

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

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Approx 500m radius

Transit Stops



Hospital

Schools



Parks

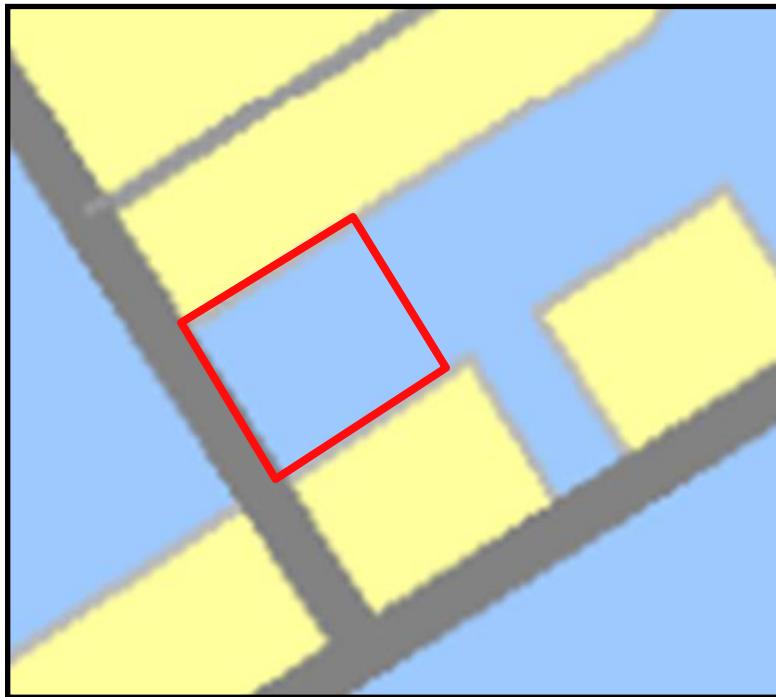
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LAND USE DESIGNATION & ZONING

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City of Barrie Official Plan, 2022

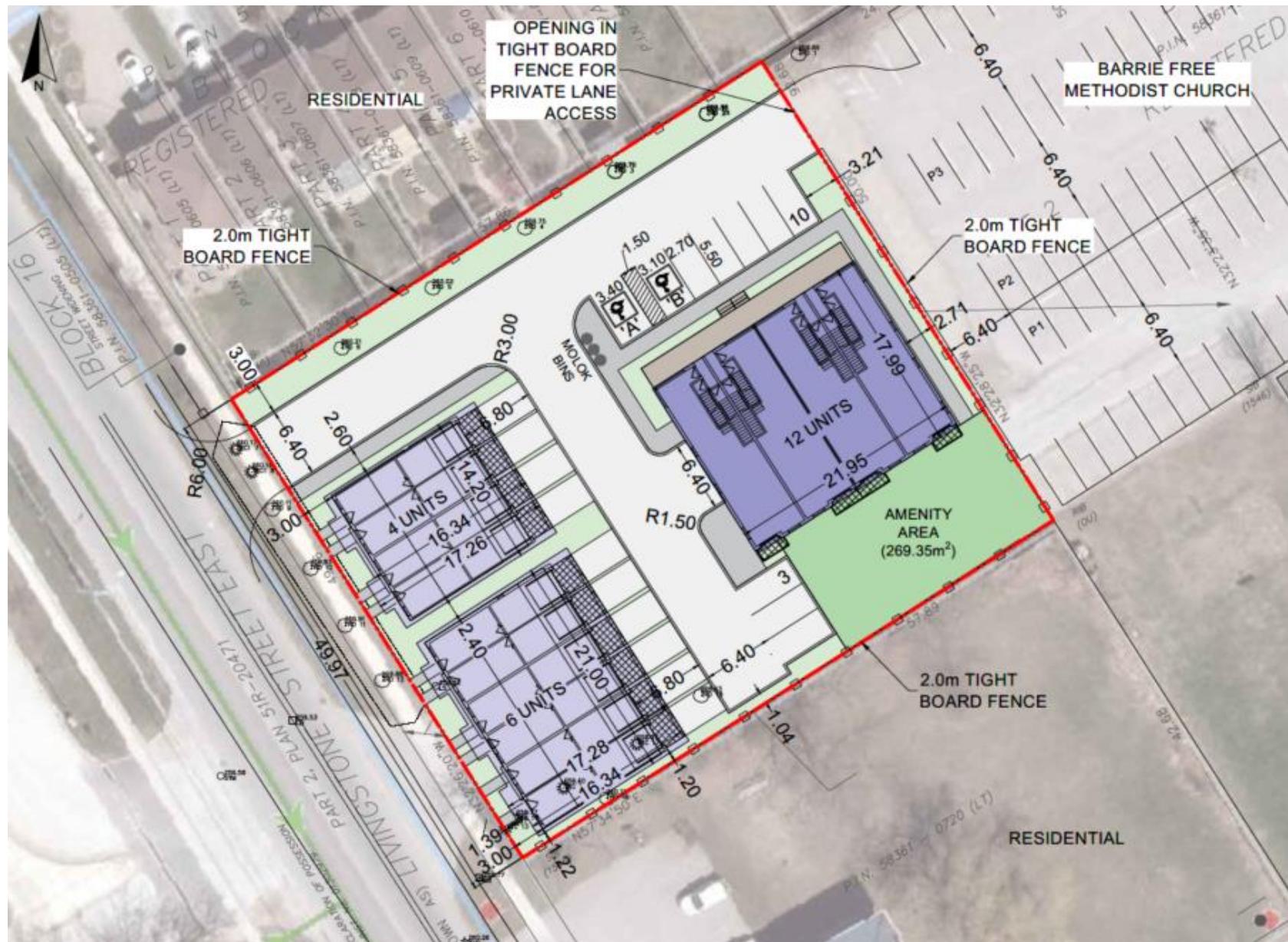
- Community Hub



City of Barrie Zoning By-law 2009-141

- *Institutional*

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

POLICY CONTEXT

- 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.

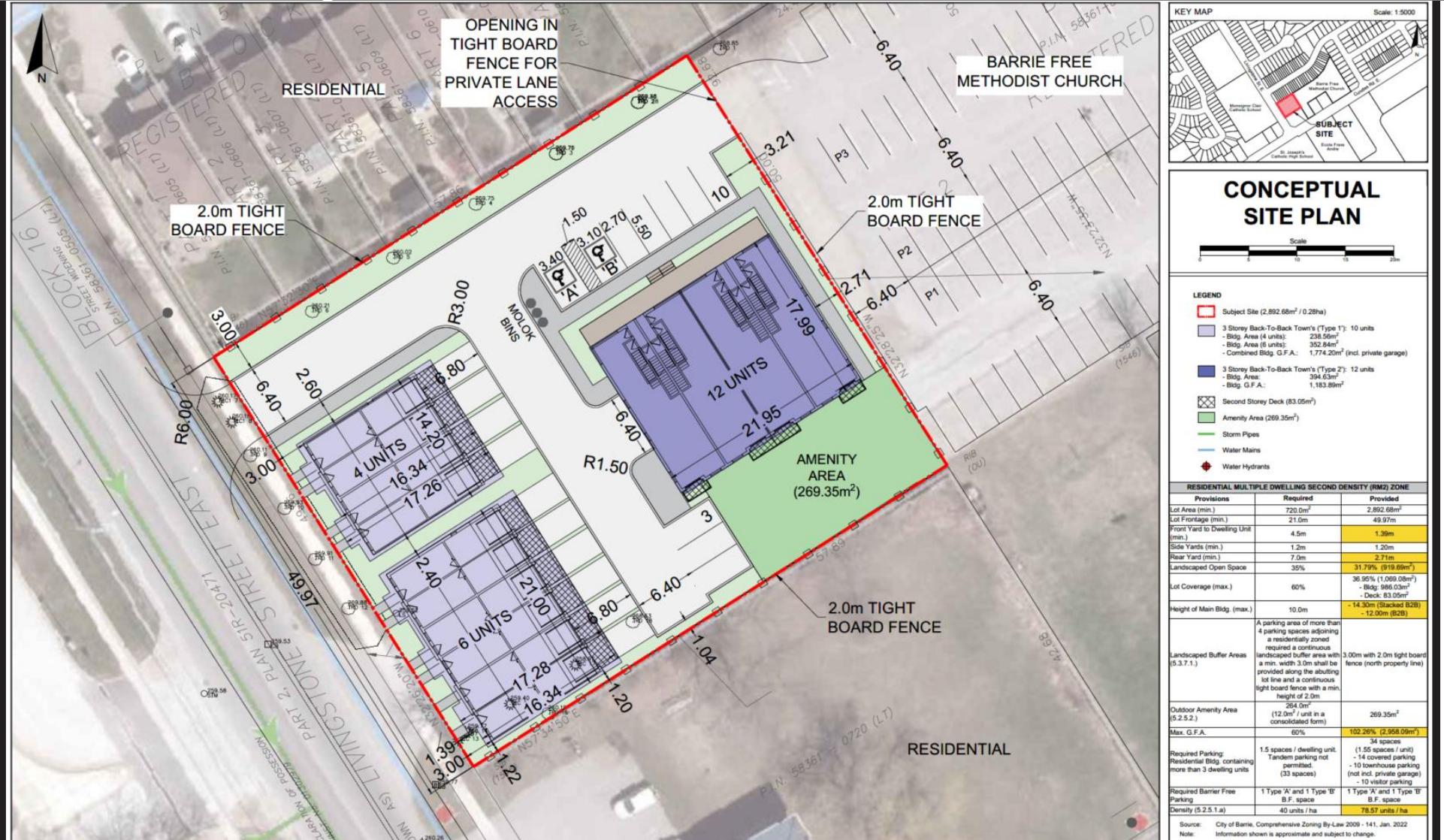
THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com

Concept Plan

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CONCEPTUAL SITE PLAN - 22 UNITS
290 CUNDLES EAST, BARRIE

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.

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PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS	
IPS	647 WELHAM ROAD, UNIT 8, BARRIE, ON, L4W 0E7 tel: 705-612-1381 fax: 705-612-3439 e: info@specialengineering.com www.specialengineering.com
Date:	Jan. 3, 2023
Drawn By:	A.S.
File:	22-1256
Checked:	G.B.