



829 Essa Road
Zoning By-law Amendment Application
Street Townhouse Development



Neighbourhood Meeting
September 17, 2019



Subject Site:

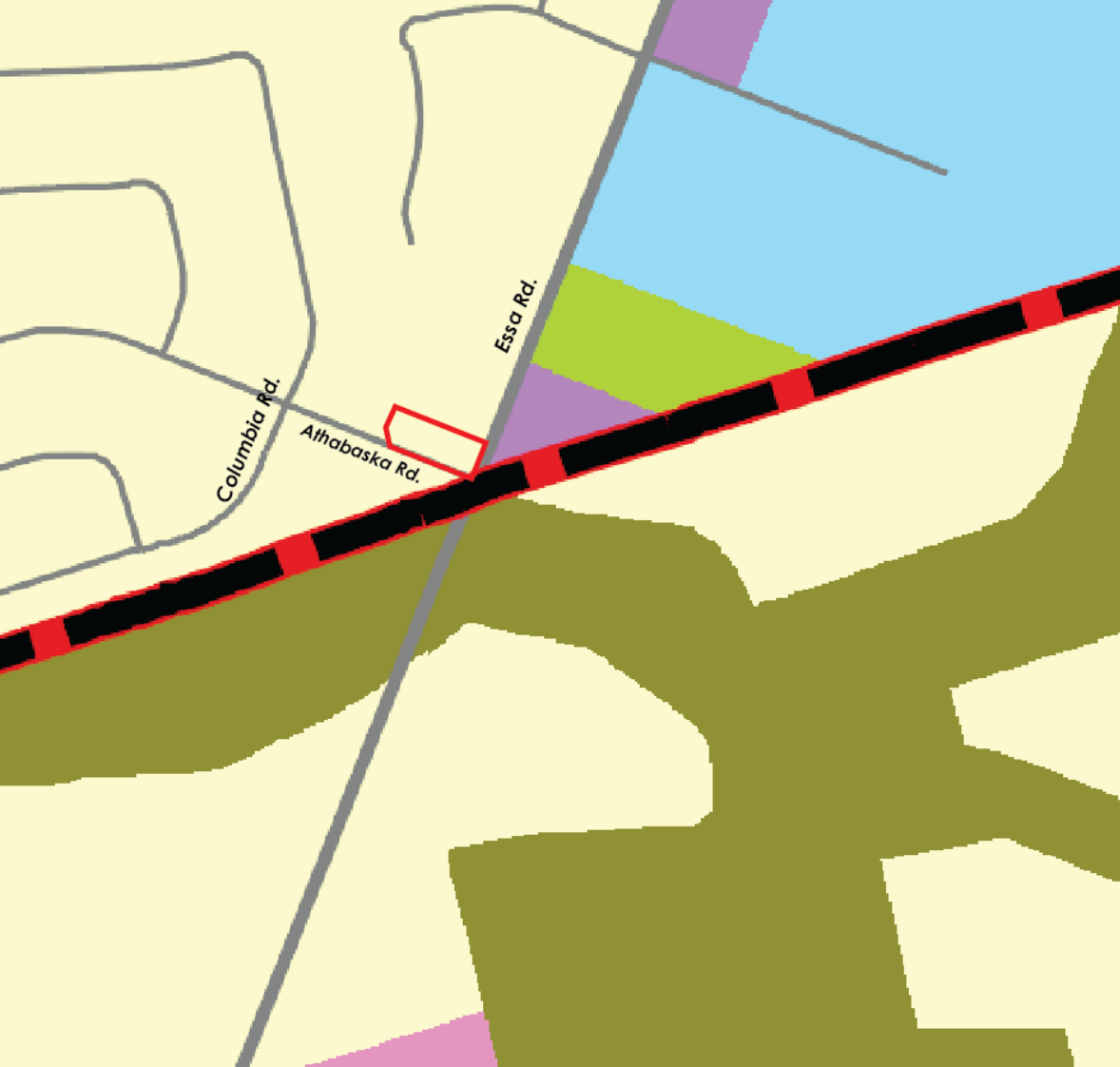
- Located on the corner of Essa Rd. & Athabaska Rd.
- Frontage: approximately 25m along Essa Road & 54m along Athabaska Road
- Area: approx. 1,440 m²

Surrounding Area:

- Existing residential low-density residential subdivision to the north and west; Environmental Protection Area to the south
- Located along a secondary intensification corridor (Essa Road)
- Educational Institutional use to the east (Timothy Christian School)
- Light Industrial uses to the east (storage facility)



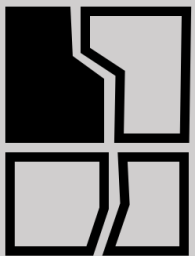
Application Context



- Designation **Residential** on Schedule A of the City of Barrie Official Plan
- Nearby designations include: Residential, Open Space, Environmental Protection, General Industrial, Educational Institutional
- Predominant use shall be for all forms and tenure of housing

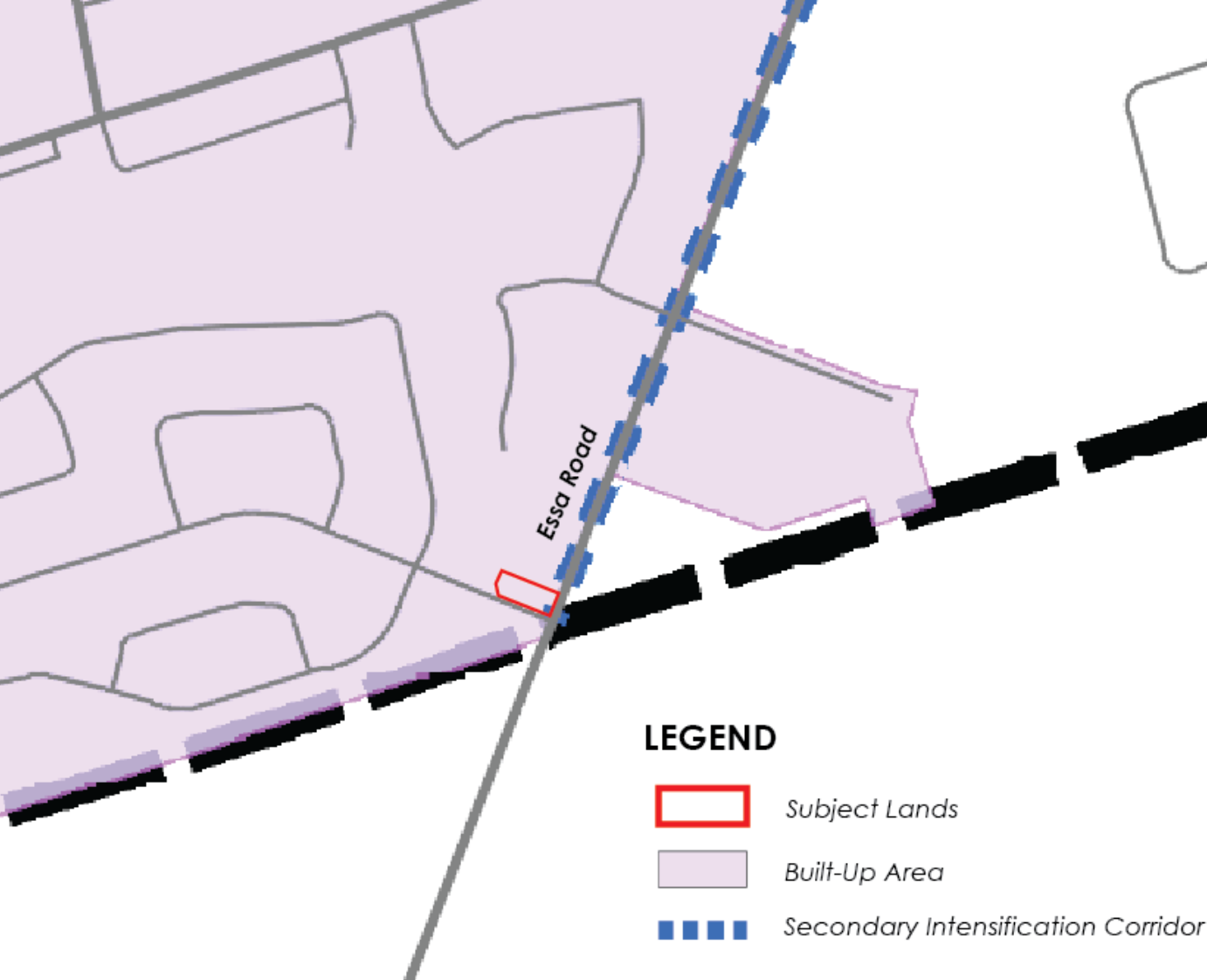
LEGEND

-  Subject Lands
-  Residential
-  General Industrial
-  Open Space
-  Educational Institutional
-  Environmental Protection Area

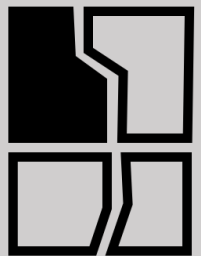


Land Use Designation

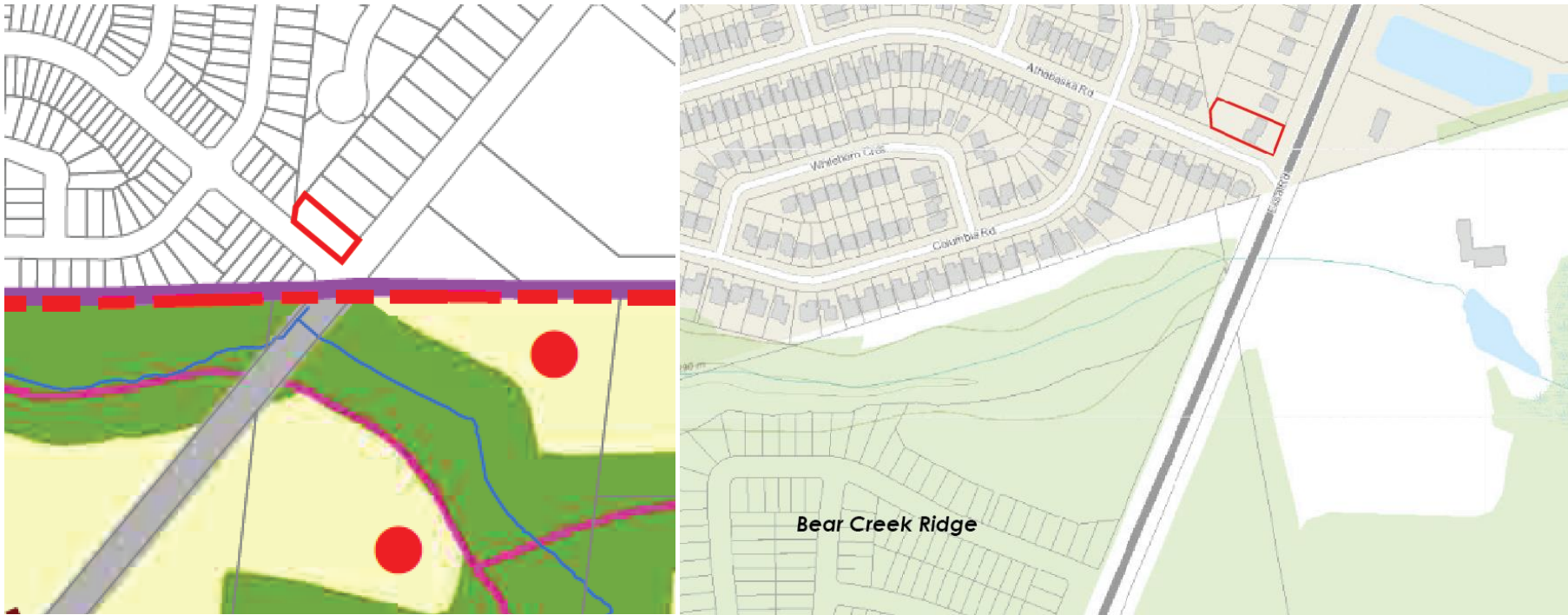
IPS
CONSULTING



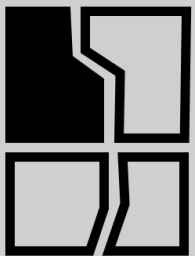
- Located on the Essa Road Secondary Intensification Corridor
 - Densities of 50 units/hectare are targeted
- Located in the Built-Up Area as identified on Schedule I of the Official Plan



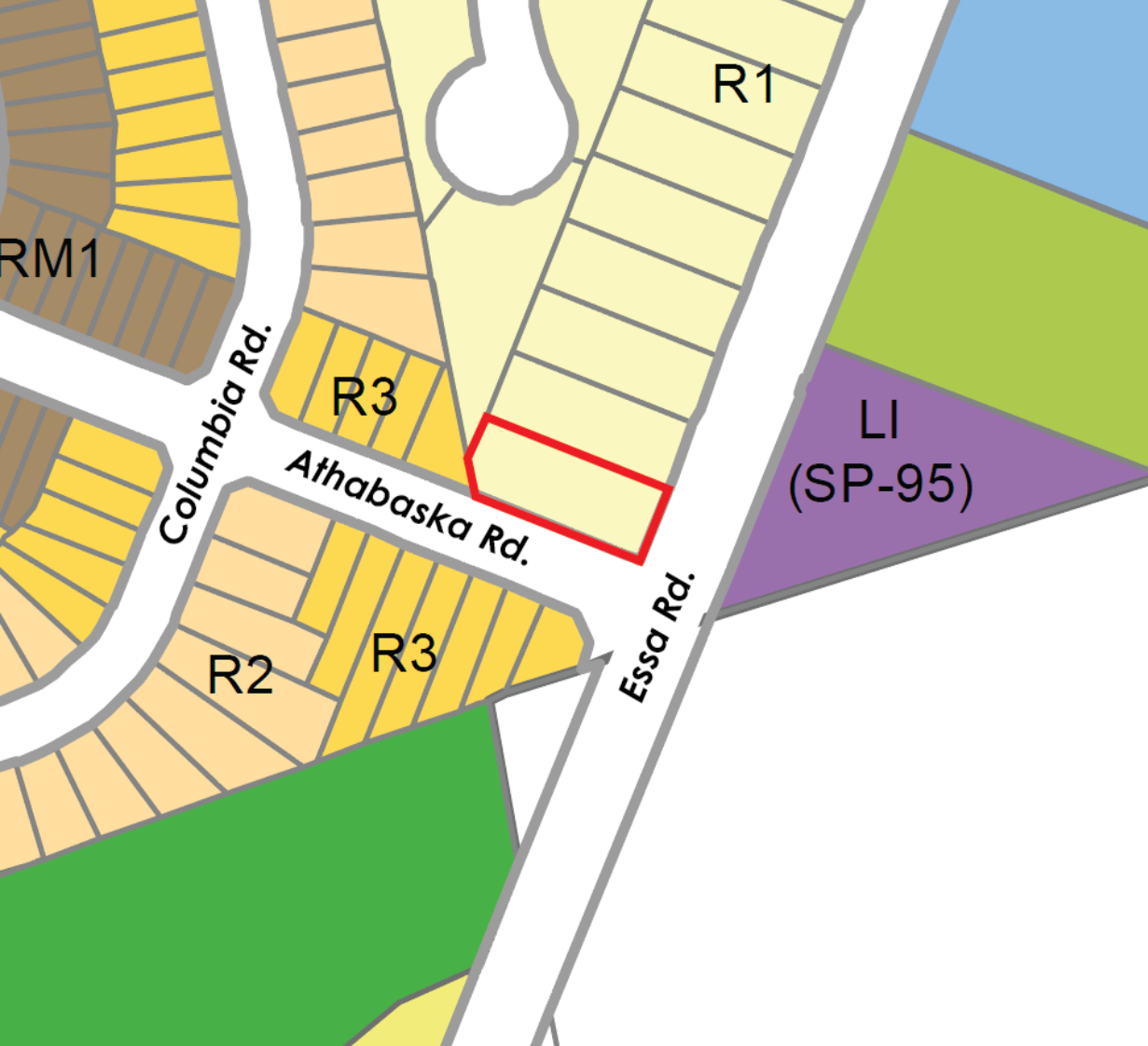
Schedule I – Intensification



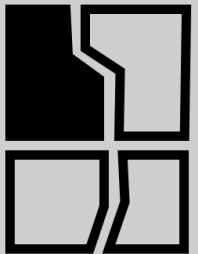
- Located near boundary of the Salem Secondary Plan Area
- Large scale development is anticipated along Essa Road, including the Bear Creek Ridge development
- Residential, commercial, mixed-use land uses are expected
- Similar built form to the proposed development is anticipated, including towns



Secondary Plan Area

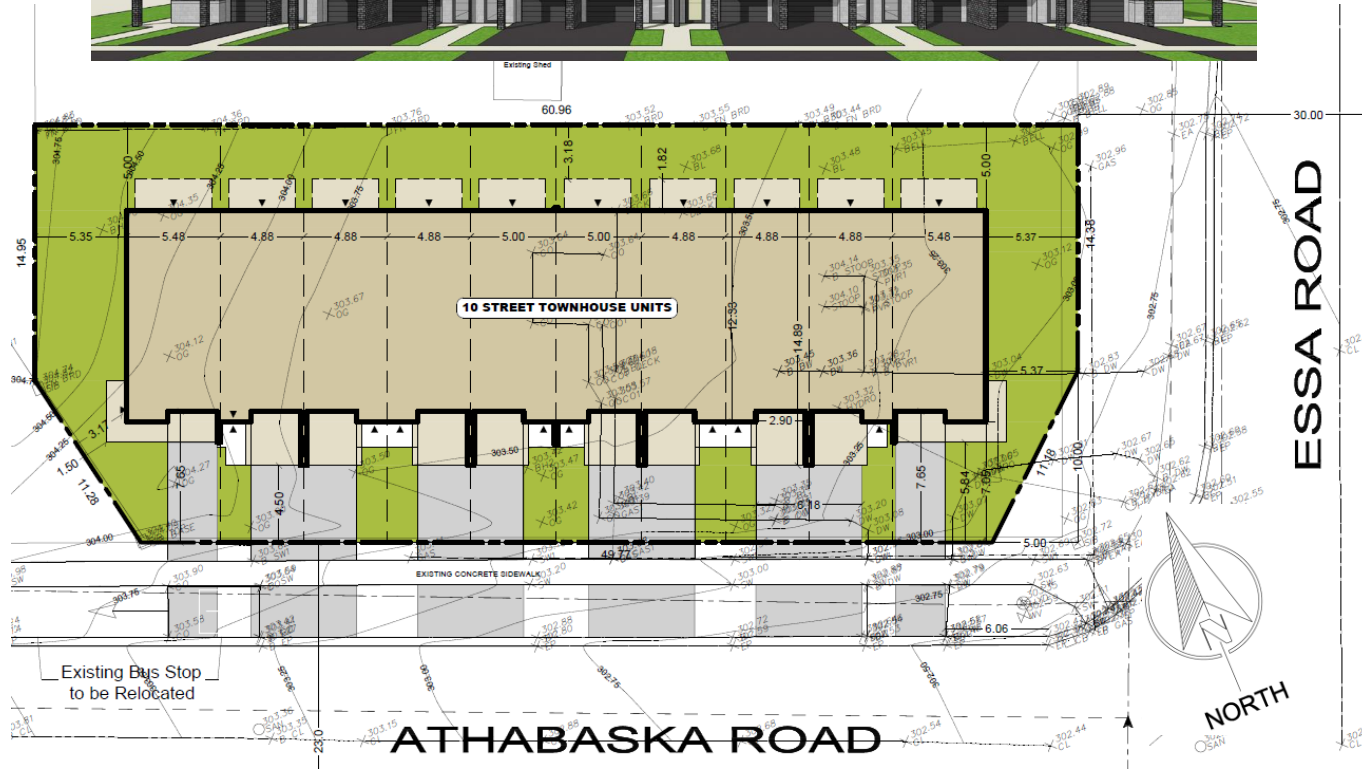


- Subject site outlined in **red**
- Zoned **Residential Single Detached Dwelling First Density (R1)** in City of Barrie Zoning By-law 2009-141
- Diversity of zones in proximity, including: R1, R3, R2, LI (SP-95), OS, I-E (SP-177)

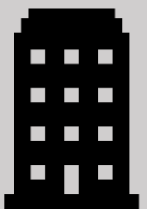


Zoning

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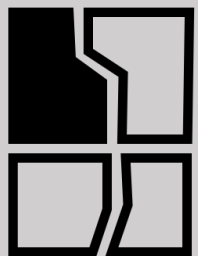


- Introduction of **ten (10)** street townhouse units fronting off Athabaska Rd.
- **Three (3)** storeys in height; including individual garage and driveways.
- Units will possess widths ranging from 4.88 to 5.48 metres (16 ft – 18ft)
- Rear yard amenity space and a second storey deck.
- Serviced with municipal water & sanitary service.
- Density of 84 units per hectare.
- Development provides appropriate, compact, and functional growth along a Secondary Intensification Corridor.



Development Concept

- Request to rezone the lands to **Mixed Use Corridor (MU2)** Zone.
- **MU2** Zone is reflective of the vision of Essa Rd. as an intensification corridor.
- **Two (2)** Special Provisions are requested from the MU2 zone:
 - Minimum Rear Yard Setback of 5.0 m
 - Minimum Street Level Floor Height of 3.0 m



Zoning By-law Amendment

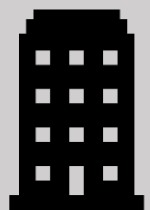
Table 1: MU2 Zoning By-law Requirements			
PROVISION		MU2 Required	Provided
LOT AREA (min.)		-	118.95 m ²
LOT FRONTAGE (min.)		-	4.88 m
FRONT YARD SETBACK	Min.	1m for 75% of frontage	4.5 m
	Max.	5m for 25% of frontage	4.5 m
SIDE YARD SETBACK	Min.	-	3.0 m
	Min. Abutting Street or Laneway	3m	3.0 m
	Max.	3m	3.0 m
REAR YARD SETBACK	Abutting Street or Laneway	1.5m	
	Abutting Residential, OS, or EP Zone	7m	5.0m
FRONT FAÇADE STEP-BACK (min.)		45-degree angular plane at height above 80% equivalent of ROW using 3m minimum step-backs	n/a
SIDE FAÇADE STEP-BACK (min.)		If adjacent to an OS zone, 5.5, at height above 80% equivalent of right-of-way	n/a
REAR FAÇADE STEP-BACK (min.)		45-degree angular plane above 7.5m using minimum 3m step-backs	n/a
LOT COVERAGE (max % of lot area)		-	65.3%
GROSS FLOOR AREA		-	141.4%
STREET LEVEL FLOOR HEIGHT (min.)		4.5m	3.0m
BUILDING HEIGHT	Min.	7.5m	> 7.5 m
	Max.	16.5m	< 16 m
MINIMUM COVERAGE FOR COMMERCIAL USES (% of first storey GFA)		-	-
PARKING		1 space per dwelling unit	1 space + 1 tandem space
DENSITY		84 units per hectare	

*Note: Highlighted cell indicates deficiency



View from Athabaska Rd.

Source: PML Architect



Conceptual Renders

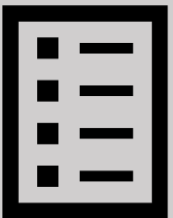
IPS
CONSULTING

- Planning Justification Report
- Functional Servicing Report
- Preliminary Stormwater Management Report
- Tree Inventory and Preservation Plan Report
- Environmental Noise Impact Study
- Geotechnical Report



Supporting Studies

- Introduction of ten (10) new residential units; contributes to housing deficiency within the City of Barrie.
- Development provides appropriate, compact, and functional growth.
- Development is along the Essa Road Secondary Intensification Corridor.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



Conclusion

