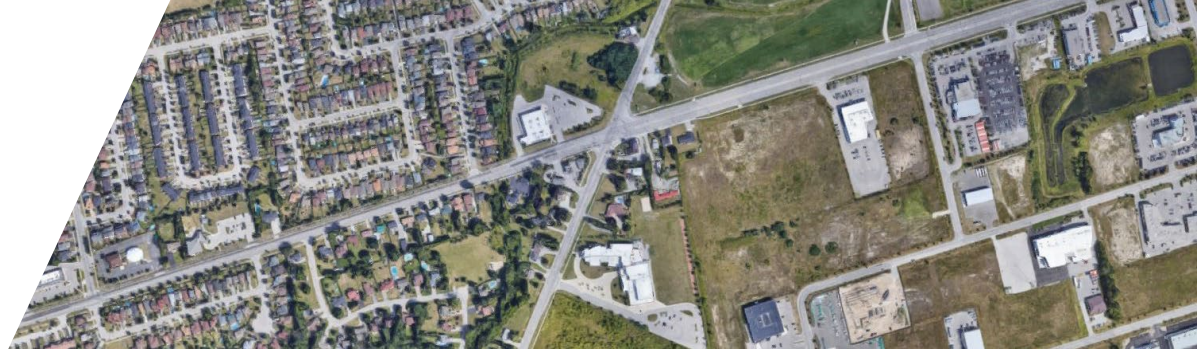




729 & 733 Essa Road

Zoning By-law Amendment Application

City of Barrie



Frontage:

52.4m (Essa Road)

Area:

2,815 m² (0.2 ha)

Topography:

Flat

Current Use:

Residential (two residential dwellings)

Surrounding land uses:

South - Residential

North and East:
Commercial

West: Residential,
Institutional and
Industrial



Existing Site Conditions



729 Essa Road, looking west



733 Essa Road, looking northwest

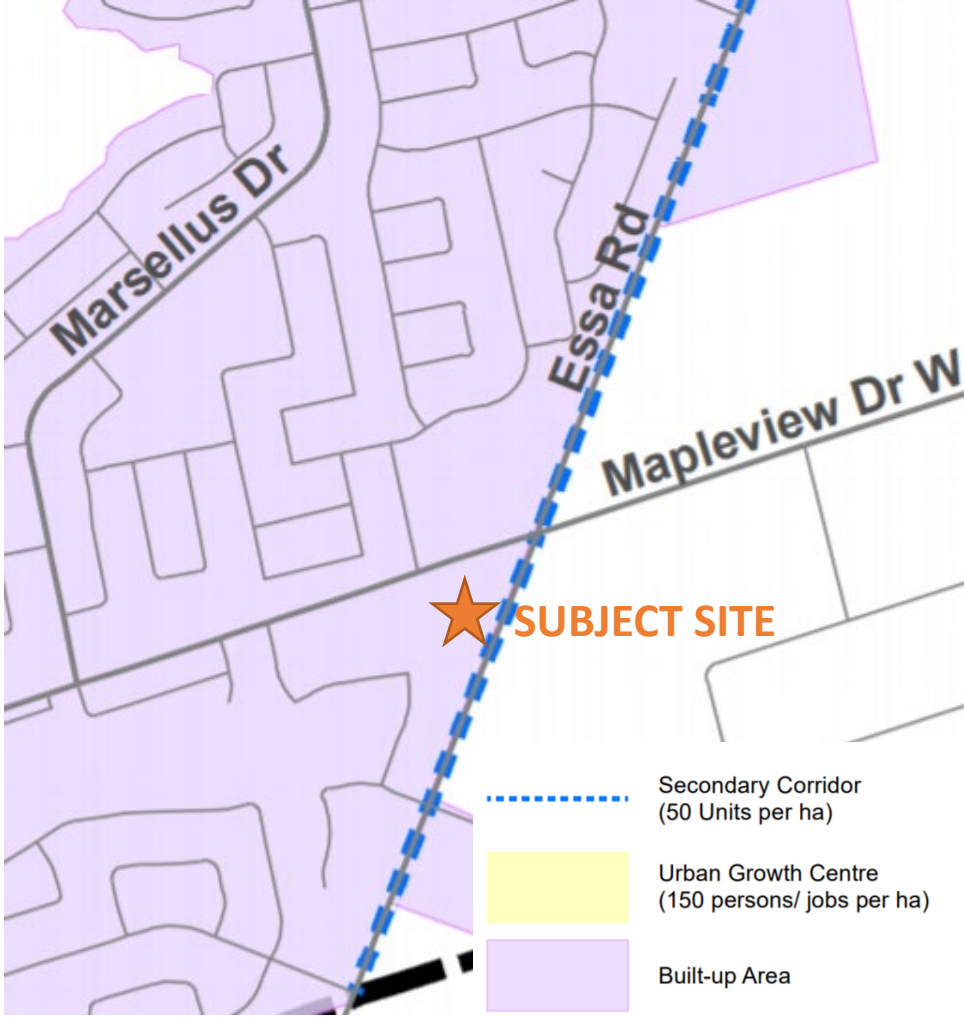


Existing Site Conditions

IPS
CONSULTING



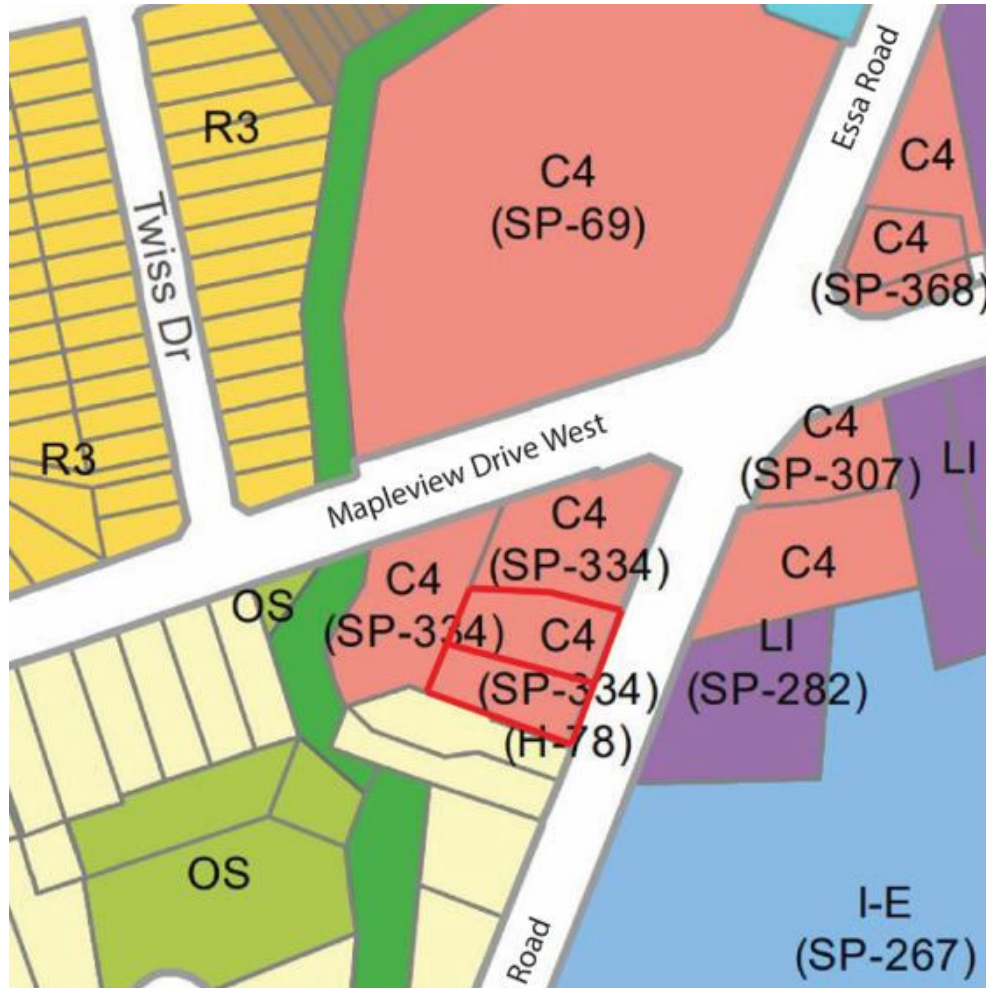
Existing Official Plan Designation –
General Commercial



Existing Official Plan Designation –
Secondary Intensification Corridor



Designation & Zoning



Existing Zoning – Commercial (C4 SP-334) (H-78)



Designation & Zoning



Surrounding Uses

Nearby Development Application

Address - 320 & 364 Mapleview Drive West and 664, 674 and 692 Essa Road

Applications – Official Plan and Zoning By-law Amendments

The applications are intended to facilitate the development of the 10.19 hectare property with a high-density, mixed-use development containing 12 buildings that integrate a variety of residential, commercial and institutional uses. The buildings range in height from 1 to 27 storeys.



Surrounding Uses

IPS
CONSULTING



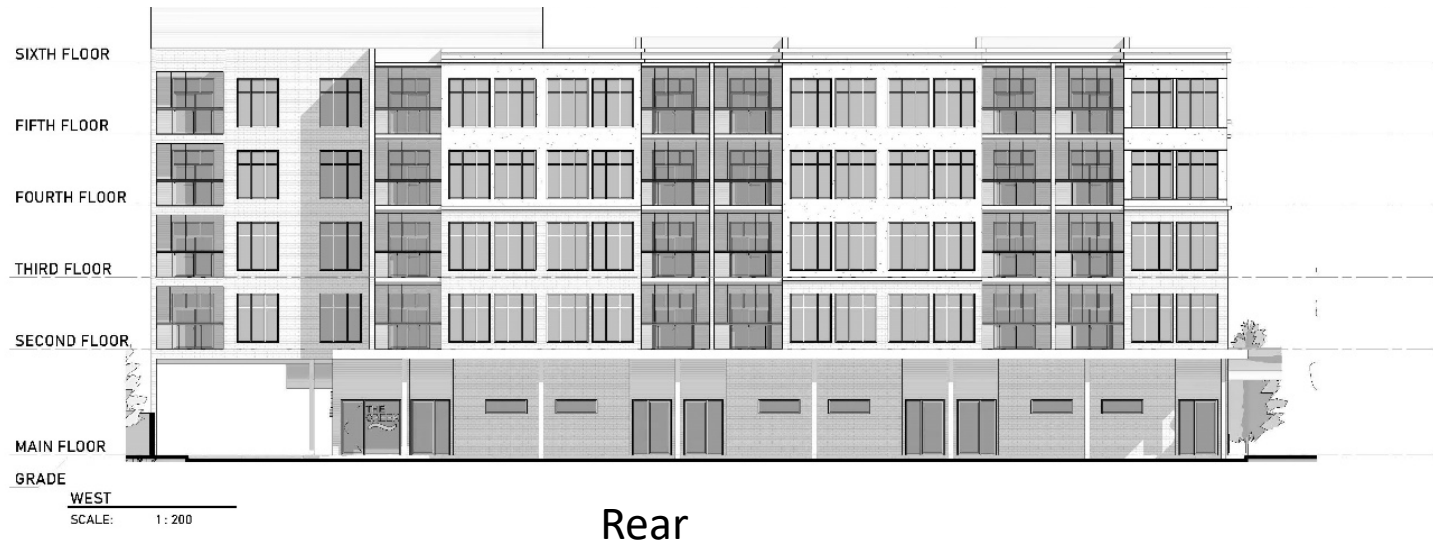
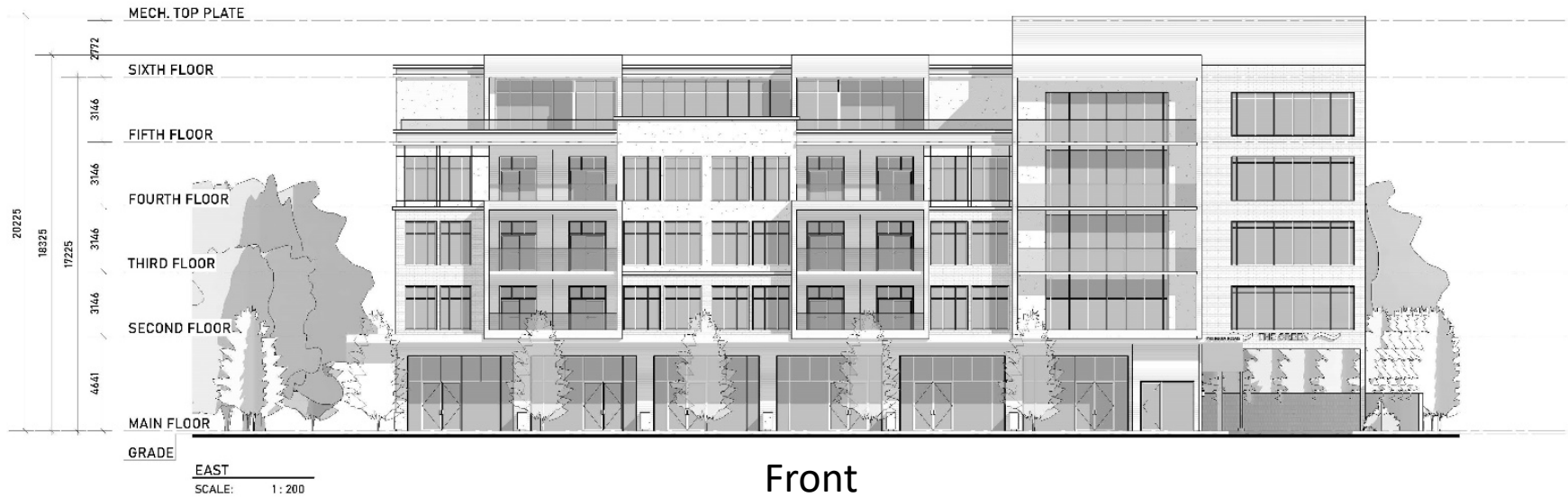
Rendering

IPS
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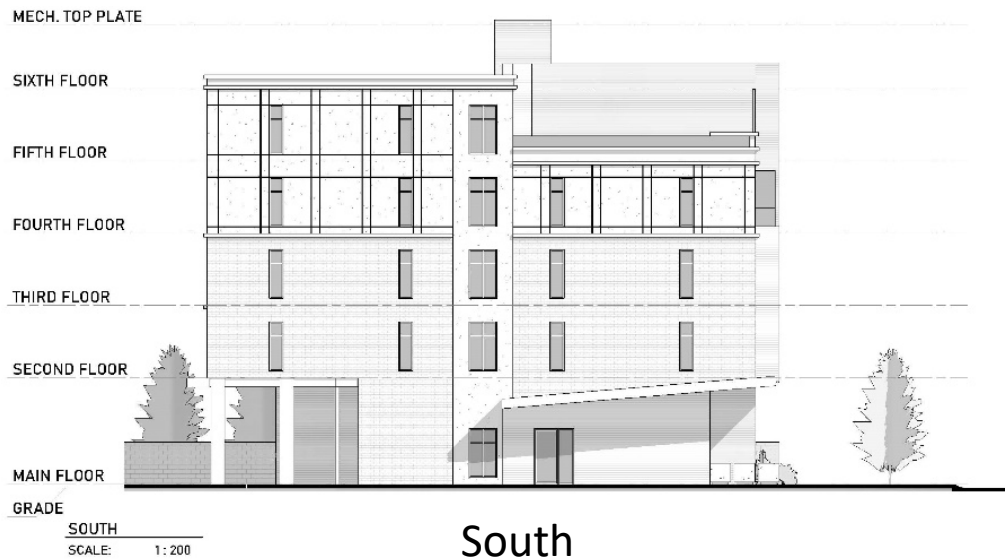
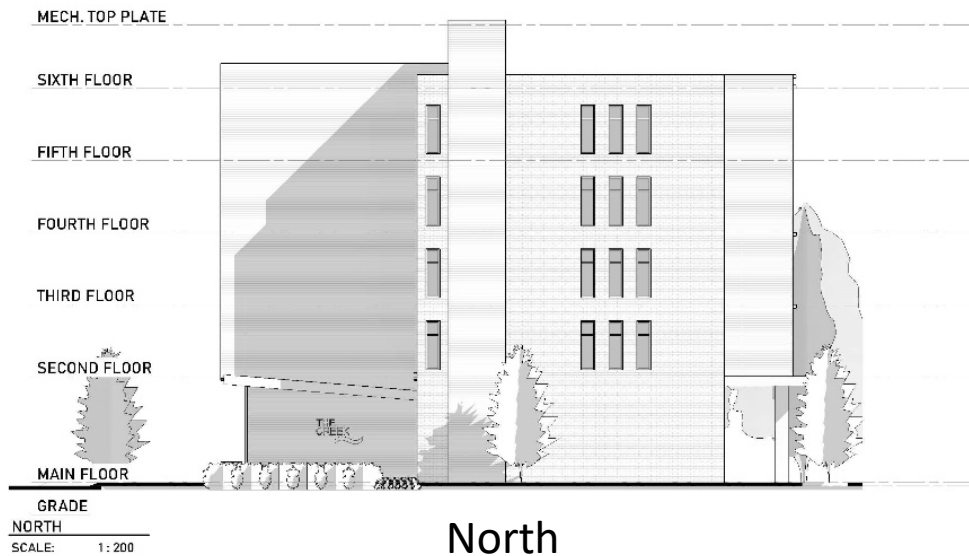
Rendering

IPS
CONSULTING



Conceptual Elevations

IPS
CONSULTING



Conceptual Elevations

IPS
CONSULTING

CURRENT

General Commercial (C4) (SP-334) (H-78)

Special Provisions – private clubs, amusement arcades, adult entertainment parlours and adult video stores shall be prohibited.

A continuous landscape buffer strip of a minimum of 6m in width shall be provided along the frontages of Essa Road and Mapleview Drive. (By-law 2005-065) (Bylaw 2013-066 removal of H for 381 – 387 Mapleview Drive)

Permitted Uses include a wide range of commercial buildings up to a height of 9m.
It does not permit stand alone Apartment Buildings but does permit dwelling units in conjunction with a commercial use (i.e., mixed use)

PROPOSED

Mixed Use Corridor 2 with Special Provisions (MU2-SP)

MU2 zone permits a wide range of commercial, institutional, and residential uses with a height limit of 16.5m.

Special provisions will be sought to permit the proposed built form on the subject property.



STANDARDS			
	REQUIRED BY BY-LAW (CURRENT - C4)	REQUIRED BY BY-LAW (REZONING - MU2)	PROPOSED
LOT AREA (min.)	450 m ²	- m ²	2815.0 m ²
LOT FRONTAGE (min.)	15 m	- m	52.4 m
FRONT YARD (min.)	6 m	3 m	1m (12%) - 3m(88%)
NORTH INTERIOR SIDE YARD (min.)	3 m	0-3 m	0.4 m
SOUTH EXTERIOR SIDE YARD (min.)	6 m	0-3 m	2.67 m
REAR YARD (min.)	7 m	1.5 m	32.3 m
NUMBER OF UNITS	-	-	46
GROUND FLOOR AREA	-	-	612 m ²
GROSS FLOOR AREA	-	-	4061 m ²
COMMERCIAL AREA	20%	0%	4.2% - 120 m ²
DWELLING UNIT AREA	35m ² + 10m ² /bedroom	35m ² + 10m ² /bedroom	One Bedroom: 79m ² Two Bedroom: 77m ²
LOT COVERAGE (max.)	50%	-%	37% -1043m ²
LANDSCAPING (min.)	-	-%	21 %
AMENITY AREA (min.)	12m ² /unit (552m ²)	12m ² /unit (552m ²)	balcony (303 m ²) + rooftop (303 m ²) = 606 m ²
BUILDING HEIGHT (min.)	9 m	7.5-16.5 m	17.2 m
PARKING (min.)	1.5 spaces per unit @ 2.7mx5.5m = 69 spaces	1 space per unit @ 2.7mx5.5m = 46 spaces 1 space per 30m ² 2.7mx5.5m = 4 spaces	50 spaces
DRIVE AISLE WIDTH (min.)	6.4 m	6.4 m	6.4m
BARRIER FREE (min.)	1 Type A @ 3.4mx5.5m & 2 Type B space @ 3.1mx5.5m Each B.F. space shall contain a 1.5m access aisle	1 Type A @ 3.4mx5.5m & 1 Type B space @ 3.1mx5.5m Each B.F. space shall contain a 1.5m access aisle	1 Type A @ 3.4mx5.5m 1 Type B @ 3.1mx5.5m C/W a B.F. access aisle of 1.5m in width
LANDSCAPED BUFFER STRIP		3 m landscaped buffer south side lot line	-
FENCING (min.)	N/A	2m (tight board fence)	2m (tight board fence)



Zoning Statistics



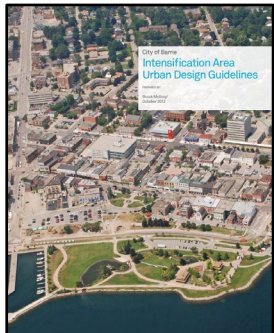
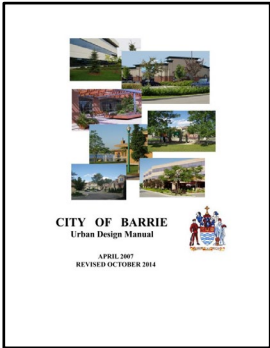
The Design of the proposed development has been developed in accordance with;

- City of Barrie Official Plan;
- City of Barrie Urban Design Manual, and;
- City of Barrie Intensification Area Urban Design Guidelines.

Efforts have been made to meet or exceed all urban design standards within these guidelines including but not limited to;

- Building and Siting;
- Parking Areas;
- Landscaping;
- Environmental Features;

A Shadow Impact Study will accompany the application for Zoning By-law Amendment.



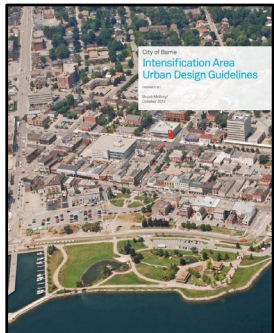
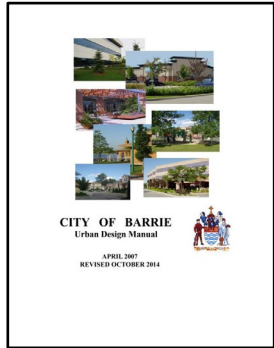
Design Guidelines



Submission Requirements

The following reports/studies will be submitted as part of the application:

- Planning Justification Report
- Comments/Response Matrix
- Affordable Housing Report
- Urban Design Checklist
- Urban Design Report
- Site Plan, Building Elevations and Renderings
- Shadow Impact Study
- Block/Context Plan
- Draft Zoning By-law & Schedule/Map
- Water Service Supply/Demand Analysis
- Functional Servicing Report
- Preliminary Grading Plan
- Geotechnical Report
- Tree Inventory/Assessment
- Complete Landscape Submission
- Tree Preservation & Removal Plan
- Topographical Survey

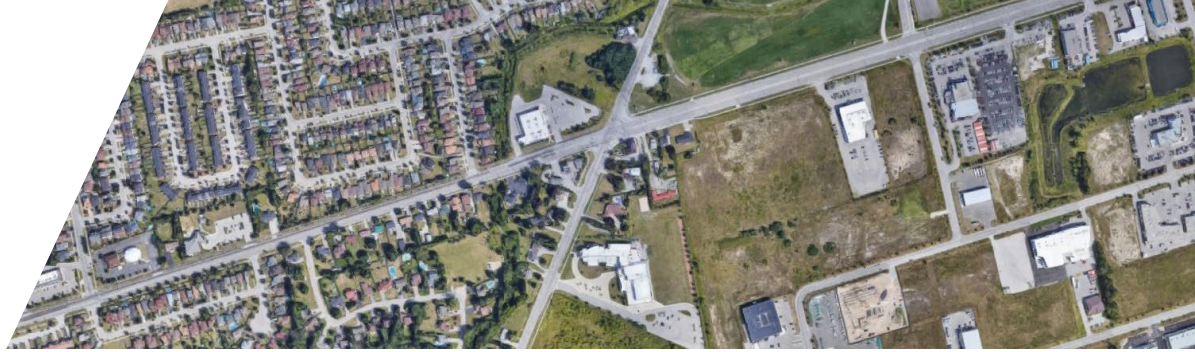


Design Guidelines

- Lands designated for intensification
- 44 unit building with live/work units on the ground floor
- Appropriate growth within Barrie's built-up area, along an identified intensification corridor
- More efficient use of land and existing infrastructure
- Integrates with the character of an evolving neighbourhood
- Consistent with applicable Planning policies



Conclusion



THANK YOU

