

An aerial photograph of a rural landscape. A road, labeled 'Veterans Dr', runs vertically through the center. The landscape is a mix of green fields, some brownish fields, and dense green trees. The text is overlaid on a semi-transparent grey rectangle.

APPLICATIONS FOR
ZONING BY-LAW AMENDMENT
&
DRAFT PLAN OF SUBDIVISION

844 VETERANS DRIVE
CITY OF BARRIE

DATE: MARCH 2, 2023
PUBLIC MEETING



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SITE DESCRIPTION



 Subject Lands

- Lot Area: 1.53 hectares (3.78 ac.)
- Frontage: ~78.9m along Veterans Drive
- One single-detached dwelling (demo permit issued)
- Sporadic vegetation and tree cover
- Vacant developable lands surrounding subject site

Schedule A – Land Use Plan



	Subject Lands
	Residential
	Environmental Protection Area
	Highway 400 Industrial
	General Industrial

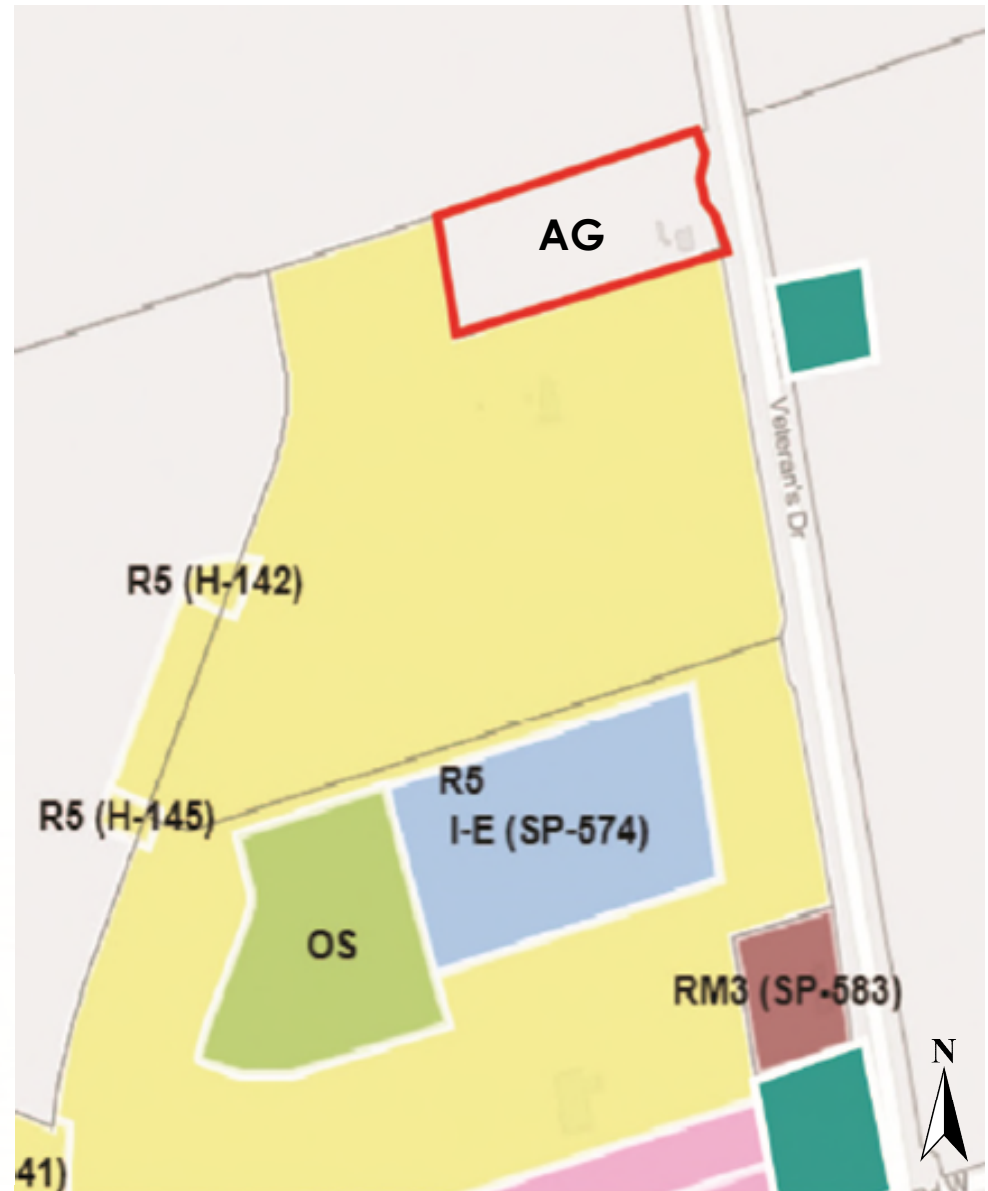
Schedule 8A – Community Structure



CURRENT ZONING

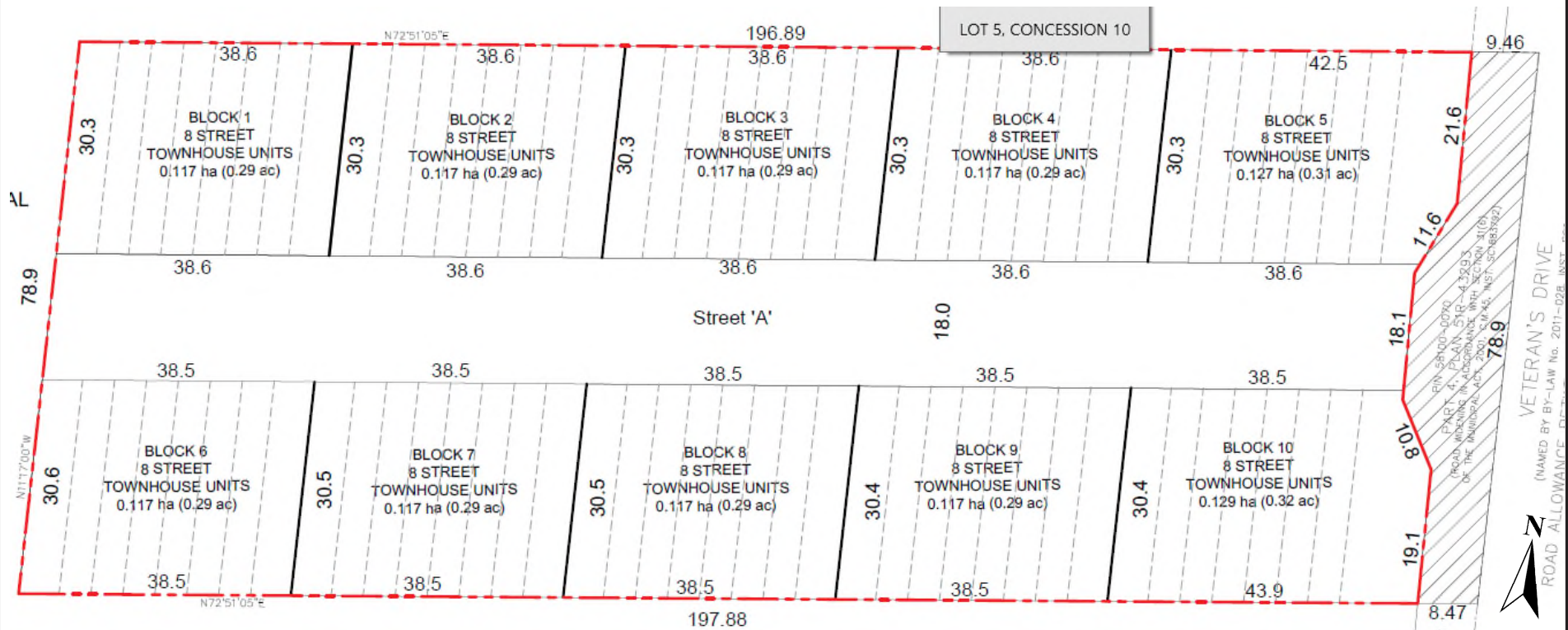
Barrie Zoning By-law and Former Innisfil By-law 054-04

-  Subject Lands
-  Agricultural (AG) (Innisfil 054-04)
-  Residential 5 (R5) (H-145)
-  Residential 5 (R5) I-E (SP-574)
-  Open Space (OS)
-  Rural Residential (RR) (Innisfil 054-04)
-  Residential Multiple 3 (RM3) (SP-583)



DEVELOPMENT CONCEPT

Proposed Draft Plan of Subdivision



- 80 four-storey street townhouse units in ten blocks
- New internal street from Veterans Drive, connecting to the neighbouring draft plan approved subdivision to the west

ZONING BY-LAW AMENDMENT

Rezoning: from 'Agricultural General (AG)' to 'Neighbourhood Residential (R5)'



Neighbourhood Residential (R5) Zoning Matrix

Table 1: R5 Zoning		
PROVISION	Street Townhouse	PROVIDED
Lot Frontage (min.)	4.5m	4.5m
Front Yard Setback (min.)	3.0m	>3.0m
Exterior Side Yards Setback (min.)	2.0m	>2.0m
Interior Side Yards Setback (min.)	0m	0m
Interior Side Yards Setback (min.)	0m	0m
Rear Yard (min.)	5.0m	>5.0m
End Unit Interior Side Yard Setback (min.)	1.2m	>1.2m
Landscaped Open Space (min.)	N/A	-
Minimum General Amenity Area Per Unit	N/A	-
Dwelling Unit Floor Area (min.)	90m ²	>90m ²
Lot Coverage (max.)	70%	<70%
Gross Floor Area (max.)	N/A	-
Number of Storeys (max.)	3	4
Number of Contiguous Units in a Row (max.)	8	8
Parking spaces minimum	1.5/unit	2/unit

The following materials have been submitted in support of the applications:

- Planning Justification Report;
- Stage 1-2 Archaeological Assessment;
- Traffic Impact Study;
- Functional Servicing and Storm Water Management Report;
- Geotechnical and Hydrogeological Reports;
- Noise Feasibility Study;
- Species at Risk Assessment;
- Tree Inventory/Assessment and Preservation Plan;
- Boundary and Topographic Survey.

- Provides appropriate residential growth in the Salem Secondary Plan area, compatible with adjacent draft approved subdivision
- Supports greenfield density targets of 50 units per hectare across Barrie and 50 persons per hectare in Salem Secondary Plan area
- Contributes to a mix of housing types in the City, providing alternatives to single-detached dwellings
- Provides much-needed housing stock at a time when the cost of homeownership is increasing at a fast pace
- New street provides neighbourhood connectivity
- Provides a transit-supportive density on a corridor planned for future transit routes
- Development will be municipally serviced

- Proposed Draft Plan of Subdivision for 80 four-storey street townhouse units within the Salem Secondary Planning Area
- Concurrent application for ZBA to rezone subject lands from 'Agricultural General (AG)' to 'Neighbourhood Residential Exception (R5)' zone
- Applications facilitate the development of underutilized lands in an area designated for growth and development
- Proposal will seamlessly connect to and integrate with adjacent approved subdivision and future neighbourhood
- Applications and proposed development comply with all levels of planning policy and represent good planning

THANK YOU

Questions and Comments Welcome

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BACK SLIDE

