



NEIGHBOURHOOD MEETING

242 EDGEHILL DRIVE

ZONING BY-LAW AMENDMENT

March 21, 2023

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

LOCATION

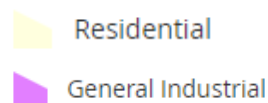


Subject Lands:

- The subject lands are located at 242 Edgehill Drive.
- The lands include an area of 730 m² (0.73 ha. / 0.18 ac.)
- Existing frontage of 23.1 m. along Edgehill Drive.
- Lands currently possess one single-detached dwelling.

Surrounding Area:

- Variety of dwelling types in the neighbourhood, including single detached dwellings and townhomes.
- Proximity to Oates Park and Surrey Park to the north (2-6 min. walk).
- An abundant number of commercial amenities and services are located to the south, along Ferndale Drive North and Dunlop Street West (approx. 10 min walk).
- Public transit is located along Edgehill Drive (Route 5A).



The City of Barrie Official Plan (2018) designates the subject lands as the following:

- Schedule A – Land Use: **Residential**
- Schedule B – *Letitia Heights Planning Area*
- Schedule D – Road Plan: *Minor Collector (Edgehill Drive)*
- Schedule G – Wellhead Protection Areas: *5-10 Year Capture Zone*
- Schedule I – Intensification Areas: **Built-up Area**

OFFICIAL PLAN OVERVIEW

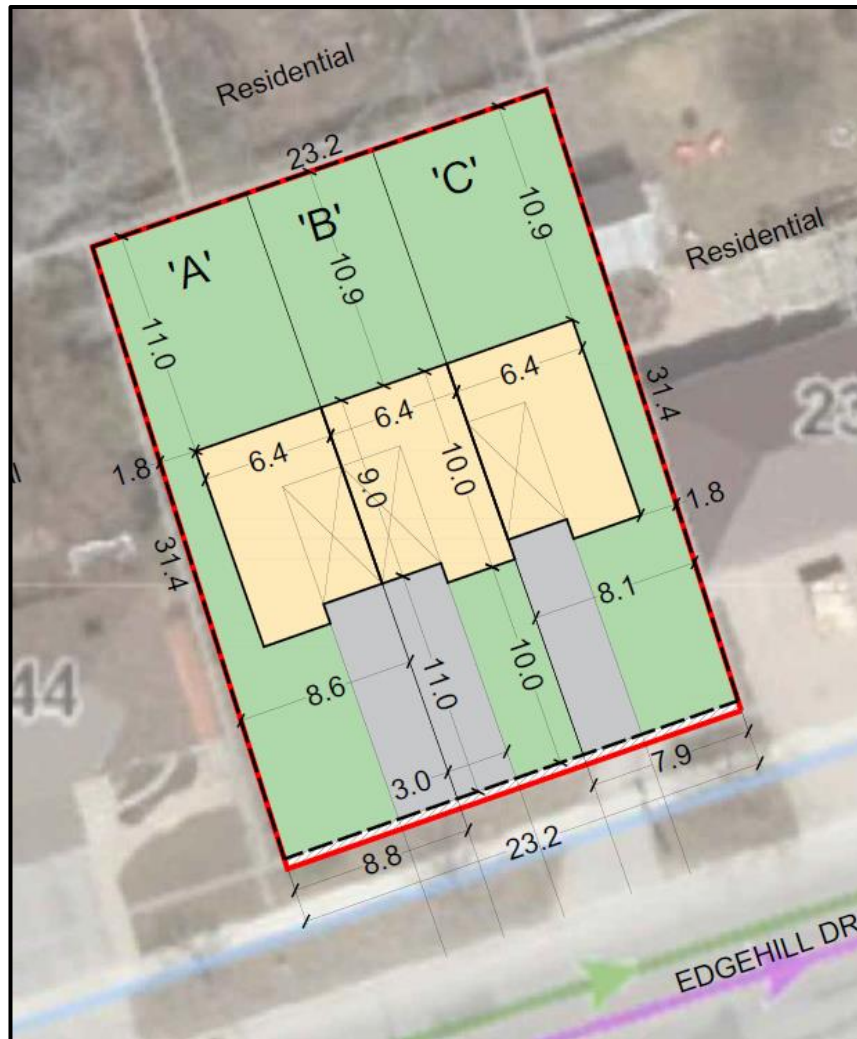
- The subject lands are designated Residential, which supports and permits all forms and tenure of housing.
- Goals and principles of the Official Plan aim to accommodate the current and projected needs of residents, with an appropriate mix and range of housing options; contributing to a complete community and supporting developments that offer more attainable housing options.
- The lands are within the Built-up Area, where the Plan directs at least 40% of residential dwelling unit development to be within these areas annually.
 - The Plan further encourages residential revitalization and intensification throughout the Built-up Area in order to support the viability of healthy neighbourhoods and achieve a desirable compact urban form.
- Intensification represents an essential component of the City's Growth Management Strategy, to support the efficient use of lands, resources, infrastructure and services.
- The Official Plan directs the Zoning By-law to be amended to allow for innovative housing, where it is recognized to be in accordance with good land use planning principles.
- The proposed development is supported by the City of Barrie Official Plan.

OFFICIAL PLAN (FEB.2022)



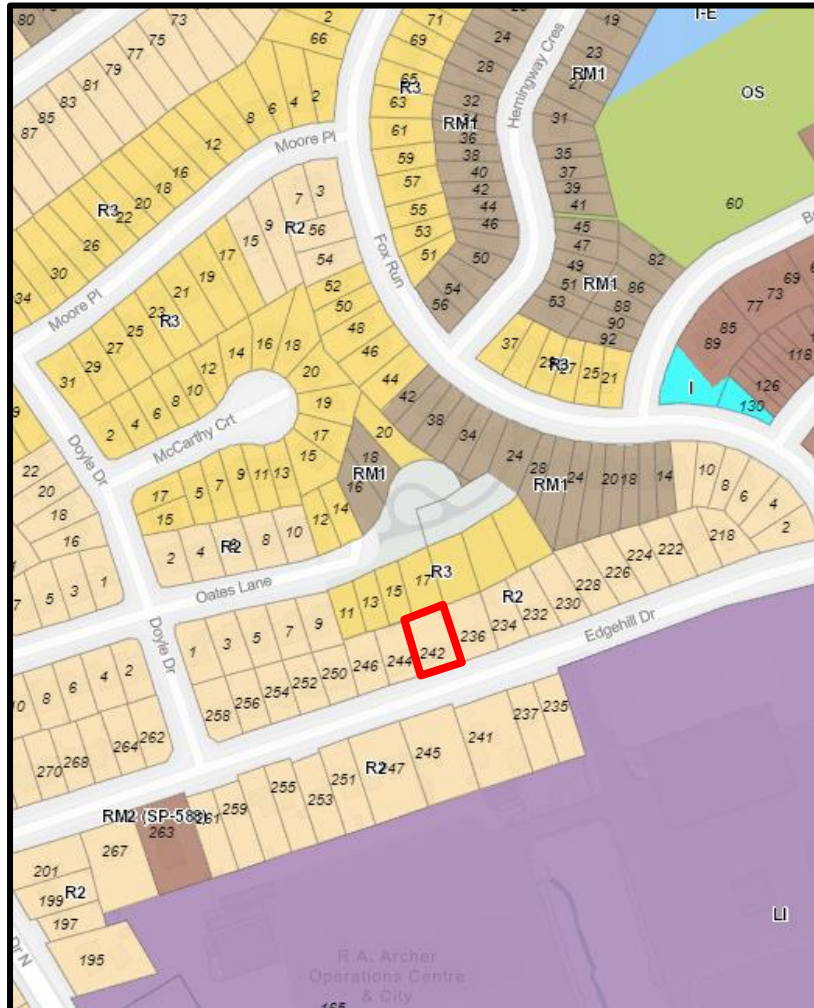
- The City of Barrie adopted a new Official Plan at the February 14th, 2022, City Council meeting. The Plan is to be approved by the Ministry of Municipal Affairs and Housing (Province).
- The 2022 Official Plan designates the subject lands as **'Neighbourhood Area'** and within the **'Built-up Area'**.
- All residential uses are permitted, including a full range of housing forms, types and options.
- Redevelopment and intensification is supported by the Official Plan, at an appropriate scale, height and density for the neighbourhood, to support the creation of new housing options.
- The proposed Zoning By-law Amendment aligns with the policies and objectives of the new Official Plan.

PROPOSED DEVELOPMENT



- The intent of the Zoning By law Amendment is to permit the development of three (3) townhouse units on the lands, in a 3-storey built form.
- Each lot will have an area of approx. 200-260 m², with 6.4-8.6 m. of frontage.
- 2 parking spaces are proposed in the driveway and 1 additional space in the garage (3 total).
- Large rear yards are offered to provide open space for residents.
- Landscaped open space is maintained to facilitate tree planting and shrubbery.
- The built form is yet to be determined; however, the design will be complimentary to the neighbourhood in terms of scale, height and orientation.
- Following approval of the ZBA, a Consent /Part Lot Control would be pursued to sever the lands into the desired three (3) lots, creating two (2) new parcels.

ZONING BY-LAW AMENDMENT



- The subject lands are currently zoned ***'Residential Single Detached Dwelling Second Density (R2)'*** by City of Barrie Zoning By-law (2009-141).
- The surrounding area contains a wide diversity of land uses, evident by the zoning in the area.
 - Residential Single Detached (R2 and R3).
 - Residential Multiple Dwelling (RM1 and RM2).
 - Light Industrial (LI).
- To permit three (3) new townhouse dwellings, a Zoning By-law Amendment (ZBA) is required to permit townhomes on the lands.
- The Amendment would rezone the lands to the ***'Residential Multiple Dwelling Second Density – Townhouse (RM2-TH)'*** zone.

KEY STUDIES

Several reports/studies will be completed for the formal application, including:

- Planning Justification Report
- Geotechnical Review
- Arborist Assessment (Tree Preservation Plan / Inventory)
- Functional Servicing Report
- Stormwater Management Report
- Photometric Plan

CONCLUSION

- The proposed Zoning By-law Amendment will permit the development of three (3) townhouse dwelling units, located at 242 Edgehill Drive.
 - The application requests a zoning change from the '*Residential Single Detached Dwelling Second Density (R2)*' zone, to the '*Residential Multiple Dwelling Second Density –Townhouse (RM2-TH)*' zone.
- Residential intensification and redevelopment is encouraged throughout the City to support a diversity and range of housing types, including more attainable options for residents.
- Development through intensification is supported as it creates a more compact built form, which efficiently utilizes land, existing infrastructure and services.
- The City of Barrie Official Plan encourages development that contributes to the creation of complete communities and offers intensification, an essential component of the City's Growth Management Strategy.
- The creation of new townhouse dwelling units would introduce a complementary and compatible scaled development to the neighbourhood.
- The development aligns with both Provincial and Municipal policy and objectives.

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com

APPENDIX

