

Legislation Details

File #:	TMP-24322	Version:	1	Name:	
Type:	Staff Report	Status:		Agenda Ready	
File created:	5/31/2019	In control:		General Committee	
On agenda:	6/10/2019	Final action:		6/10/2019	
Title:	OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT (THE SOHO JAMES INCORPORATED (C/O BRYAN TOTEDA) - 390 ESSA ROAD (WARD 6))				

1. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of The Soho James Incorporated c/o Bryan Toteda to establish a new defined policy area in the Official Plan for the lands known municipally as 390 Essa Road, Barrie to permit a maximum density of 220 units per hectare and to rezone from "Residential One" (R1) to "Residential Apartment Second Density" with Special Provisions (RA2) (SP-XXX) be approved.
2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009 -141 for the subject lands:
 - a) Minimum Front Yard Setback of 5.40 metres whereas the By-law requires 7 metres;
 - b) Minimum Interior Side Yard of 4.82 metres whereas the By-law requires 5 metres;
 - c) Minimum Landscaped Open Space of 24.2% whereas the By-law requires 35%;
 - d) Maximum Lot Coverage of 44.3% whereas the By-law requires 35%;
 - e) Maximum Density of 220 units per hectare whereas the By-law requires 54 units per hectare;
 - f) Minimum parking ratio of 1 parking space per dwelling unit; and
 - g) Contingent upon an active memorandum of understanding with an affordable housing provider to manage the tenancy of units as affordable, a minimum parking ratio of 0.6 parking spaces per supportive housing unit is permitted; "Supportive Housing Unit" is defined as Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing where rental costs are regulated by an affordable housing provider and may also include co-op housing supported by the affordable housing provider.
3. That the applicant establish an entry feature for the subject lands and design elements of the lobby that pay homage to the historic nature of the existing home and retaining wall to the satisfaction of City staff during the Site Plan review.
4. That the written and oral submissions received relating to the application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including the matters raised in the submissions and identified within Staff Report PLN023-19.
5. That pursuant to Section 34(17) of the Planning Act, no further public notification is required prior to the passing of the by-law. (PLN023-19)

Sponsors:

Indexes:

File #: TMP-24322, **Version:** 1

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------