

Public Meeting Presentation

377 Big Bay Point Road City of Barrie

March 2, 2023

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Site Characteristics

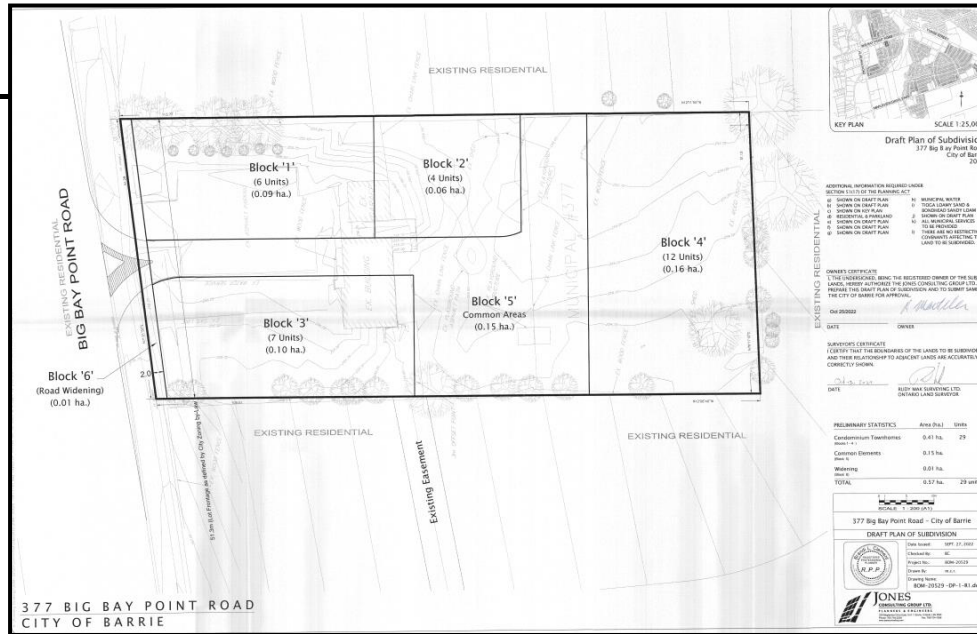


- Lot Area: 5,700m² (0.57 ha)
- Lot Frontage: 51m on Big Bay Point Road
- Lot Depth: 110.96m
- Contains one-storey single detached dwelling that was previously used as a daycare

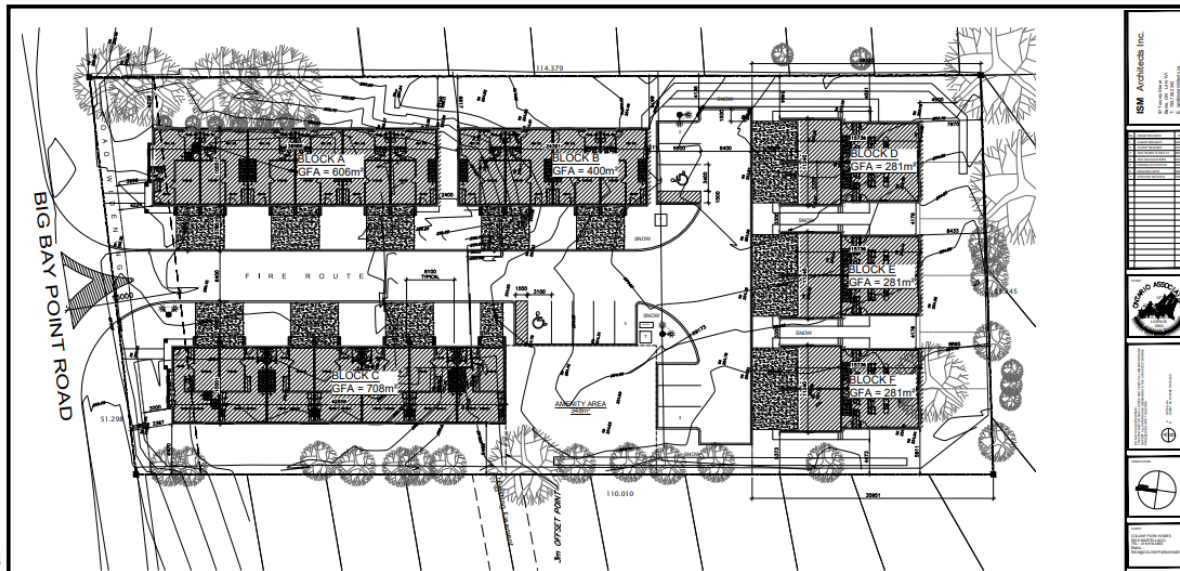
Surrounding Land Uses



Proposed Development Concept



- 17 Townhouse Units (Blocks 1,2,3)
- 3 Semi-Detached Duplexes-12 Units (Block 4)
- Total 29 Units.
- Roadway, Parking, Amenity Space (Block 5)
- All units are 2 storeys



Proposed Development Concept



Submitted Planning Applications

- **Zoning By-law Amendment:** Rezone lands to Residential Multiple Second Density Special Provision (RM2(SP-XX))
- **Plan Subdivision:** To create blocks on a plan of subdivision to facilitate a condominium on the lands.

Provincial Policy Statement & A Place to Grow: Growth Plan

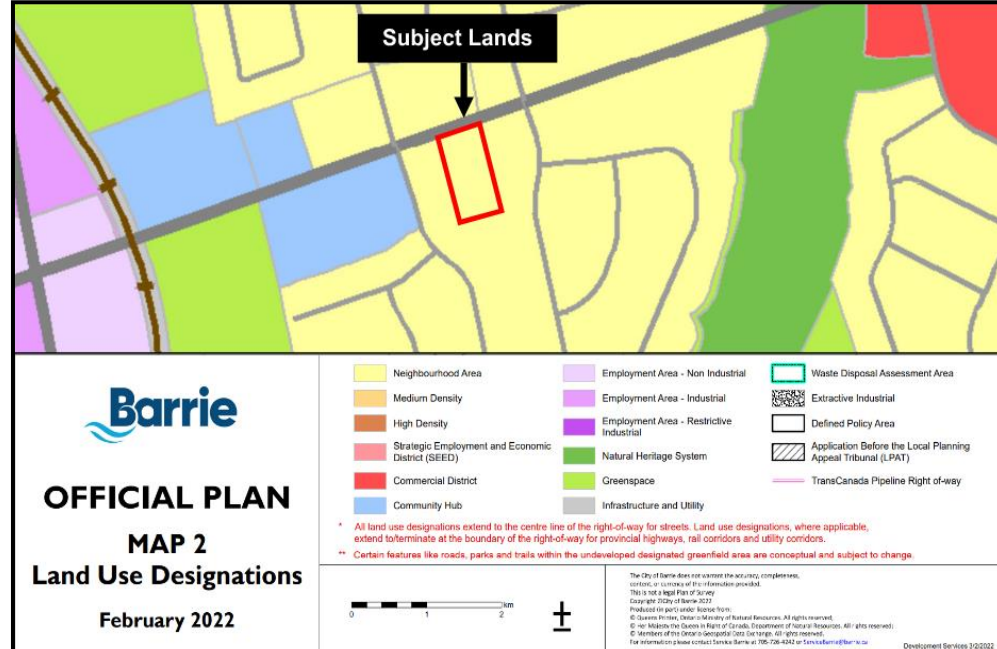


- Lands are located within the City of Barrie with access to municipal services and in close proximity to transit, parks and commercial/institutional uses (APTG 2.2.1).
- The City of Barrie is identified as a primary settlement area. The proposed redevelopment is compatible with the surrounding land uses and provides additional housing for the community (PPS 1.1).
- The proposed development will have a density of 51 units per hectare, which will contribute to the minimum intensification targets for the City (APTG 2.2.2).
- The proposed development will aid the City with maintaining a minimum 3 year supply of residential units (APTG 2.2.6).
- The location of the proposed development will promote the use of public transit which will decrease the use of vehicles in this area (PPS 1.6.7.4).
- The proposed development efficiently utilizes available municipal infrastructure (PPS 1.6.7.2).

City of Barrie Official Plan

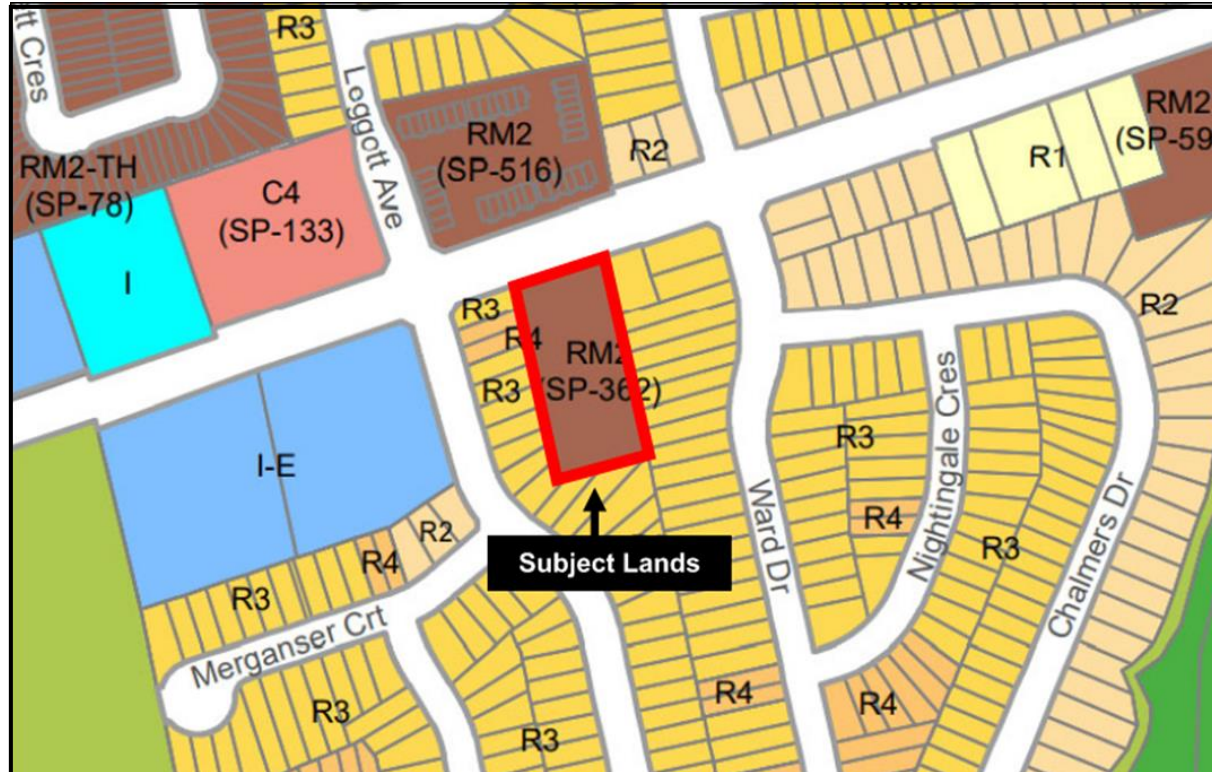


**Existing Official Plan
Designation: Residential**



**Adopted New Official Plan
Designation: Neighbourhood
Area**

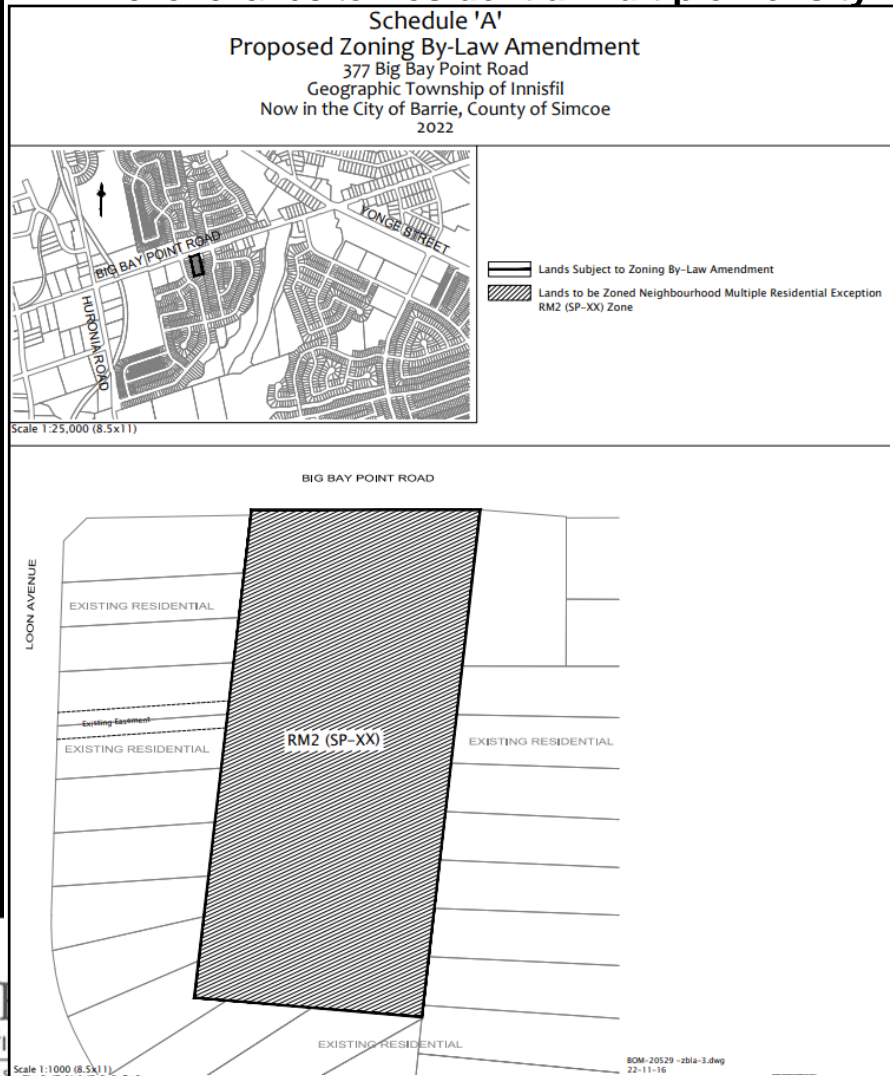
City of Barrie Zoning By-law 2009-141



Zone: Residential Multiple Dwelling Density Two -
Special Provision 362 (RM2) (SP-362)

Proposed Zoning By-law Amendment

- Rezone lands to **Residential Multiple Density Two- Special Provision (RM2 (SP-XX))**



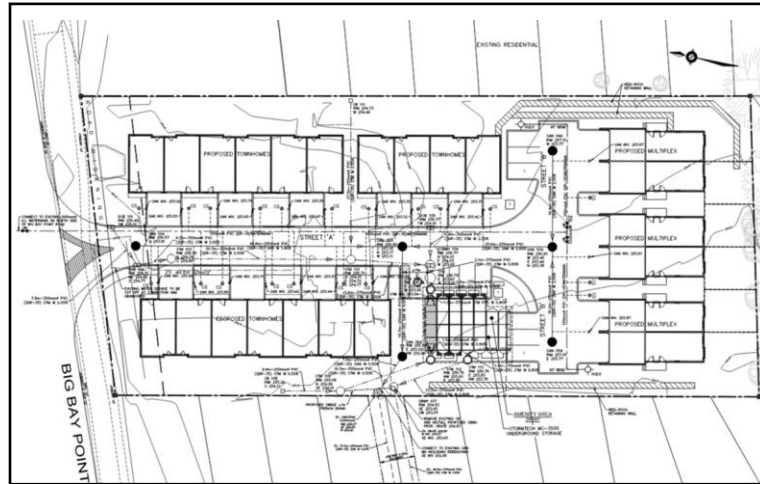
Residential Multiple Dwelling Second Density Special Provision (RM2(SP-XX)) Zone

Development Standard	Required	Proposed	Variation
Front Yard Depth	7.0 m	3.0 m	4 m decrease

In addition to the Block/Cluster/Street/Stacked Townhouse Development and Walk-up Apartments provisions, the following exceptions apply:

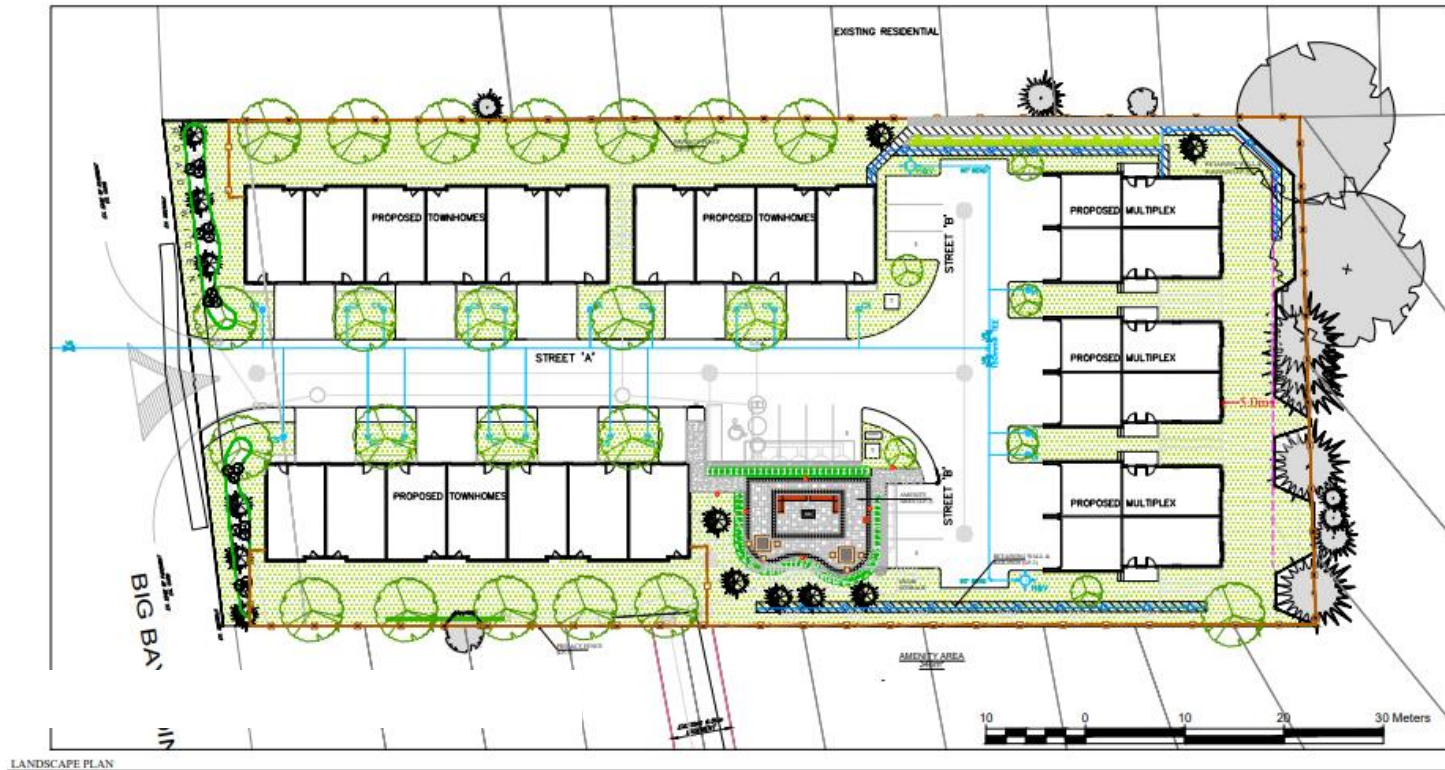
- Notwithstanding Section 4.6, Parking Standards, tandem parking shall be permitted; and
- Notwithstanding Section 5.2.5.1, Densities, a maximum of 51 units per net hectare of block/cluster or stacked townhouse development is permitted.
- Notwithstanding Table 5.3, a reduced minimum front yard setback to 3 metres is permitted.

Engineering



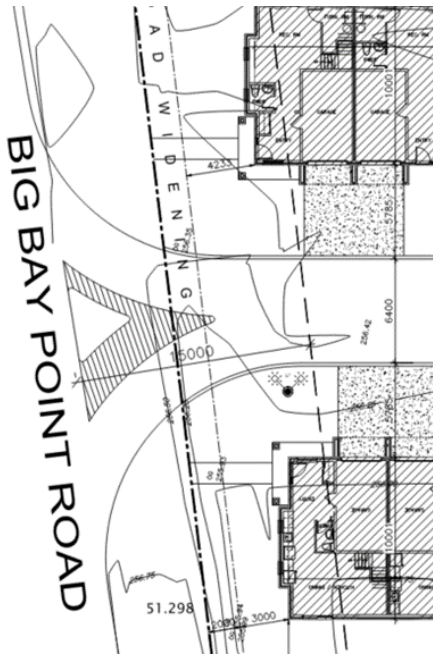
- **Storm Drainage Design:** The proposed drainage conditions include an internal storm sewer system complete with an oil/grit separator (OGS) and an infiltration gallery. The onsite storm sewers have been sized to accommodate flows from the 100-year event and the use of onsite storage will limit flows leaving the site. A connection is proposed from the subject property to the existing storm sewer infrastructure in the easement access to Loon Avenue.
- **Grading Plan/Retaining Walls:** - Retaining walls on the southeast side of the site is proposed to be tiered based on public input; both walls will be less than 1.8 metres in height, The retaining wall on the southwest side of the site is proposed to be less than 2 metres in height.
- **Water Infrastructure:** The site's domestic and fire water servicing is a 150mm diameter PVC watermain which will be used to service the site and will connect to the existing 500mm diameter watermain within Big Bay Point Road. The water servicing strategy includes 2 (two) proposed hydrants located at the east and west ends of the internal parking area / entrance of the development to provide a means for flushing and aid in fire protection.
- **Sanitary Servicing:** There is an existing 250mm diameter sanitary sewer stub which currently conveys flows from the subject lands downstream to an existing 250mm diameter sewer at Loon Avenue. Flow from the proposed development will be connected via a proposed internal 250mm diameter sewer.

Landscaping



- Majority of boundary trees at the rear of the site have been preserved to provide privacy - A 5m tableland from the dripline of the existing trees at the rear to the building envelope is provided which will set the townhouses 9m away from the rear boundary.
- The existing 1.8m ht. board fence will be repaired as required to meet the City standards all around the property boundaries.
- The proposed amenity area includes only passive recreation features such as chess tables and benches.
- A tiered retaining wall with shrubs between them has been proposed on the southeast side.
- Along Big Bay Point Rd an enhanced planting plan has been proposed including deciduous and coniferous trees and flowering shrubs between them.

Traffic/Parking



- Development includes one access onto Big Bay Point Road
 - Site access will be restricted to right-in / right-out movements
- A traffic analysis was completed at the following intersections
 - Big Bay Point Road / Leggott Avenue & Loon Avenue
 - Big Bay Point Road / Site Access
- The traffic analysis found that operations within the study area are within typical design limits
- The sight distance at the site access exceeds the minimum safety and operational requirements
- A vehicle swept path analysis was completed for a passenger vehicle, fire truck and garbage truck with no issues identified.
- The proposed development will include 69 parking spaces
 - 11 dedicated visitor parking spaces (0.38 spaces / unit) with 2 accessible parking spaces (per ZBL)
 - 58 tandem resident parking spaces (2 spaces / unit)

Conclusion

- The proposed applications conform with the policies of the A Place to Grow: Growth Plan of the Greater Golden Horseshoe, and are consistent with the Provincial Policy Statement and conform to the City of Barrie Official Plan.
- The proposed applications will facilitate residential units on a site that is within the settlement of the City of Barrie, within the built up area, and in an area identified by the City for development.
- The development will be compatible with the surrounding land uses.
- Lands are currently disturbed and do not contain any natural heritage features.
- The proposed development will make use of the available public transit and infrastructure in the area while generating a variety of housing availability for existing and future residents.
- The proposed development will better utilize the land and are a good example of an infill development within the built-up area of the City.