

# 521 & 525 ESSA ROAD

# ZONING BYLAW AMENDMENT APPLICATION

DECEMBER 11<sup>TH</sup>,  
2017

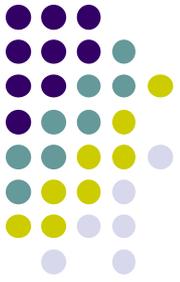
PUBLIC MEETING





**ENCORE**  
DEVELOPMENT GROUP

# APPLICATION CONTEXT



## SITE:

- FRONTAGE: 54.86 M (180 FT)
- AREA: 0.45 HA (1.12 ACRES)
- TWO EXISTING DWELLINGS, TO BE DEMOLISHED
- FRONTAGE ALONG AN INTENSIFICATION CORRIDOR

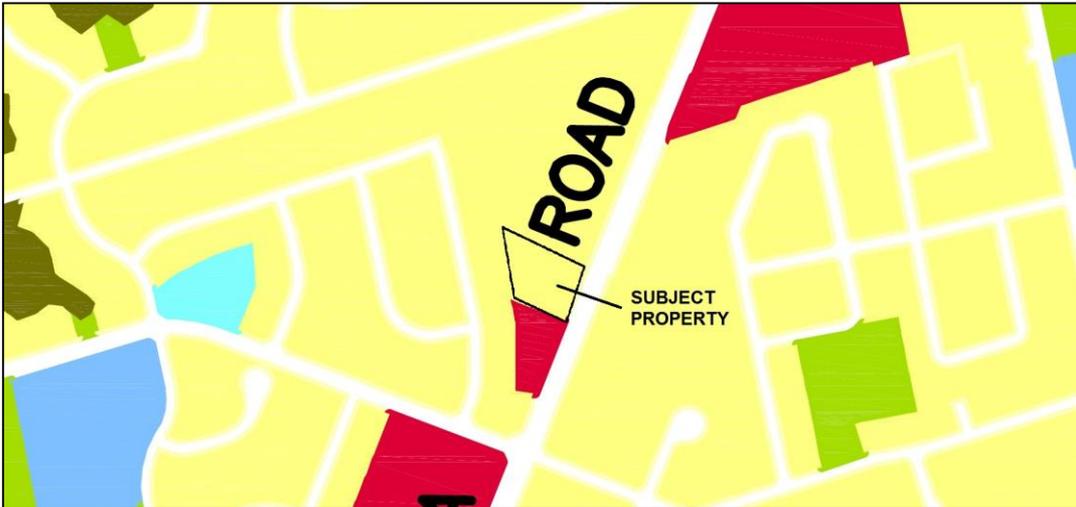
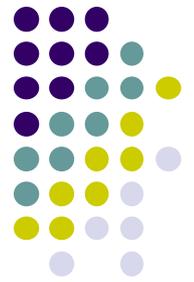
## SURROUNDING:

- COMMERCIAL AMENITIES PRIMARILY SOUTH
- INSTITUTIONAL USES/HOLLY COMMUNITY CENTRE
- MUNICIPAL PARK LAND
- STABLE RESIDENTIAL TO THE WEST



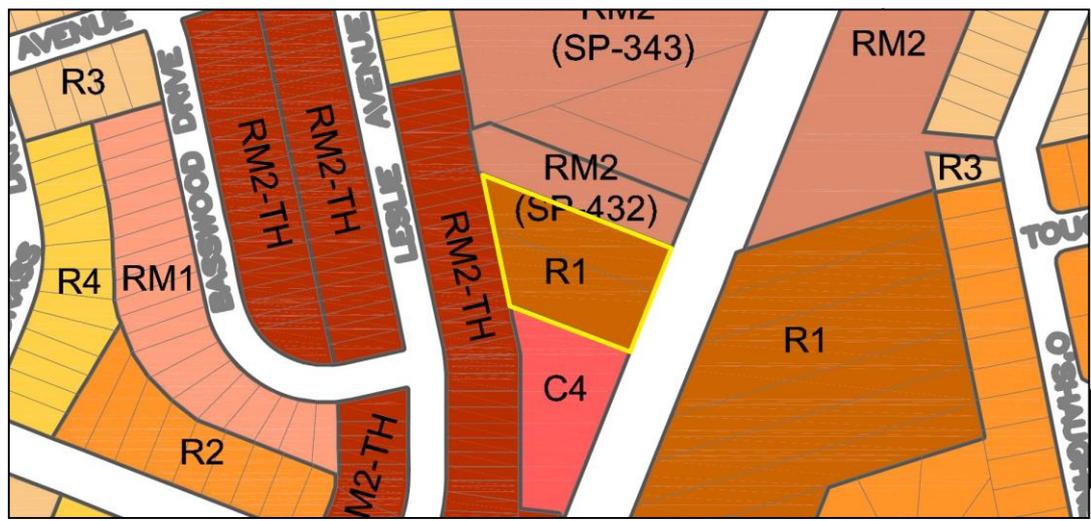


# LAND USE DESIGNINATION & ZONING



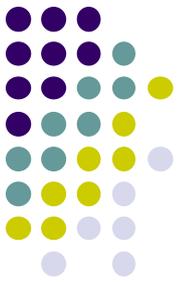
ZONING  
RESIDENTIAL  
ONE (R1)

LAND USE DESIGNATION  
RESIDENTIAL





# INTENSIFICATION AREAS



## SCHEDULE I Intensification Areas

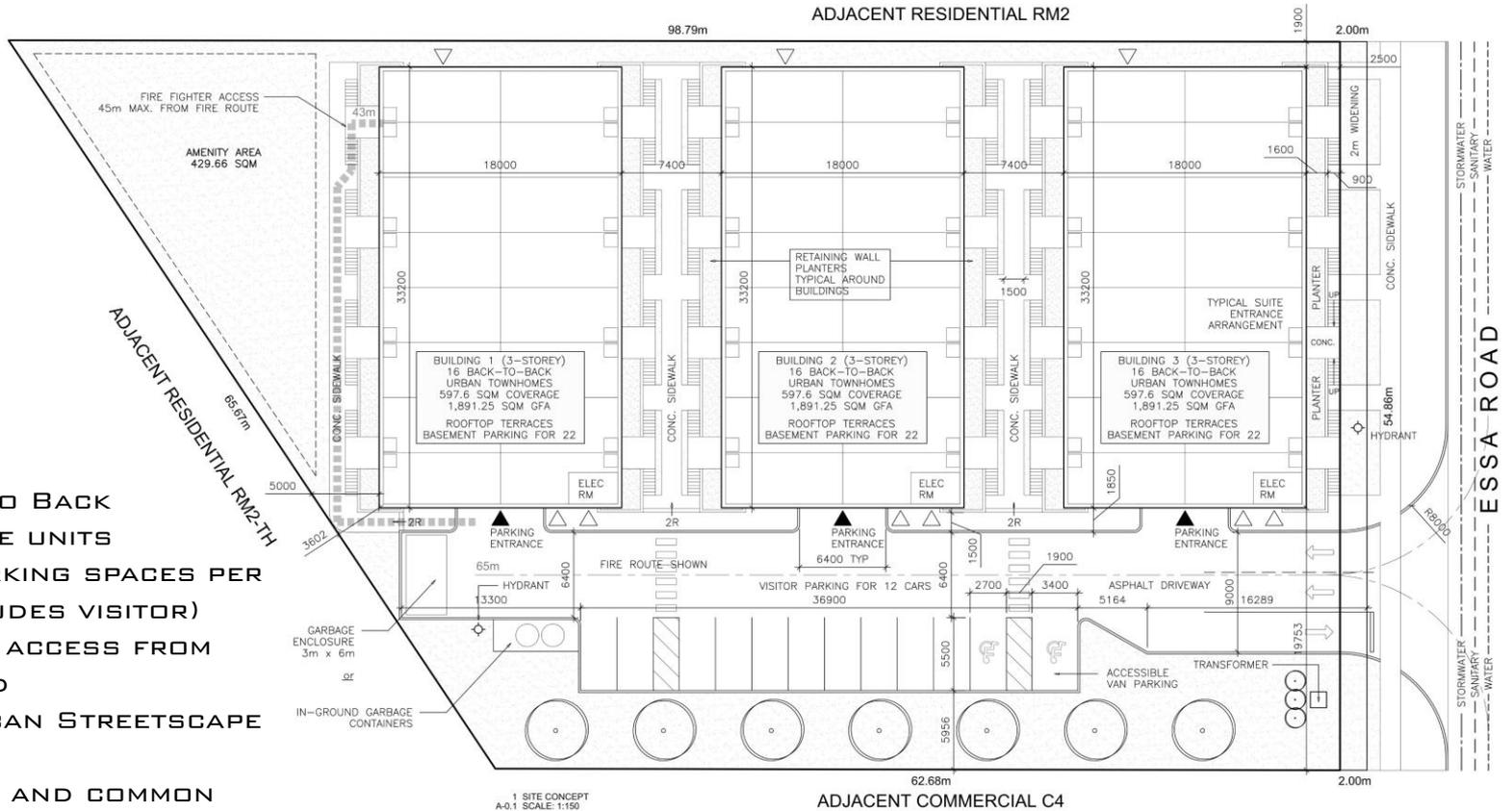


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# DEVELOPMENT PROPOSAL (ORIGINAL)



- 48 BACK TO BACK TOWNHOUSE UNITS
- 1.675 PARKING SPACES PER UNIT (INCLUDES VISITOR)
- VEHICULAR ACCESS FROM ESSA ROAD
- FRESH URBAN STREETSCAPE & DESIGN
- INDIVIDUAL AND COMMON AMENITY AREAS (ROOF-TOP)
- PRIVATE WASTE COLLECTION
- FULLY FENCED & LANDSCAPED PERIMETER

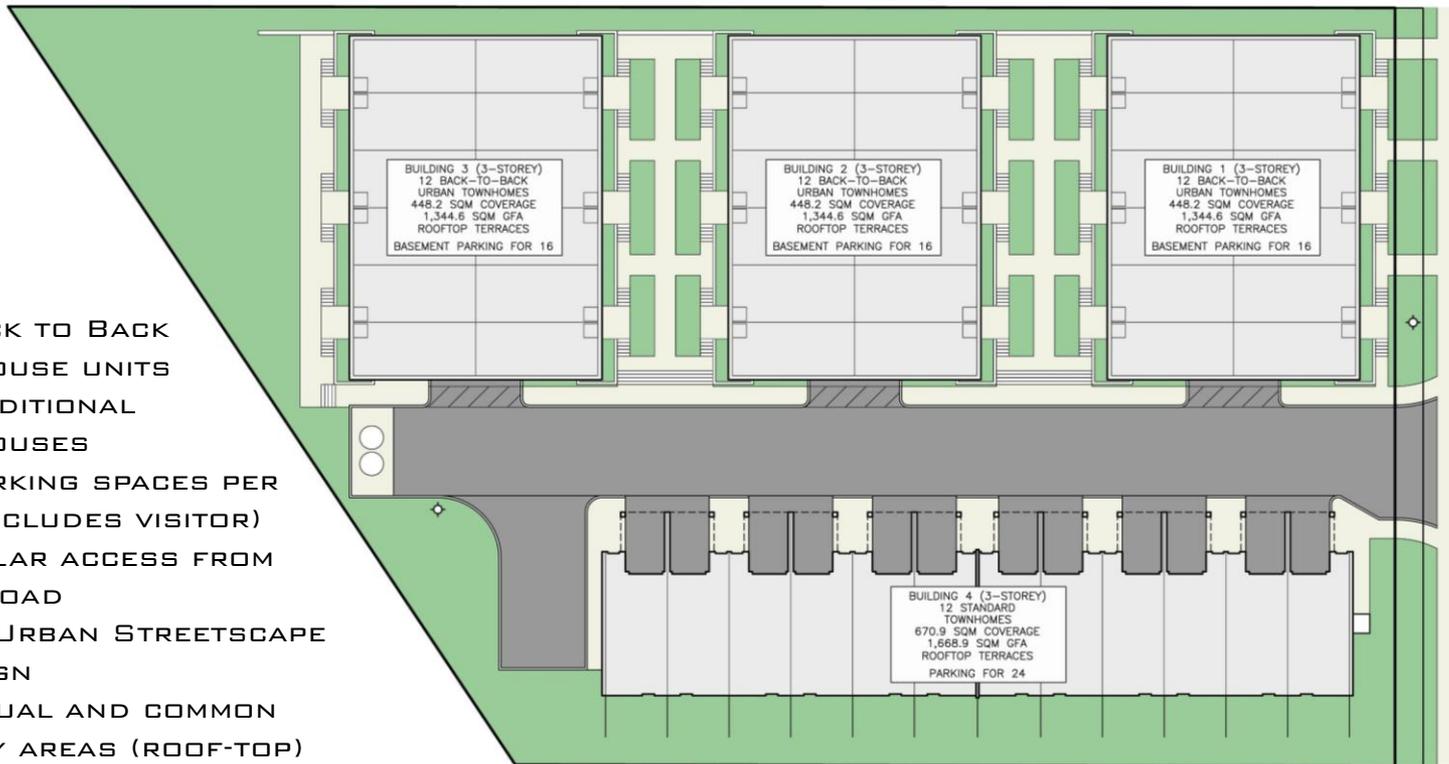


1 SITE CONCEPT  
A-0.1 SCALE: 1:150



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# DEVELOPMENT PROPOSAL (REVISED)



- 36 BACK TO BACK TOWNHOUSE UNITS
- 12 TRADITIONAL TOWNHOUSES
- 1.5 PARKING SPACES PER UNIT (INCLUDES VISITOR)
- VEHICULAR ACCESS FROM ESSA ROAD
- FRESH URBAN STREETScape & DESIGN
- INDIVIDUAL AND COMMON AMENITY AREAS (ROOF-TOP)
- PRIVATE WASTE COLLECTION
- FULLY FENCED & LANDSCAPED PERIMETER



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# ARCHITECTURAL RENDERING



## — ESSA ROAD





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# PROPOSED AMENDMENT

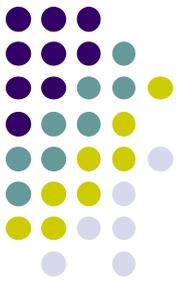


ZBL 2009-141 & By-law 2015-097 (Mixed Used zones)	(RM2) Zone REQUIRED	Mixed Use Corridor (MU-2) Zone REQUIRED	PROVIDED RM2 (SP-MU2)
LOT AREA (min.)	720 m <sup>2</sup>	N/A	4,536.5 m <sup>2</sup>
LOT FRONTAGE (min.)	21 m	N/A	54.86 m
FRONT YARD SETBACK (min.)	7 m	1 m for 75% of frontage (min.) & 5 m for 25% of frontage (max.)	2.5 m
FRONT FACADE STEP-BACK (min.)	N/A	45 deg. angular plane at height above 80% equivalent of ROW using 3 m min. step-back	N/A
INTERIOR SIDE YARD SETBACK (min.)	1.8 m	3 m (max.)	2.0 m
SIDE FACADE STEP-BACK (min.)	N/A	If adjacent to an OS zone, 5.5 m at height above 80% equivalent of ROW	N/A
REAR YARD SETBACK (min.)	7 m	7 m (abutting R, OS, EP zones)	5.4 m
REAR FACADE STEP-BACK (min.)	N/A	45 deg. angular plane above 7 m using 3 m min. step-back	N/A
LOT COVERAGE (max.)	35 %	N/A	44 %
DENSITY (max.) Block/Cluster/Stacked Townhouses	40 upha	N/A	106 upha
GROSS FLOOR AREA (max. % lot area)	60 %	N/A	126 %
AMENITY SPACE (min.)	576 m <sup>2</sup> (12 m <sup>2</sup> per unit)	576 m <sup>2</sup> (Includes Decks/Balconies) (12 m <sup>2</sup> per unit)	287 m <sup>2</sup>
LANDSCAPED OPEN SPACE (min. % of lot area)	35 %	N/A	44%
PARKING (min.)	72 spaces (1.5 space per unit)	48 spaces (1 space per unit)	72
ACCESSIBLE PARKING (min.)	2	2	3
HEIGHT (max.)	10 m	16.5 m	14.85 m



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# ACCOMPANYING STUDIES



- PLANNING JUSTIFICATION REPORT
  - AFFORDABLE HOUSING REPORT
- FUNCTIONAL SERVICING REPORT
- STORMWATER MANAGEMENT REPORT
- NOISE/VIBRATION IMPACT ANALYSIS
- TREE INVENTORY & PRESERVATION PLAN
- URBAN DESIGN BRIEF

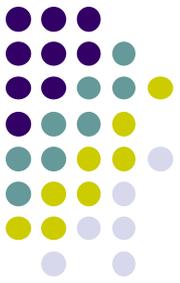


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# CONCLUSION



- ZBA APPLICATION IS REQUIRED TO PERMIT THIS 48 UNIT DEVELOPMENT ALONG AN INTENSIFICATION CORRIDOR
- DEVELOPMENT RESPONDS TO COMMENTS FROM PUBLIC AND STAFF AND PROVIDES APPROPRIATE, COMPACT AND RESPONSIBLE GROWTH
- LANDS ARE IDEALLY LOCATED IN CLOSE PROXIMITY TO PUBLIC TRANSIT, MANY COMMERCIAL AMENITIES, MUNICIPAL PARKS, MULTIPLE SCHOOLS, AND OTHER COMMUNITY FACILITIES
- DEVELOPMENT WILL BE SUBJECT TO SITE PLAN CONTROL AND CITY OF BARRIE URBAN DESIGN GUIDELINES TO ENSURE LANDS ARE DEVELOPED TO A HIGH STANDARD
- APPLICATIONS ARE CONSISTENT WITH UPPER AND LOWER TIER PLANNING POLICY AND REPRESENT GOOD PLANNING



