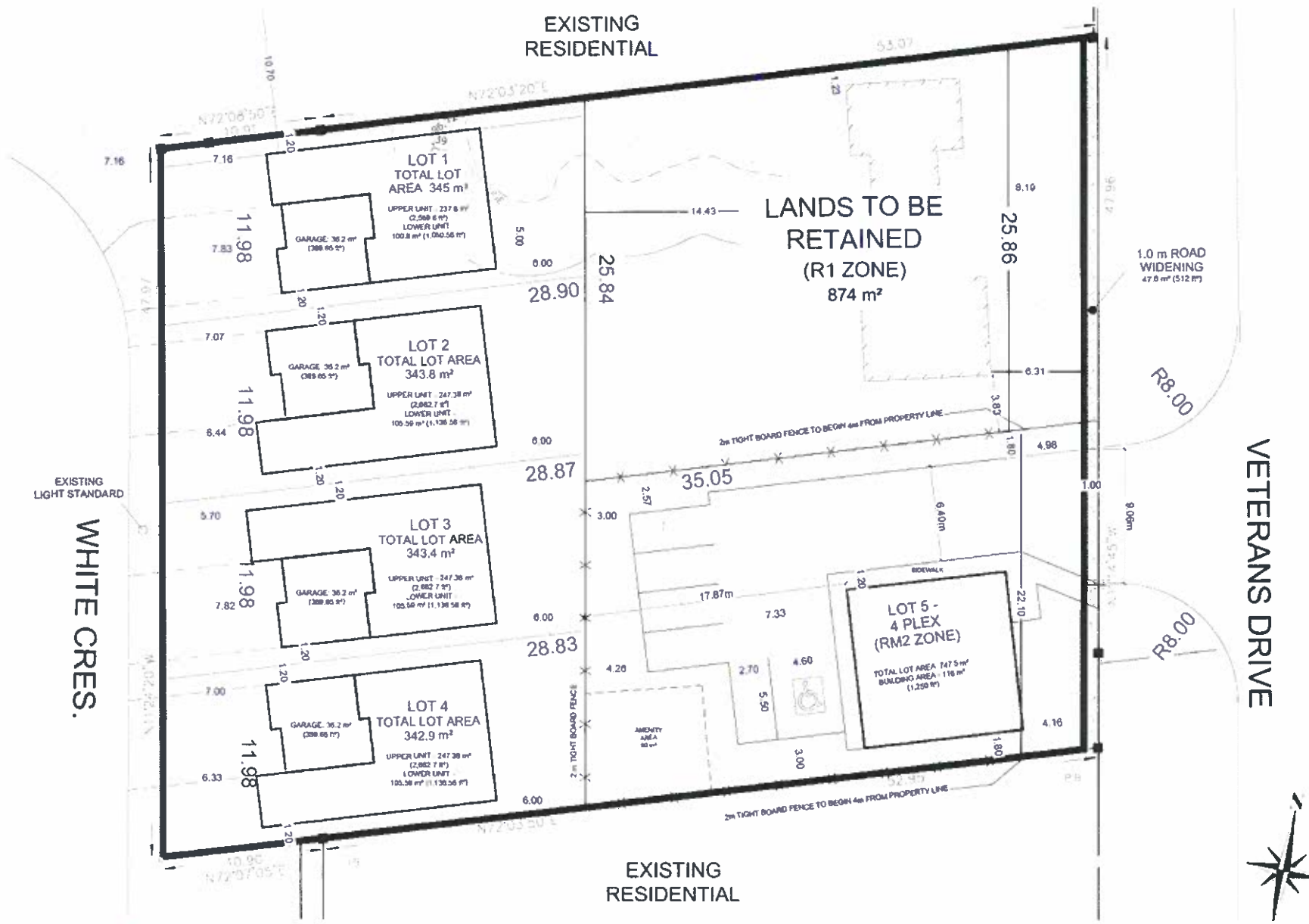
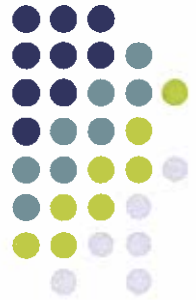


LAND USE DESIGNATION

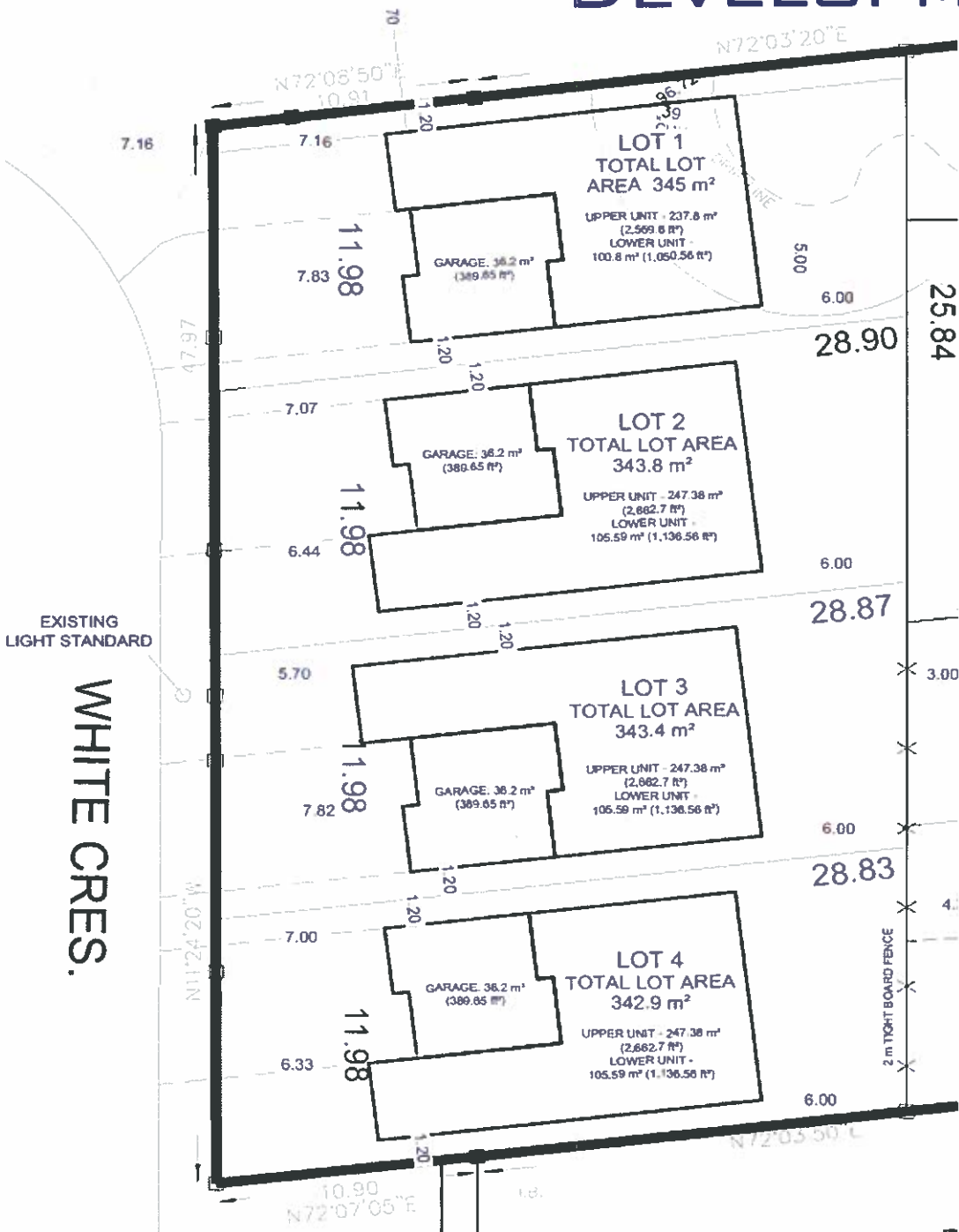
ZONING



DEVELOPMENT PROPOSAL



DEVELOPMENT PROPOSAL

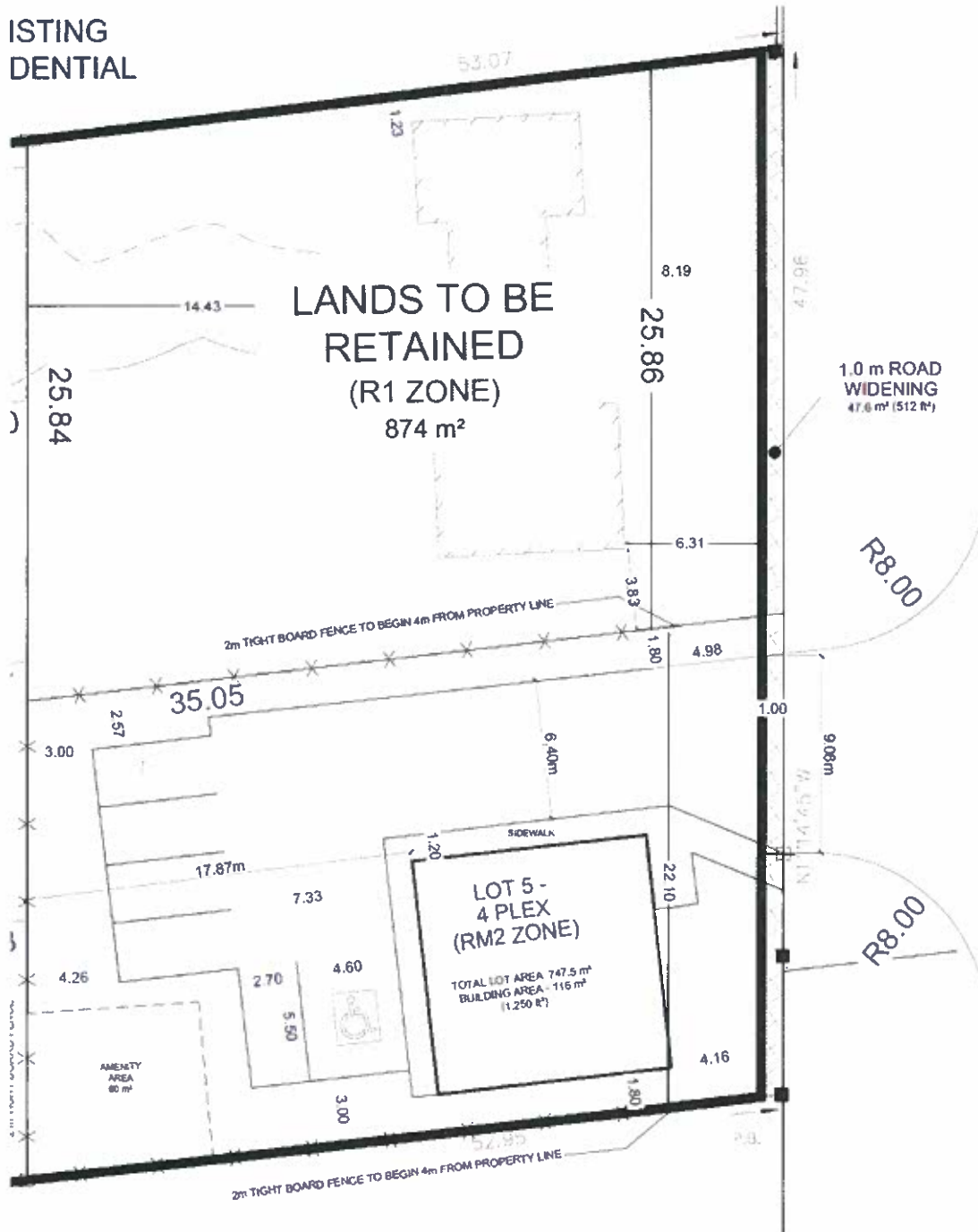


- **FOUR (4) SINGLE DETACHED DWELLINGS PROPOSED WITHIN R3 ZONE.**
- **ACCESS FROM WHITE CRESCENT.**
- **2 SURFACE PARKING SPACES PROVIDED**
 - **2 CAR GARAGE PARKING ALSO AVAILABLE.**
- **SPECIAL PROVISIONS WITHIN R3 ZONE SOUGHT:**
 - **REDUCED LOT FRONTAGE**
 - **11.5M VS 12M REQUIRED**
 - **REDUCED REAR YARD SETBACK**
 - **6M VS 7M REQUIRED**
 - **REDUCED LOT AREA**
 - **340M² VS 400M² REQUIRED**
- **CONCEPTUAL BUILDING ENVELOPES PROVIDE FOR MORE THAN 3,500 SQUARE FEET OF GFA INCLUDING BASEMENT.**

DEVELOPMENT PROPOSAL



EXISTING
DENTIAL

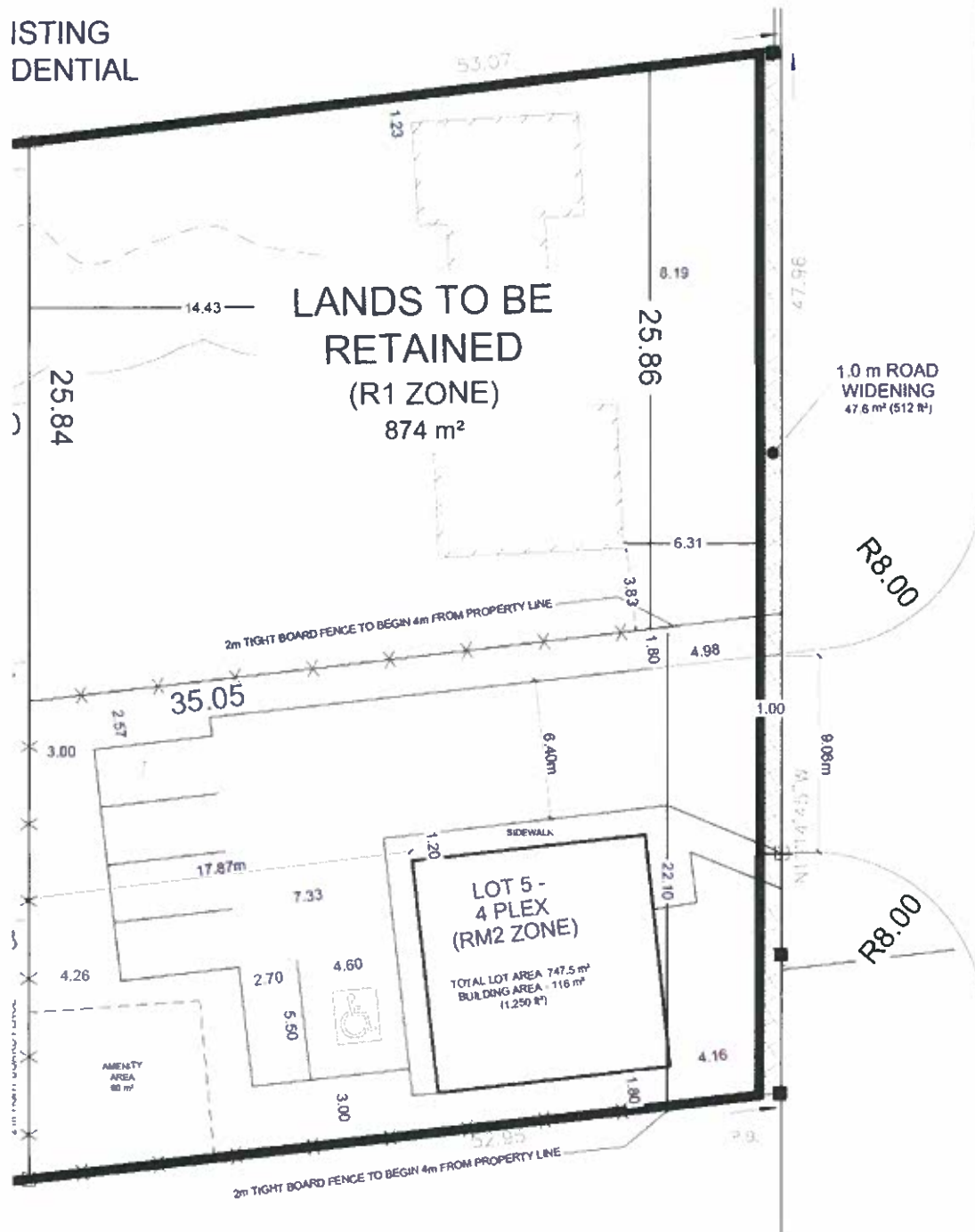


- WALK UP APARTMENT BUILDING WITH 4 TOTAL UNITS.
- ACCESS FROM VETERANS DRIVE ONLY.
- 6 PARKING SPACES PROVIDED (1.5 PER UNIT)
- REQUIRED AMENITY AREA PROVIDED
- SPECIAL PROVISIONS SOUGHT:
 - REDUCED FRONT YARD SETBACK
 - 4M VS 7M REQUIRED
 - PERMIT 1.8M LANDSCAPE BUFFER ALONG NORTH LOT LINE
 - 3M REQUIRED
 - REMOVE REQUIREMENT FOR 2M HIGH FENCE IN FRONT YARD
 - REQUIRED ALONG NORTH LOT LINE ADJACENT TO DRIVEWAY
 - PERMIT INCREASED DENSITY
 - 54 UPH VS 53 UPH MAX

DEVELOPMENT PROPOSAL



EXISTING
Dwelling

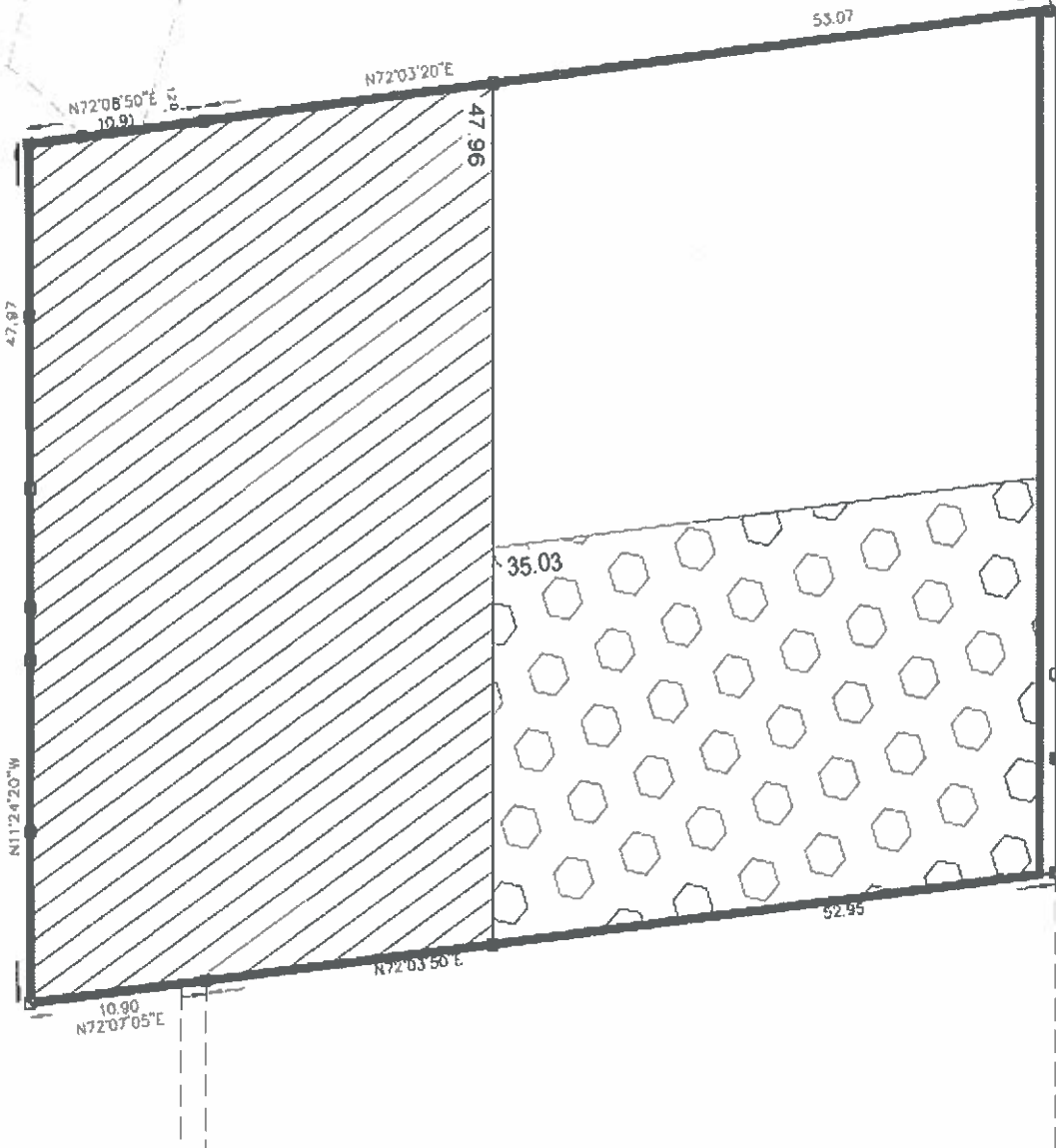






- EXISTING SINGLE DETACHED DWELLING TO REMAIN WITHIN R1 ZONING CATEGORY WITH SPECIAL PROVISION SOUGHT FOR:
 - DEFICIENT LOT AREA
 - 870M2 VS 900M2 REQUIRED

PROPOSED ZONING BY-LAW AMENDMENT



WHITE CRES.



- 
TOTAL LANDS
 0.29 ha (0.74 ac)
- 
LANDS TO BE REZONED FROM SINGLE DETACHED RESIDENTIAL - FIRST DENSITY (R1) ZONE TO SINGLE DETACHED RESIDENTIAL - FIRST DENSITY SPECIAL PROVISIONS (R1-SP X)
 0.08 ha (0.21 ac)
- 
LANDS TO BE REZONED FROM SINGLE DETACHED RESIDENTIAL - FIRST DENSITY (R1) ZONE TO SINGLE DETACHED RESIDENTIAL - THIRD DENSITY SPECIAL PROVISIONS (R3-SP X) ZONE
 0.13 ha (0.34 ac)
- 
LANDS TO BE REZONED FROM SINGLE DETACHED RESIDENTIAL - FIRST DENSITY (R1) ZONE TO MULTIPLE FAMILY RESIDENTIAL - SECOND DENSITY SPECIAL PROVISIONS X (RM2-SP X)
 0.07 ha (0.17 ac)

PROPOSED ZONING BY-LAW AMENDMENT



- PROPOSED SPECIAL PROVISIONS INCLUDE THE FOLLOWING:

R1-SP ZONE

RETAINED DWELLING

- MIN. LOT AREA OF 870M² (900M² REQUIRED).

RM2-SP ZONE

WALK UP APARTMENT

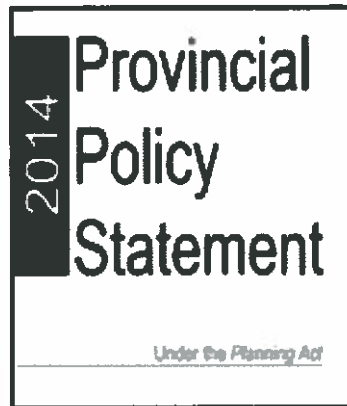
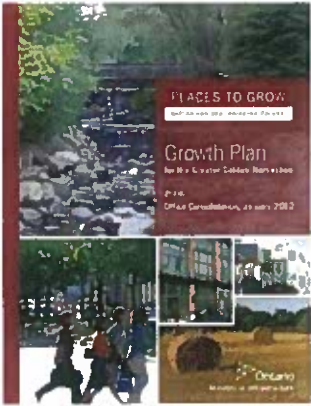
- MIN. FRONT YARD SETBACK 4M (7M).
- MIN. NORTH SIDE YARD LANDSCAPE BUFFER OF 1.8M ADJACENT TO PARKING AREA (3M).
- REMOVE REQUIREMENT FOR 2M HIGH FENCE IN FRONT YARD.
- PERMIT MAX DENSITY 54 UPH (53 UPH).

R3-SP ZONE

SINGLES ON WHITE CRES

- MIN. LOT FRONTAGE OF 11.5M (12M REQUIRED)
- MIN. LOT AREA OF 340M² (400M² REQUIRED)
- MIN. REAR YARD SETBACK OF 6M (7M REQUIRED)





PLANNING POLICY



- DEVELOPMENT ACHIEVES AN EFFICIENT, LOGICAL, AND APPROPRIATE LAND USE PATTERN ON GREENFIELD LANDS WITHIN THE CITY.
- PROVIDES A RANGE OF HOUSING TYPES COMPATIBLE WITH SURROUNDING AREA WHILE UTILIZING EXISTING INFRASTRUCTURE.
- TRANSIT-SUPPORTIVE DENSITY WITH CONVENIENT ACCESS TO MANY AMENITIES INCLUDING PUBLIC TRANSIT.
- HELPS CITY ACHIEVE MINIMUM DENSITY TARGETS FOR GREENFIELD DEVELOPMENT.



CITY OF BARRIE OFFICIAL PLAN



- LOCATED WITHIN HOLLY PLANNING AREA – BEYOND SECONDARY PLAN (OPA 90) LIMITS.
- APPLICATION SUPPORTED BY THE GENERAL POLICIES FOR HOUSING (SECTION 3.3.2.1) AND THE RESIDENTIAL GOALS (SECTION 4.2.1) OF THE OFFICIAL PLAN.
- PROPOSAL SATISFIES THE LOCATIONAL CRITERIA FOR MEDIUM DENSITY DEVELOPMENT (SECTION 4.2.2.3) AND INTENSIFICATION PROPOSALS (SECTION 4.2.2.6).
- PROVIDES NECESSARY ON SITE PARKING AND A FUNCTIONAL OPEN SPACE AMENITY AREA (SECTION 4.2.2.4).

CONCLUSION

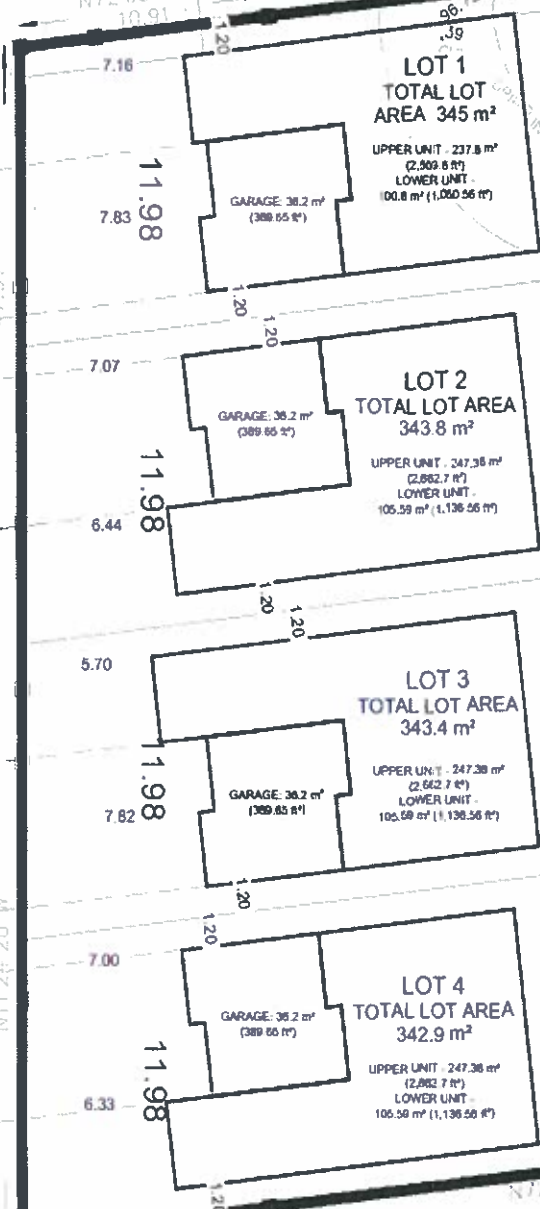


- ZBA APPLICATION IS REQUIRED TO PERMIT THE PROPOSED 4 SINGLE DETACHED DWELLINGS AND 4 UNIT WALK UP APARTMENT.
- A VARIETY OF SPECIAL PROVISIONS ARE SOUGHT TO IMPLEMENT SITE SPECIFIC DEVELOPMENT STANDARDS TO ENSURE COMPATIBILITY AND MITIGATE IMPACTS TO SURROUNDING RESIDENTIAL LANDS.
- THE LANDS REPRESENT A SUITABLE LOCATION FOR THE PROPOSED DEVELOPMENT GIVEN ITS LOCATION RELATIVE TO ARTERIAL ROADS, ACCESS TO COMMERCIAL, INSTITUTIONAL AND PARKLANDS, AS WELL AS CONVENIENT ACCESS TO PUBLIC TRANSIT.
- APPLICATION IS CONSISTENT WITH THE GOALS AND OBJECTIVES OF ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY AND REPRESENTS GOOD PLANNING.

EXISTING
RESIDENTIAL

LANDS TO BE
RETAINED
(R1 ZONE)
874 m²

EXISTING
RESIDENTIAL



EXISTING
LIGHT STANDARD

WHITE CRES.

1.0 m ROAD
WIDENING
47.8 m² (512 ft²)

R8.00

R8.00

VETERANS DRIVE

