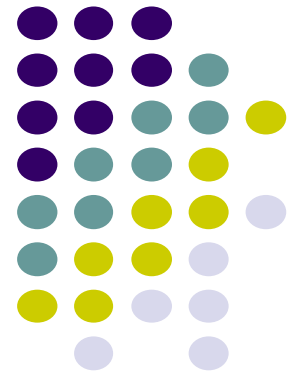




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521 & 525 ESSA ROAD

ZONING BYLAW AMENDMENT APPLICATION



NOVEMBER 7TH, 2017

NEIGHBOURHOOD
MEETING



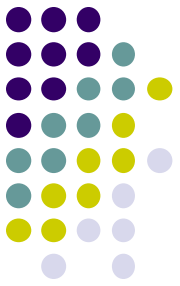
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APPLICATION CONTEXT

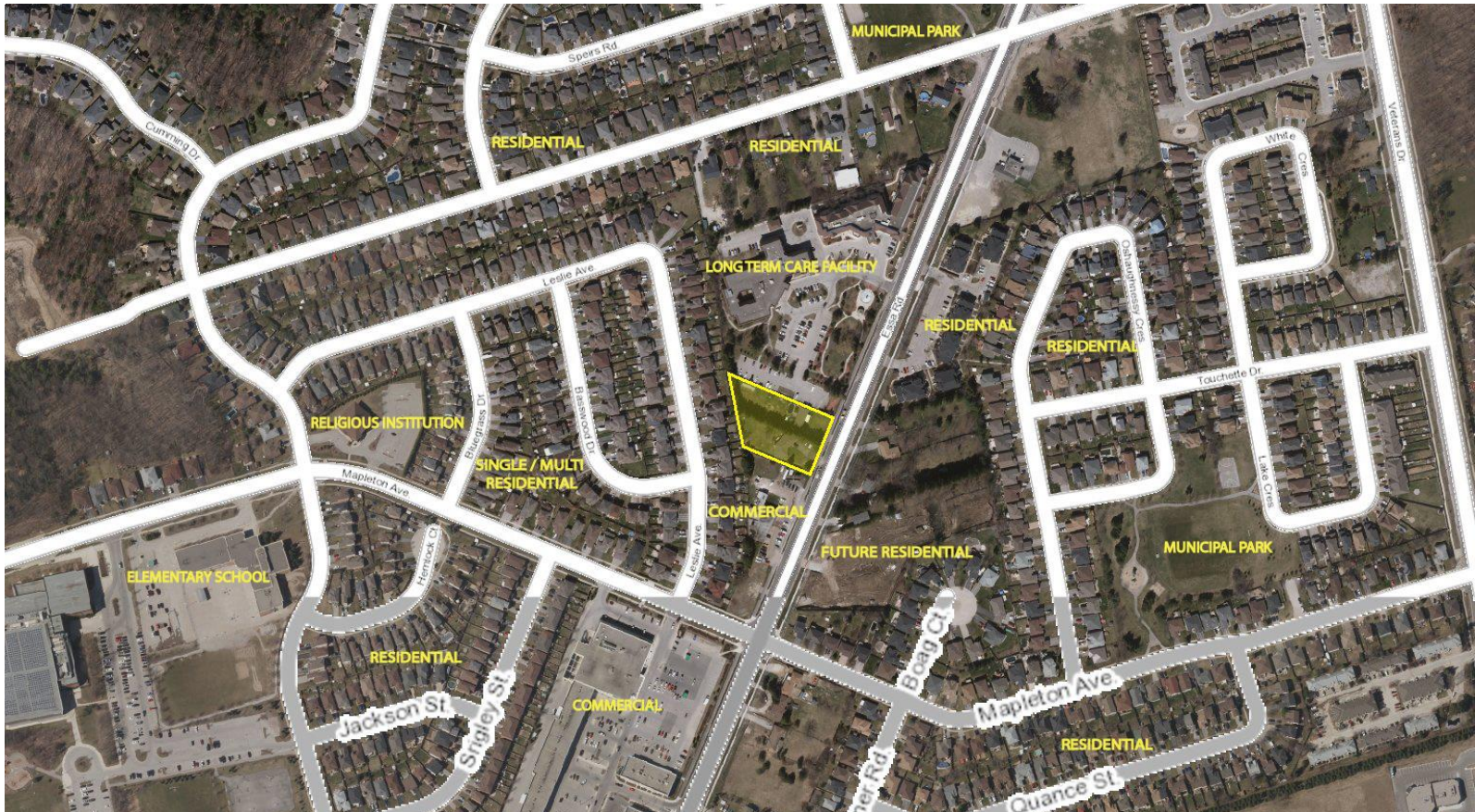


SURROUNDING:

- ABUNDANCE OF COMMERCIAL AMENITIES PRIMARILY TO THE SOUTH
- INSTITUTIONAL USES
- HOLLY COMMUNITY CENTRE
- MUNICIPAL PARK LAND
- EXISTING RESIDENTIAL TO THE REAR
- FUTURE TOWNHOUSES ALONG ESSA ROAD

SITE:

- FRONTAGE:
 - 54.86 M (180 FT)
- AREA:
 - 0.45 HA (1.12 ACRES)
- TWO EXISTING DWELLINGS, TO BE DEMOLISHED
- DESIGNATED RESIDENTIAL
- ZONED RESIDENTIAL ONE (R1)
- FRONTAGE ALONG AN INTENSIFICATION CORRIDOR



LAND USE DESIGNINATION & ZONING

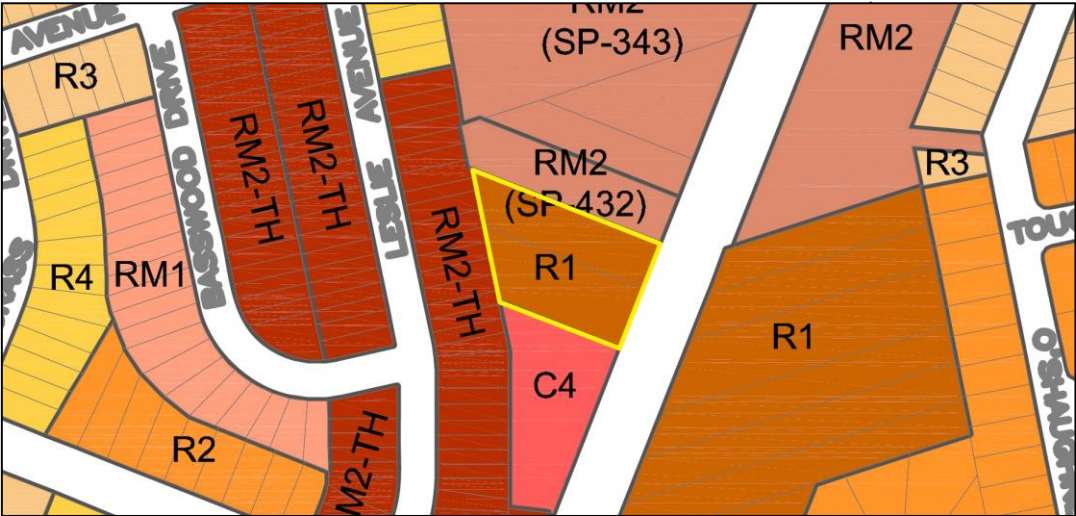


ZONING

RESIDENTIAL
ONE (R1)

LAND USE DESIGNINATION

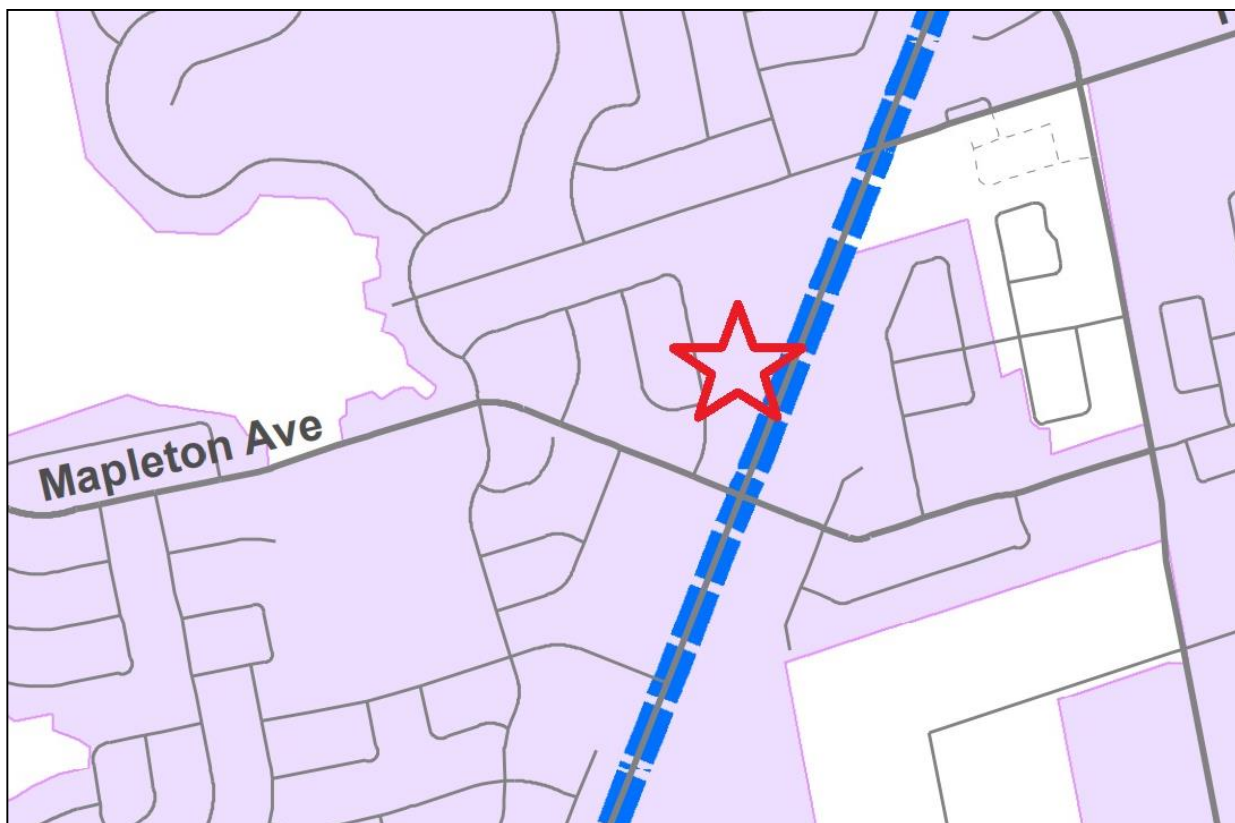
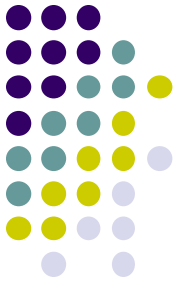
RESIDENTIAL





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INTENSIFICATION AREAS



SCHEDULE I Intensification Areas

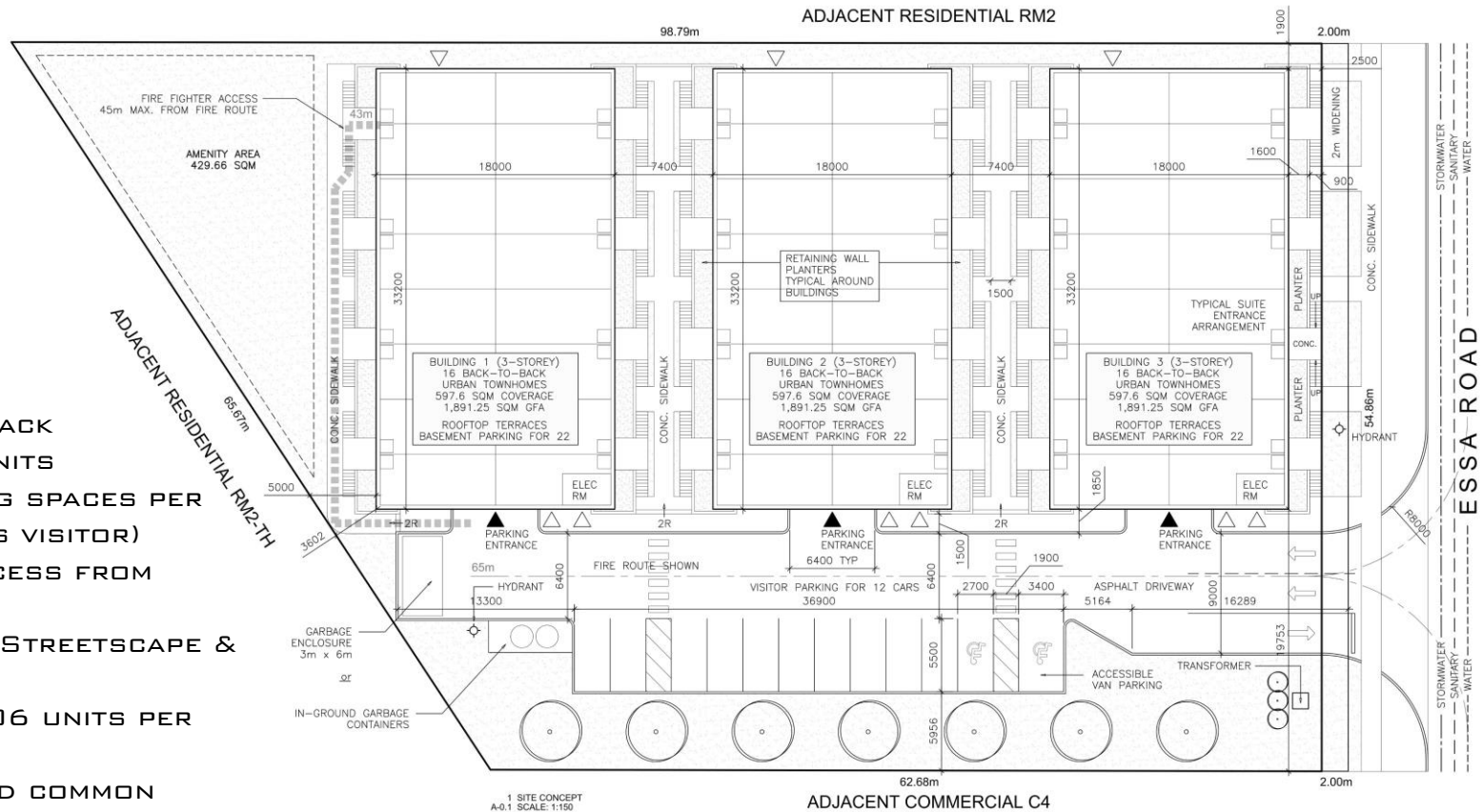
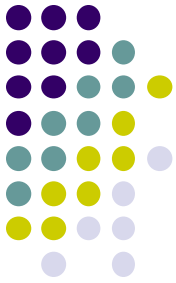


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DEVELOPMENT PROPOSAL



- 48 BACK TO BACK TOWNHOUSE UNITS
- 1.625 PARKING SPACES PER UNIT (INCLUDES VISITOR)
- VEHICULAR ACCESS FROM ESSA ROAD
- FRESH URBAN STREETSCAPE & DESIGN
- DENSITY OF 106 UNITS PER HECTARE
- INDIVIDUAL AND COMMON AMENITY AREAS
- PRIVATE WASTE COLLECTION
- FULLY FENCED & LANDSCAPED PERIMETER



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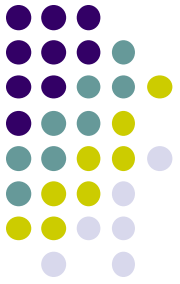


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ARCHITECTURAL RENDERING

—

ESSA ROAD



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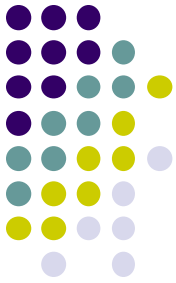
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ARCHITECTURAL RENDERING

SIDE PROFILE



GARAGE SIDE ELEVATION

MATERIALS	
1	BLACK BRICK VENEER
2	SMOOTH LIMESTONE BLOCK
3	GREY COMPOSITE PANEL
4	BLACK IRON RAILING
5	CHARCOAL VINYL DOOR/WINDOW
6	FROSTED GLASS RAILING
7	LT GREY BALCONY FLASHING
8	DARK GREY STONE VENEER

pml.A

patrick markus luckie, Architect
7383 BENDIGO CIRCLE • MISSISSAUGA, ON • L4N 1N4 • TEL: 416 885 9108



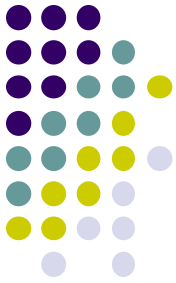
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PROPOSED AMENDMENT



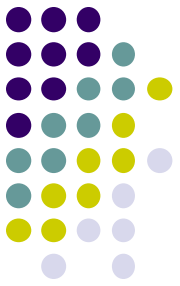
- IN ORDER TO FACILITATE THE PROPOSED DEVELOPMENT, A ZONING BYLAW AMENDMENTS IS REQUIRED
- REZONE LANDS TO RESIDENTIAL MULTIPLE FAMILY DWELLING SECOND DENSITY WITH SPECIAL PROVISIONS (RM2-SP)
- SURROUNDING LANDS HAVE SIMILAR ZONING IN PLACE
- SPECIAL PROVISIONS PROPOSED AS FOLLOWS:
 - FRONT YARD SETBACK OF 2.5M
 - REAR YARD SETBACK OF 3.6M
 - MAXIMUM LOT COVERAGE AND GFA OF 40% 125%
 - MAXIMUM DENSITY OF 106 UNITS PER HECTARE
 - MINIMUM AMENITY AREA OF 429.66M²
 - MAXIMUM BUILDING HEIGHT OF 14.85M



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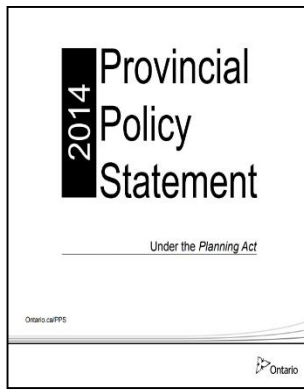
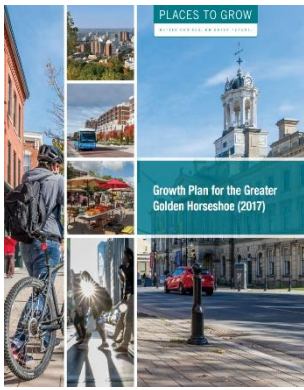
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ACCOMPANYING STUDIES

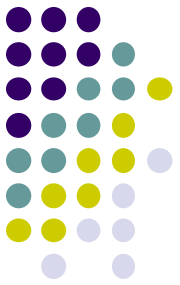


- PLANNING JUSTIFICATION REPORT
 - AFFORDABLE HOUSING REPORT
- FUNCTIONAL SERVICING REPORT
- STORMWATER MANAGEMENT REPORT
- NOISE/VIBRATION IMPACT ANALYSIS
- TREE INVENTORY & PRESERVATION PLAN
- URBAN DESIGN BRIEF





PLANNING POLICY

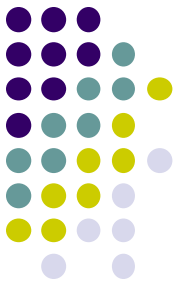


- DEVELOPMENT MEETS THE POLICIES AND GOALS OF ALL TIERED PLANNING DOCUMENTS FOR HOUSING AND RESIDENTIAL
- UPPER AND LOWER TIER POLICY SUPPORT HIGH DENSITY BUILT FORM IN INTENSIFICATION AREAS / BUILT-UP AREAS
- LANDS HAVE BEEN IDENTIFIED FOR INTENSIFICATION BY THE CITY OF BARRIE
- ACCESS TO PUBLIC TRANSIT, MANY COMMERCIAL AMENITIES AND COMMUNITY SERVICES (MUNICIPAL PARK, SCHOOLS, LIBRARY)



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CONCLUSION



- ZBA APPLICATION IS REQUIRED TO PERMIT THE PROPOSED 48 BACK-TO-BACK TOWNHOMES
- DEVELOPMENT PROVIDES APPROPRIATE, COMPACT AND FUNCTIONAL GROWTH FOR THE SUBJECT LANDS AND SURROUNDING AREA
- 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

