

# NEIGHBOURHOOD MEETING

## 12 OTTAWAY AVENUE

ZONING BY-LAW AMENDMENT

MARCH 7, 2023

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# LOCATION



## Subject Lands:

- The subject lands are located at 12 Ottaway Avenue.
- Land holdings of 866 m<sup>2</sup> (0.2 ac. / 0.86 ha.).
- Existing frontage of 20.1 m.
- Lands are currently vacant.

## Surrounding Area:

- Surrounding land uses are low-density, consisting of primarily single detached dwellings.
- Treed lands with Highway 400 is located adjacent north of the subject site.
- Barrie North Secondary School is located to the south, roughly 400 m. or a 4-minute walk.
- Proximity to parks, local services and amenities.



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

- Schedule A – Land Use: ***Residential***
- Schedule B – *Wellington Planning Area*
- Schedule D – Road Plan: *Local (Ottaway Ave.)*
- Schedule H – Natural Heritage Resources: *Level 3 Natural Heritage Resource* identified on abutting property to the North
  - No features identified on subject lands.
- 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 to create complete communities.
- 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)



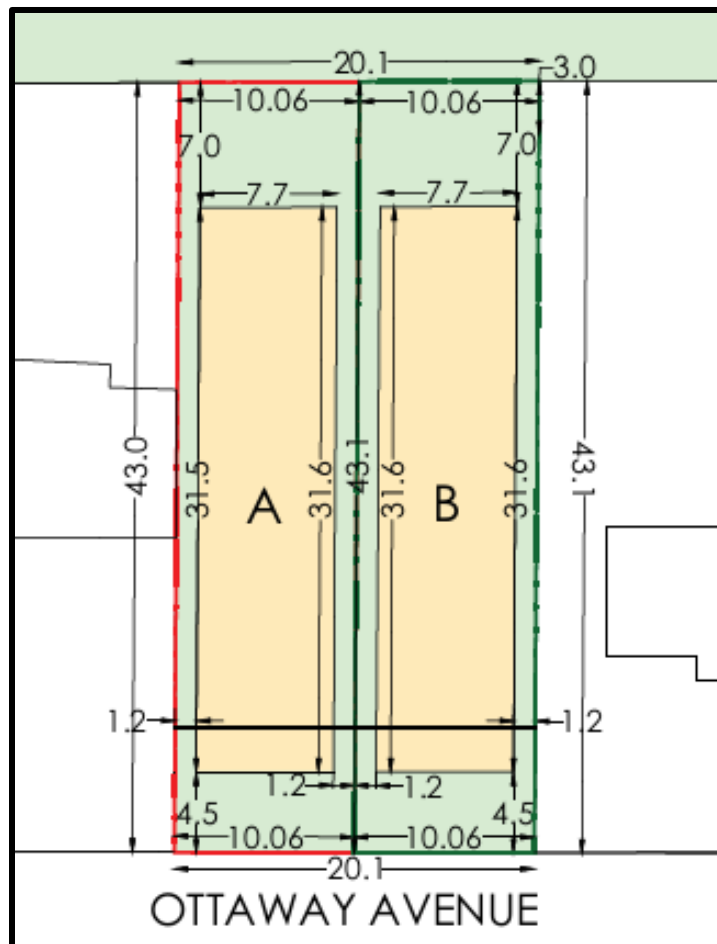
- The City of Barrie adopted a new Official Plan at the February 14<sup>th</sup>, 2022, City Council meeting. The Plan is to be approved by the Ministry of Municipal Affairs and Housing (Province).
- The lands are designated as '**Neighbourhood Area**' and within the '**Built-up Area**'.
- All residential uses are permitted, including a full range of housing forms, types and options.
- The Official Plan seeks to create a complete and more urban city, with intensification, infill and redevelopment directed in order to support new housing options.
- The proposed Zoning By-law Amendment and future application for Consent are supported by the Official Plan.




# 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 R2).
  - Residential Multiple Dwelling (RM1).
  - Institutional (I).
  - Highway Industrial (HI).
- To permit a severance for two new single-detached dwellings on the lands, a Zoning By-law Amendment (ZBA) is required.
- The Amendment would rezone the lands to the ***'Residential Single Detached Dwelling Fourth Density (R4)'*** zone.

# PROPOSED DEVELOPMENT



-  Zoning Envelope
-  Landscaped Open Space
-  7m Garage Setback

- The intent of the Zoning By-law Amendment is to permit the development of two (2) single detached dwellings on the lands.
- The proposed retained lot (A) will have an area of 432 m<sup>2</sup> and 10 m. of frontage.
- The proposed severed lot (B) will have an area of 433 m<sup>2</sup> and 10 m. of lot frontage.
- The proposed development would meet the zoning requirements of the R4 zone.
- 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 would be pursued to sever the lands into two (2) lots, creating one (1) new parcel.

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

- Planning Justification Report
- Site / Concept Plan
- Geotechnical Review
- Arborist Assessment
- Grading and Drainage Plan
- Water Service Supply / Demand Analysis

- The proposed Zoning By-law Amendment would permit the development of two (2) single-detached dwelling units on the lands, located at 12 Ottaway Avenue.
  - The application requests a zoning change from the '*Residential Single Detached Dwelling Second Density (R2)*' zone, to the '*Residential Single Detached Dwelling Fourth Density (R4)*' zone.
- Provincial and municipal policy encourages the provision of a full range of housing types through infill development and intensification to support complete communities and efficiently utilize lands available, with focus placed on underutilized parcels.
- 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 development aligns with both Provincial and Municipal policy and objectives.

# THANK YOU

Questions and Comments Welcome

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# APPENDIX

