

521& 525 Essa Road

ZONING BYLAW AMENDMENT APPLICATION

December 11^{тн}, 2017



PUBLIC MEETING





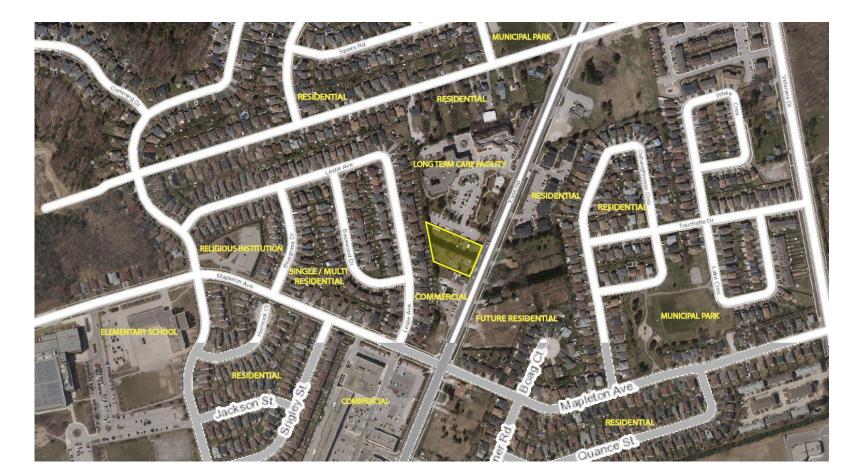
APPLICATION CONTEXT

SITE:

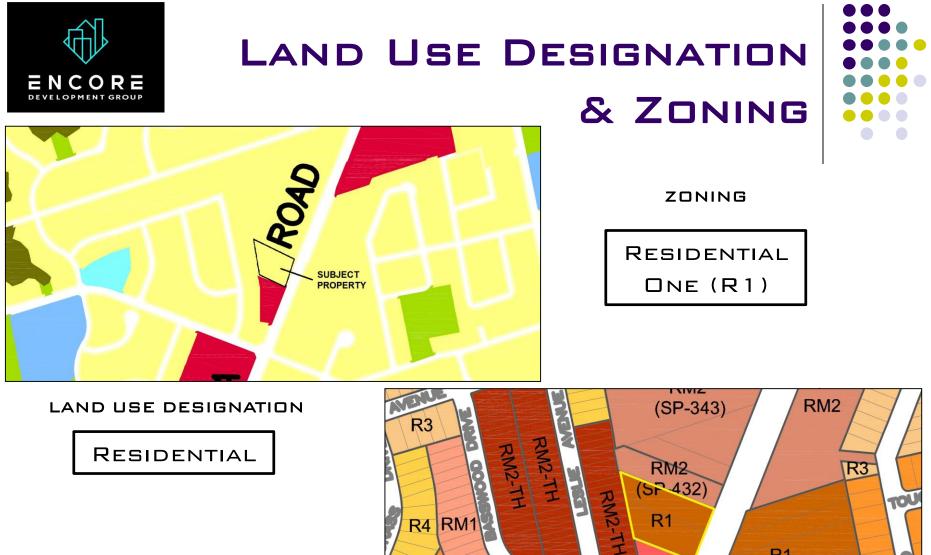
- FRONTAGE: 54.86 м (180 гт)
- AREA: 0.45 HA (1.12 ACRES)
- Two existing dwellings, to be demolished
- FRONTAGE ALONG AN INTENSIFICATION CORRIDOR

SURROUNDING:

- Commercial amenities primarily south
- Institutional Uses/Holly Community Centre
- MUNICIPAL PARK LAND
- STABLE RESIDENTIAL TO THE WEST









PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS





INTENSIFICATION AREAS



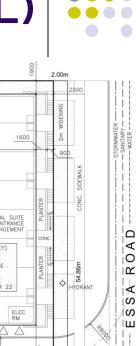


SCHEDULE I Intensification Areas



DEVELOPMENT PROPOSAL CORE DEVELOPMENT GROUP (ORIGINAL)

ADJACENT RESIDENTIAL RM2



- 98.79m ∇ FIRE FIGHTER ACCESS 45m MAX. FROM FIRE ROUTE 10 AMENITY AREA 429.66 SQM 18000 7400 7400 18000 18000 RETAINING WALL PLANTERS TYPICAL AROUND 8 ADJACENT RESIDENTIAL RANG. TH BUILDINGS 1500 TYPICAL SUITE ENTRANCE ARRANGEMENT CONC ... SIDEWALK ... SIDEWALK BUILDING 1 (3-STOREY) 16 BACK-TO-BACK URBAN TOWNHOMES BUILDING 2 (3-STOREY) 16 BACK-TO-BACK URBAN TOWNHOMES BUILDING 3 (3-STOREY) 16 BACK-TO-BACK URBAN TOWNHOMES WALK SIDE 597.6 SOM COVERAGE 597.6 SOM COVERAGE 597.6 SOM COVERAGE 1,891.25 SQM GFA 1,891.25 SQM GFA 1,891.25 SQM GFA CONC. CONC. ROOFTOP TERRACES BASEMENT PARKING FOR 22 ROOFTOP TERRACES BASEMENT PARKING FOR 22 ROOFTOP TERRACES BASEMENT PARKING FOR 22 ELEC ELEC 48 BACK TO BACK Δ \triangle $\Delta \Delta$ 2R PARKING PARKING 2R 2R RKING TOWNHOUSE UNITS 360? ENTRANCE ENTRANCE ENTRANCE 500 1900 6400 TYP FIRE ROUTE SHOWN 65m 1.675 PARKING SPACES PER 3400 ASPHALT DRIVEWAY - HYDRANT VISITOR PARKING FOR 12 CARS 2700 13300 5164 16289 36900 UNIT (INCLUDES VISITOR) ¢ GARBAGE ENCLOSURE VEHICULAR ACCESS FROM 5500 3m x 6m TRANSFORMER · ACCESSIBLE or -ESSA ROAD VAN PARKING Ot IN-GROUND GARBAGE (· FRESH URBAN STREETSCAPE CONTAINERS 0 0 0 0 & Design 62.68m 2.00m INDIVIDUAL AND COMMON 1 SITE CONCEPT A-0.1 SCALE: 1:150 ADJACENT COMMERCIAL C4 AMENITY AREAS (ROOF-TOP)
- PRIVATE WASTE COLLECTION
- FULLY FENCED & LANDSCAPED PERIMETER

ΞN



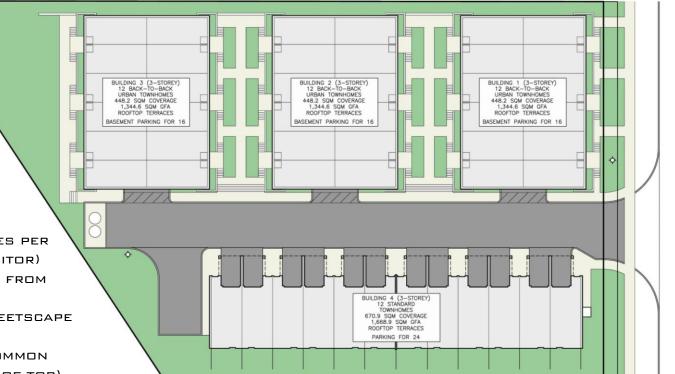
DEVELOPMENT GROUP DEVELOPMENT GROUP (REVISED)



ROAD

SSA

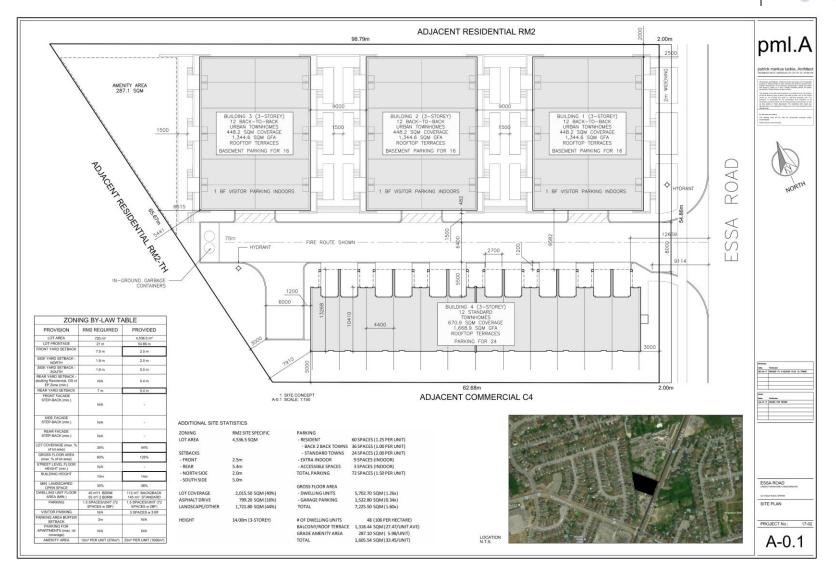
Lil



- 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



DEVELOPMENT PROPOSAL (REVISED)





ARCHITECTURAL RENDERING



Essa Road







ARCHITECTURAL RENDERING



ESSA ROAD - TOWNHOME CONCEPT



ESSA ROAD



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 m²	N/A	4,536.5 m ²
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 m² (12 m² per unit)	576 m ² (Includes Decks/Balconies) (12 m ² per unit)	287 m ²
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



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











- 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



