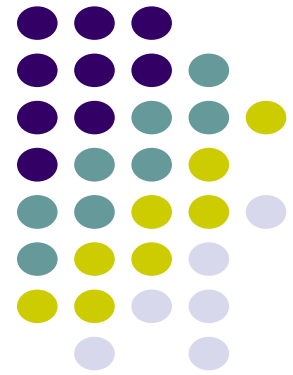


Pinemount Developments 400/430 Ferndale Dr & 134 Hawthorne Cres Zoning Bylaw Amendment



October 19, 2015
Public Meeting



Application Context



Site

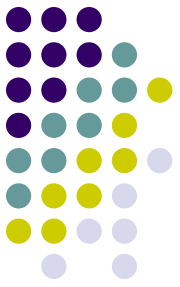
- Frontage:
 - 50.91m (Hawthorne)
 - 141.1m (Ferndale)
- Area:
 - .78 ha (1.92 acres)
- Vacant

Surrounding:

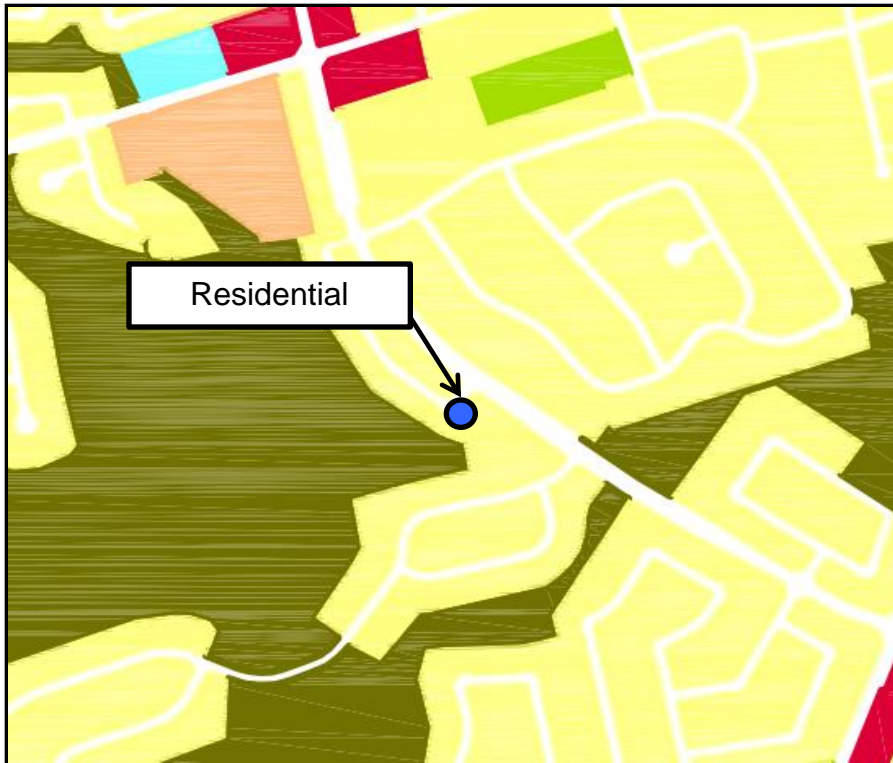
- Low - Medium Density Residential.
- EP Lands (Ardagh Bluffs) to east and west including walking trail.
- Commercial lands 550m north.
- Access to Barrie transit, Route 2.



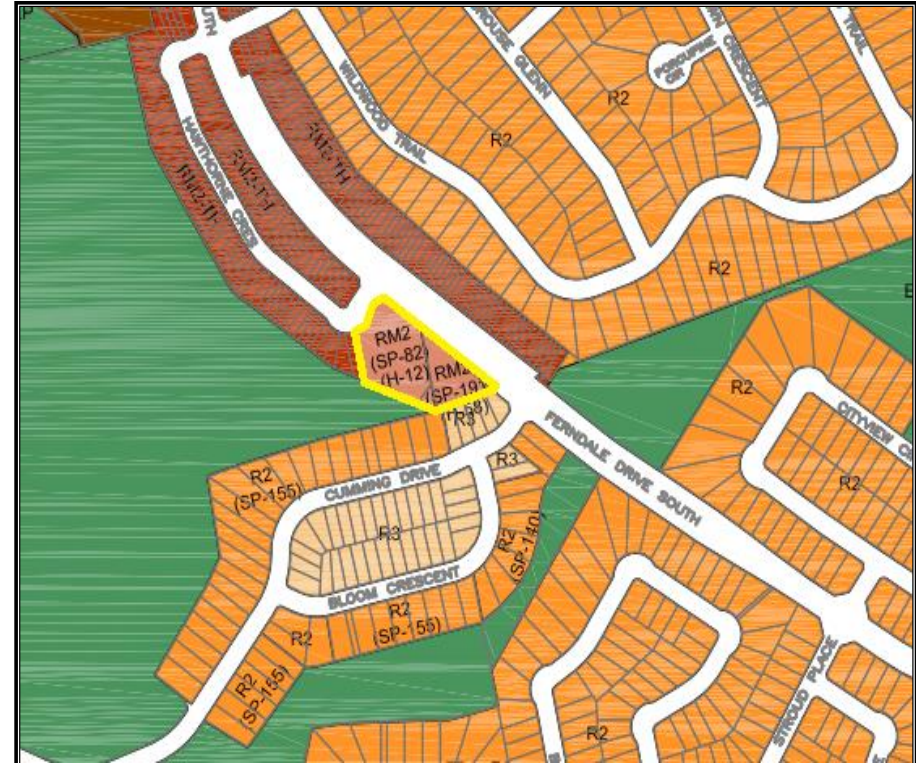
Land Use Designation & Zoning



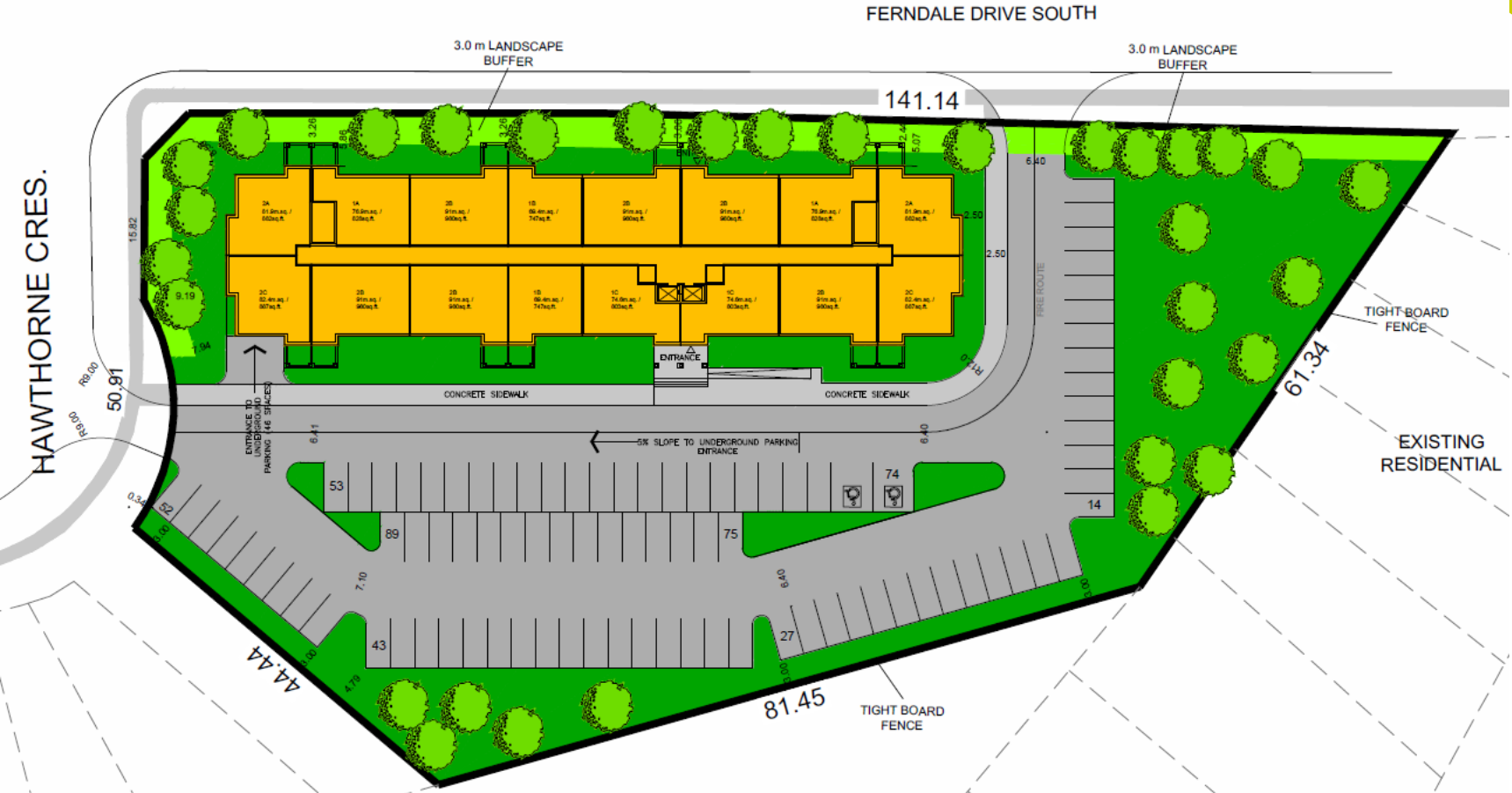
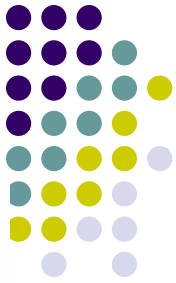
LAND USE DESIGNATION



ZONING



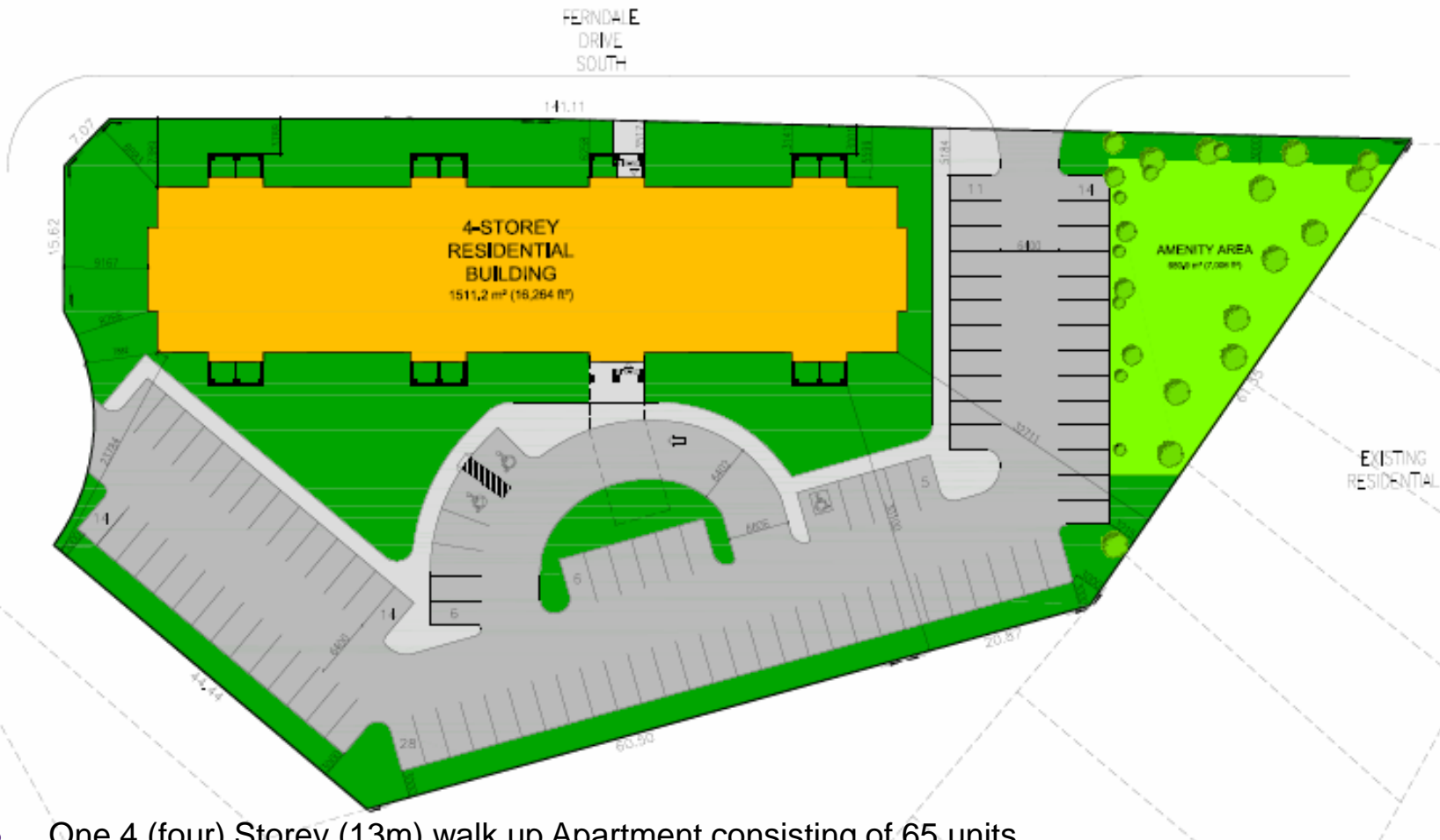
Original Proposal



- One 6 (six) Storey (20m) Apartment Building consisting of 90 units.
- Accesses from Hawthorne Cres and Ferndale Dr to proposed building and parking.
- Total of 135 parking spaces, including 5 Barrier Free (1.5 per unit).



Current Development Proposal



- One 4 (four) Storey (13m) walk up Apartment consisting of 65 units.
- Accesses from Hawthorne Cres and Ferndale Dr to proposed building and parking.
- Total of 99 parking spaces, including 3 Barrier Free (1.52 per unit).



Looking west



MCLARCHITECTS
MCKNIGHT CHARRON LIMITED

August 12, 2015

Ferndale Apartments
400/430 Ferndale Drive, Barrie, Ontario



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Looking south



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August 12, 2015

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400/430 Ferndale Drive, Barrie, Ontario



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NORTH ELEVATION



EAST ELEVATION

 <p>MCLARCHITECTS MCKNIGHT CHARRON LIMITED</p>	<p>48 ALLIANCE BLVD, UNIT 110 BARRIE, ONTARIO L4M 5K3 WWW.MCLARCHITECTS.CA T 705 722 6739 F 705 726 5418</p>	<p>ALL DIMENSIONS TO BE CHECKED & VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.</p>	<p>FERNDALE APARTMENTS – BARRIE</p>	
			<p>SCALE: 1:500 @11X17 DATE: 2015-08-13</p>	<p>ARCH. SKETCH No.: DWG REFERENCE: 1/A1.2</p>

Zoning By-Law Amendment



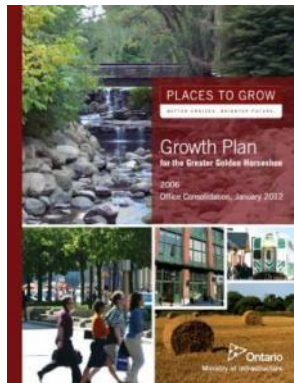
- Proposed Special provisions include the following:

RM2-SP Zone

4 Storey - Walk up Apartment

- Permit a 4 storey walk up apartment (3 storey max).
- Max Height of 13 m (10m).
- Max GFA of 77.5% (60%).
- Max parking area coverage of 38% (35%).
- Provide Amenity Area of 10m² per unit (12m²).
- Min distance for secondary means of egress of 5.5 m (7 m).
- Permit max density 84 UPH (53 UPH).





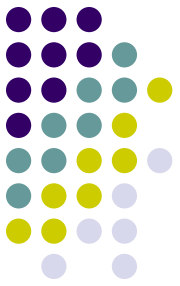
Planning Policy



- Development achieves an efficient and appropriate land use pattern on greenfield lands within the City.
- Provides a range of housing types to the area at a density which can be supported by existing infrastructure, including road network.
- Density is transit supportive with convenient access to many amenities.
- Helps City achieve minimum density targets for greenfield development.



City of Barrie Official Plan



- Located within Ardagh Planning Area – beyond Secondary Plan limits.
- Application supported by the General Policies for Housing (Section 3.3.2.1) and the Residential Goals (Section 4.2.1) of the Official Plan.
- Proposal satisfies the Locational Criteria (Section 4.2.2.6) within the Official Plan for Intensification outside of Intensification Areas.
- Application has been modified and reduced in height to a similar height approved by the City on other projects along Ferndale Drive.

Conclusion



- The application being considered has been revised based on feedback from residents who have attended the neighbourhood meetings.
- A variety of Special Provisions have been proposed to implement site specific development standards to ensure compatibility and mitigate impacts to surrounding residential lands.
- The lands represent a suitable location for intensification given its location on an arterial road, access to commercial, institutional and parklands, as well as convenient access to public transit.
- Application is consistent with the goals and objectives of all implementing upper and lower tier planning policy and represents good planning.

