

Proposed Official Plan and Zoning By-law Amendments – Allandale Historic Neighbourhood

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Overview

Background

Proposed Official Plan Amendment

Proposed Zoning Amendments

- **Cumberland Burton**
- **Shear Park**
- **Blair Park**

Implementation

Next Steps

Historic Neighbourhood Strategy June 2010

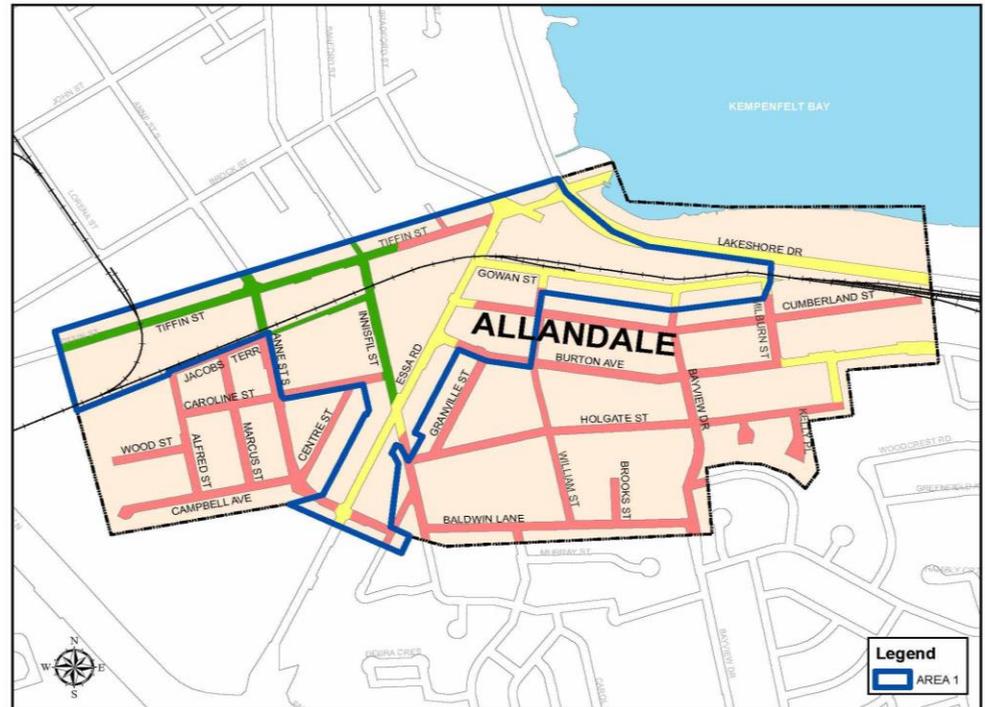
HISTORIC NEIGHBOURHOODS STRATEGY

People led planning for Barrie's older Neighbourhoods

Historic Neighbourhoods Strategy

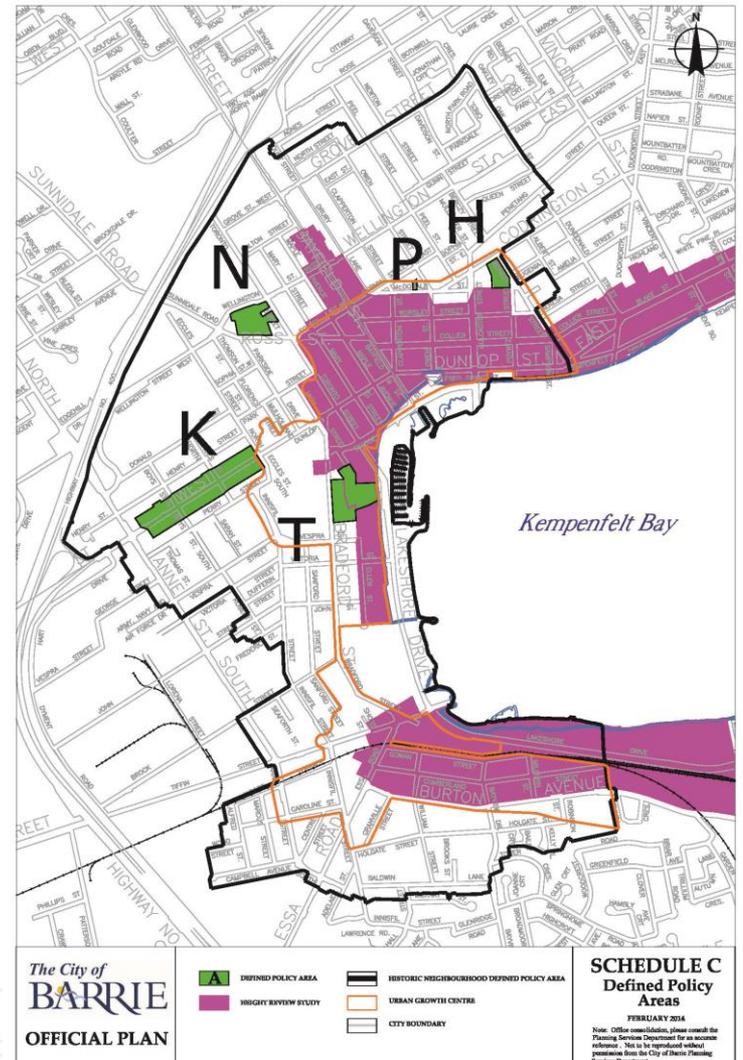
Barrie, Ontario
June 2010
www.hns.barrie.ca

The City of **BARRIE**

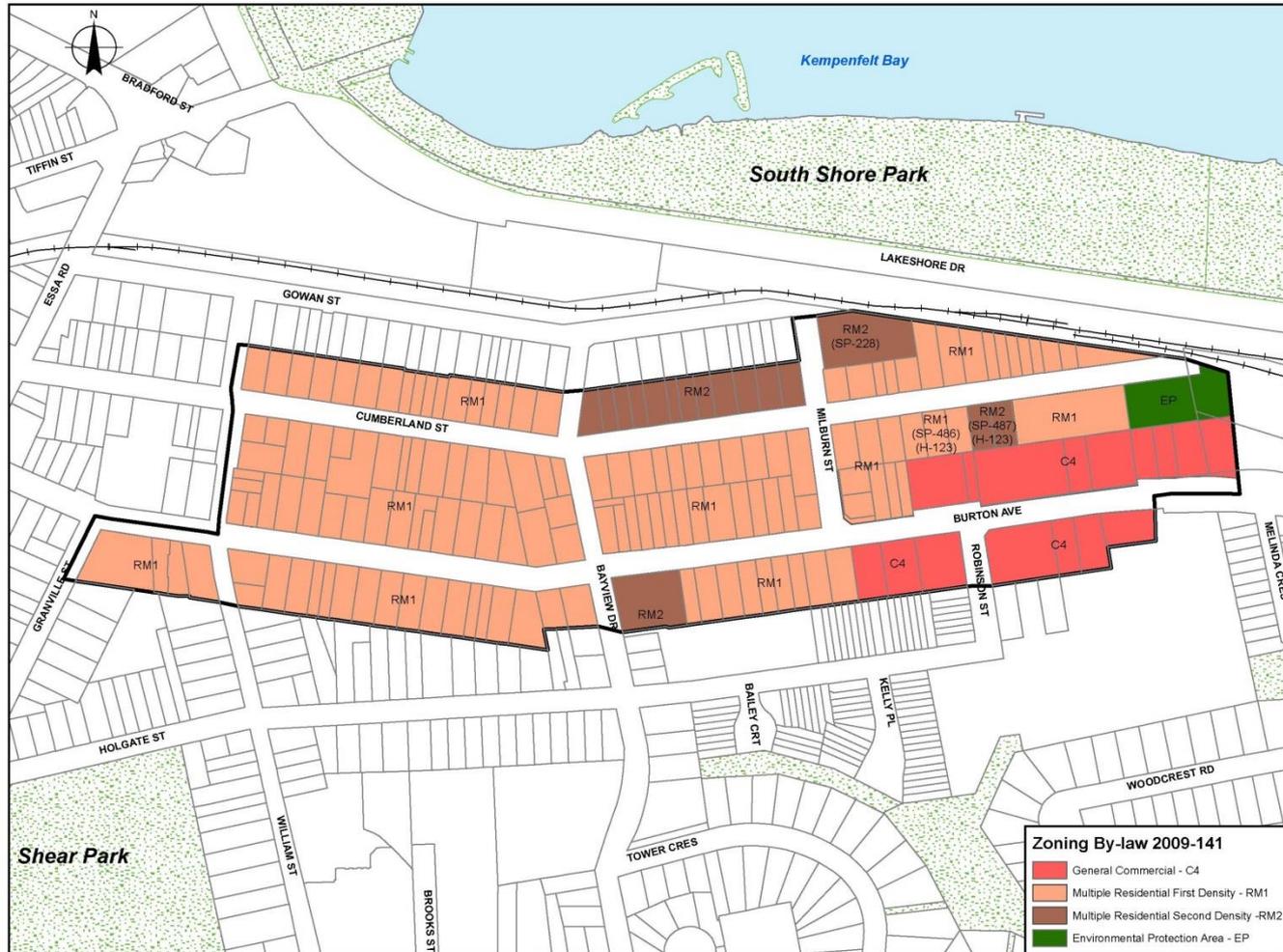


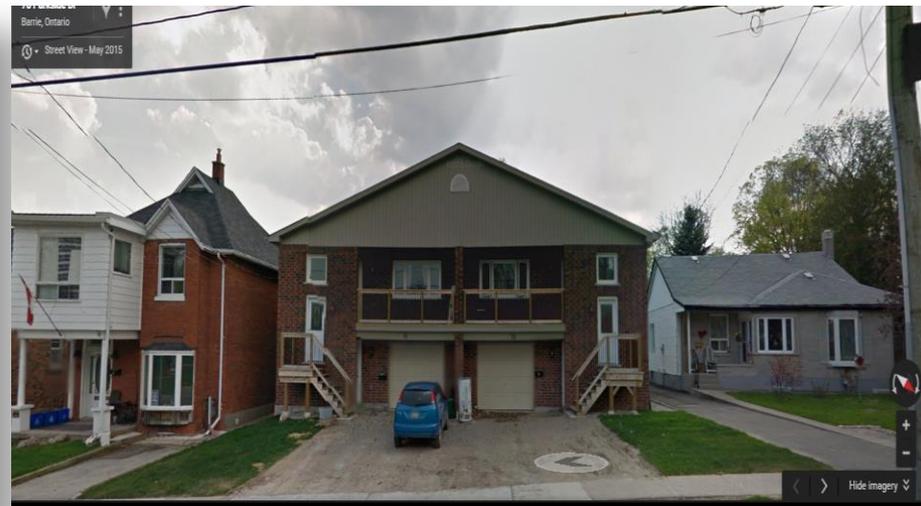
OFFICIAL PLAN AMENDMENT

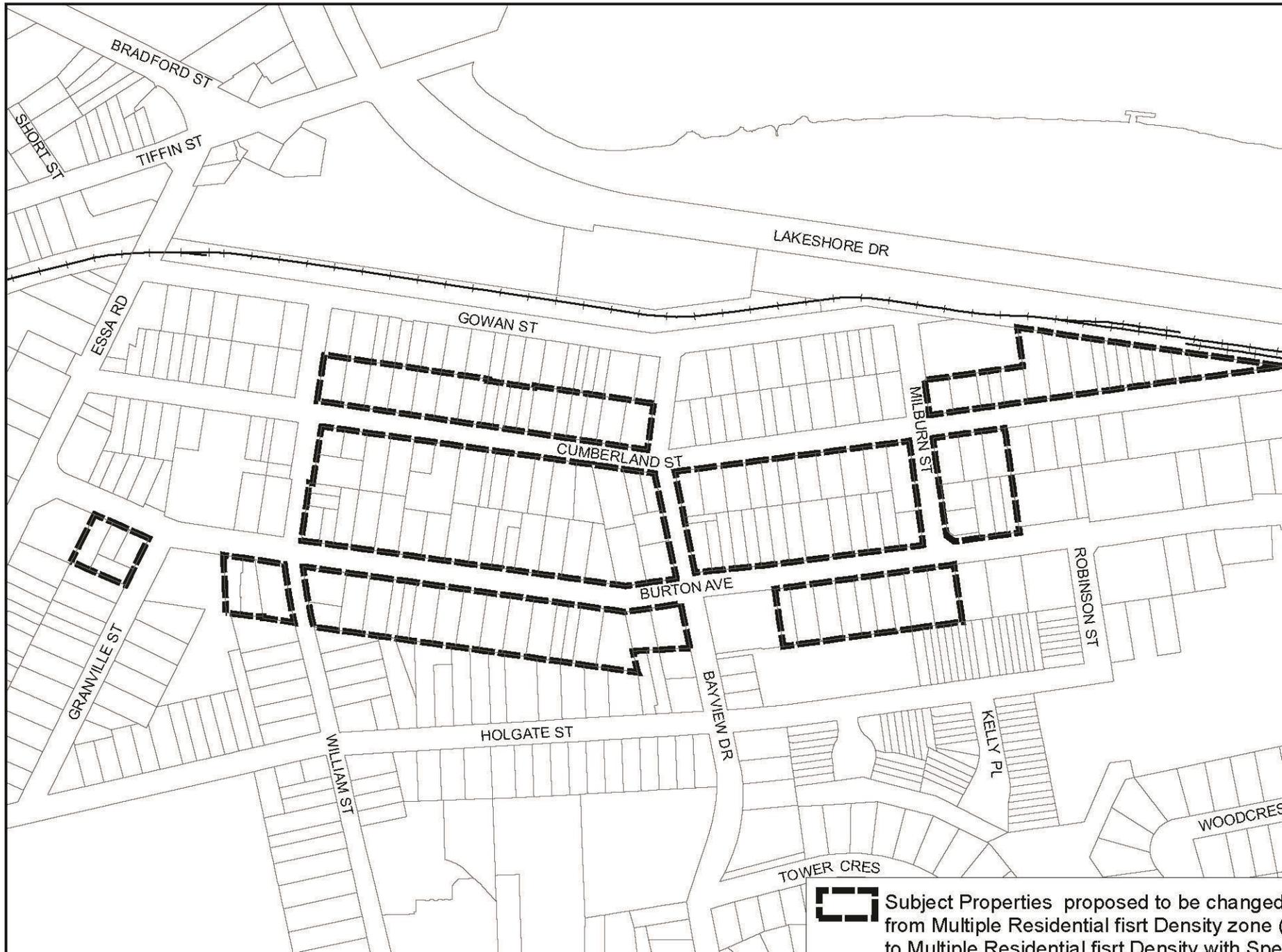
- Historic Neighbourhood Defined Policy Area.
- Areas that have character but are not in the category of designation and Heritage District Designation.
- Provides for planning at a more detailed level
- Provides for implementation through area specific zoning, design guidelines and application of site plan control



Proposed Zoning Changes RM1 Zoned Areas Cumberland Burton Area

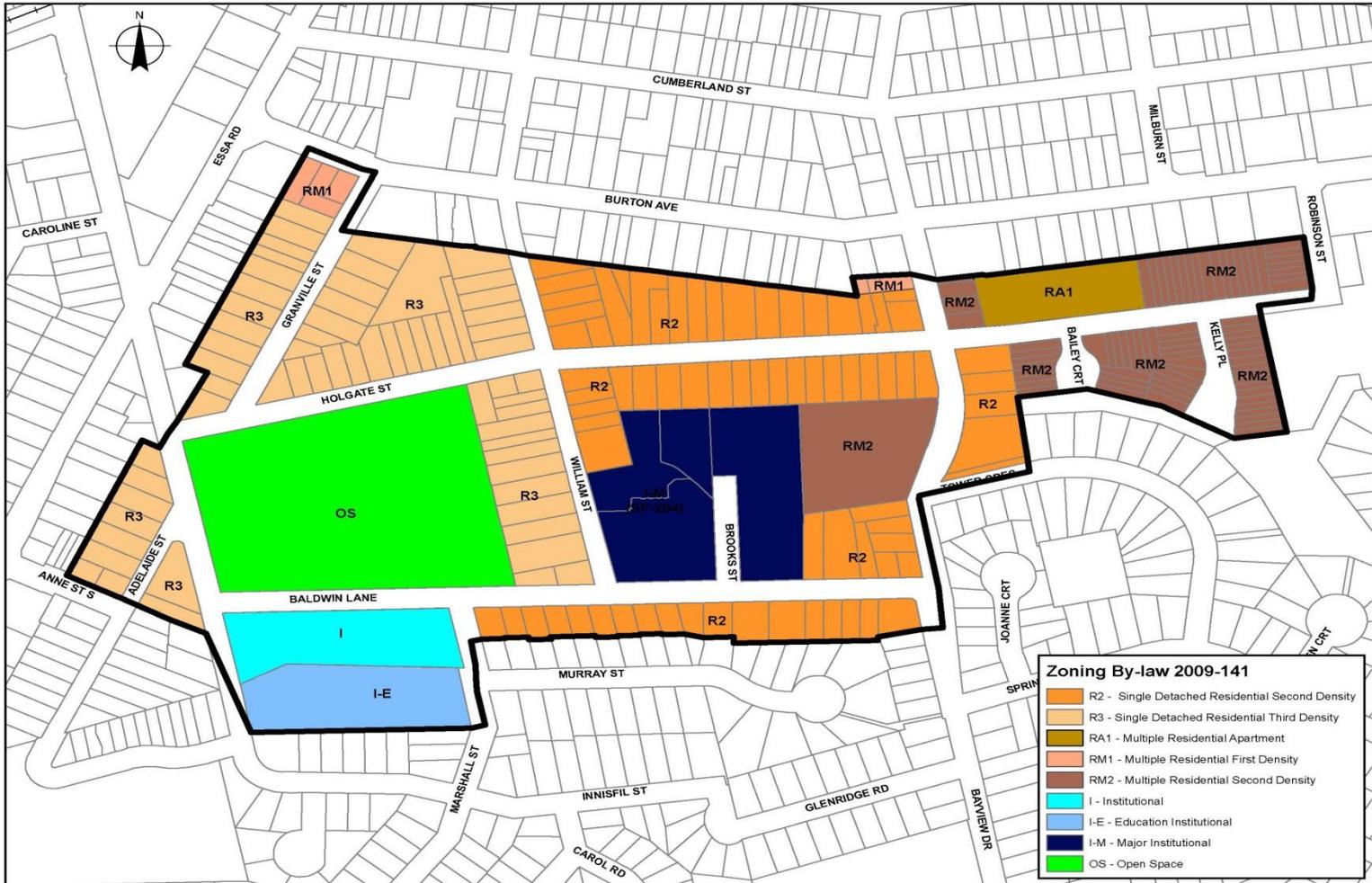






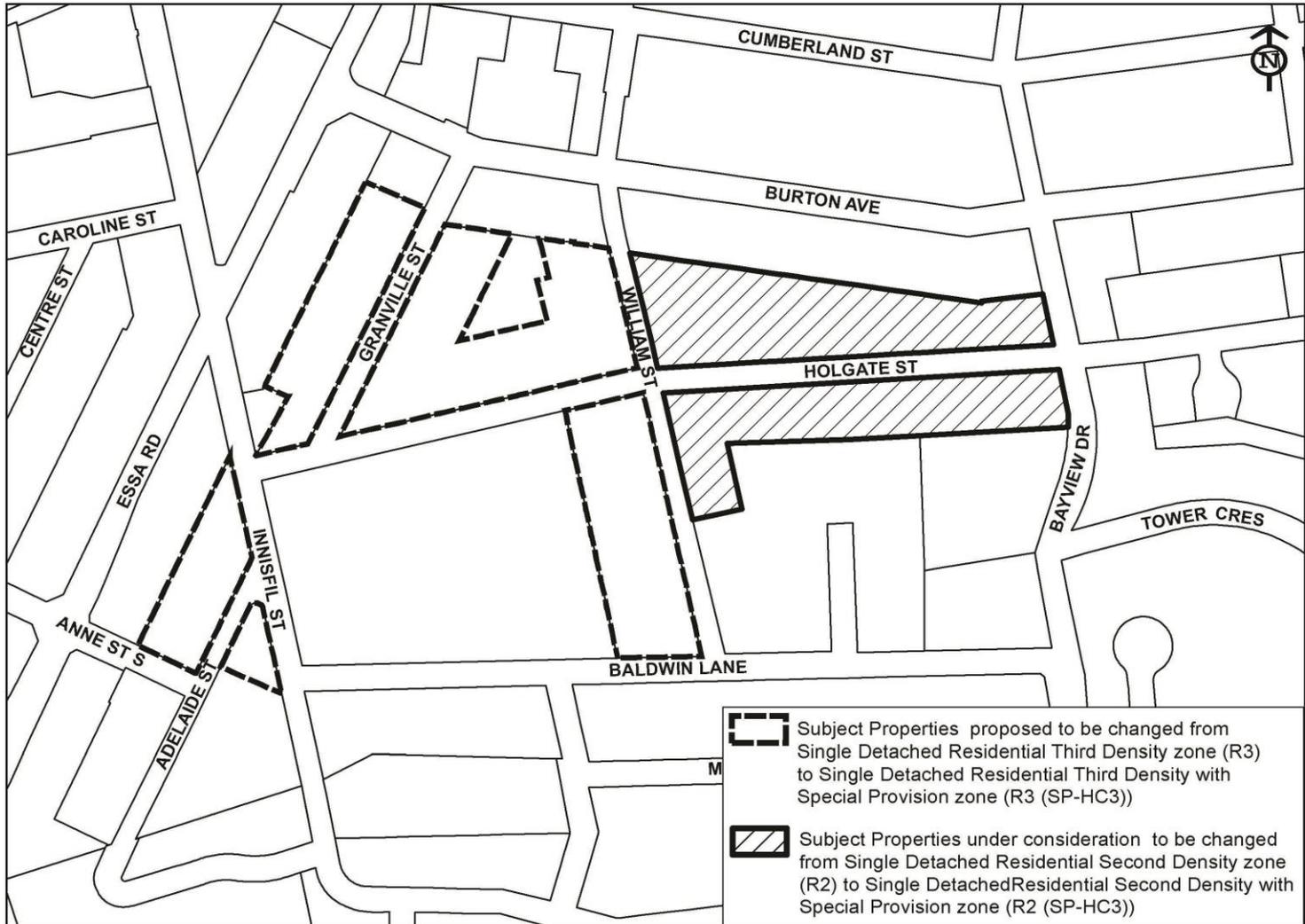
Subject Properties proposed to be changed from Multiple Residential first Density zone () to Multiple Residential first Density with Sp

Zoning Changes R3 Zoned Areas





Subject Properties proposed to be changed from Single Detached Residential Third Density zone to Single Detached Residential Third Density



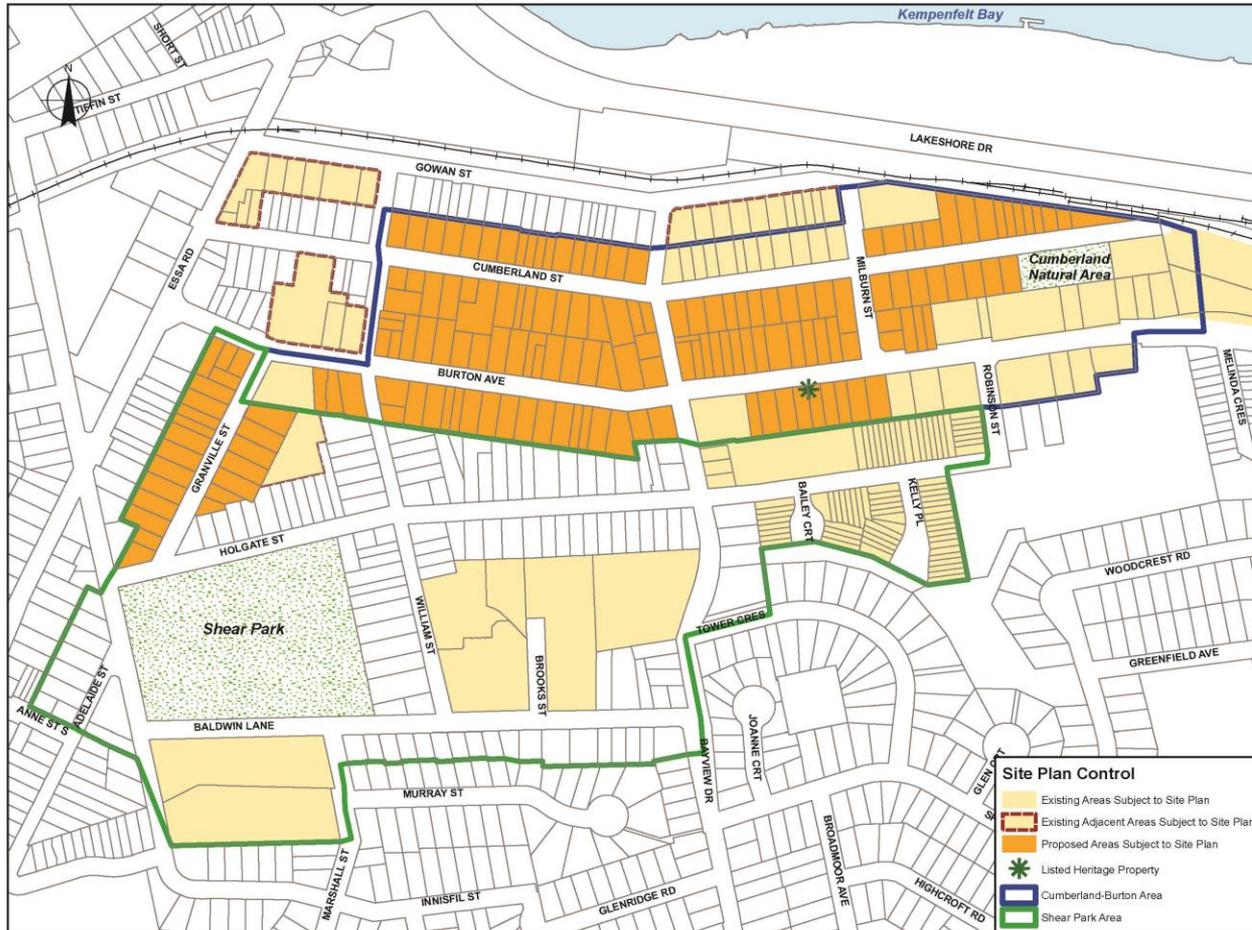
Zoning Changes RM1 Zoned Areas





 Subject Properties proposed to be changed from Multiple Residential first Density zone (RM1) to Multiple Residential first Density with Special Provision zone (RM1 (SP-HC2))

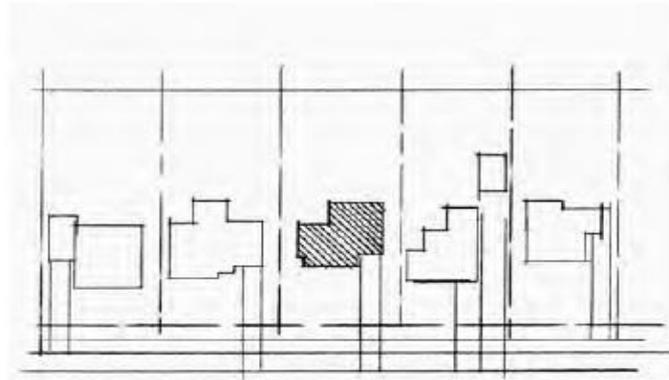
Proposed Site Plan Control Areas



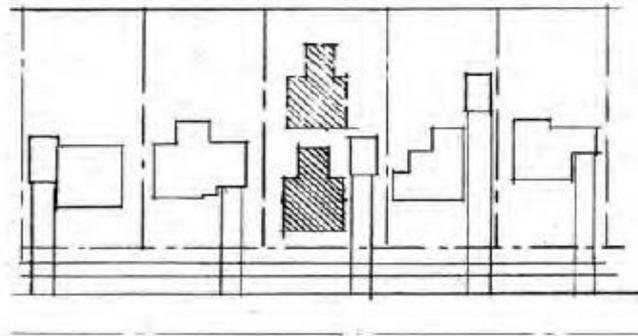
Urban Design Guidelines

- Lot patterns and Setbacks
- Scale
- Corner Lot Severances
- Garages and Accessory Buildings
- Fencing
- Second Suites – including Garden Suites
- Additions or alterations to match roof height and pitch and rooflines of existing property and adjacent property.
- Additions, alterations or development adjacent to properties listed on the municipal heritage register shall provide a heritage evaluation study to demonstrate how heritage features of the adjacent building were taken into consideration and are compatible with this development.

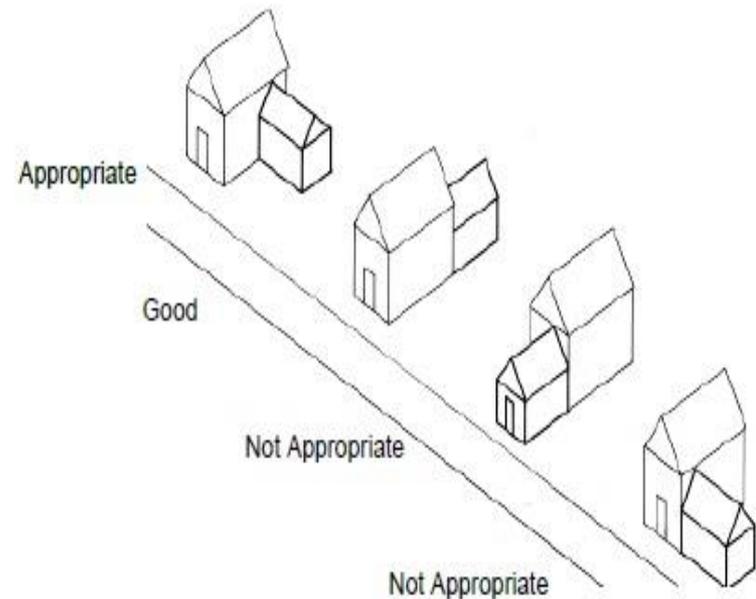
Urban Design Guidelines



Respect the existing site plan character of similar, but not identical front-yard setbacks.
Place a new building to mediate between setbacks of neighbouring buildings.



An extreme difference in setback from adjacent buildings is not appropriate.



Proposed Site Plan Control Process Allandale

- Co-ordinate with building permit application
- Applications that need to go through site plan control.
- Applications Exempt
- Information needed with Application
- No full circulation, no need for signage on property
- No site plan agreement registered on title.
- Zoning Compliance:
- Urban Design:
 - Adjacent to listed building show compatibility
 - Compatible with predominant pattern of frontage
 - Scale of addition
 - Location of addition (matching adjacent lots) scale and massing

Feedback and Next Steps

- **Next Steps**
- Report to General Committee