

105-111 Edgehill Drive Zoning Bylaw Amendment Application

Sept. 24, 2018
Public Meeting



ILLUSTRATION FOR MASSING PURPOSES ONLY

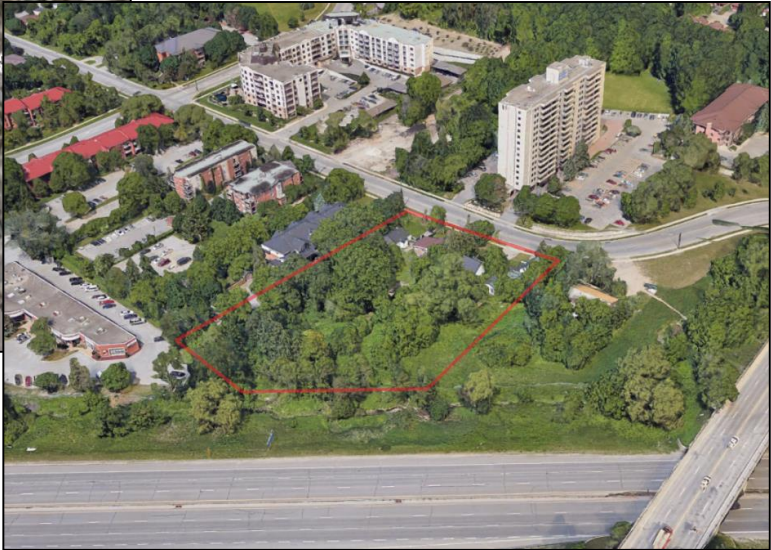
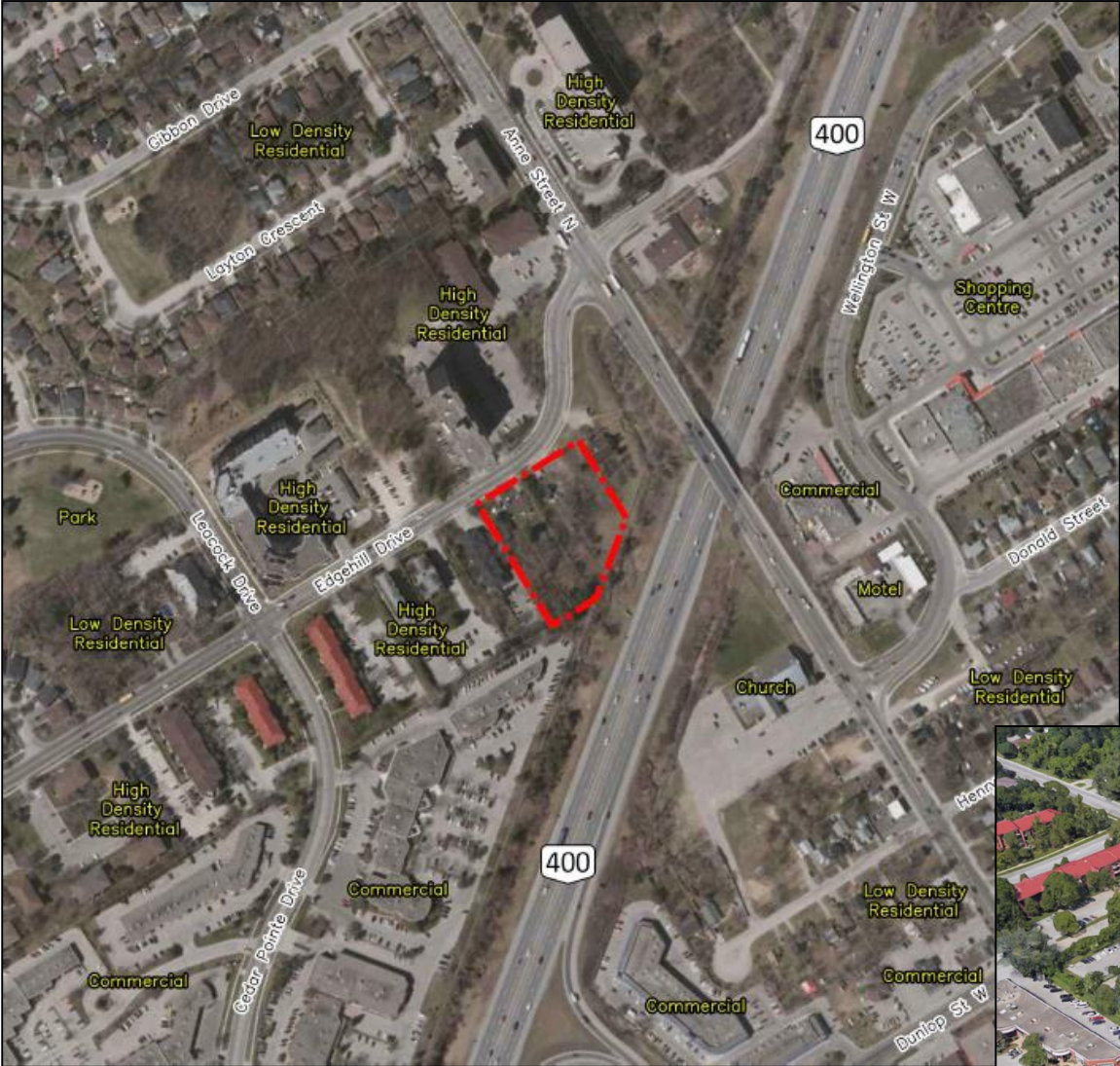
Context

Site:

- Frontage 85 m
- Depth 101.6 m
- Area 0.78 ha

Existing:

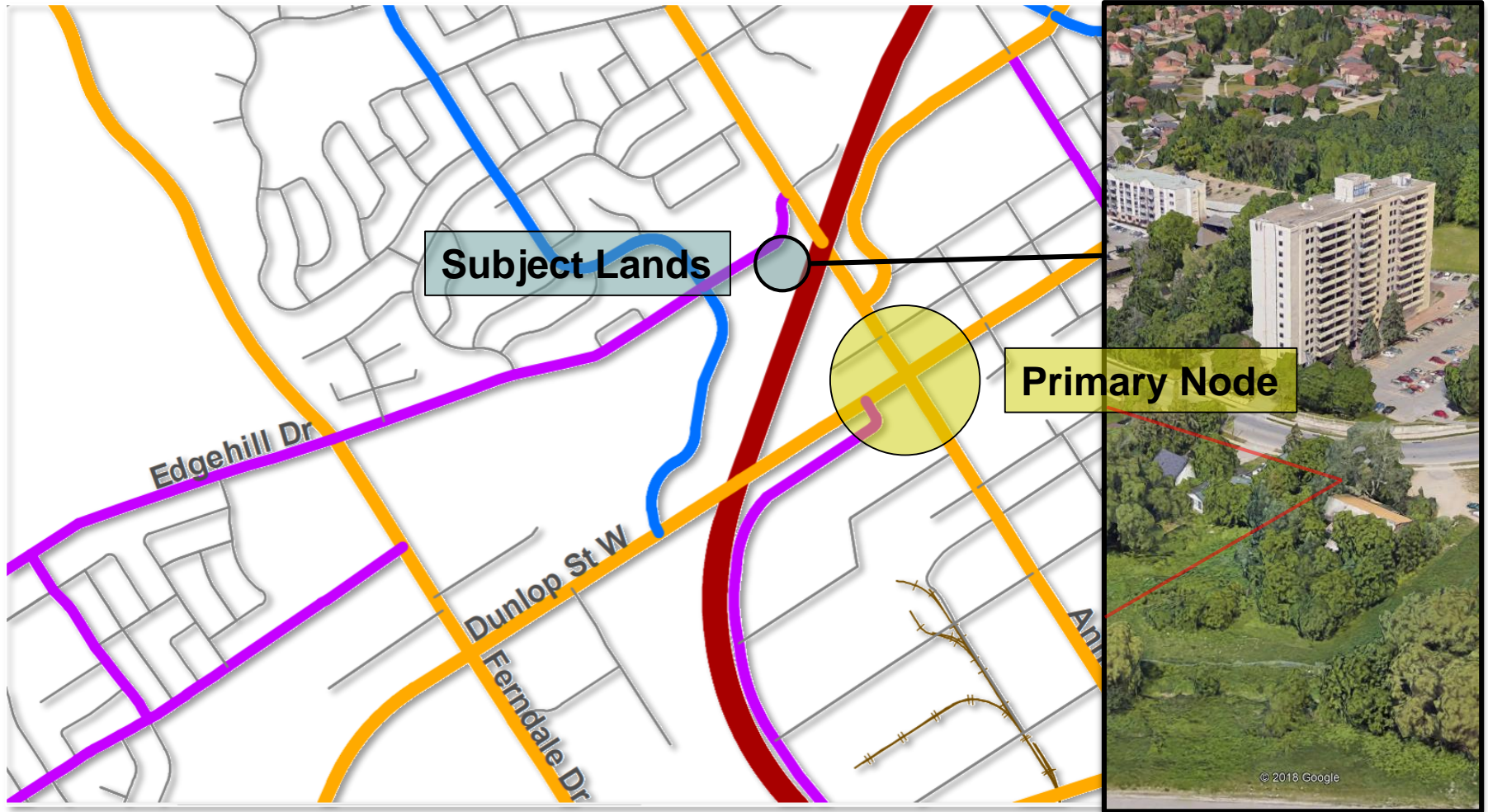
- Three (3) single detached homes
- High-density residential uses pre-existing within the immediate area



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Considerations: *Why we are Here?*



The Neighborhood

103 & 132 Edgehill Drive



- 103 Edgehill Dr. is the subject lands immediate neighbor to the east
- Single detached dwelling
- Rare density along the easterly extent of Edgehill Dr.

- 132 Edgehill Dr. is approx. 250m west of the subject lands
- 6-storey retirement home
- High density

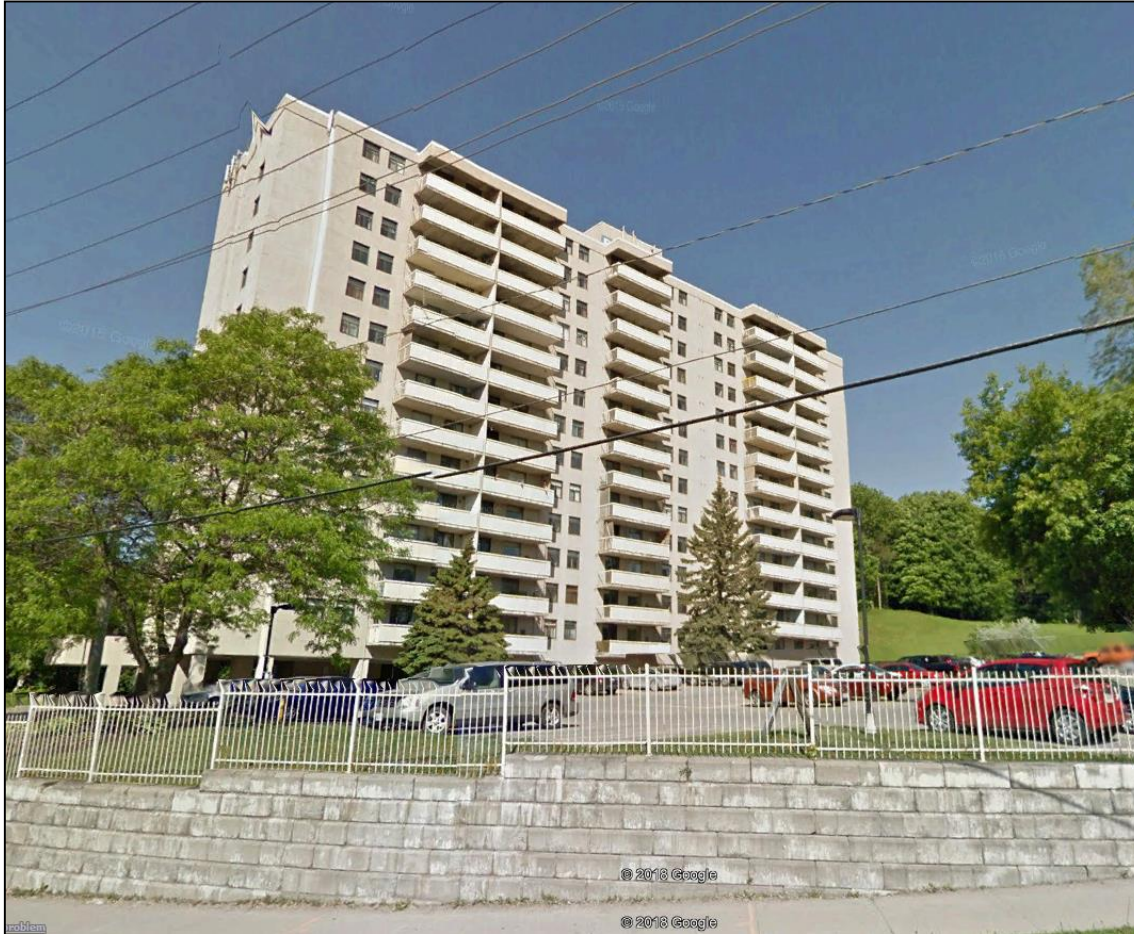


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The Neighborhood

108 Edgehill Drive & Others



- 108 Edgehill Dr., is the subject land's immediate neighbor to the north
- 14-Storey apartment building
- High density

OTHERS

- 90 Edgehill Dr.; 11 Storeys (High density)
- 108 Anne St.; 3 Storeys (High density)

Approved on Edgemoor Drive

76 Edgemoor Drive

*Residential (R2) to Apartment Dwelling
Second Density 2 (RA2-2)*

- 12-storey Apartment Building
- 218 Units over 1.22 ha (3.01 acres)
- High density (179 units/hectare)
- Height 35.9 m
- Also along Edgemoor



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Site Plan



105-111 Edgehill Drive

- Residential (R2) to RM2-SP
- 3-storey Back to back Townhouses (12m Height)
- 78 Units on 0.77ha
- Density (101 upha)

Amenities:

- 78 Underground Parking Spaces
- 6 Aboveground Visitor Spaces
- Amenity Space (1,028 m²)
- Landscaped Open Space

Built Form



Renderings for Massing Purposes Only.



City of Barrie Zoning Provisions

Requesting **RM2(SP-XXX)** from R2

Zoning By-Law 2009-141	REQUIRED	PROVIDED RM2 (SP-XXX)
Lot Area (min.)	720 m ²	7,734 m ²
Lot Frontage (min.)	21.0 m	85.0 m
Front Yard Setback (min.)	7.0 m	4.0 m
Interior Yard Setback (min.)	1.8 m	3.0 m
Rear Yard Setback (min.)	7.0 m	15.0 m
Secondary Access Setback (min.)	7.0 m	11.7 m
Lot Coverage (max.)	35 %	38 %
Density (max.) Block/Cluster/Stacked Townhouses	40 upha	100.6 upha
Gross Floor Area (max. % lot area)	60 %	114 % (8,817 m ²)
Dwelling Unit Floor Area (min.)	45 m ² / 1 BDRM 55 m ² / 2 BDRM	45 m ² / 1 BDRM 55 m ² / 2 BDRM
Amenity Space (min.)	936 m ² (12 m ² per unit)	1,028 m ² (13.2 m ² per unit)
Landscaped Open Space (min. % of lot area)	35 %	51 %
Parking (min.)	115 + 2BF (1.5 space/unit)	82 + 2BF (1.05 spaces/unit)
Parking In Tandem	Not Permitted	Not Employed
Parking / Driveway Coverage of Front Yard (max.)	60 %	10.5 %
Height (max.)	10 m	12 m



Supporting Studies

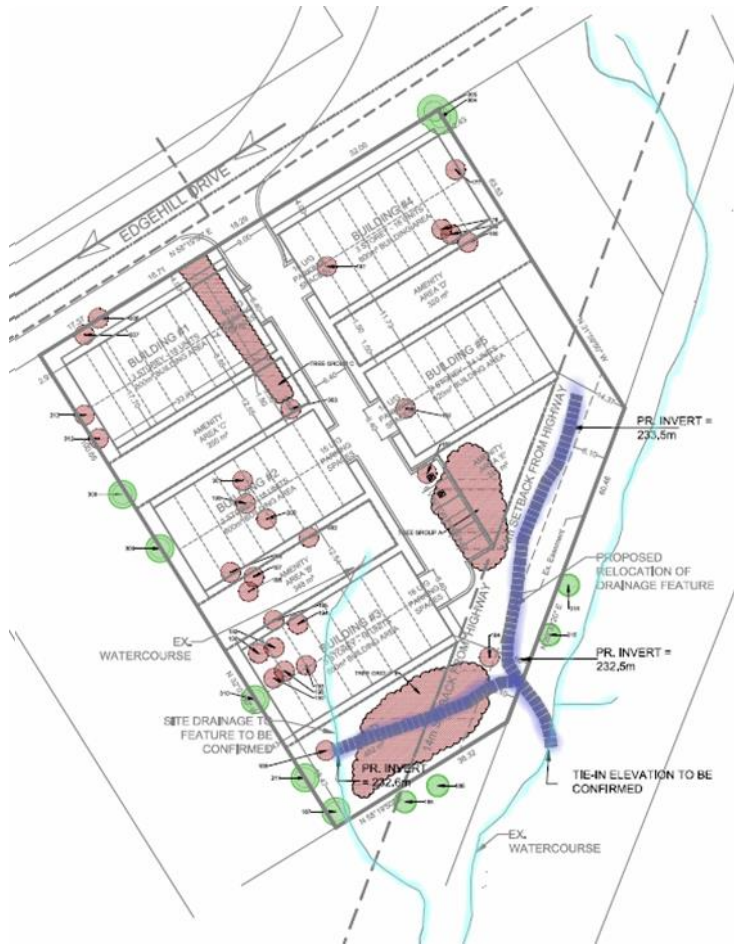
- Planning Justification Report
- Urban Design Brief
- Functional Servicing Report
- Stormwater Management Plan
- Traffic Impact Study
- Environmental Impact Study
- Tree Inventory and Preservation Plan
- Photometric Plan
- Landscape Plan
- Hydrogeologic Analysis



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EIS & Tree Preservation Plan



- Efforts will be made to preserve all boundary trees represented as **green** in the preservation plan adjacent
- Amenity spaces will be landscaped with planted trees to compensate for vegetation that can't remain with the proposed development
- **Bunkers Creek** to be **relocated** along the southeastern boundary of the subject property.

Neighborhood Meeting

Sept. 5, 2018

From the Neighborhood meeting, which was held on Sept. 5, 2018 at the Hiway Pentecostal Church (50 Anne St N), we collected this feedback:

- Parking concerns
- Traffic concerns
- Privacy concerns related to sightlines from the upper floors to neighbouring properties
- Concerns related to snow clearance and stormwater runoff into Bunkers Creek
- Concerns related to provision of parkland and/or amenity spaces both on-site and off
- Concerns related to the conveyance of frontage for future widening of Edgehill Drive
- Concerns related to pedestrian safety and capacity of the Anne St. bridge over highway 400



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Conclusion

1. Proposal aims to develop 78 Residential Units.
2. Appropriate location for high density development.
3. Sufficient access to amenities and transportation infrastructure to support additional density.
4. Existing variety of housing densities and types along Edgehill Dr.
5. Intensification along a collector road, as provided in the Official Plan.
6. Optimizes the use of existing infrastructure to support growth in a compact and efficient form.
7. Development is consistent with Provincial Policy Statement, Growth Plan and City of Barrie's Official Plan.

Thank You



Questions?



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