

PUBLIC MEETING

12 OTTAWAY AVENUE

ZONING BY-LAW AMENDMENT

NOVEMBER 27, 2024

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

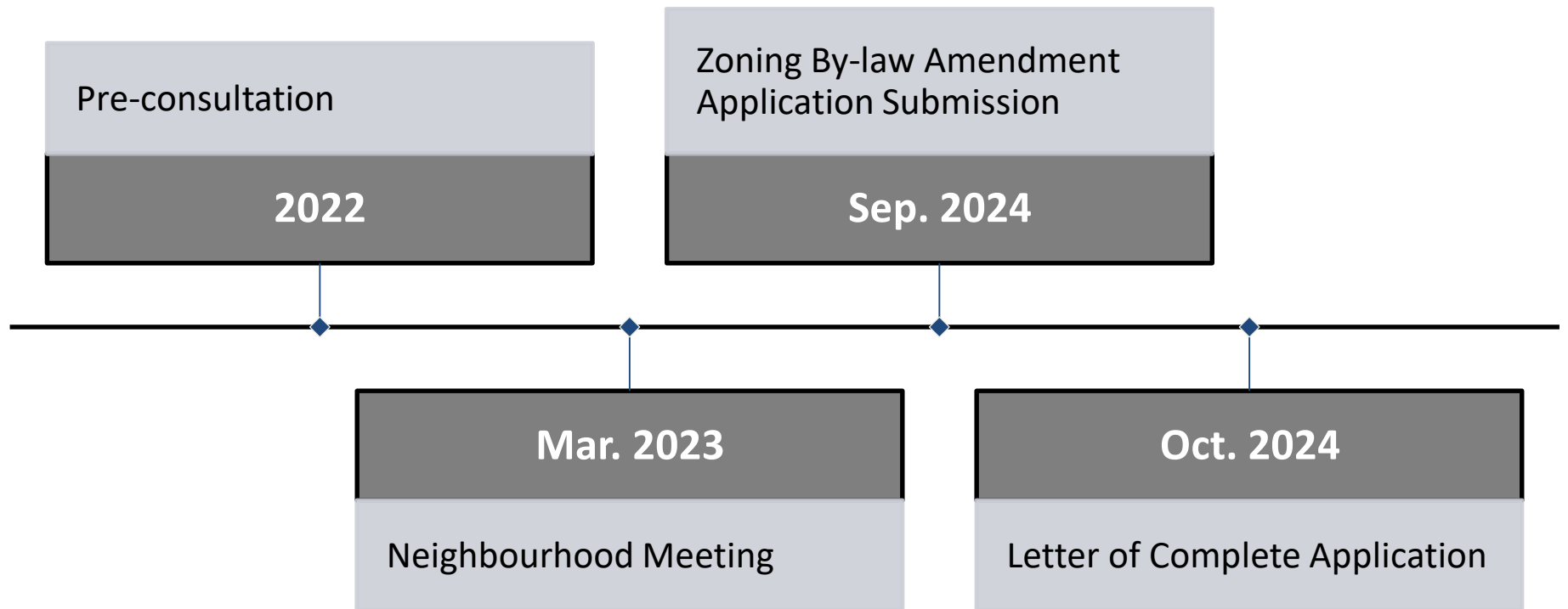
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT LANDS

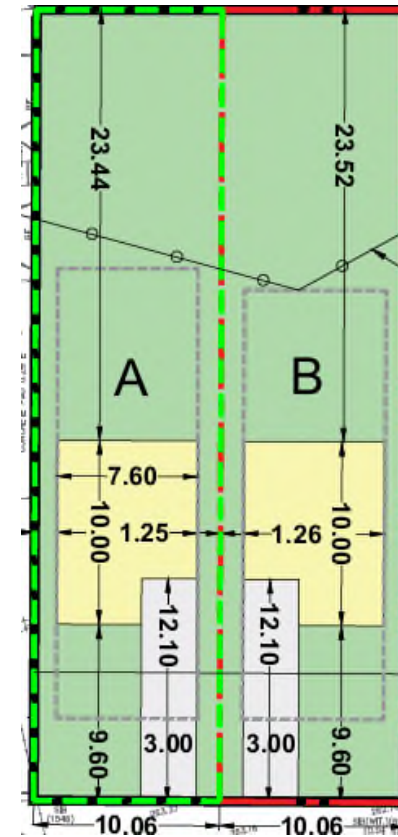
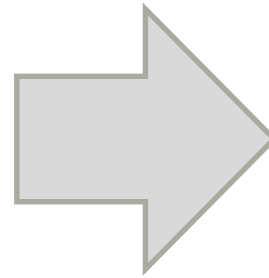


- The subject lands are located at 12 Ottaway Avenue.
- Land holdings of 866 m² (0.2 ac. / 0.86 ha.).
- Existing frontage of 20.1 m.
- Lands are currently vacant.

BACKGROUND

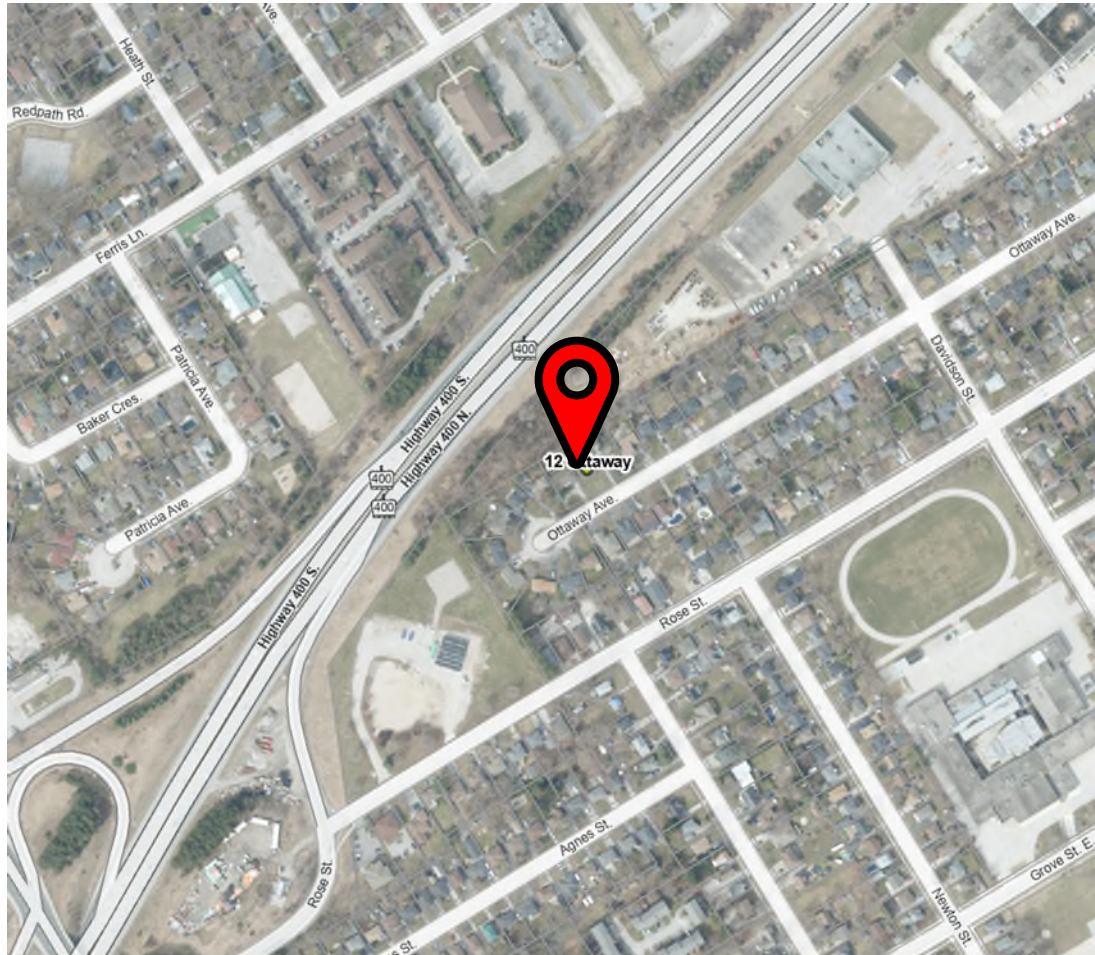


PURPOSE



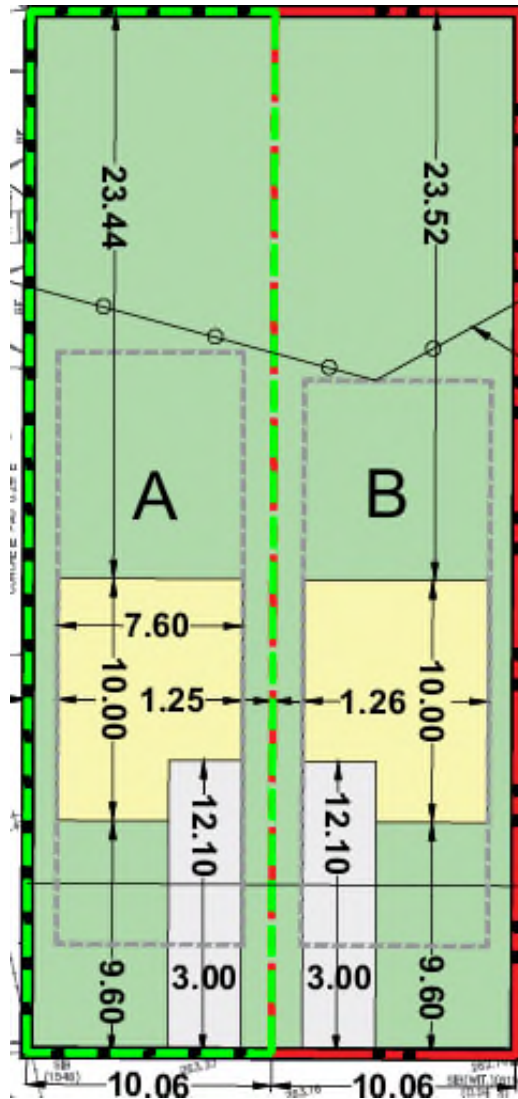
To rezone and sever the lands to permit two (2) single detached dwellings

SURROUNDING USES

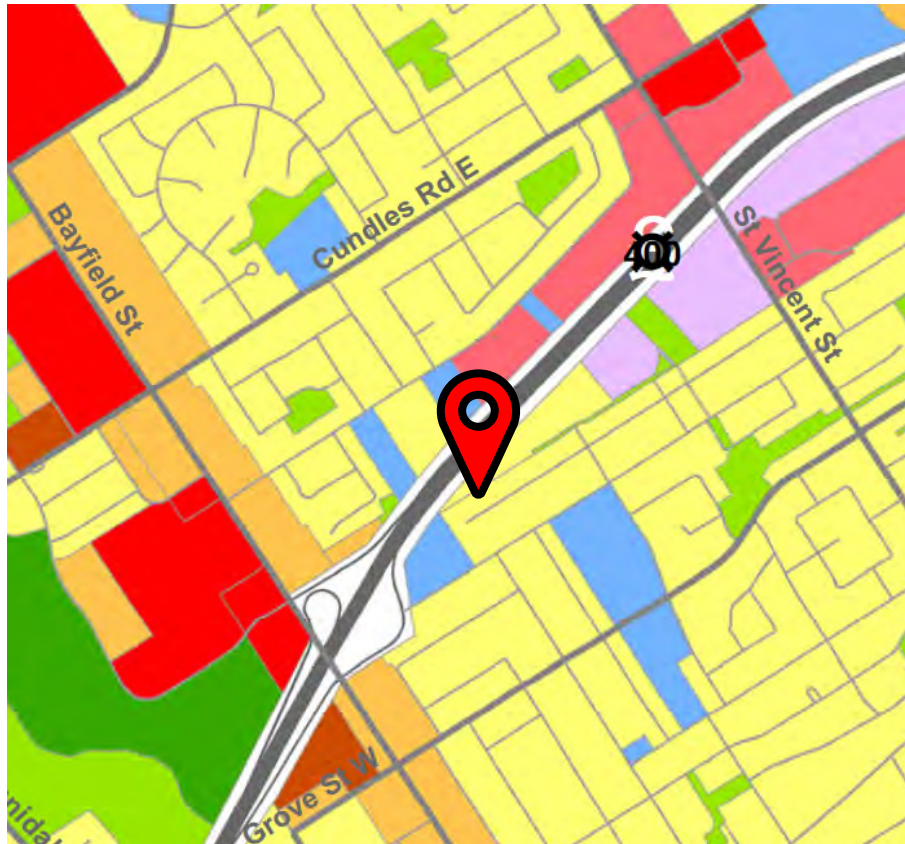


- Low-density, single detached dwellings.
- Highway 400 north of the subject site.
- Barrie North Collegiate Secondary School is roughly 400 m south or a 4-minute walk.
- Proximity to parks, local services and amenities.

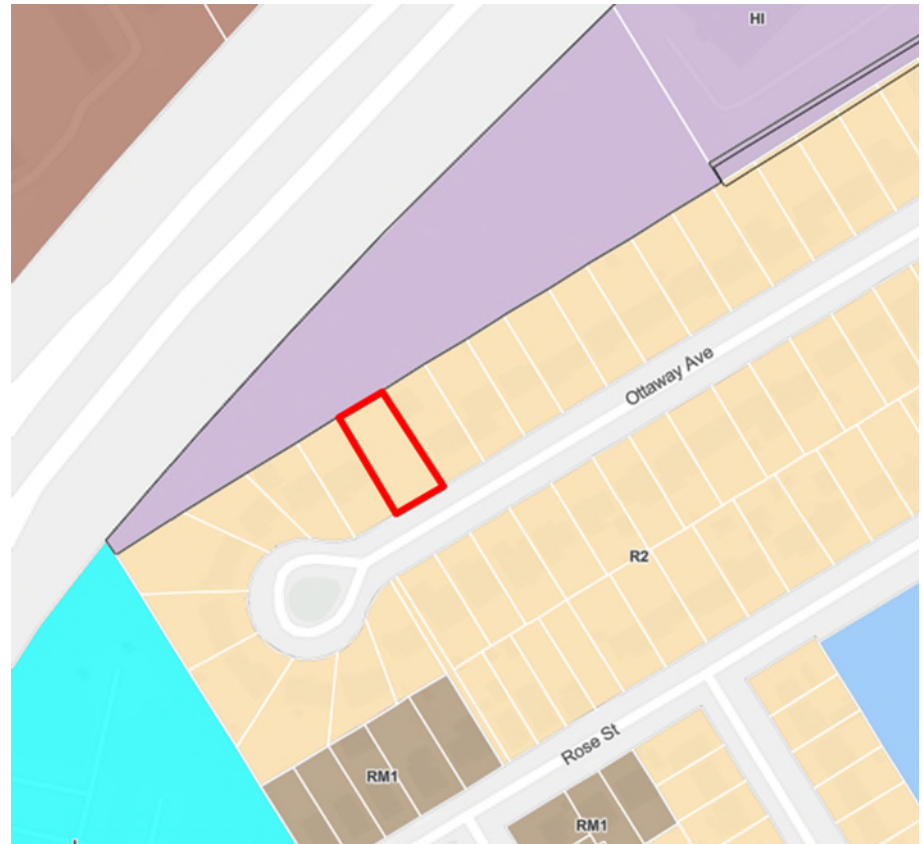
PROPOSED DEVELOPMENT



- Lot (A) will have an area of 432 m² and 10 m of frontage.
- Lot (B) will have an area of 433 m² and 10 m of lot frontage.
- The proposed development would meet the zoning requirements of the R4 zone.
- The design will be complimentary to the neighbourhood in terms of scale, height and orientation.
- Should the ZBA be approved, an application would be pursued to sever the lands into two (2) lots, creating one (1) new parcel.

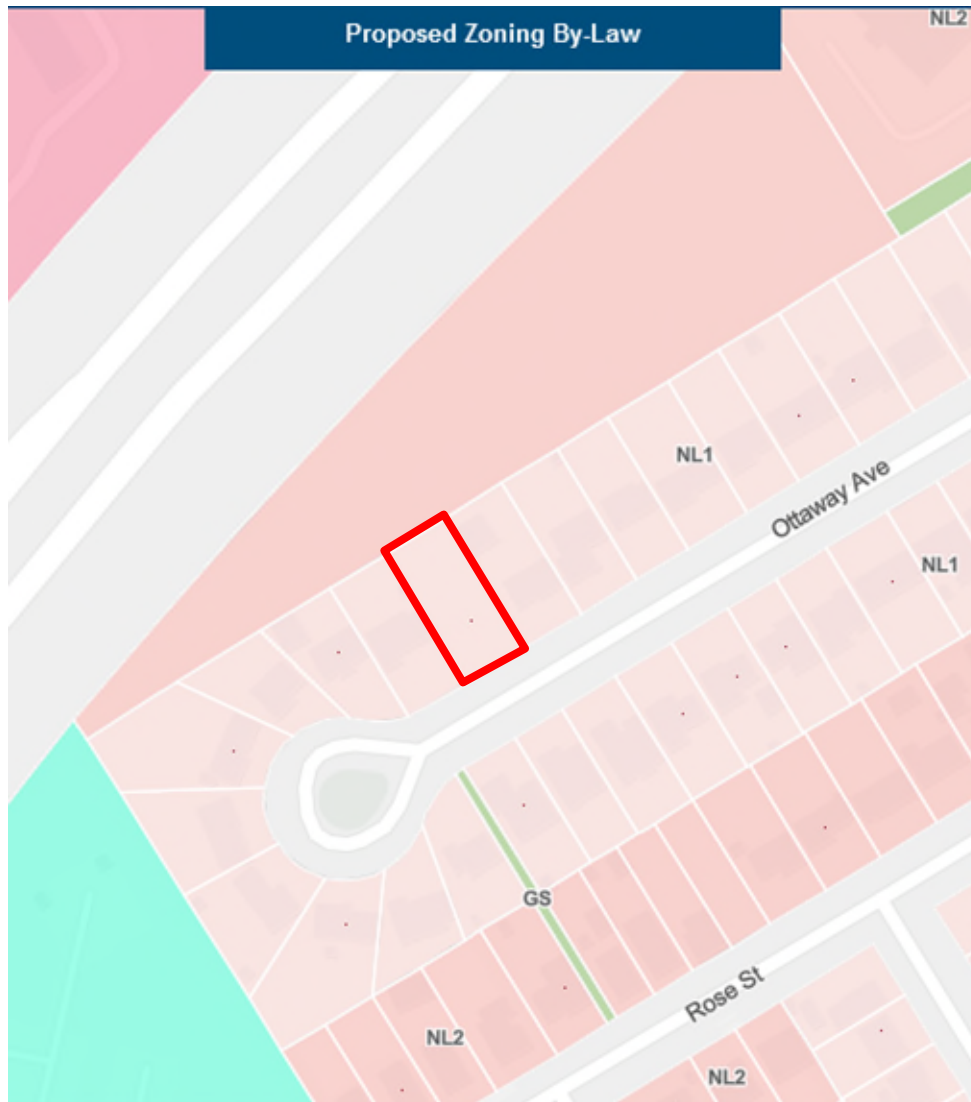


Designated Neighbourhood
Area (Official Plan Map 2)



Zoned ***Residential Single Detached
Dwelling Second Density (R2)***

3rd DRAFT ZONING BY-LAW



- Neighbourhood Low 1
- Houses, townhouses, and low-rise buildings permitted
- Low-impact intensification is permitted

Several reports/studies were completed and submitted as part of the formal application, including:

- Planning Justification Report
- Site / Concept Plan
- Geotechnical Review
- Arborist Assessment
- Grading and Drainage Plan
- Water Service Supply / Demand Analysis

- The proposed Zoning By-law Amendment would permit the development of two (2) single-detached dwelling units on the lands, located at 12 Ottaway Avenue.
 - The application requests a zoning change from the '*Residential Single Detached Dwelling Second Density (R2)*' zone, to the '*Residential Single Detached Dwelling Fourth Density (R4)*' zone.
- Provincial and municipal policy encourages infill development and appropriate intensification
- The City of Barrie Official Plan encourages development that contributes to the creation of complete communities.
- Aids in the current housing crisis by providing more housing on existing infrastructure.
- The development aligns with both Provincial and Municipal policy and objectives.

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com

APPENDIX

