

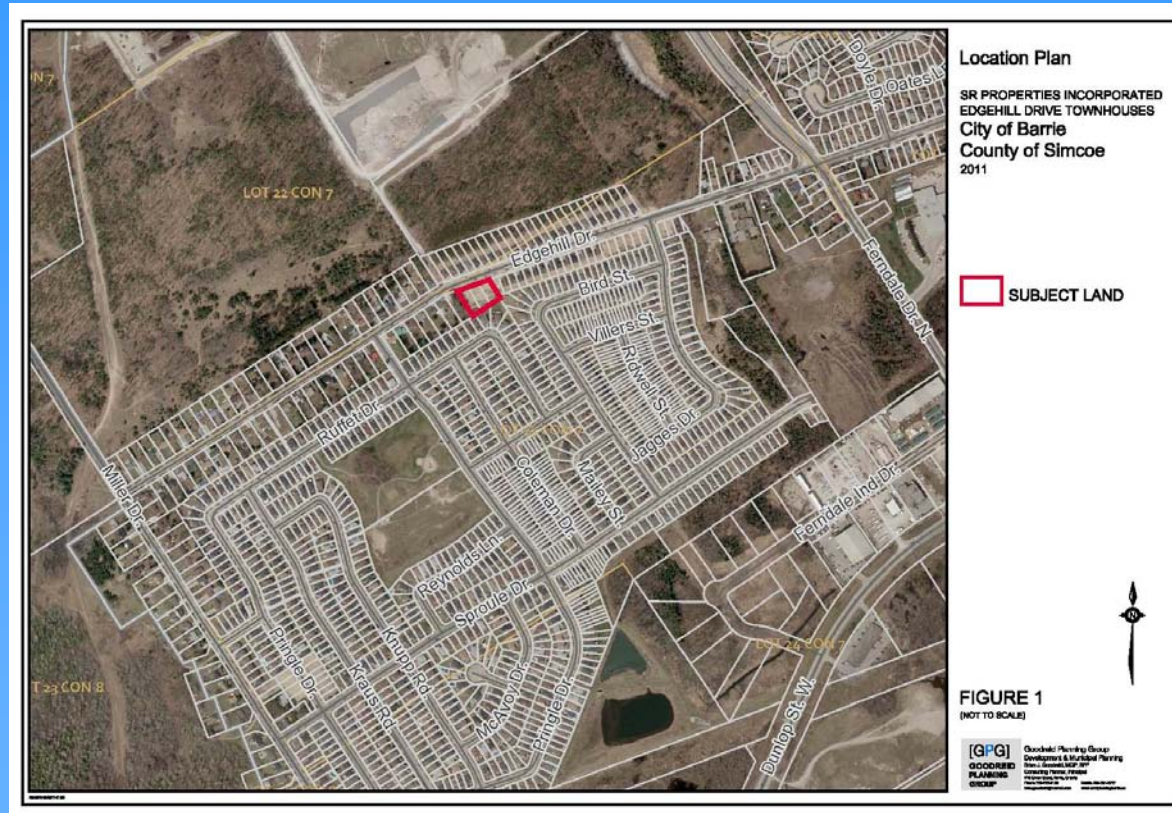
SR PROPERTIES INC.

Medium Density Residential

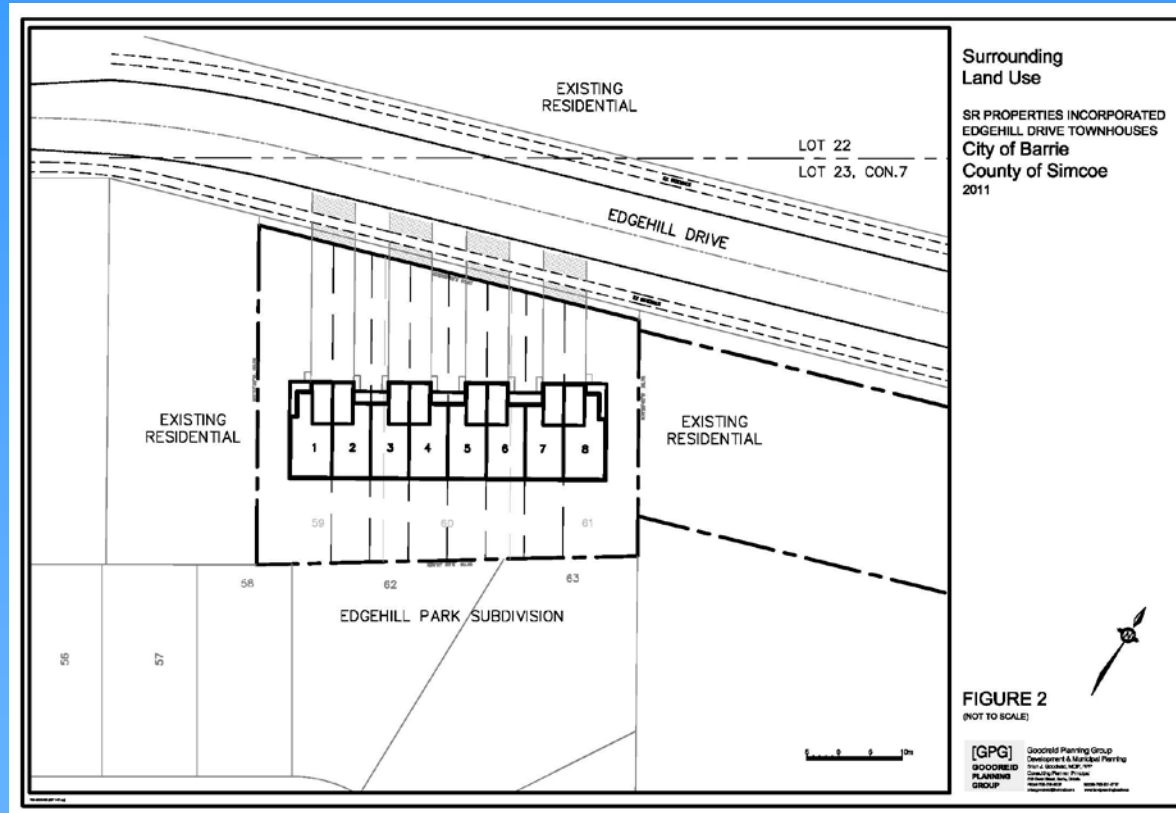
Edgehill Drive Street Townhouses
Public Meeting on May 16, 2011
City of Barrie



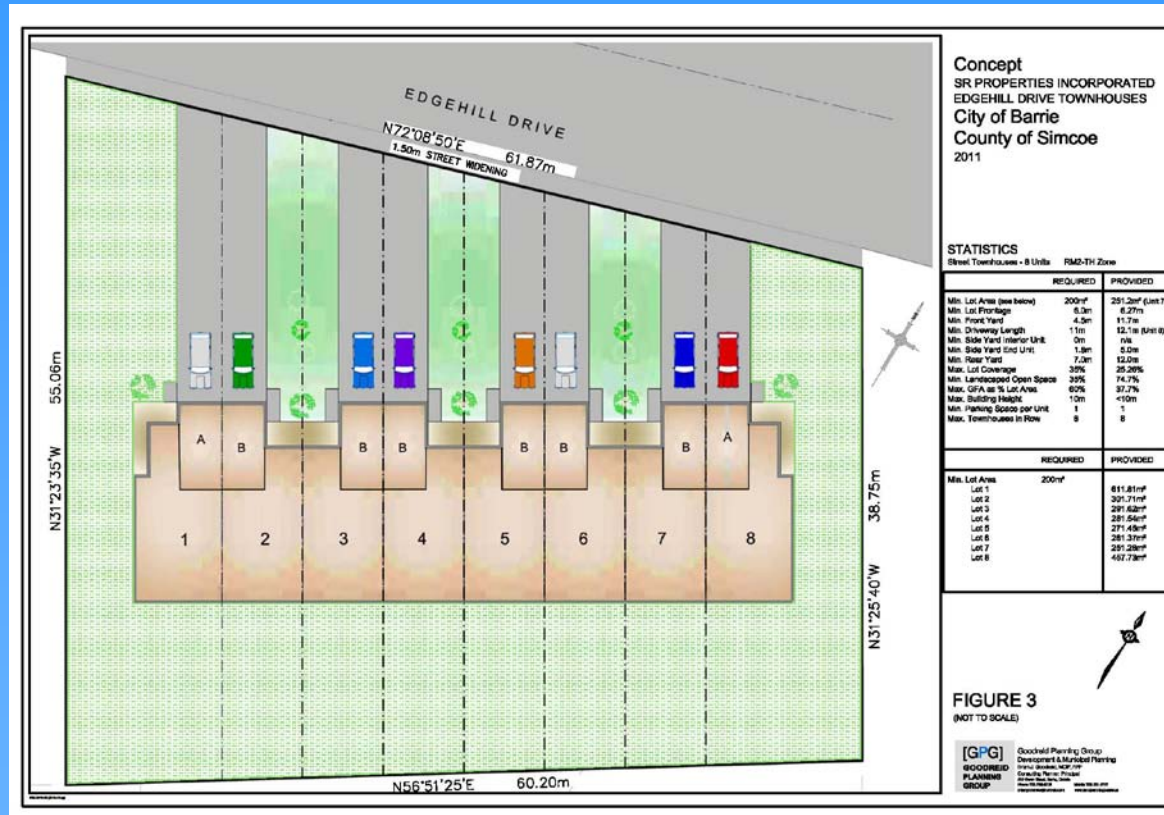
Location



Site



The Proposal



Concept Plan

Planning Policy Overview

Provincial Policy Statement PPS

Proposal consistent with the PPS as project:

- Contributes to meeting medium density housing needs in Barrie.
- Involves infill/intensification and will contribute to efficient land use and road patterns.
- Provides a compatible residential land use form within a mixed residential area.
- Involves the use of existing municipal services.



Provincial Policy Statement

- Involves no loss of any natural heritage features or functions, or interference with environmentally protected areas.
- Involves no known public health or safety issue at this location.
- Involves limited employment uses such as a home occupation.

Places to Grow 2006 (PTG)

Proposal consistent with PTG as project:

- Involves medium density residential uses in an area serviced by City public transit.
- Involves medium density housing that will compliment the mix of residential housing types in the surrounding area and that will contribute to the City meeting the population and job targets set by the Province.
- Involves the use of existing municipal infrastructure including water, sanitary and stormwater management services and the public road network.

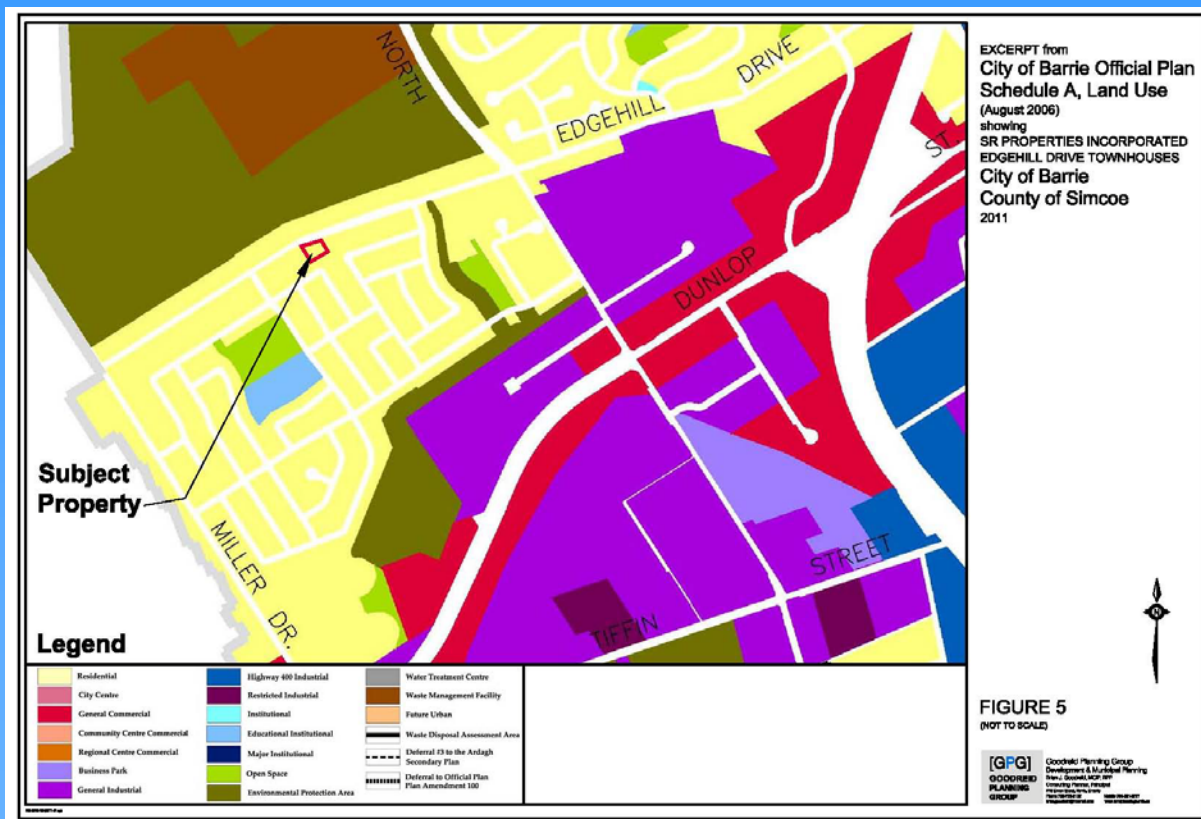


Places to Grow 2006 (PTG)

- Involves infill/intensification in a built-up area and contributes to efficient land use and transportation patterns.
- Contributes to the City being a complete community.



City of Barrie Official Plan & Edgehill Drive Secondary Plan



City of Barrie Official Plan & Edgehill Drive Secondary Plan

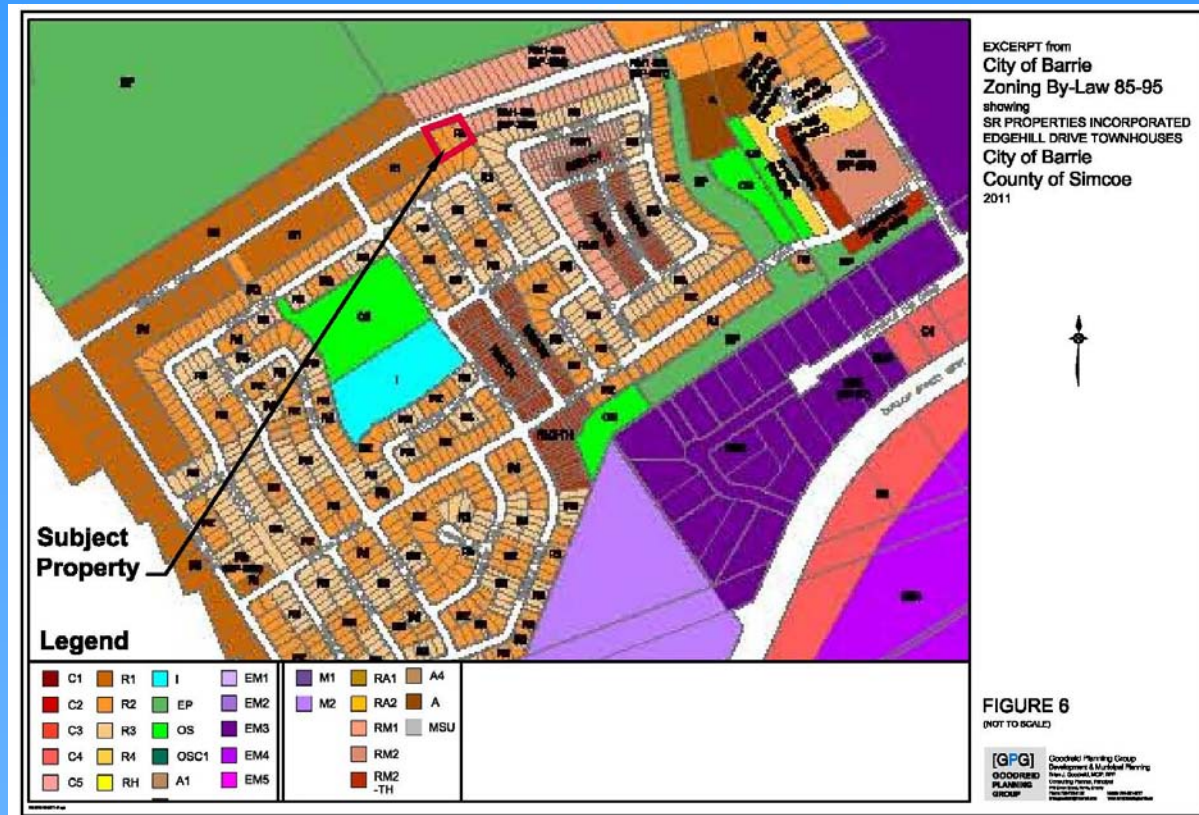
- The subject lands are located outside the area covered by the Edgehill Drive Secondary Plan.
- The subject property is classified as Residential on Schedule “A” - Land Use and Transportation Plan of the Official Plan for the City of Barrie.
- The principle of medium density residential land use is established by the Residential designation of the City of Barrie Official Plan.



City of Barrie Official Plan & Edgehill Drive Secondary Plan

- Edgehill Drive is classified as a Minor Collector road by the Official Plan.
- Section 4.2.2.3 (a) Location Criteria of the Official Plan states that medium density residential uses should locate along arterial or collector roads.
- Other criteria applicable to medium density residential development are proximity to parks, schools and local commercial facilities all of which are located nearby.

Zoning By-law



City of Barrie Zoning By-law

- The subject property is zoned as R1 Zone.
- The Zoning By-law Schedule illustrates the R1 Zone applicable to the subject property. The proposed development is not permitted within this Zone category.
- It is anticipated that the street townhouse development would be placed in a RM2-TH Zone.



Planning Rationale

Planning Rationale:

- The proposed residential development is intended to meet the medium density housing needs of the City.
- This residential project is in a location where land use conflicts may be kept to a minimum and where a variety of residential forms of development exist on nearby properties and along Edgehill Drive.
- The development is consistent with the PPS and PTG and conforms to the City's Official Plan.



Planning Rationale

- The principle of medium density residential development is established at this location by the City's Official Plan.
- It is anticipated that this residential project will be subject to lot creation through the removal of part lot control.
- The proposed medium density residential development is an appropriate form of land use that will provide additional housing choices in the area.
- The project represents the optimal and best use of land.



Planning Rationale

- The proposed development will contribute to meeting housing needs and the development of the City as a complete community.
- The proposal is in an area that will be pedestrian supportive through the provision of sidewalks at this location.



Conclusions

- It is our opinion as planners that the proposed eight street townhouse development is consistent with the PPS and PTG and conforms to the City of Barrie Official Plan.
- It is our opinion as planners the proposed residential development is an appropriate form of land use at this location and represents the optimal and best use of land.

