

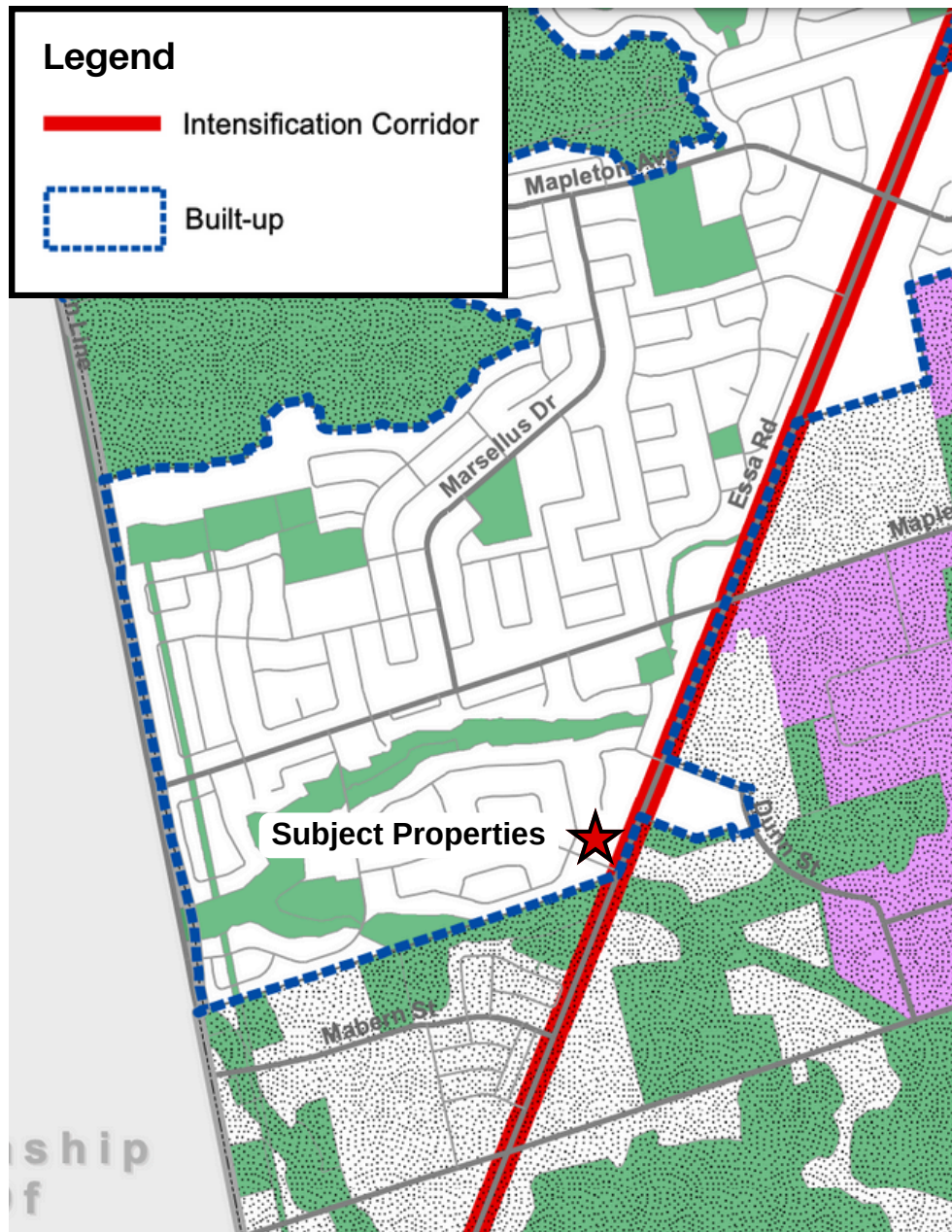
THE BAYLEY HAY TEAM

811, 821, 823 & 827 ESSA ROAD



DEVELOPMENT POTENTIAL

4 - 75x200 FT LOTS | LOCATED ON INTENSIFICATION CORRIDOR



ZONING

4 Adjacent Lots

Total Frontage: 300 Ft

Total Depth: 200 Ft

Zoning:

- Residential 1
- Built-Up Area
- Intensification Corridor
- Neighbourhood Intensification (NI)

Complete List of Zones

Zone Description

Neighbourhood Areas		Zone Description
Neighbourhood Area Low 1, 2, 3, 4		Areas where most of our residents live, traditional residential uses. These areas are encouraging gentle growth with a variety of housing types across the affordability range.
Neighbourhood Area Low 1, 2, 3, 4	NL	Primarily residential areas with some non-residential uses located in mainly ground oriented (i.e. access on ground floor) and low-rise buildings. Lower scale intensification is permitted.
Neighbourhood Intensification	NI	Urbanizing residential areas with some non-residential uses located in low and mid-rise buildings. Areas with greater height permissions to transition from low rise residential areas to intensification corridors - these corridors are found along on major roads.
Neighbourhood Medium	NM	Primarily residential areas with existing tall buildings. This zone is used to recognize existing development and to permit tall buildings in new neighbourhoods.
Neighbourhood Commercial	NC	Small scale commercial areas within or adjacent to neighbourhood areas, creating opportunities for walkable neighbourhoods.



2.3.6 Intensification Corridors

Intensification Corridors are areas planned for higher-density and mixed-use development along arterial streets that connect Barrie's growth centres. *Intensification Corridors* are illustrated on Map 1. In addition to other policies of this Plan, the following policies shall apply to the *Intensification Corridors*:

- a) The function of *Intensification Corridors* is to support transit-oriented development in areas outside of *Strategic Growth Areas*, *Urban Growth Centre*, and *Major Transit Station Areas*, and take a forward-looking approach to development that is walkable and with a range of uses that support transit users in accordance with the respective land use designation.
- b) It is expected that the level of *intensification* will vary along the length of an *Intensification Corridor* to reflect different contexts. The scale of built form along *Intensification Corridors* must conform with the applicable land use designation and Section 3 policies.
- c) *Intensification Corridors* will be planned so that all new development and *redevelopment* within these corridors are supported by public transit infrastructure and *active transportation* infrastructure. This infrastructure will also incorporate winter city design elements, as detailed in the City-Wide Urban Design Guidelines.
- d) For those street segments identified as *Intensification Corridors*:
 - i) The properties fronting those streets are the properties envisioned for development or *redevelopment*; and,
 - ii) Development or *redevelopment*, where possible, must be oriented towards those street segments.
- e) New drive-thrus will be discouraged on *Intensification Corridors*.

2.4.2.2 Built-Up Area

The City has a delineated built boundary as defined by the Minister which is shown on Map 1. The lands within that boundary are the Built-Up Area.

- a) The City will take a balanced approach to growth management by directing 50% of annual residential growth to within the Built-Up Area, in accordance with the following:
 - i) Development within the Built-Up Area shall be directed toward *Strategic Growth Areas*, including the *Urban Growth Centre*, the *Allandale Major Transit Station Area* and lands fronting onto *Intensification Corridors* as shown on Map 1;
 - ii) In the Built-Up Area, lands within neighbourhoods shall accommodate appropriate levels of *intensification* and *redevelopment* as per the policies of the applicable land-use designation; and,
 - iii) The City will support a mix of land uses across the Built-Up Area.
- b) The Built-Up Area will be planned to accommodate new development with a housing mix that is at least 74% high-density, with a substantial proportion of medium-density housing, and with limited low-density development.

Neighbourhood

PERMITTED USES NEIGHBOURHOOD ZONES				
USES	NEIGHBOURHOOD LOW (NL1, NL2, NL3, NL4)	NEIGHBOURHOOD INTENSIFICATION (NI)	NEIGHBOURHOOD MEDIUM (NM)	NEIGHBOURHOOD COMMERCIAL (NC)
Grocery Store				•
Group Home	•	•	•	
Health Services Facility			•	•
Home Occupation	•	•	•	
Institutional Uses	•	•	•	•
Live-Work Space		•	•	
Local Convenience Retail	•	•	•	•
Lodging Unit	•	•	•	
Office				•
Outdoor Recreation	•	•	•	•
Repair Service				•
Residential Uses	•	•	•	•
Retail Store				•
School	•	•	•	•
Studio	◊	◊	◊	•
Supportive Housing	•	•	•	

5.3 Permitted Buildings and Structures

- a) **Buildings and structures** permitted in the Neighbourhood Low (NL), Neighbourhood Intensification (NI), Neighbourhood Medium (NM), and Neighbourhood Commercial (NC) Zones are those marked by a '•' in Table 5-2.
- b) **Buildings and structures** permitted for **transition** in the Neighbourhood Low (NL), Neighbourhood Intensification (NI), Neighbourhood Medium (NM), and Neighbourhood Commercial (NC) Zones are those marked by a '◊' in Table 5-2.

Table 5-2: Permitted Buildings and Structures in Neighbourhood Zones

PERMITTED BUILDINGS AND STRUCTURES – NEIGHBOURHOODS							
BUILDINGS AND STRUCTURES	NEIGHBOURHOOD LOW 1 (NL1)	NEIGHBOURHOOD LOW 2 (NL2)	NEIGHBOURHOOD LOW 3 (NL3)	NEIGHBOURHOOD LOW 4 (NL4)	NEIGHBOURHOOD INTENSIFICATION (NI)	NEIGHBOURHOOD MEDIUM (NM)	NEIGHBOURHOOD COMMERCIAL (NC)
Detached House	•*	•*	•*	•*			
Tiny House		•	•	•			
Coach House	•	•	•	•			
Low-Rise Building		•	•	•			
Rowhouse, On-Street and Back-to-Back	•	•	•	•			
Rowhouse, On-Street Rear Access	•	•	•	•			
Rowhouse, Cluster			•	•	◊	◊	
Semi-Detached	•	•					
Low-Rise Building					•	◊	•
Mid-Rise Building					•	•	
Flex Building							•

Table Notes:

* Existing residential uses with less than three (3) units are permitted a coach house in accordance with the Building Standards Table of the zone.

SECTION 5 NEIGHBOURHOOD

5.1 General Provisions

Reserved for future use.

5.2 Permitted Uses

- a) **Primary Uses** permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), and Neighbourhood Commercial (NC) Zones are those marked by a '•' in Table 5-1.
- b) **Accessory Uses** permitted in the Neighbourhood Low (NL), Neighbourhood Medium (NM), Neighbourhood Intensification (NI), Neighbourhood Commercial (NC) Zones are those marked by a '◊' in Table 5-1.

Table 5-1: Permitted Uses for all Neighbourhood Zones

PERMITTED USES NEIGHBOURHOOD ZONES				
USES	NEIGHBOURHOOD LOW (NL1, NL2, NL3, NL4)	NEIGHBOURHOOD INTENSIFICATION (NI)	NEIGHBOURHOOD MEDIUM (NM)	NEIGHBOURHOOD COMMERCIAL (NC)
Accessory Retail				◊
Animal-related Services				•
Automotive Repair and Service Station				•
Bed & Breakfast Establishment	•	•	•	
Boarding, Lodging, Rooming House	•	•	•	
Cemetery	•	•	•	
Commercial Uses	◊	◊	◊	◊
Community-related				•

5.10.3 Neighbourhood Intensification (NI) – Building Standards

Table 5-13 Building Standards in Neighbourhood Intensification Zone (NI)

NEIGHBOURHOOD INTENSIFICATION (NI)				
BUILDING TYPE	BUILDING HEIGHT		BUILDING LENGTH (Max.)	DWELLING UNIT WIDTH (Min.)
	Min.	Max.		
Low-Rise Building	2 storeys (6.4 m.)	4 storeys (14 m.)	60 m.	n/a
Mid-Rise Building	4 storeys (10.5 m.)	6 storeys (21 m.)	75 m.	n/a
Building Types Allowed for Transition				
Rowhouse, Cluster	n/a	4 storeys (14 m.)	60 m.	6 m.

5.10 Neighbourhood Intensification (NI) Zone

5.10.1 Zone Specific Provisions

Reserved for future use.

5.10.2 Neighbourhood Intensification- Lot, Yard & Green/Open Space Standards

Table 5-12 Lot, Yard & Green/Open Space Standards in Neighbourhood Intensification Zone (NI)

NEIGHBOURHOOD INTENSIFICATION (NI)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS (MIN.)		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area	
									Private	Common
Low-Rise Building	n/a	30 m.	50 %	3 m.	3 m.	5 m.*	3 m.*	20 % of the Lot Area	n/a	8 sq. m. per Dwelling Unit
Mid-Rise Building	n/a	35 m.	50 %	3 m.	3 m.	3 m.*	3 m.*	20 % of the Lot Area	5 sq. m. per Dwelling Unit	12 sq. m. per Dwelling Unit
Building Types Allowed for Transition										
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	25 % of the Lot Area	5 sq. m. per Dwelling Unit	10 sq. m. per Dwelling Unit

Table Notes:

* Where windows of a habitable living space face an interior or rear yard, the minimum setback shall be 7.5 metres.

5.10 Neighbourhood Intensification (NI) Zone

5.10.1 Zone Specific Provisions

Reserved for future use.

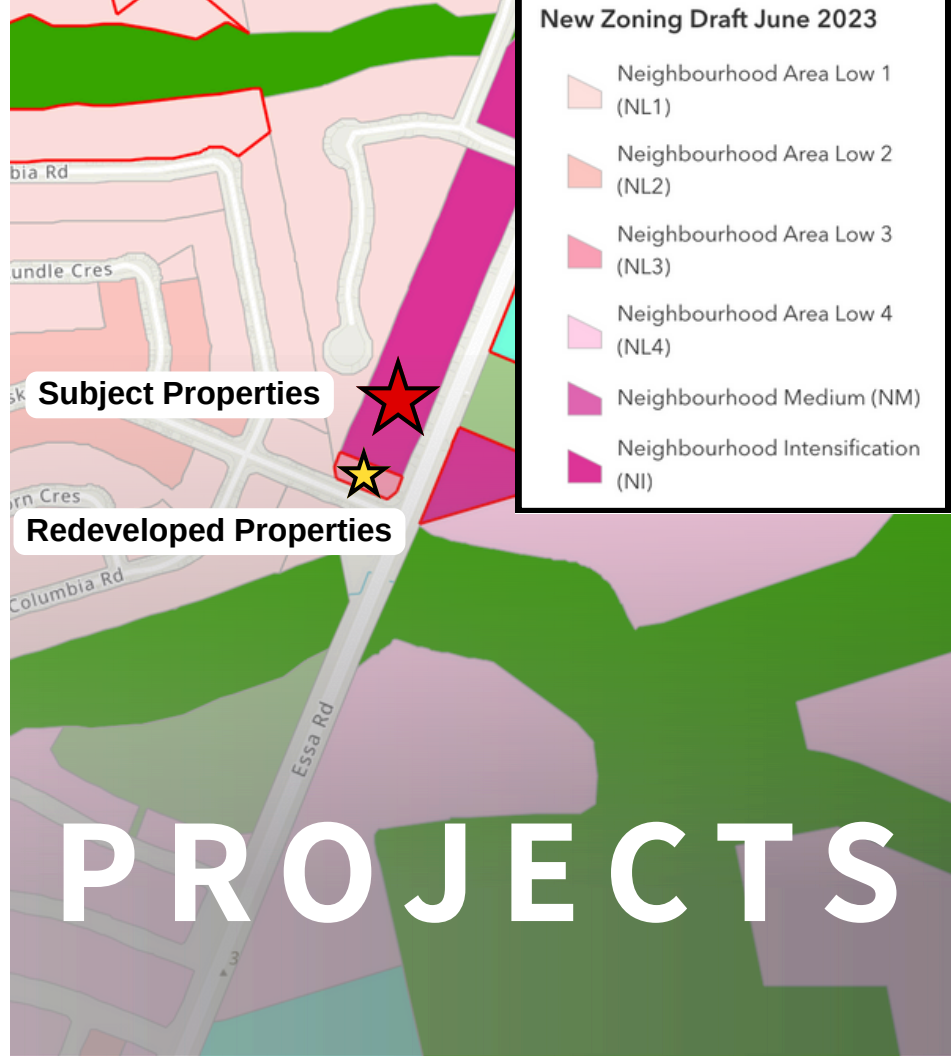
5.10.2 Neighbourhood Intensification- Lot, Yard & Green/Open Space Standards

Table 5-12 Lot, Yard & Green/Open Space Standards in Neighbourhood Intensification Zone (NI)

NEIGHBOURHOOD INTENSIFICATION (NI)										
BUILDING TYPE	LOT STANDARDS			YARD STANDARDS (MIN.)				GREEN / OPEN SPACE STANDARDS (MIN.)		
	Lot Area (Min.)	Lot Frontage (Min.)	Lot Coverage (Max.)	Front Yard	Exterior Side Yard	Rear Yard	Interior Side Yard	Landscaped Area	Amenity Area	
									Private	Common
Low-Rise Building	n/a	30 m.	50 %	3 m.	3 m.	5 m.*	3 m.*	20 % of the Lot Area	n/a	8 sq. m. per Dwelling Unit
Mid-Rise Building	n/a	35 m.	50 %	3 m.	3 m.	3 m.*	3 m.*	20 % of the Lot Area	5 sq. m. per Dwelling Unit	12 sq. m. per Dwelling Unit
Building Types Allowed for Transition										
Rowhouse, Cluster	2900 sq. m.	42 m.	40 %	Average between adjacent lots, otherwise, 3 m. (min.)	3 m.	6 m.	5 m.	25 % of the Lot Area	5 sq. m. per Dwelling Unit	10 sq. m. per Dwelling Unit

Table Notes:

* Where windows of a habitable living space face an interior or rear yard, the minimum setback shall be 7.5 metres.



PAST PROJECTS

The New Zoning Draft June 2023 Identifies The Subject Location As Neighbourhood Intensification.

The Adjacent Property Located At Essa & Athabaska Has A Special Provision (SP-596) And Is Identified As “Neighbourhood Area Low (NL3)”. This Property Was Developed Into 8 Townhouses.







USEFUL LINKS

CITY OF BARRIE

<https://www.barrie.ca>

DOWNTOWN BARRIE

<http://downtownbarrie.ca>

BARRIE CHAMBER OF COMMERCE

<https://www.barriechamber.com>

BARRIE ZONING BY-LAW CONSULTATION

<https://www.buildingbarrie.ca/zoning>

BARRIE COMPREHENSIVE ZONING BY-LAW 2009-141

<https://www.barrie.ca/media/1498>

BARRIE OFFICIAL PLAN (FEB 2022)

<https://www.barrie.ca/government-news/adopted-strategies-plans/official-plan>

CITY OF BARRIE BY-LAW SPECIAL PROVISIONS MAP

<https://www-tltest.arcgis.com/home/item.html?id=b8c5b37bb1b3409ca90bb7f7d997401c>

CITY OF BARRIE PHONE NUMBER

(705)726-4242





OTHER RECENT PROJECTS



IPS
CONSULTING

729 & 733 Essa Road
Zoning By-law Amendment Application
City of Barrie



Neighbourhood M
XXXXXX



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



Neighbour
Septe

INNOVATIVE PLANNING SOLUTIONS **IPS**
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

ESSA ROAD TOWNHOUSES
PLANNING JUSTIFICATION REPORT

829 Essa Road, City of Barrie
Part of Lot 3, Concession 11
IPS NO. 18-803
April 2019

BIGLIERI GROUP

PLANNING RATIONALE REPORT

901 Essa Road and Block 281
City of Barrie

Prepared For: Brown Bear Dev Ltd.
TBG File: 22851





DECEMBER 2022

IPS **INNOVATIVE PLANNING SOLUTIONS**
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

647 WELHAM STREET • SUITE 9 • BARRIE • ONTARIO • L4N 0B7

WHO WE ARE PARTNERS OUR WORK SERVICES LINKS CONTACT

RESIDENTIAL: MEDIUM DENSITY



Essa Road Homes
Essa Rd. Barrie, ON

THE BAYLEY-HAY TEAM'S



EXCLUSIVE PRESENTATION

DIRECT: 705-722-5400



NEIL BAYLEY-HAY** DAWN MACDONALD* ZACH BAYLEY-HAY* MIKE WILKINSON* KAREN NEWELL*

*Sales Representative **Broker

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