



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

May 23, 2019

City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Attention: Bailey Chabot
Planner, Planning & Building Services Department

Re: Planning Addendum
435 Big Bay Point Road (D14-1668)

In response to correspondence with City of Barrie, Innovative Planning Solutions is pleased to provide the following addendum to the Planning Justification Report in relation to an additional site-specific provision for height on lands known municipally as 435 Big Bay Point Road.

The Residential Multiple Dwelling Second Density (RM2) zone sets forth a maximum height of 10 metres. The revised concept for the stacked townhouse units provides a three-storey structure at a height of 11.07 metres to the midpoint of the roof. This is a deficiency of 1.07 metres from the standard of the RM2 zone. Elevations for the stacked units are included in the Appendix.

An increased height of 12 metres has been proposed for the stacked townhouse block specifically, towards the front of the property. The special provision allows room to meet the standard while being mindful of the grading of the site.

It should be noted that the traditional towns to the rear of the site are proposed at a maximum height of 10 metres, and this has not changed. Table 1 displays the required and proposed provision for Building Height.

Table 1: Zoning Requirement and Proposed Provision on the Subject Property

Zone Provisions (ZBL 2009-141)	Required (RM2)	Proposed in March 2018	Revised Stacked Units May 2019
Building Height (max.)	10 m	10 m	12 m

The orientation of the proposed structure has been purposefully offset from the property line of the adjacent property in order to achieve a greater setback from the existing one-storey single detached dwelling and to reduce potential shadowing and visual massing impact. At a height of three storeys (11.07m), the increased height is considered reasonable given the desire for a compact urban form.

A stacked townhouse built form will result in a more efficient use of the site and will ultimately result in lower building costs which assists with the affordability of the stacked units for the end users. The increased height is compatible with the existing built form along Big Bay Point Road which is comprised of comparable heights (2 - 3 storeys). It should be noted that the proposed height special provision of 12 metres only exceeds the height permitted under the existing adjacent zoning of 10 metres, by 2 metres which should be considered minor.

A copy of the Draft Zoning By-law Amendment with the revised exception to the zoning provision requested is provided under Appendix 2. Should you have any questions or comments, please do not hesitate to contact the undersigned at your earliest convenience.

Respectfully submitted,

Innovative Planning Solutions



Darren Vella, MCIP, RPP
President & Director of Planning



Andrew Edwards, BES
Planner

APPENDIX 1:
ELEVATIONS

EAST ELEVATION

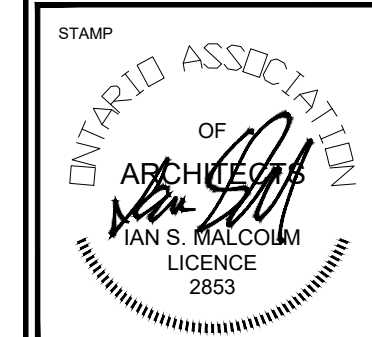
WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

ISM Architects Inc.

97 Toronto Street
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T: 705.726.2342
E: ian@ismarchitects.com

[illegible]

DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND
REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT BEFORE
PROCEEDING WITH THE WORK.

A DETAIL No. _____
B SHEET No. WHERE DETAILED _____

A
B

ORIENTATION

CLIENT

A. D. A. HOMES

ATTN : A. ADAMEK

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PROJECT

2 PAIR STACKED TOWNHOMES
435 BIG BAY POINT RD.,
BARRIE, ONTARIO

PROJECT INFORMATION	
PROJECT No.:	163900
DRAWN BY:	SP
CHECKED BY:	ISM
DATE:	16.05.2019
SCALE:	AS NOTED

DRAWING

ELEVATIONS

DRAWING No.

A300

APPENDIX 2:

DRAFT ZONING BY-LAW AMENDMENT TEXT

THE CITY OF BARRIE ZONING BY-LAW NUMBER 2009-141

"A By-law of the City of Barrie to amend Zoning By-Law No. 2009-141 by rezoning lands described as Part of Lot 12, Concession 12, in the City of Barrie, Simcoe County, known municipally as 435 Big Bay Point Road, in the City of Barrie, from the Residential Single Detached Dwelling First Density One (R1) Zone to Residential Multiple Second Density with Special Provisions (RM2 SP-XXX) Zone."

WHEREAS the Council of the Corporation of the City of Barrie may pass by-laws pursuant to Section 34 of the Planning Act, R.S.O 1990, as amended;

AND WHEREAS the Council of the Corporation of the City of Barrie has determined a need to rezone a parcel of land known municipally as 435 Big Bay Point Road;

AND WHEREAS the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BARRIE HEREBY ENACTS AS FOLLOWS:

1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 12, Concession 12, in the City of Barrie, Simcoe County, municipally known as 435 Big Bay Point Road, in the City of Barrie, from the Residential Single Detached Dwelling First Density One (R1) Zone to Residential Multiple Second Density Special Provisions (RM2 SP-XXX) Zone as shown in Schedule "A" attached hereto, and Schedule "A" attached hereto forms part of By-Law 2009-141 as amended;
2. **THAT** the following exceptions apply to those lands zoned as Residential Multiple Second Density Special Provision (RM2 SP-XXX) Zone:
 - a. Minimum rear yard setback of 5.3 metres shall be permitted;
 - b. Tandem parking spaces shall be permitted;
 - c. Maximum density of 43 units per hectare shall be permitted;
 - d. Minimum setback to secondary means of access of 5.3m shall be permitted;
 - e. A minimum landscaped strip to residential of 1.0m shall be permitted; and,
 - f. A maximum height of 12 metres be permitted for the stacked townhouses.
3. **THAT** this by-law shall take effect as of the date of passing, subject to the provisions of the Planning Act, R.S.O. 1990, Chap. P.13 as amended.

BY-LAW read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this ____ day of _____ 2019.

THE CORPORATION OF THE CITY OF BARRIE

Mayor

Clerk