



520 & 526 Big Bay Point Road

Zoning By-law Amendment Application

Apartment Development



Neighbourhood Meeting
February 3, 2021



Subject Lands:

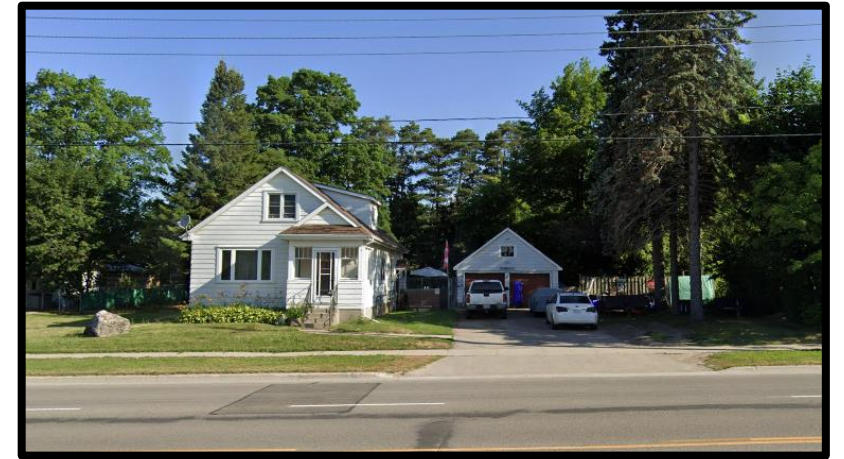
- 520 & 526 Big Bay Point Road.
- North-east of Big Bay Point Road and Yonge Street intersection.
- Combined frontage of 65.4 m.
- Land holdings of 0.89 ac. / 0.35 ha.

Surrounding Area:

- North: Warnica Public School.
- East: Existing low-density residential uses.
- South: 58-unit townhouse, commercial development.
- West: Residential and commercial uses.



Application Context



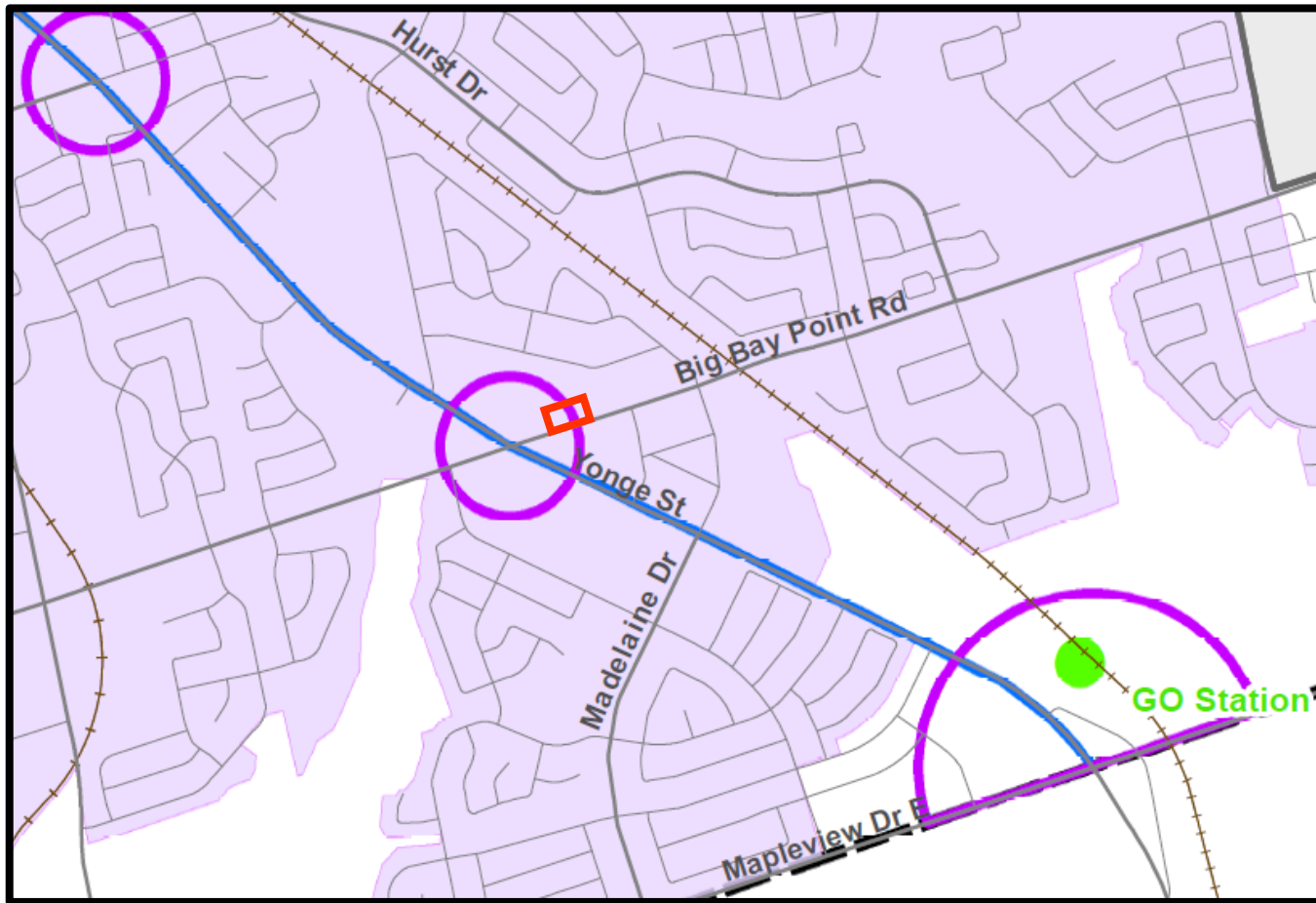
520 Big Bay Point Road



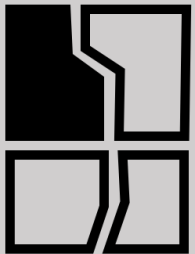
526 Big Bay Point Road



Existing Land Uses



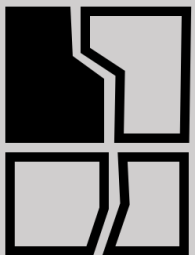
- Located within a designated intensification area and identified as within a '*Primary Node*'.
- A target density of 50-120 units per hectare in Intensification Nodes.
- Medium and High-density residential development is focused to the Intensification Nodes and Corridors (Schedule I).
- Residential intensification is encouraged as it creates more compact development that will efficiently use land, resources, services and infrastructure.



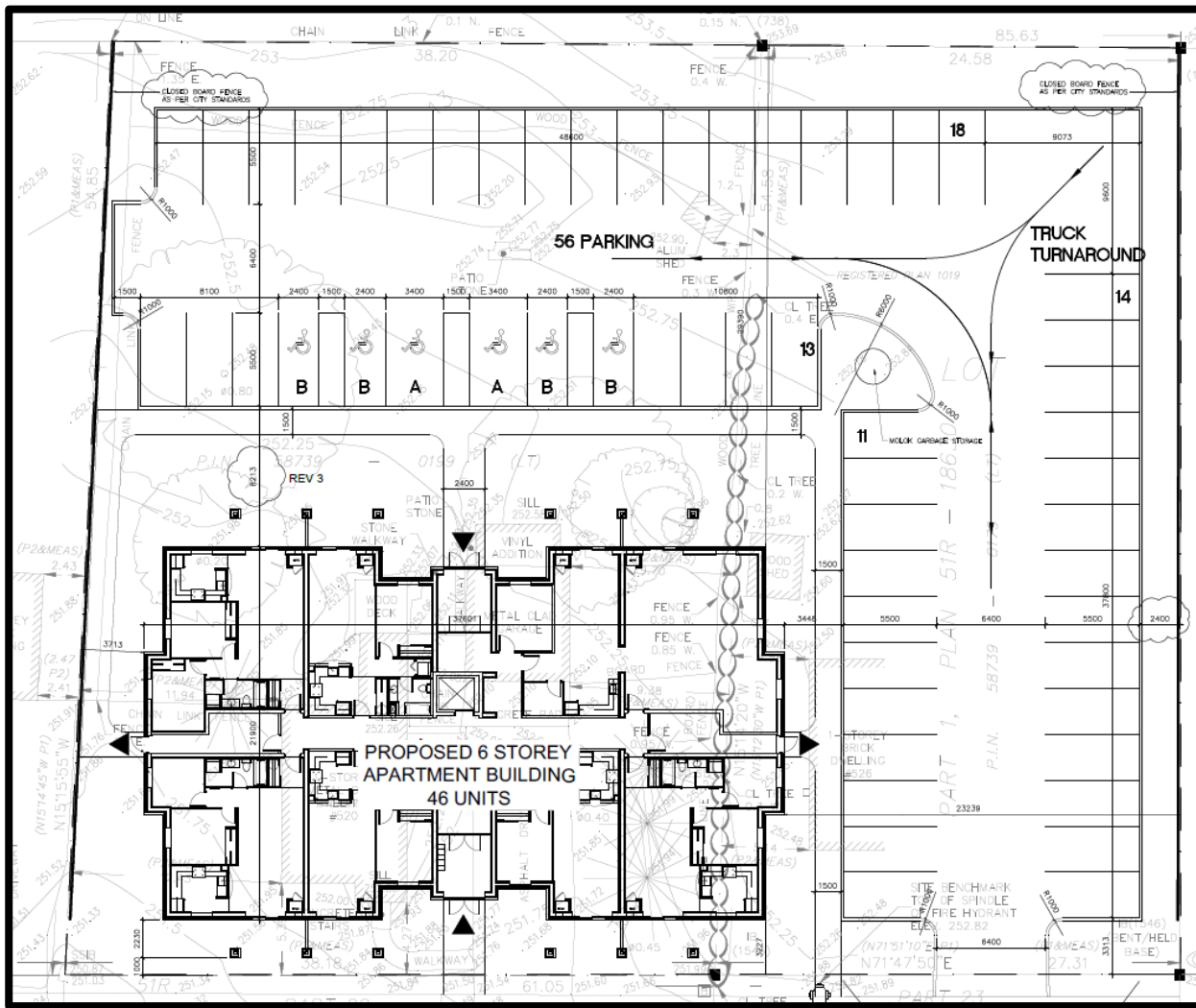
Intensification Areas



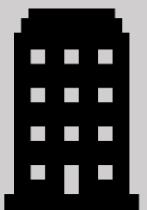
- Currently zoned '*Residential Single Detached (R1)*' by the City of Barrie Zoning By-law (2009-141).
- Current zone permits low density residential uses.
- A rezoning is required to permit higher density residential development.
- A Zoning By-law Amendment is requested to rezone the lands to the '***Residential Apartment Dwelling First Density - 3 (RA1-3)***' zone.
- Minor site-specific provisions are proposed to the zone.



Zoning



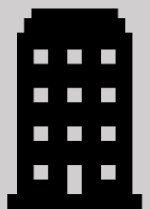
- Six (6) storey, 46 unit apartment building.
- Building height of 16.85 m. (+/-).
- Density of 128 units per hectare (+/-).
- One (1) access point is provided off Big Bay Point Road, at the south-east corner of the site.
- 56 parking spaces frame the exterior of the site, including 6 barrier free spaces.
- Rear yard setback of 29.3 m., interior side yard setbacks of 3.71 m. (west) and 23.2 m. (east).
- Landscape strips are provided to retain healthy boundary trees.
- Common walkways are provided for site circulation.
- 590 m² of amenity space is provided, including open and landscaped spaces at the rear of the building.



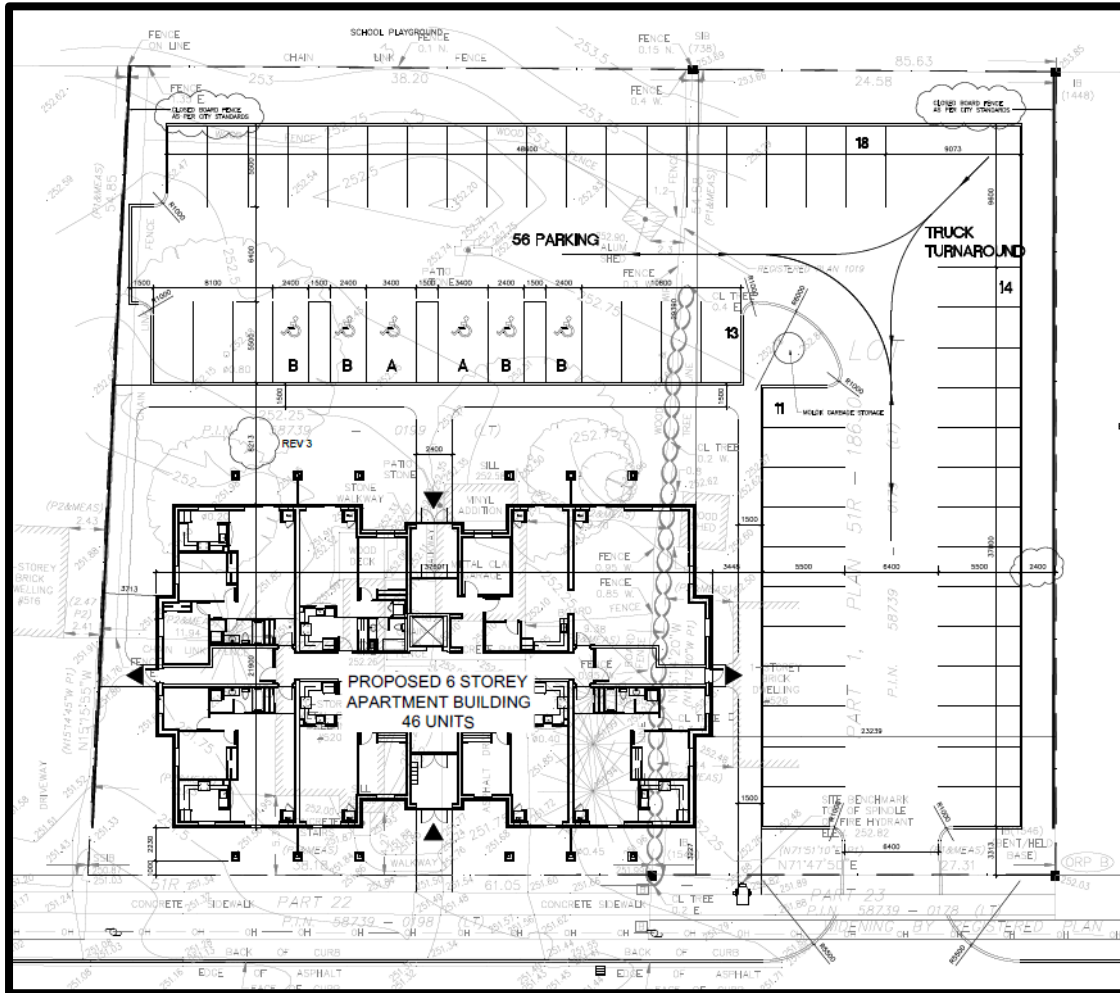
Development Concept

The following key technical items and studies are required for the application:

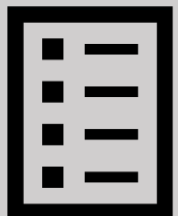
- Planning Justification Report & Design Brief
- Geotechnical Report
- Traffic Assessment
- Arborist Report (including tree inventory, analysis and preservation)
- Architectural Drawings, Elevations & Site Plan
- Functional Servicing & Stormwater Management report (with engineering drawings)
- Energy Conservation & Efficiency Assessment
 - For Site Plan Control Application: Illumination/Photometric, Shadow Analysis, Wind & Microclimate Assessment.



Technical Items



- A 6-storey apartment building is proposed.
- The development would introduce 46 residential units, contributing to housing targets within the City of Barrie.
- The subject lands are located within a Primary Node, where high density residential uses and intensification is supported.
- A Zoning By-law Amendment is requested to rezone the lands to the Residential Apartment Dwelling First Density - 3 (RA1-3)' zone.
- Located near various commercial uses, amenities, services, restaurants and services.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



Conclusion