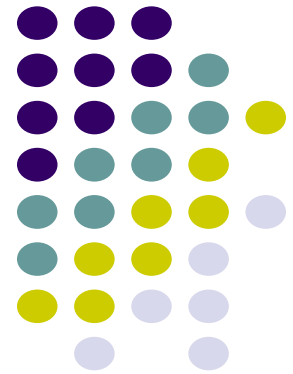


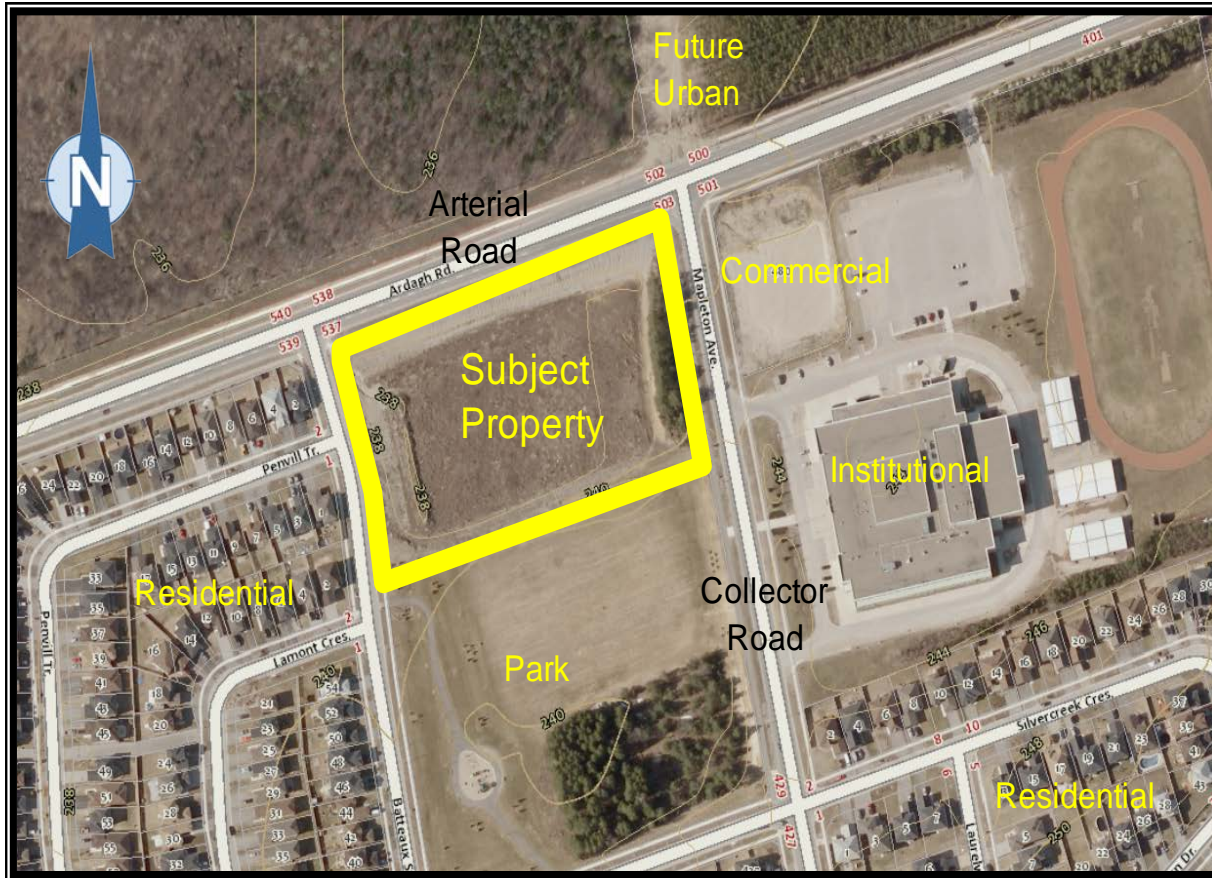
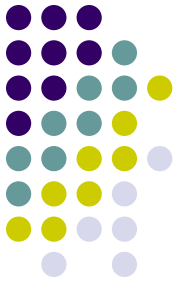
461 MAPLETON AVENUE OFFICIAL PLAN & ZONING BYLAW AMENDMENT APPLICATIONS



DECEMBER
10TH, 2012



APPLICATION CONTEXT



SITE:

- FRONTAGES:
 - 108.4M MAPLETON
 - 176.1M ARDAGH
 - 108.3M BATTEAUX
- AREA:
 - 2.04 HA (5.1 ACRES)
- VACANT

SURROUNDING:

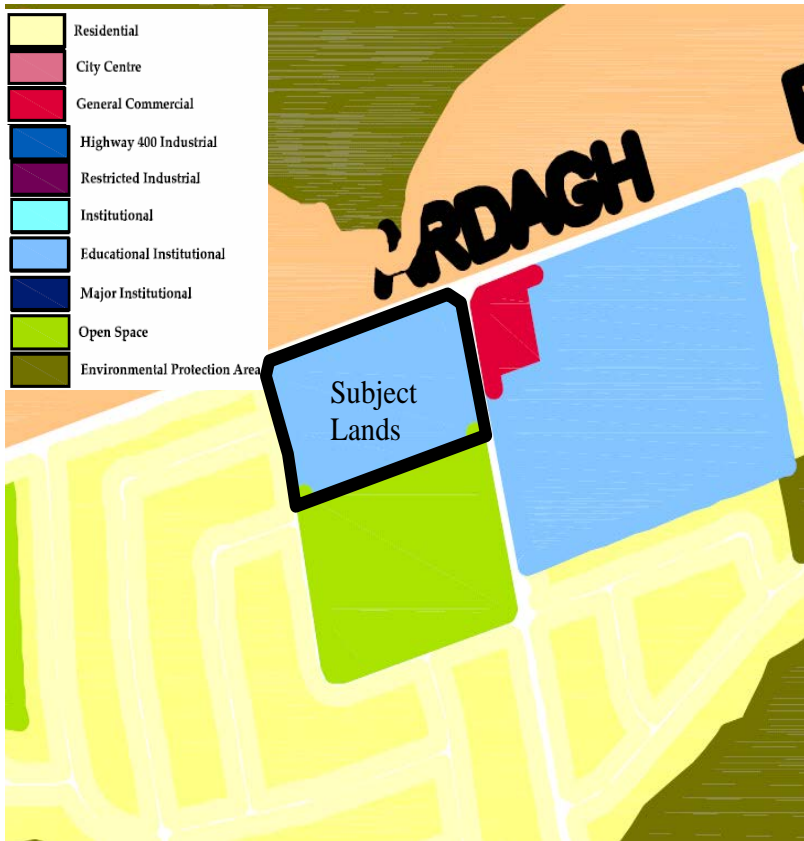
- CITY OF BARRIE PARK
- CATHOLIC HIGH SCHOOL
- COMMERCIAL PLAZA
- RESIDENTIAL (LOW DENSITY).
- ARTERIAL & COLLECTOR ROADS
- FUTURE URBAN DEVELOPMENT



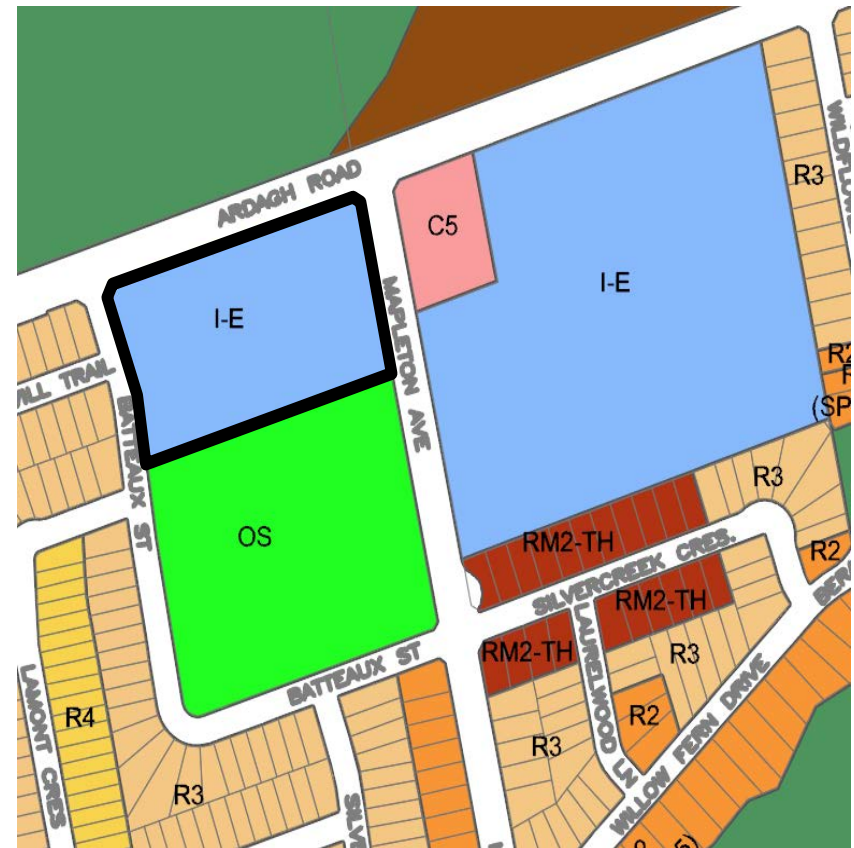
LAND USE DESIGNATION & ZONING BY-LAW



CITY OF BARRIE OFFICIAL PLAN SCHEDULE
"A"



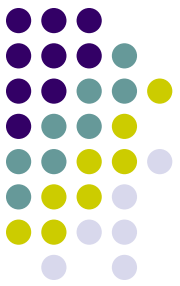
CITY OF BARRIE ZONING BY-LAW MAP



SURROUNDING ROAD CLASSIFICATIONS



ARDAGH SOUTH ELEMENTARY SCHOOL SITE



Ardagh South Elementary School Site, Block 203, Plan 51M-771 - City of Barrie

Further to your letter dated December 16, 2011, staff have been monitoring the need for an elementary school on this planned site over recent years, given the low pupil yields and build out of the Ardagh Secondary Plan area. The area has developed at a moderate pace over the last 10 years approximately, resulting in a stable enrolment of approximately 450 elementary students.

Ardagh Bluffs Elementary School located to the northeast of this site, was constructed in 2009 and is currently accommodating all students from within the Ardagh Secondary Plan area. Enrolment projections do not anticipate any change to the general enrolment in the area.

The assessment has indicated that the Board will not require this planned site

SUBDIVISION AGREEMENT 51 M-771



Subdivision Agreement Section 5 of Schedule H:

That, in the event Block 203 as detailed on the draft plan is not required by the School Board, the owner shall give the City of Barrie first right of refusal to acquire the property for parkland, in conformity with Section 2.5.4 (f) of the Ardagh Secondary Plan.

Ardagh Secondary Plan Section 2.5.4(f):

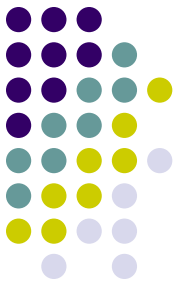
Where any designated site is not required for school purposes, the City of Barrie shall have first right of refusal to acquire the parcel for parkland. School sites shall be zoned 'Institutional' in the implementing zoning by-law.

The City of Barrie has waived its right of first refusal for parkland purposes under the proviso that the lands been used for Single Detached Dwellings (Motion 12-G-089).





CITY OF BARRIE OFFICIAL PLAN



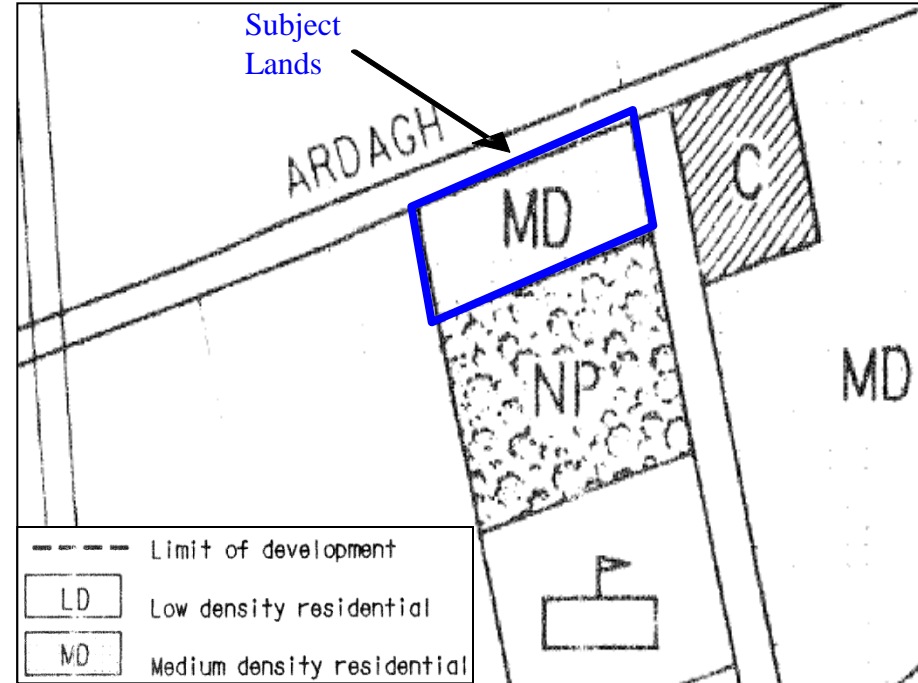
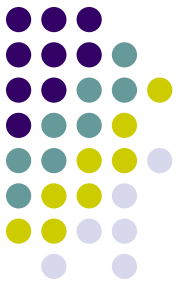
4.2.2.3 LOCATIONAL CRITERIA

(a) In areas where secondary plans have been prepared and adopted by the City, a determination has been made with regard to the appropriate location and concentrations of low, medium and high density housing. In these areas, any additional medium or high density residential proposals must proceed by way of amendment to this Plan. In areas where a secondary plan is not in effect, the locational criteria outlined in the remainder of this section shall apply.

The Ardagh Planning Area has an approved Secondary Plan, which identifies the subject lands as Medium Density.

According to the Official Plan, locational criteria need not be applied if the Secondary Plan already identifies a site for a specific density type.

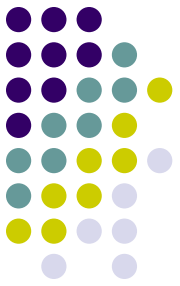
ARDAGH SECONDARY PLAN SCHEDULE 2 – LAND USE



SUBJECT LANDS SHOWN AS MEDIUM DENSITY RESIDENTIAL.
ARDAGH SECONDARY PLAN CALLS FOR 20-30% MEDIUM DENSITY.
THUS FAR 2% HAS BEEN ACHIEVED.



CITY OF BARRIE OFFICIAL PLAN



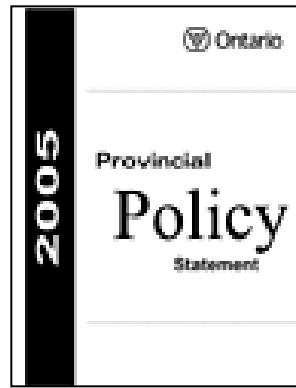
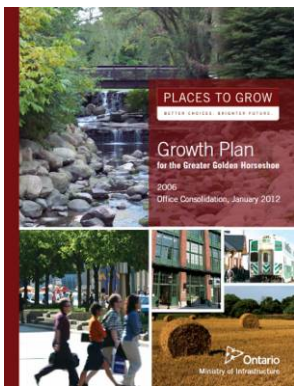
4.2.2.3 LOCATIONAL CRITERIA

(b) Medium and high density residential development shall be encouraged to locate in the *Intensification Nodes and Corridors identified on Schedule I, and generally directed towards areas that are:*

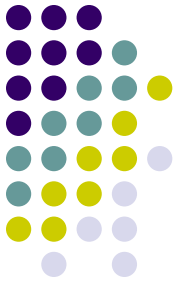
- i) adjacent to arterial (Ardagh) and collector (Mapleton) roads;*
- ii) in close proximity to public transit (City of Barrie Transit Routes 30 & 34), and facilities such as schools (St. Joan of Arc High School), parks (Batteaux Park), accessible commercial development (Mapleton Commercial Plaza); and*
- iii) where planned services and facilities such as roads, sewers and watermains, or other municipal services are adequate. (All are in place, adequate, and available to the subject lands)*

Even if the Ardagh Secondary Plan is disregarded, the subject lands meet all of the required Locational Criteria within the Official Plan for Medium Density residential development as seen above, bracketed in Blue. Per the Official Plan, the subject lands should be considered ideal for Medium Density residential.



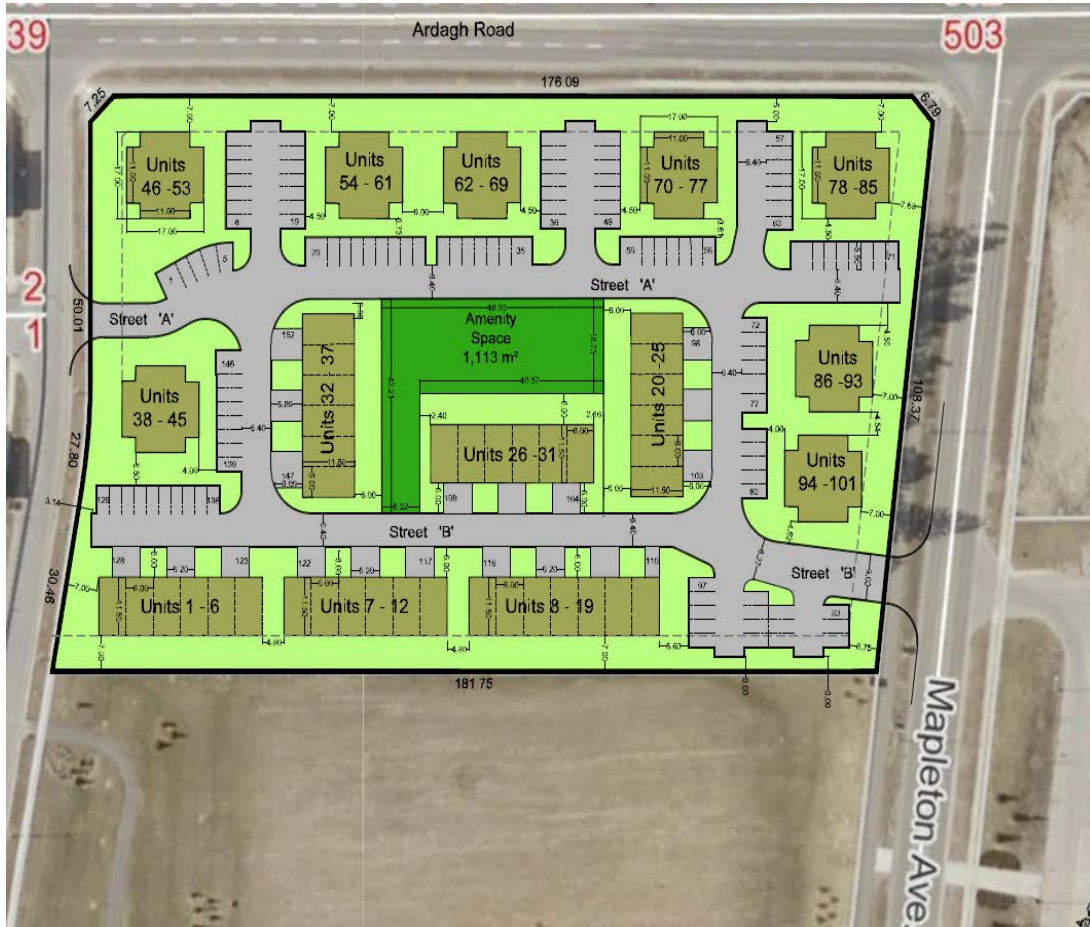


PLANNING POLICY



- GREATER EMPHASIS ON BUILT FORM AND BUILDING DESIGN.
- DEVELOPMENT MUST CONTRIBUTE TO CREATION OF COMPLETE COMMUNITY.
- PROVIDE A DIVERSE MIX OF DENSITIES (HOUSING STOCK).
- CREATE OPPORTUNITIES FOR MORE EFFICIENT USE OF TRANSIT, WALKING AND CYCLING.
- UTILIZES EXISTING INFRASTRUCTURE.
- COMPACT, EFFICIENT LOGICAL DEVELOPMENT.
- PARCEL BEING EVALUATED UNDER SAME PROVINCIAL POLICIES APPLYING TO ANNEXATION LANDS (GREENING SOLUTIONS SITE).

DEVELOPMENT PROPOSAL

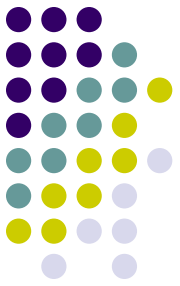


- CONDOMINIUM DEVELOPMENT
 - 37 TOWNHOUSES
 - 64 8-PLEX UNITS
 - 101 TOTAL UNITS

DENSITY: 49.5 UNITS PER HECTARE

- LARGE CENTRAL AMENITY AREA
- 7 OF THE 8 - 8-PLEX UNITS TO LINE ARTERIAL & COLLECTOR ROADS
- TOWNHOUSES BACKING ONTO PARKLAND AND AMENITY AREA
- ONE ACCESS FROM MAPLETON AVENUE AND BATTEAUX STREET
- 152 PARKING SPACES

SUPPORTING STUDIES

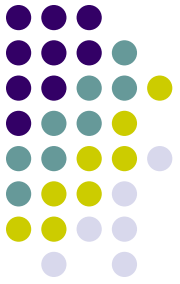


- THE FOLLOWING REPORTS HAVE BEEN COMPLETED TO SUPPORT THE FOLLOWING APPLICATION

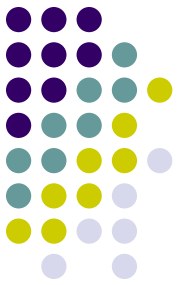
- PLANNING JUSTIFICATION REPORT.
- FUNCTIONAL SERVICING REPORT W MANAGEMENT COMPONENT.
- TRAFFIC IMPACT ASSESSMENT.
- URBAN DESIGN STUDY.
- NOISE IMPACT STUDY.



ARDAGH ROAD



DEVELOPMENT HIGHLIGHTS



AS SEEN FROM ARDAGH ROAD LOOKING EAST



INNOVATIVE PLANNING SOLUTIONS
planners • project managers • land development

DEVELOPMENT HIGHLIGHTS



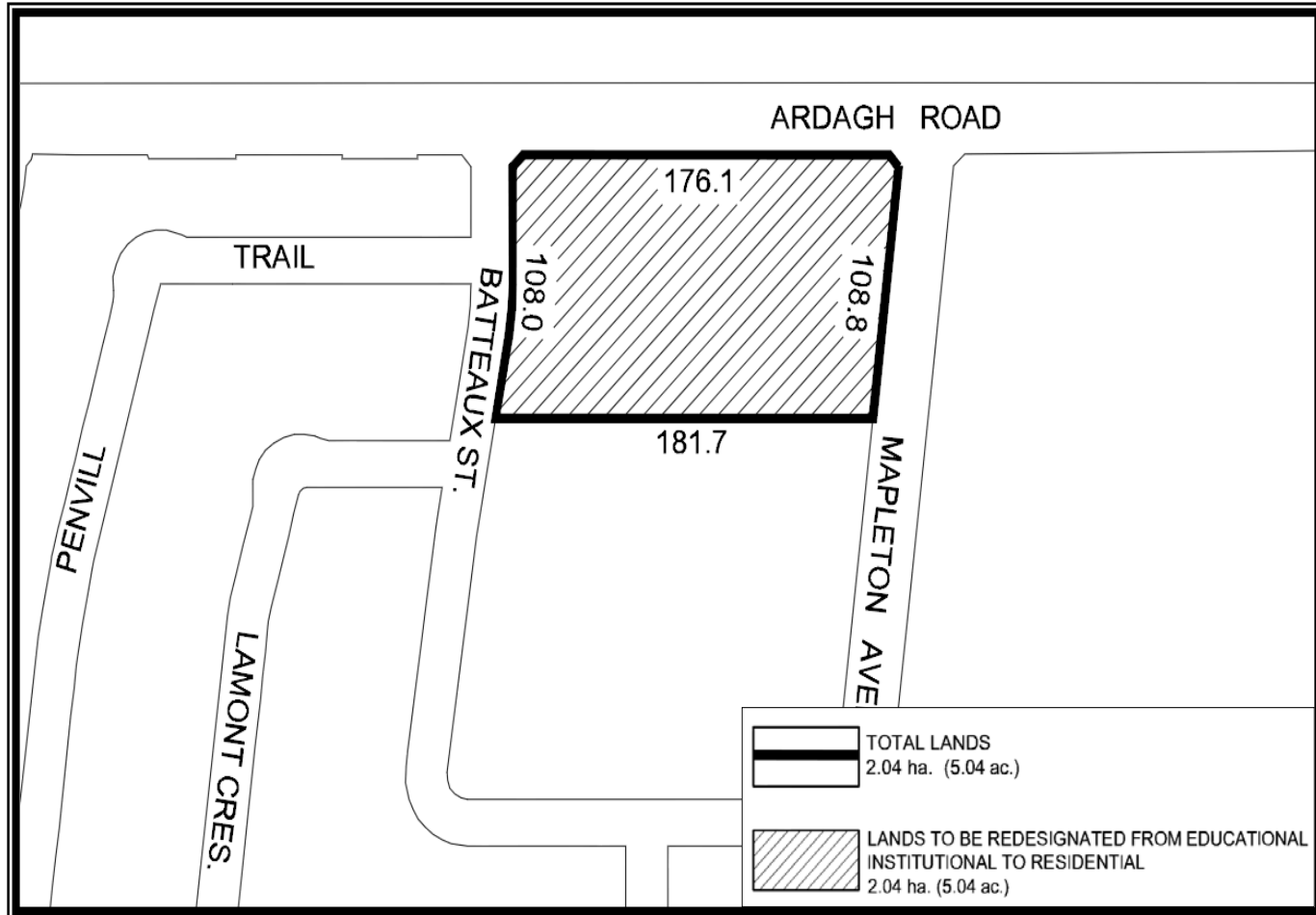
for discussion purposes only, artist rendition, units

AERIAL VIEW



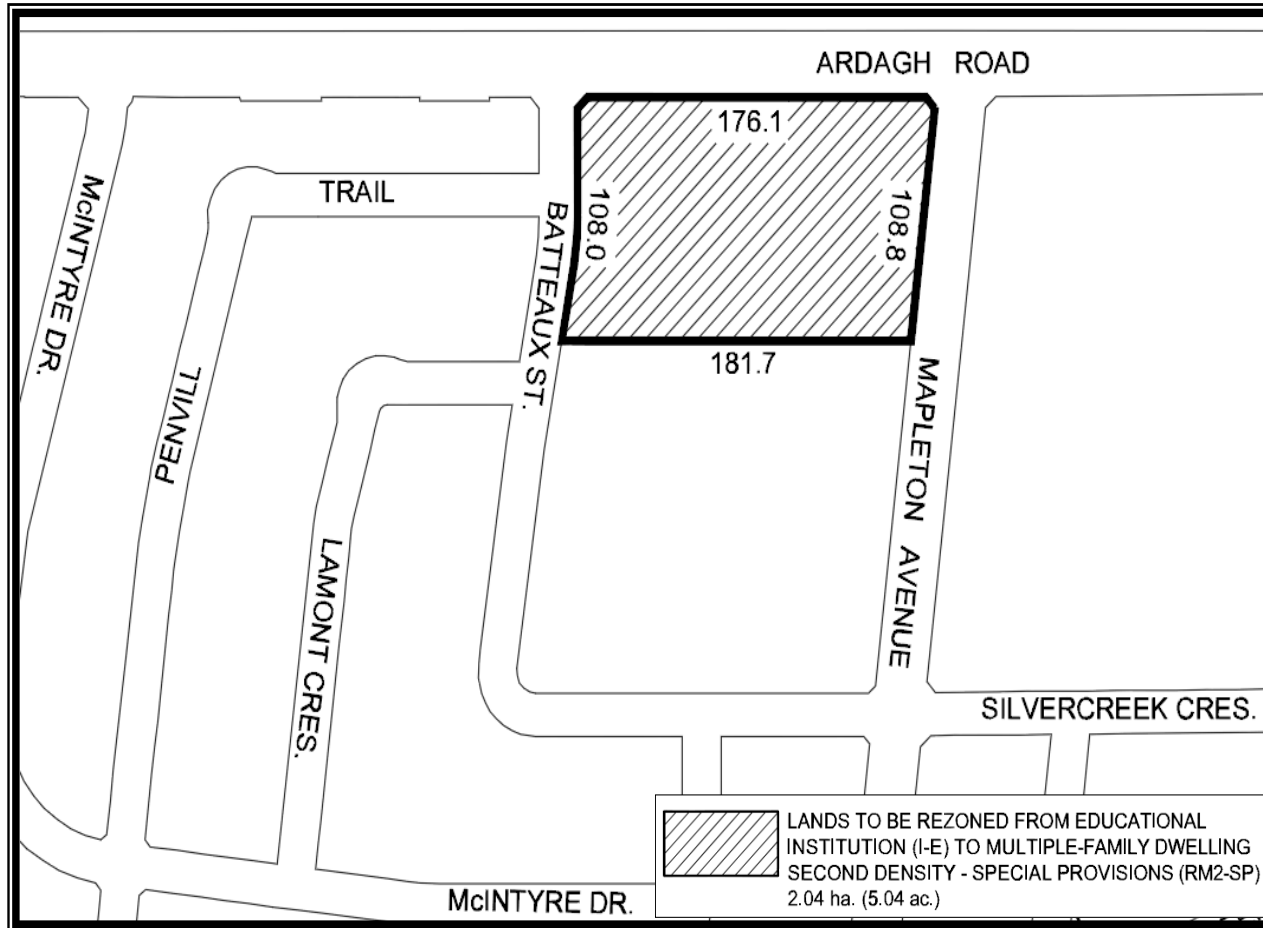
INNOVATIVE PLANNING SOLUTIONS
planners • project managers • land development

OFFICIAL PLAN AMENDMENT APPLICATION



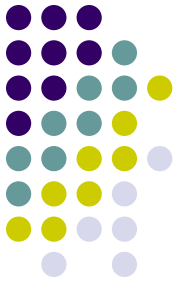
APPLICATION PROPOSES TO REDESIGNATE FROM
'EDUCATIONAL INSTITUTIONAL' TO 'RESIDENTIAL'

ZONING BYLAW AMENDMENT APPLICATION



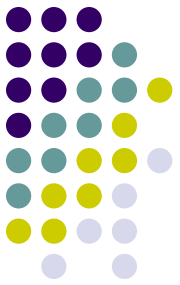
APPLICATION PROPOSES TO REZONE FROM
EDUCATIONAL INSTITUTIONAL (I-E) TO MULTIPLE-FAMILY
DWELLING SECOND DENSITY - SPECIAL PROVISIONS
(RM2-SP)

DEVELOPMENT HIGHLIGHTS



PROVISION	RM2 REQUIREMENT	PROVIDED
Permitted Uses	Residential	Residential
Lot Area (m ²)	720	20,446
Lot Frontage (m)	21.0	176.1
Front Yard (m)	7.0	7.0
Side Yard (m)	7.0	7.0
Rear Yard (m)	7.0	<u>6.0</u>
Landscaped Open Space minimum (%)	35.0	46.8
Dwelling unit floor area minimum (m ²)	45	>90
Lot coverage maximum (%)	35.0	22.4
Gross Floor Area maximum (%)	60.0	50.9
Height maximum (m)	10.0	<10.0
Parking spaces minimum	152	152
Amenity Space (m ²)	1,212	<u>1,113</u>
Barrier Free Parking spaces minimum	6	8
Walk-up apartment Density Max (units/ha)	50	50
Townhouse Density Max (units/ha)	40	<u>41</u>

PUBLIC OPEN HOUSE



ON NOVEMBER 22ND, A PUBLIC OPEN HOUSE WAS HELD AT ST. JOAN OF ARC HIGH SCHOOL. FEEDBACK INCLUDED:

- INCREASED TRAFFIC SAFETY CONCERNS
- PROPERTY VALUE DECREASE
- WANT ENTRANCES OFF ARDAGH & MAPLETON – NONE FROM BATTEAUX
- RISK OF UNITS BEING RENTED
- DON'T WANT ANY MEDIUM DENSITY
- 8-PLEXES NOT IN KEEPING WITH NEIGHBOURHOOD
- WANT HIGH END ARCHITECTURAL STYLING AND MATERIALS
- LACK OF PARKING
- FAR FROM GROCERIES AND JOBS
- BAD FAITH FOR PEOPLE WHO BOUGHT THINKING SCHOOL
- WANT CITY RECREATIONAL FACILITIES INSTEAD
- TOWNHOUSES WOULD BE GREAT

THESE COMMENTS WILL BE REVIEWED IN CONJUNCTION WITH OTHER CIRCULATION COMMENTS AS WELL AS INFORMATION OBTAINED THROUGH THE PUBLIC MEETING.



CONCLUSION



- PROPOSAL AIMS TO DEVELOP VACANT LOT WITH MEDIUM DENSITY TOWNHOMES AND WALK-UP CONDO BUILDINGS.
- LOGICAL LOCATION FOR DEVELOPMENT, ADJACENT TO COMPATIBLE USES (COMMERCIAL, INSTITUTIONAL, ARTERIAL ROADS).
- OPTIMIZE THE USE OF EXISTING INFRASTRUCTURE TO SUPPORT GROWTH IN A COMPACT EFFICIENT FORM.
- DEVELOPMENT CONSISTENT WITH PROVINCIAL POLICY STATEMENT, GROWTH PLAN AND CITY OF BARRIE OFFICIAL PLAN.

