

Statutory Public Meeting

Nathan Infill Subdivision

Barrie Heritage Developments Ltd.

**Zoning By-law Amendment
Plan of Subdivision**

480, 490, 500 Maplevue Drive East

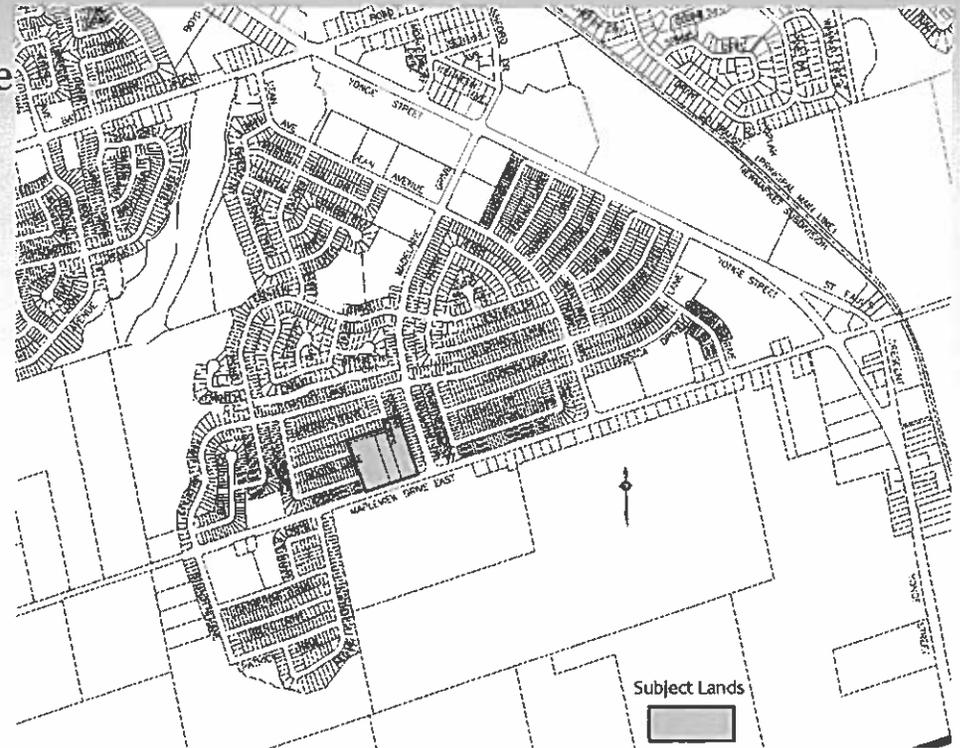


City of Barrie

February 4, 2013

Site Characteristics

- Development compliments and completes earlier phase of the Barrie Heritage Developments Phase III, Part 2, development that was registered in 2002
- 3.33 hectares of land
- Subject lands are only remaining piece of Phase III, Part 2, to be developed
- ‘Pre-designed’ Infill Development



Surrounding Land Uses

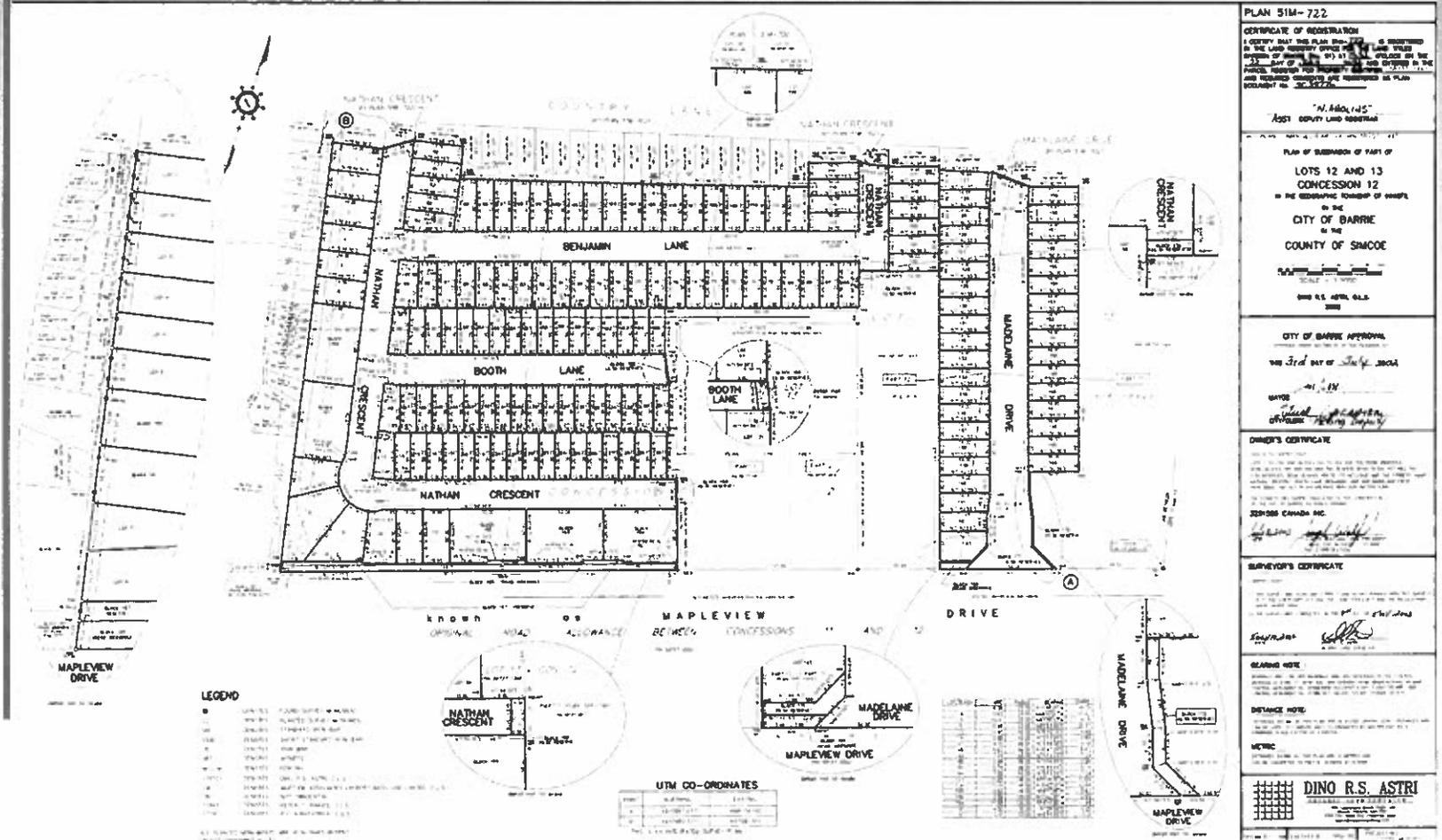
- West: Single Detached Dwellings and Multiple Residential Dwellings (Townhouses)
- South: Vacant land currently used for cash crops. Part of Annexed lands.
- East: Single Detached Dwellings
- North: Single Detached Dwellings



- All surrounding development north of Mapleview Drive was developed by Barrie Heritage Developments Ltd.

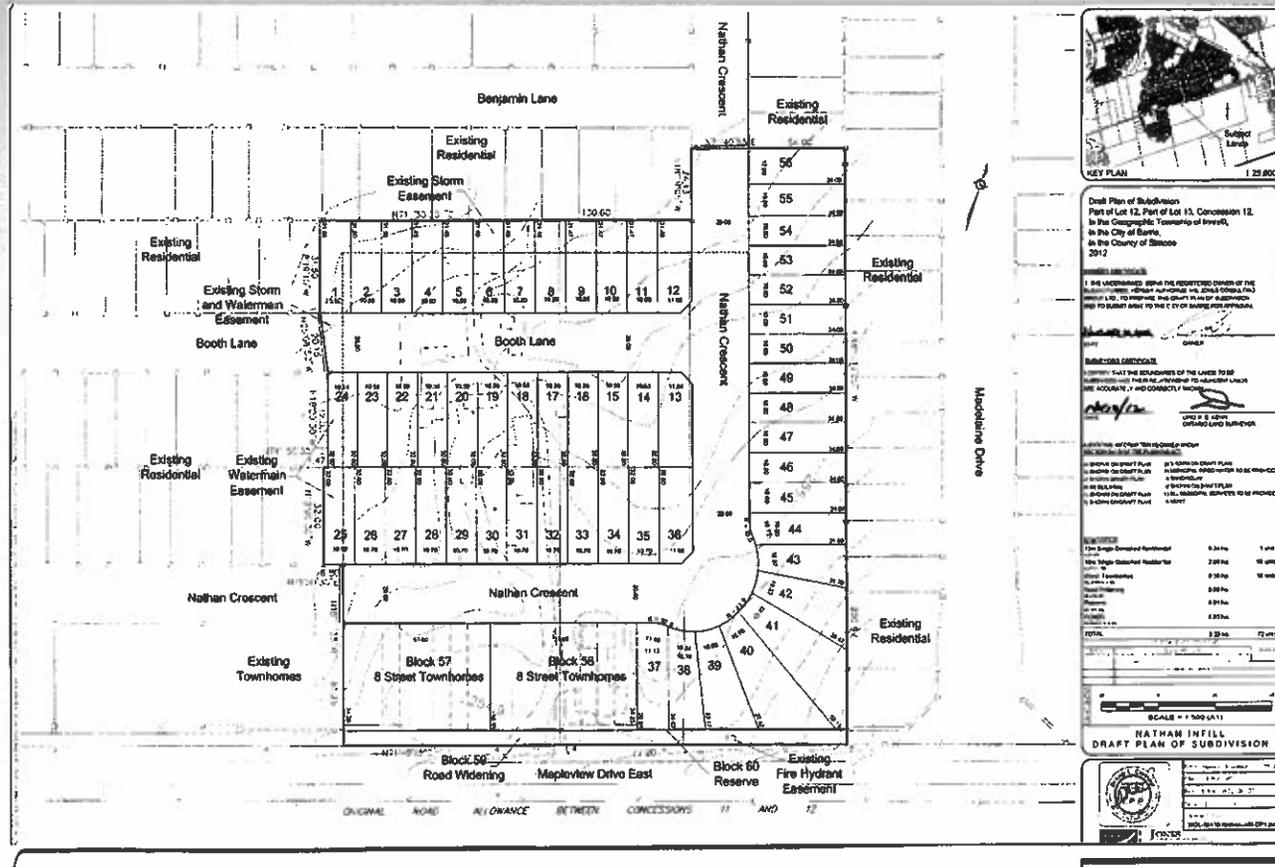


51M-722



•Services and roads in the surrounding Barrie Heritage Developments lands will 'plug-in' and 'connect with' the proposed Nathan Infill Subdivision

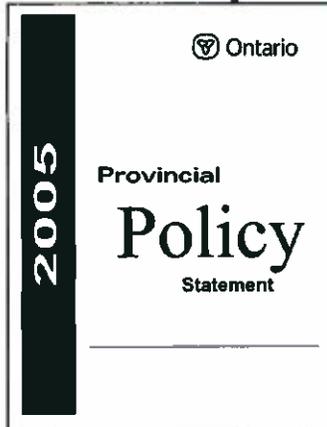
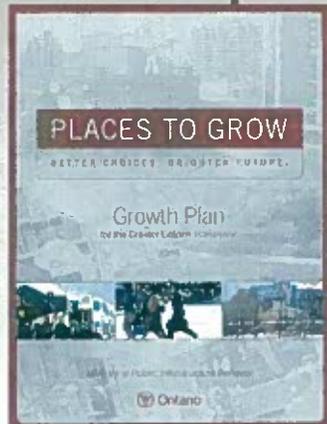
Proposed Plan of Subdivision



- Residential Intill of 16 freehold townhouse units and 56 single detached units; total of 72 units
- Housing types and lot sizes fully compatible with the existing surrounding neighbourhood



Provincial Policy Analysis



Places to Grow and Provincial Policy Statement

Why is this site appropriate for intensification/infill development?

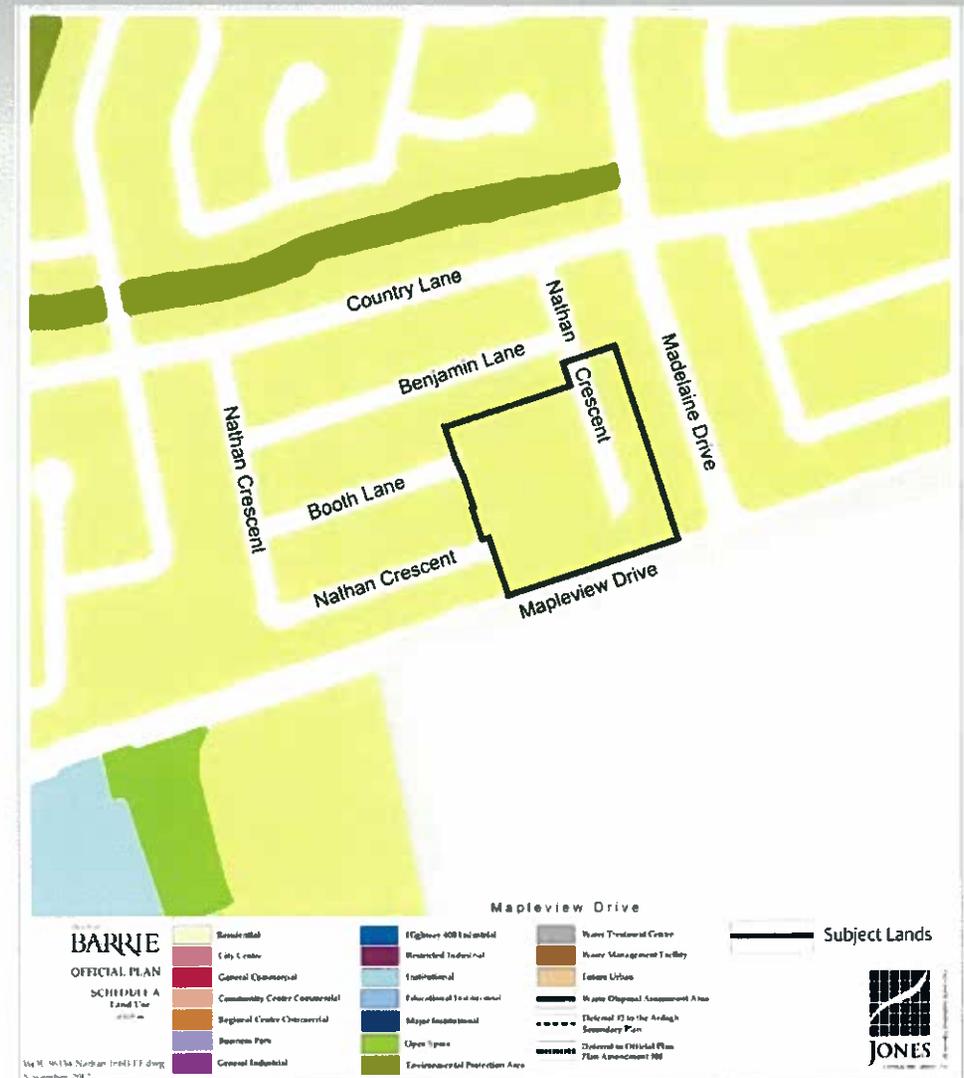
- Located within the Primary Settlement Area of the City of Barrie
- New development occurring adjacent to existing development
- Efficient use of existing development pattern and services including water/sewer and roadways
- Official Plan designates lands for residential uses
- Efficient use of land by infilling higher densities on less land
- Good example of infill development
- Wise use and management of resources has been considered to ensure natural and cultural heritage resources are respected
- Provides a compatible and complimentary mix of housing types
- Schools, shopping, transit and recreational opportunities are within walking distance
- Conforms with intensification targets as defined by the Places to Grow Growth Plan



City of Barrie Official Plan

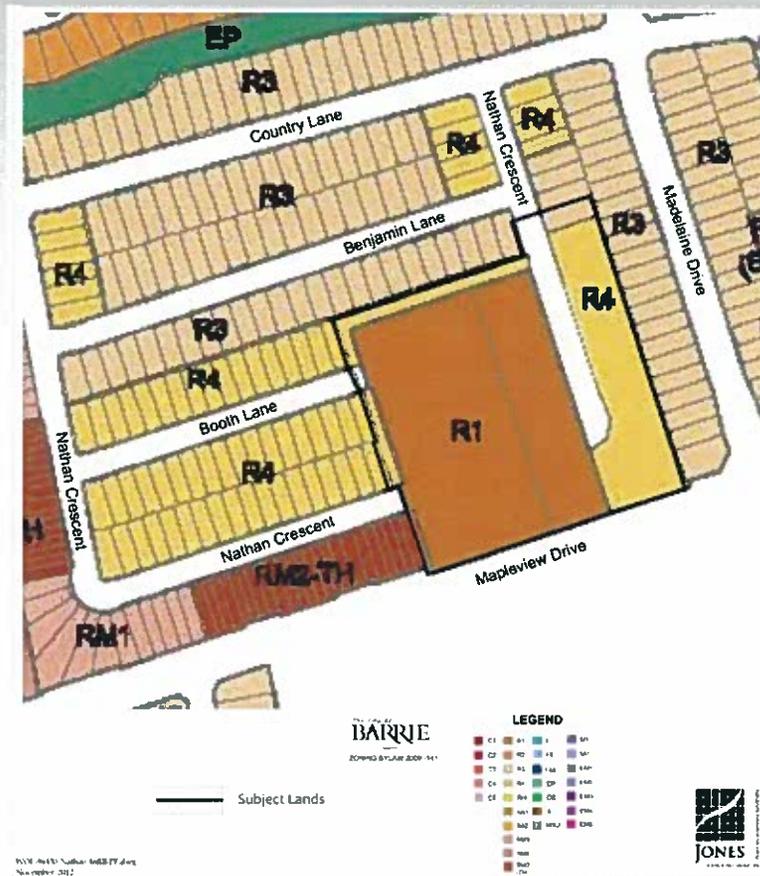
- Lands are currently designated Residential

- Official Plan Amendment not required

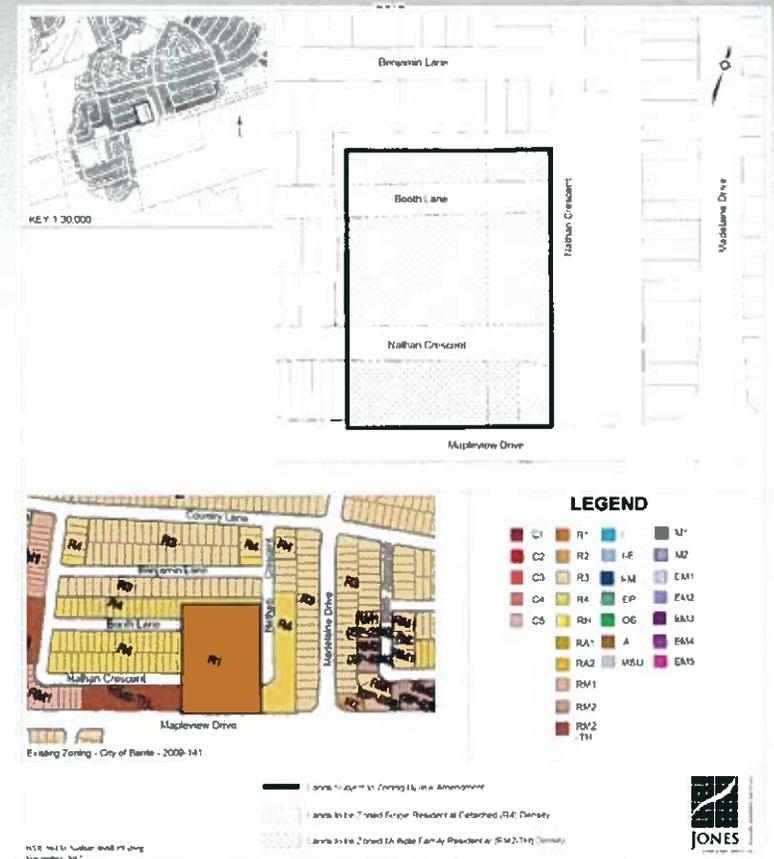


Zoning By-law Amendment

Current Zoning



Proposed Zoning



•Presently Zoned Residential R1, R3 and R4

•Amendment on only part of the lands-R1 lands

•Will Zone the lands RM2-TH for the Townhouses and R4 for Single Detached with 10m frontages



Servicing

- Sanitary sewer system was constructed as part of previous surrounding development and will be connected to the proposed Subdivision. The development of these lands was anticipated.
- As part of this previous surrounding development the water distribution system was constructed and will be connected with the proposed Subdivision.
- A stormwater management facility was previously constructed to the west of the subject lands. This facility has been designed to accommodate storm drainage from the proposed Subdivision.
- Temporary roads, temporary overland flow routes and temporary hydro servicing will all be replaced with intended long term infrastructure with construction of the Nathan Infill Subdivision
- Subject lands will be adequately serviced in terms of transportation and traffic through the extension of the existing internal roadway network of Booth Lane and Nathan Crescent.
- Secondary utilities including natural gas, telephone and cable television services will be provided.



Conclusions

- Proposal conforms to the Growth Plan and is consistent with the Provincial Policy Statement
- Conforms with and implements the policies of the City of Barrie Official Plan
- Development will more efficiently utilize existing infrastructure without the need for expansion
- Proposal represents a logical and compatible build-out of the established residential neighbourhood
- Development will create a transit-supportive environment



Conclusions

- Subject lands are designated for development purposes and complete a pre-designed development pattern
- Proposal is an efficient use of land and infrastructure and a solid example of infill/intensification in the City of Barrie
- Proposed development represents good planning and will be an asset to the City of Barrie

