

Public Meeting Re-Zoning 533 Yonge Street

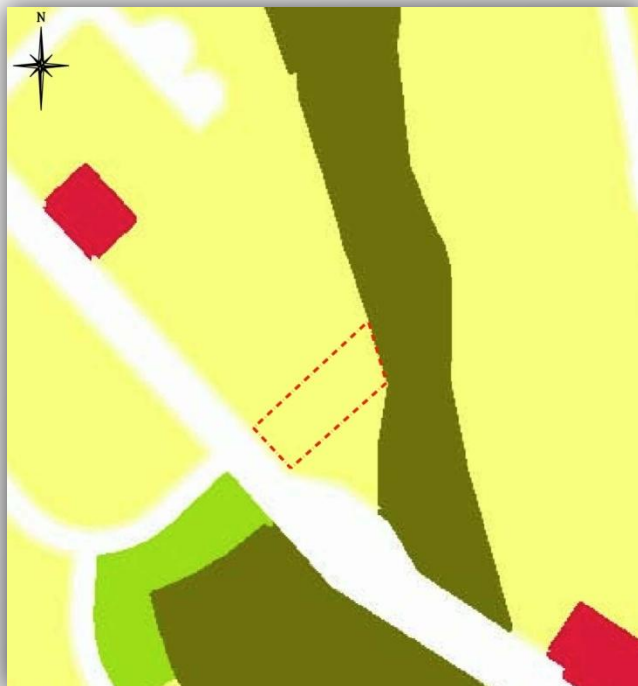
June 6, 2011



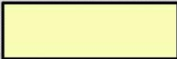



Mario Reffo
City Application D14- 1508

Official Plan

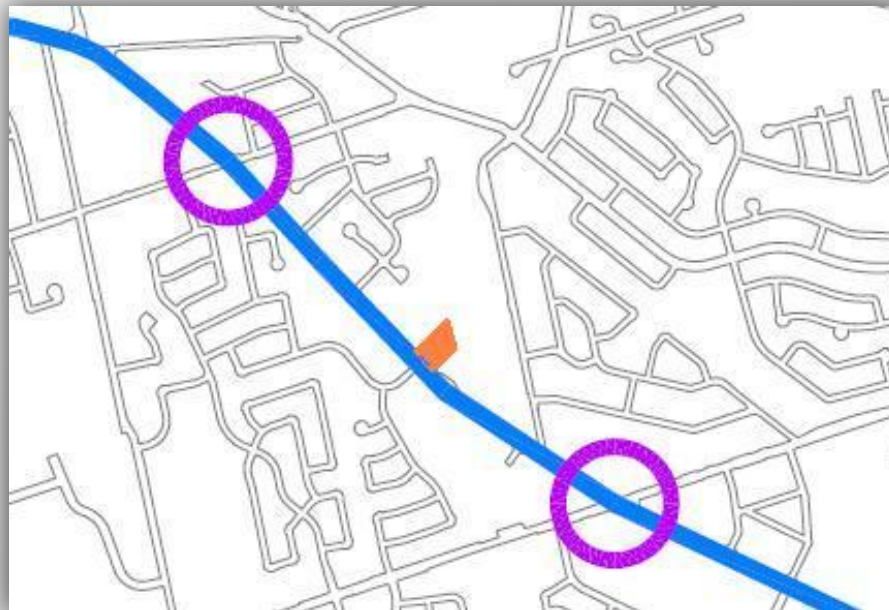
Land Use









LEGEND

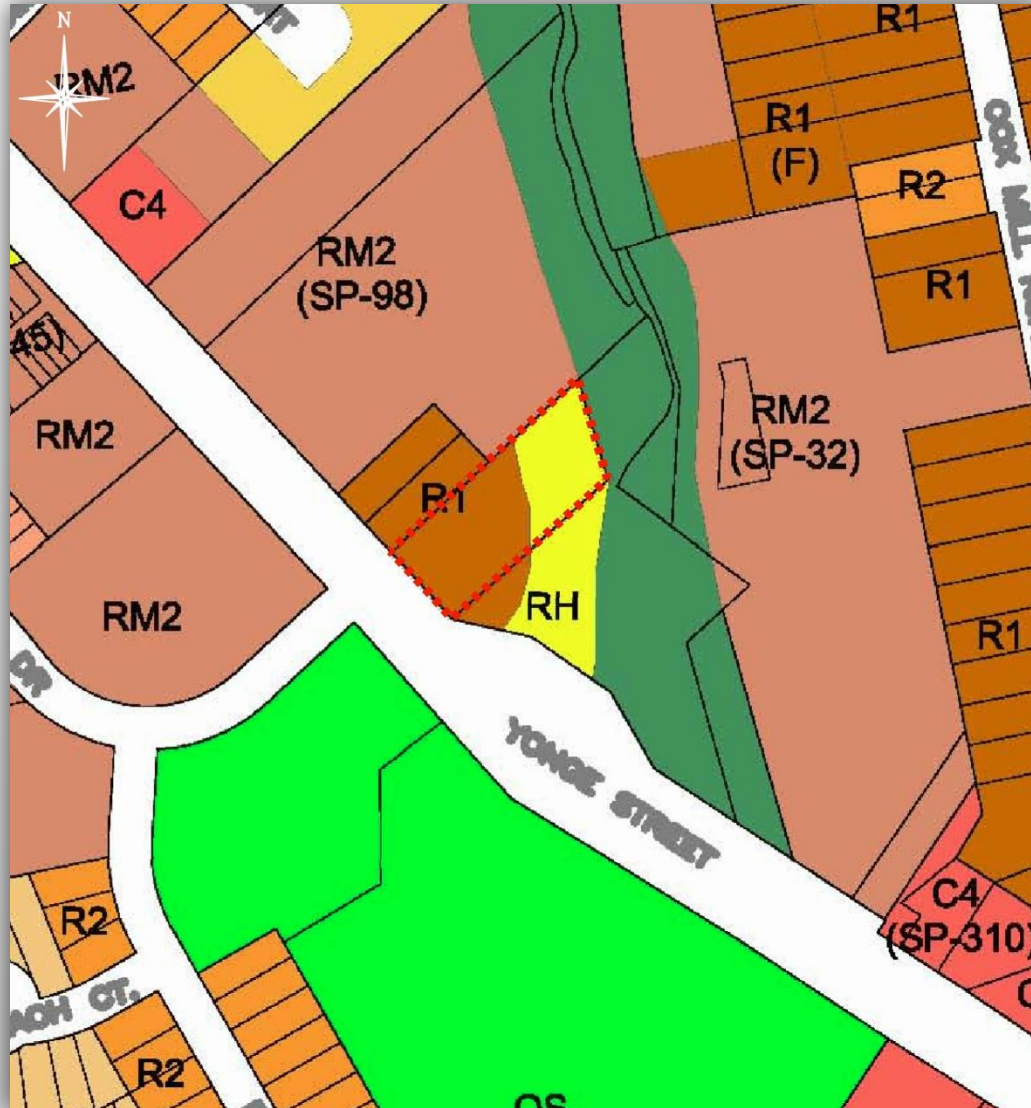
	RESIDENTIAL
	GENERAL COMMERCIAL
	OPEN SPACE
	ENVIRONMENTAL PROTECTION AREA

Intensification Corridors











-  Urban Growth Centre - 150 persons/jobs per ha.
-  Primary Corridor - 50 units per ha.
-  Secondary Corridor - 50 units per ha.
-  Primary Node - 40-120 units per ha.
-  Secondary Node - 40-120 units per ha.
-  Major Transit Station - 40-120 units per ha.

Zoning



LEGEND

	ONE-FAMILY DETACHED DWELLING - FIRST DENSITY (R1)
	ONE-FAMILY DETACHED DWELLING - SECOND DENSITY (R2)
	ONE-FAMILY DETACHED DWELLING - THIRD DENSITY (R3)
	ONE-FAMILY DETACHED DWELLING - FOURTH DENSITY (R4)
	RESIDENTIAL HOLDING (RH)
	OPEN SPACE (OS)
	ENVIRONMENTAL PROTECTION (EP)
	GENERAL COMMERCIAL (C4)

Proposed Zoning:
RM2 sp for the residential lot,
and
EP Environmental Protection for
land below top of bank.

Site Planning Influences



- **Density – intensification to maximum 50 units per hectare**
- **Vegetation- minimize disturbance**
- **Slope stability - top of bank survey and required dedication of lands below**
- **Lover's Creek and LSPP - storm water management to ensure no impacts**

2281-SWM2



Concept Site Plan

2281-CP

SITE STATISTICS

	RM2 ZONE	
	REQUIRED	PROVIDED
LOT AREA (Mn)		
- ORIGINAL LOT	1860.0m ²	4,434.5m ²
- POST DEDICATION	720.0m ²	1,993.2m ²
- EP DEDICATION UNDER POST DEDICATION	N/A	2,441.3m ²
LOT FRONTAGE (Min)	21.0m	41.1m
FRONT YARD (Min)	7.0m	6.0m
SIDE YARDS (Min)	1.8m	1.8m / 6.0m
REAR YARD (Min)	7.0m	35.9m
GROSS FLOOR AREA (Max)	60%	33% (658m ²)
LANDSCAPED OPEN SPACE (Min)	35%	56%
LOT COVERAGE (Max)	35%	14%
BUILDING HEIGHT (Max)	10.0m	10.0m
PARKING (1.5 Per Unit X 10)	15	15
AMENITY AREA (12m ² Per Unit X 10)	120m ²	185m ²
PERMITTED UNITS (53 per hectare)	10 max	10

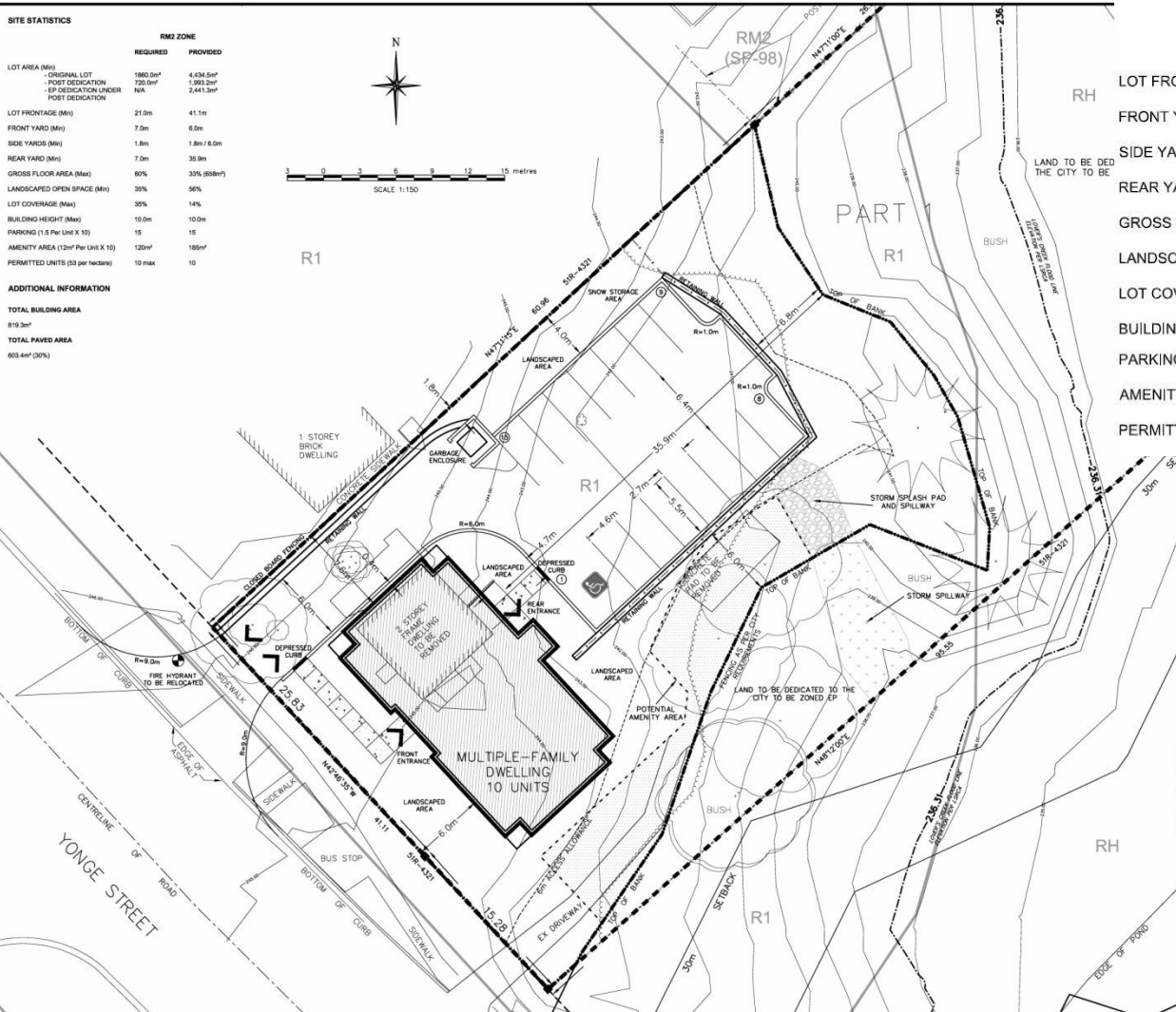
ADDITIONAL INFORMATION

TOTAL BUILDING AREA

819.3m²

TOTAL PAVED AREA

603.4m² (30%)



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NOTES:

1. TOPOGRAPHIC SURVEY BY C.D.N. LAND SURVEYORS INC. - NOVEMBER 16, 2007
2. BUILDING PLAN BY MURKINCH, CHARRON LAURIN ARCHITECTS INC. - JANUARY 12, 2011

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION	CHECKED

REFFO REDEVELOPMENT
533 YONGE STREET
BARRIE, ONTARIO

CONCEPT PLAN

PROJECT NO: 08-2281 DRWG NO: 2281-CP

DATE: FEBRUARY 2011 SCALE: 1:150

DRAWING: CAP CHECKED: APPROVED:

Skelton Brumwell
CONSULTING ENGINEERS & PLANNERS

REG. NO. 10000 REG. DATE 1997 REG. PROVINCE: ONTARIO REG. NO. 10000
TELEPHONE: (705) 421-1411 FAX: (705) 421-1411

Concept Elevation



REFFO HOUSING, 10 UNIT APARTMENT - 3 STOREYS
533 YONGE STREET, BARRIE, ONTARIO

MAY 24, 2011



Conformity of Rezoning

- ☐ **Planning Justification Report**
- ☐ **Functional Servicing Report**
- ☐ **Scoped Environmental Impact Study**

The proposed rezoning to RM2 conforms to City and Provincial Planning:

- Takes advantage of existing services and infrastructure (3.1.1),
- Contributes 10 units to 40 % residential intensification Areas (3.1.2.3 (b)),
- Addition to variety of housing as a walk-up apartment (3.3.1) suitably located on the site after required environmental land dedication with a slightly reduced front yard of 6 m,
- Extends open space links and is compatible with existing and future uses,

Conformity of Rezoning

The proposed rezoning to RM2 conforms to City and Provincial Planning:

- The proposed 10 units is a density of 53 units per net hectare after the dedication of .24 ha of environmental lands to the City (4.2.2.2 (d)),
- This is a medium density project on intensification corridor (4.2.2.3 (b),
- Onsite parking, fencing and buffering and an area for open space amenity. There is not additional land for level contiguous amenity area available on the reduced site.(4.2.2.4),
- The project is on a transportation corridor with a bus stop in front and has all municipal services 5.1.1),
- Storm water management to achieve the requirements of the LSPP(5.3.1).

THANK YOU