

**521 & 527 BIG BAY POINT ROAD**  
**ZONING BYLAW AMENDMENT & DRAFT**  
**PLAN OF SUBDIVISION APPLICATIONS**

APRIL 24<sup>TH</sup>,  
2017  
PUBLIC  
MEETING



# APPLICATION CONTEXT



**SITE:**

- FRONTAGE:
  - 73.72 M (241.86 FT)
- AREA:
  - 0.36 HA (0.88 ACRES)
- TWO EXISTING DWELLINGS, TO BE DEMOLISHED PRIOR TO DEVELOPMENT
- DESIGNATED RESIDENTIAL
- ZONED RESIDENTIAL ONE (R1)
- LOCATED WITHIN YONGE & BIG BAY POINT INTENSIFICATION NODE

**SURROUNDING:**

- EXISTING LOW DENSITY RESIDENTIAL
- YONGE STREET INTENSIFICATION CORRIDOR
- COMMERCIAL AMENITIES
- INSTITUTIONAL USES, LIBRARY, PARK LAND AND VACANT COMMERCIAL LANDS
- PAINSWICK PARK
- PROPERTY BACKS ONTO COMMERCIAL PLAZA

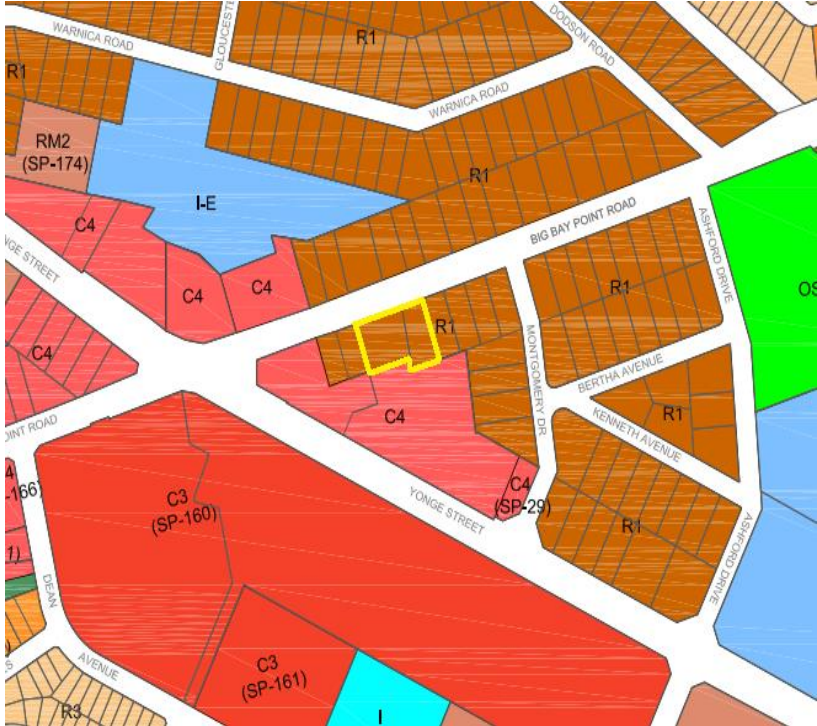


# LAND USE DESIGNATION & ZONING

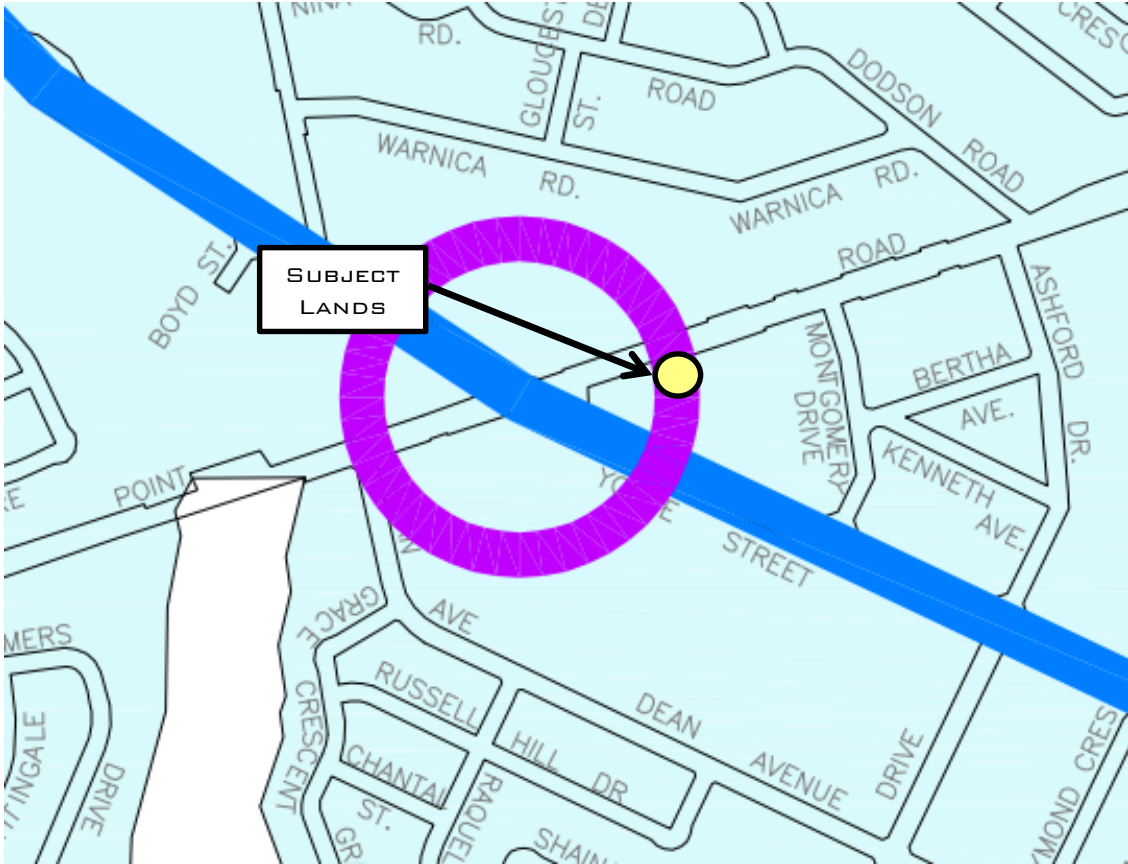
LAND USE DESIGNATION






ZONING



# INTENSIFICATION AREAS



## SCHEDULE I Intensification Areas

-  Primary Corridor - 50 units per ha.
-  Secondary Corridor - 50 units per ha.
-  Primary Node - 50-120 units per ha.

# DEVELOPMENT PROPOSAL

AS PER MARCH 9<sup>TH</sup> 2017 NEIGHBOURHOOD MEETING



- 25 BLOCK/CLUSTER TOWNHOUSE UNITS CONSISTING OF:
  - 1,500-2,000 FT<sup>2</sup> UNITS
  - 2 PARKING SPACES PER UNIT
  - 4 VISITOR PARKING SPACES
- SINGLE VEHICULAR ACCESS FROM BIG BAY POINT.
- STRONG URBAN STREETSCAPE & DESIGN, 8 REVERSE FRONTAGE UNITS ON BIG BAY POINT, ACCESS FROM REAR.
- DENSITY OF 71 UNITS PER HECTARE.
- PRIVATE AND COMMON AMENITY AREAS.
- PRIVATE GARBAGE AND RECYCLING COLLECTION.
- FULLY FENCED PERIMETER.

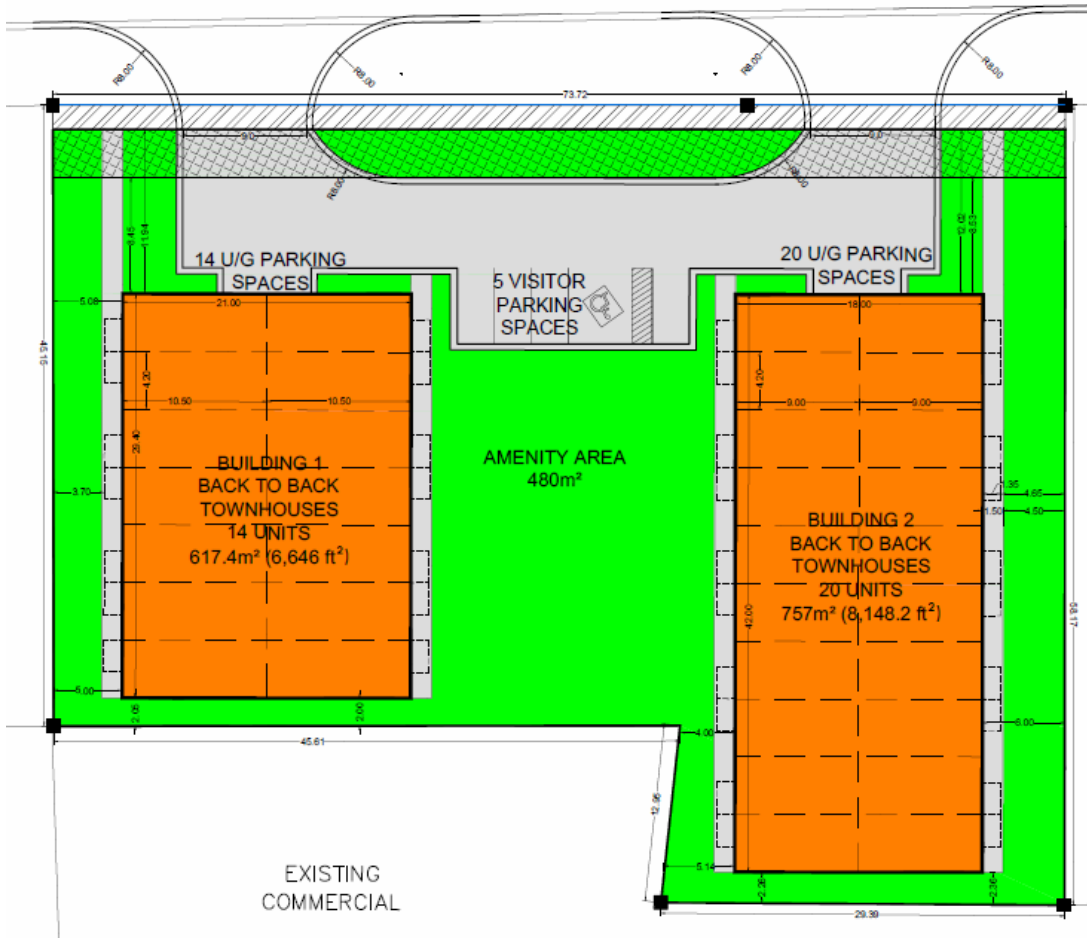
# ARCHITECTURAL RENDERING – BIG BAY POINT ROAD STREETScape



# NEIGHBOURHOOD/STAFF CONCERNS

- DESIRE TO REMAIN SINGLE FAMILY NEIGHBOURHOOD
- TRAFFIC AND PARKING
- SNOW STORAGE
- ENTRANCE LOCATION
- LOCATION OF PROPERTY WITHIN NODE
- GARBAGE PICK UP
- DRAINAGE AND GRADING
- PRIVACY AND BALCONIES
- SITE TOO CONGESTED
- SITE MASSING

# REVISED DEVELOPMENT PROPOSAL



- 34 BACK TO BACK TOWNHOUSE UNITS CONSISTING OF:
  - 2-3 BEDROOMS
  - 1,300-1500 FT<sup>2</sup> UNIT SIZE
- 2 VEHICULAR ACCESS FROM BIG BAY POINT ROAD (POTENTIALLY ONE).
- UNDERGROUND PARKING (FIRST LEVEL) PROVIDING 34 SPACES (1 PER UNIT).
- DENSITY OF 95.5 UNITS PER HECTARE.
- CENTRAL LARGER AMENITY AREA.
- 5 VISITOR PARKING SPACES.
- FULLY FENCED PERIMETER.



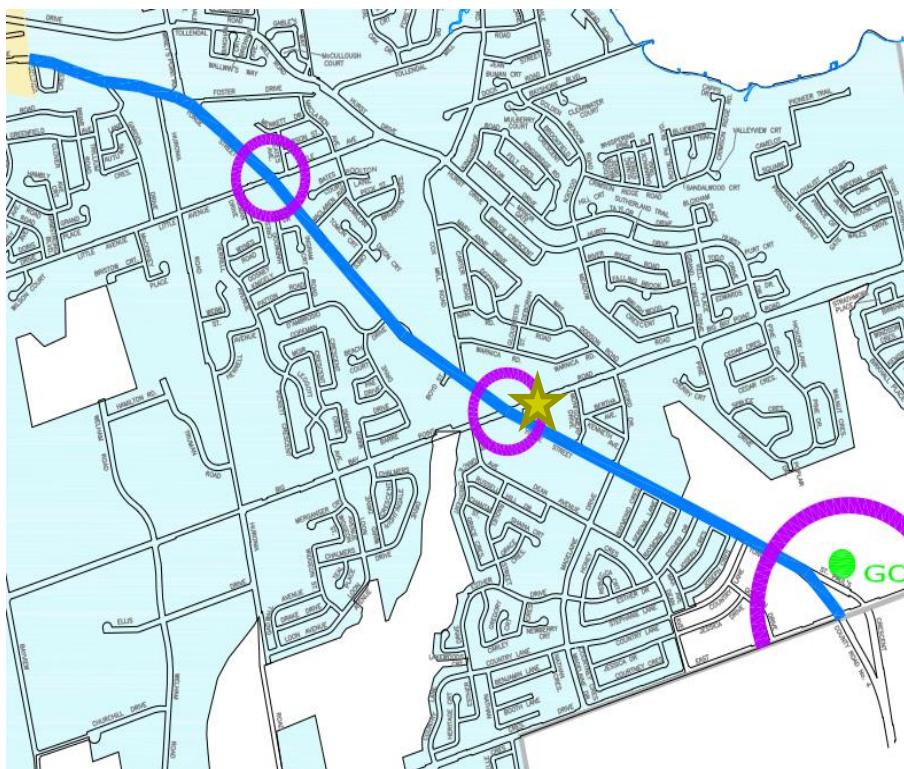
# BACK TO BACK ARCHITECTURAL EXAMPLES



# PROPOSED AMENDMENT

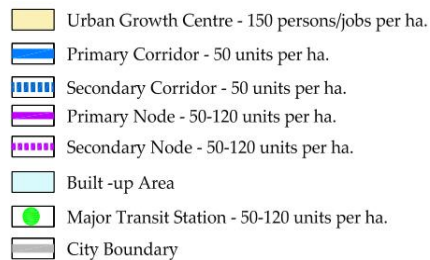
PROVISION	<u>BACK TO BACK CONCEPT (34 UNITS)</u>	<u>BLOCK CLUSTER CONCEPT (25 UNITS)</u>
USE	PERMIT BACK TO BACK UNITS	N/A
FRONT YARD SETBACK (7M RQD)	11.94M	3.5M
REAR YARD SETBACK (7M RQD)	2M	3M
DENSITY (40 UPH MAX)	96	71
LOT COVERAGE (35% MAX)	42%	42.9%
GFA (60% MAX)	116%	95.05%
BUILDING HEIGHT (10M MAX)	12M	12M
PARKING RATIO (1.5 PER UNIT RQD)	1 SPACE PER UNIT	2 SPACES PER UNIT
DISTANCE FOR SECONDARY MEANS OF ACCESS (7M MIN)	N/A	4M
PERMIT UNCONSOLIDATED AMENITY SPACE (CONSOLIDATED RQD)	N/A	UNCONSOLIDATED PROPOSED
DRIVEWAY LENGTH (6M RQD)	N/A	2.2M
PERMIT TANDEM PARKING	N/A	TANDEM PARKING PROPOSED

# PROPOSED STANDARDS FOR INTENSIFICATION AREAS



- COUNCIL HAS APPROVED NEW ZONING STANDARDS FOR INTENSIFICATION AREAS – MIXED USE ZONES (UNDER APPEAL).
- STANDARDS ARE TAILORED TO PROMOTING STRONG URBAN DESIGN, PEDESTRIAN FRIENDLY STREETSAPES INCLUDING GROUND FLOOR COMMERCIAL AND HIGH DENSITY RESIDENTIAL DEVELOPMENTS.
- BASED ON THE APPROVED MU-1 STANDARDS ONLY 3 SPECIAL PROVISIONS WOULD BE REQUIRED TO ACCOMMODATE THIS DEVELOPMENT:

- PERMIT BACK TO BACK TOWNHOUSES
- REDUCED STREET LEVEL FLOOR HEIGHT
- REDUCED COVERAGE FOR COMMERCIAL USES



# CONCLUSION

- ZBA APPLICATION HAS BEEN REVISED TO PERMIT 34 BACK TO BACK TOWNHOUSE UNITS.
- DEVELOPMENT PROVIDES APPROPRIATE, COMPACT AND FUNCTIONAL GROWTH IN AN INTENSIFICATION AREA.
- LANDS ARE LOCATED WITHIN AN INTENSIFICATION NODE AND IN CLOSE PROXIMITY TO AN INTENSIFICATION CORRIDOR AS WELL AS PUBLIC TRANSIT, A NUMBER OF COMMERCIAL AMENITIES, PARKLAND AND MULTIPLE SCHOOLS.
- DEVELOPMENT WILL BE SUBJECT TO SITE PLAN CONTROL AND CITY OF BARRIE URBAN DESIGN GUIDELINES TO ENSURE LANDS ARE DEVELOPED TO A HIGH STANDARD.
- APPLICATIONS ARE CONSISTENT WITH UPPER AND LOWER TIER PLANNING POLICY AND REPRESENT GOOD PLANNING.