



APPLICATION FOR
ZONING BY-LAW AMENDMENT

290 CUNDLES ROAD EAST
CITY OF BARRIE

PUBLIC MEETING

January 17th, 2024



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



- Lot Area:
 - Entire Lands:
 - 15,729m²
 - Lands Subject to Application:
 - 2,891.5m²
- Frontage:
 - 50m along Livingstone Street East

Existing Site Conditions

- Existing Barrie Free Methodist Church and associated parking/drive aisles
- Vegetation, generally around perimeter
- Underutilized/excess parking area.
- Generally flat, sloping up east to west

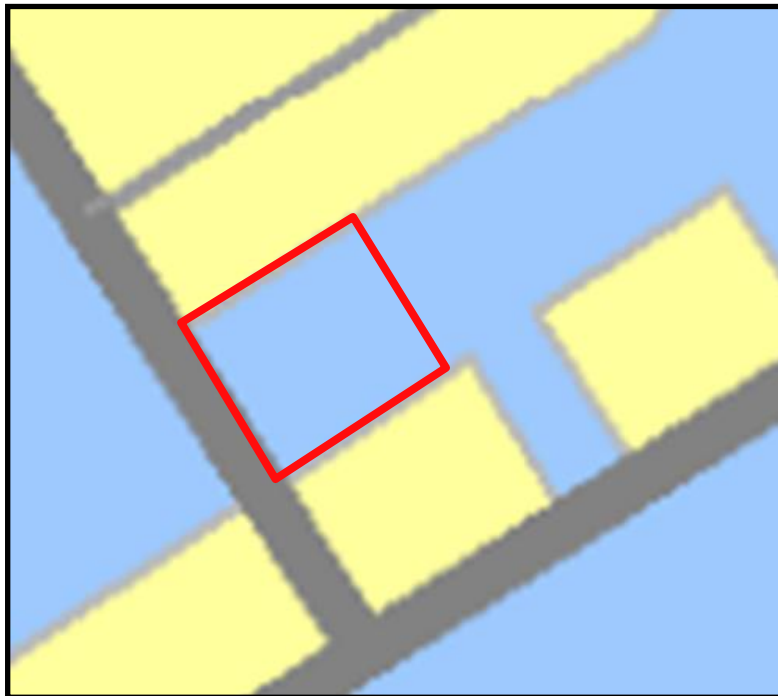
SURROUNDING USES



 Approx 500m radius
 Transit Stops

 Hospital
 Schools

 Parks



**City of Barrie Official Plan,
2022**

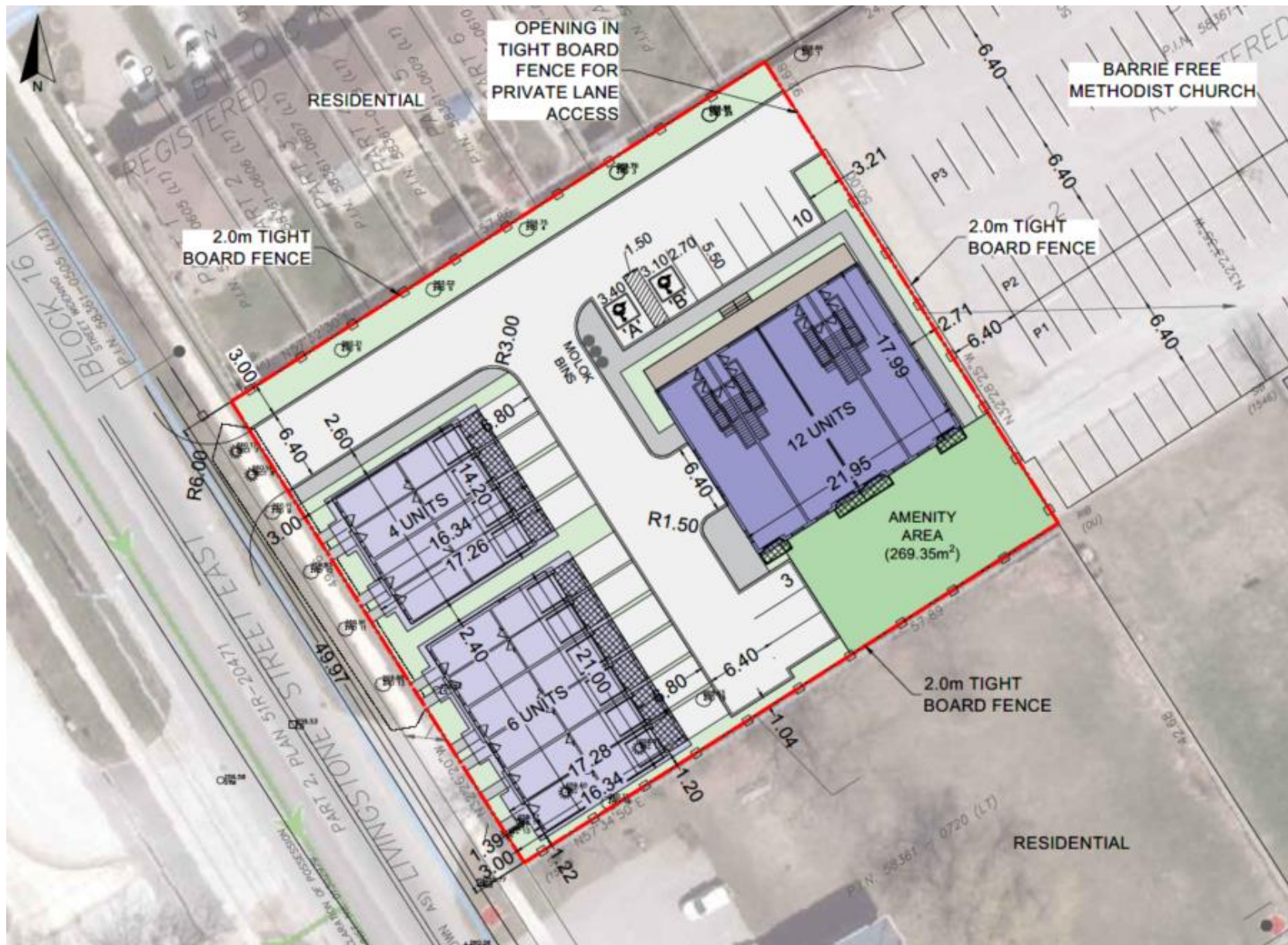
- Community Hub



**City of Barrie Zoning By-law
2009-141**

- Institutional

DEVELOPMENT CONCEPT



DEVELOPMENT CONCEPT



DEVELOPMENT CONCEPT



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Zoning By-law Amendment

Institutional (I)



Residential Multiple Dwelling Second Density
with Special Provisions
(RM2(SP-XX))

SITE SPECIFIC PROVISIONS

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2) ZONE		
Provisions	Required	Provided
Lot Area (min.)	720.0m ²	2,892.68m ²
Lot Frontage (min.)	21.0m	49.97m
Front Yard to Dwelling Unit (min.)	4.5m	1.39m
Side Yards (min.)	1.2m	1.20m
Rear Yard (min.)	7.0m	2.71m
Landscaped Open Space	35%	31.79% (919.69m ²)
Lot Coverage (max.)	60%	36.95% (1,069.08m ²) - Bldg: 986.03m ² - Deck: 83.05m ²
Height of Main Bldg. (max.)	10.0m	- 14.30m (Stacked B2B) - 12.00m (B2B)
Landscaped Buffer Areas (5.3.7.1.)	A parking area of more than 4 parking spaces adjoining a residentially zoned required a continuous landscaped buffer area with a min. width 3.0m shall be provided along the abutting lot line and a continuous tight board fence with a min. height of 2.0m	3.00m with 2.0m tight board fence (north property line)
Outdoor Amenity Area (5.2.5.2.)	264.0m ² (12.0m ² / unit in a consolidated form)	269.35m ²
Max. G.F.A.	60%	102.26% (2,958.09m ²)
Required Parking: Residential Bldg. containing more than 3 dwelling units	1.5 spaces / dwelling unit. Tandem parking not permitted. (33 spaces)	34 spaces (1.55 spaces / unit) - 14 covered parking - 10 townhouse parking (not incl. private garage) - 10 visitor parking
Required Barrier Free Parking	1 Type 'A' and 1 Type 'B' B.F. space	1 Type 'A' and 1 Type 'B' B.F. space
Density (5.2.5.1.a)	40 units / ha	78.57 units / ha

- Reduced front yard setback
- Reduced rear yard setback
- Reduced landscaped open space
- Increased height of building
- Increased GFA
- Increased density

REQUIRED STUDIES

- Planning Justification Report
- Affordable Housing Report
- Block/ Context Plan
- Urban Design Report
- Functional Servicing Report
- Hydrogeological Screening
- Preliminary Servicing, Grading and Drainage Plans
- Stormwater Management Report
- Traffic Impact and Parking Study
- Tree Inventory & Preservation Plan
- Topographic Survey

- The lands are within the City of Barrie's Built-up Area and makes efficient use of otherwise vacant/underutilized lands and existing resources.
- Four (4) of the proposed units will be dedicated to Habitat for Humanity, representing 18% of the units.
- The development will be compact, walkable and transit supportive in an appropriate location.
- Additional dwelling units will contribute to the achievement of a complete community, intensification targets and contribute to the range of housing options in the area.
- The development provides much-needed housing stock in a functional manner and at a time when supply is limited and costs of homeownership is increasing at a fast pace.

CONCLUSION

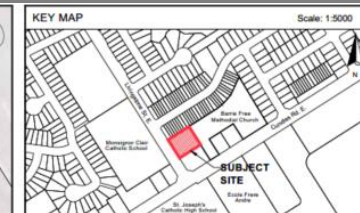
- This proposal seeks to facilitate a Zoning By-law Amendment in support of 22 back-to-back townhouse units.
- Applicant has partnered with Habitat for Humanity for four (4) housing units, representing 18% of the total units.
- The development provides intensification in proximity to supportive land uses including schools, commercial, open space, public transit and similar built forms.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.

THANK YOU

Questions & Comments Welcome








Email: info@ipsconsultinginc.com

IPS
CONSULTING



Scale

0 5 10 15

- LEGEND**
-  Subject Site (2,892.68m² / 0.28ha)
 -  3 Storey Back-To-Back Town's (Type 1'): 10 units
- Bldg. Area (4 units): 238.56m²
- Bldg. Area (8 units): 352.84m²
- Combined Bldg. G.F.A.: 1,774.20m² (incl. private garage)
 -  3 Storey Back-To-Back Town's (Type 2'): 12 units
- Bldg. Area: 394.63m²
- Bldg. G.F.A.: 1,183.89m²
 -  Second Storey Deck (83.05m²)
 -  Amenity Area (269.35m²)
 -  Storm Pipes
 -  Water Mains
 -  Water Hydrants

RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (MD) ZONE		
Provisions	Required	Provided
Lot Area (min.)	720.0m ²	2,892.68m ²
Lot Frontage (min.)	21.0m	49.97m
Front Yard to Dwelling Unit (min.)	4.5m	1.30m
Side Yards (min.)	1.2m	1.20m
Rear Yard (min.)	7.0m	2.71m
Landscaped Open Space	35%	31.79% (19.69m ²)
Lot Coverage (max.)	60%	36.95% (1,060.08m ²) Bldg: 986.03m ² Deck: 83.05m ²
Height of Main Bldg. (max.)	10.0m	14.30m (Stacked B2B) 12.00m (B2B)
Landscaped Buffer Areas (8.3:1.1)	A parking area of more than 4 parking spaces adjoining a residentially zoned structure landscaped lot area with a 3 m min. width 3.0m shall be provided along the abutting lot line and a continuous light board fence with the abutting lot fence of 2.0m	
Outdoor Amenity Area (5.2:2.2)	269.35m ² (12.0m ² /unit in a consolidated form)	269.35m ²
Max. G.F.A.	60%	102.26% (2,958.09m ²)
Required Parking: Residential Bldg. containing more than 3 dwelling units	1.5 spaces / dwelling unit Tandem parking not permitted (33 spaces)	14 spaces (1.55 spaces / unit) 14 covered parking + 10 tourist parking (not incl. visitor garage) + 10 visitor parking
Required Barrier Free Access (5.2.5.1 a)	1 Type 'A' and 1 Type 'B' B.F. space 40 units / ha	1 Type 'A' and 1 Type 'B' B.F. space 78.57 units / ha

Source: City of Barrie, Comprehensive Zoning By-Law 2009 - 141, Jan. 2022
Note: Information shown is approximate and subject to change.

SCHEDULE OF REVISIONS			
No.	Date	Description	By
4.	May 15, 2023	Revise Site Plan;	A.S.
5.	May 23, 2023	Revise Site Plan;	A.S.
6.	May 24, 2023	Revise Site Plan;	A.S.
7.	July 25, 2023	Revise Site Plan;	A.S.
8.	Sept 15, 2023	Revise Site Plan;	A.S.

IPS **INNOVATIVE PLANNING SOLUTIONS**
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 8, BARRIE, ON L4R 0B7
 Tel: 705 • 812 • 1281 Fax: 705 • 812 • 3438 e: info@ipsinnovative.com www.ipsinnovative.com

Date:	Jan. 3, 2023	Drawn By:	A.S.
File:	22-1256	Checked:	G.B.