



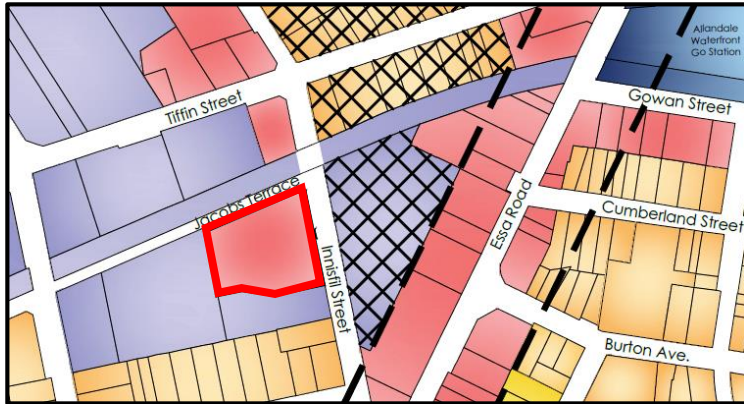
272 Innisfil Street
Zoning By-law Amendment Application
Condominium & Townhouse Development



Public Meeting
March 3, 2020



-  Allandale Waterfront Go Station
-  Commercial
-  Industrial
-  Medium Density Residential
-  Low Density Residential
-  Park
-  Potential Development Sites
-  Essa Road Intensification Corridor



Subject Site:

- Located at 272 Innisfil Street.
- The property corner's Innisfil Street and Jacobs Terrace.
- Frontage of approximately 85 m. along Innisfil Street and 95 m. along Jacobs Terrace.
- Land holdings of 7,024 m² (1.7 ac. / 0.7 ha.).

Surrounding Area:

- Adjacent land uses include low-density and medium-density residential, commercial and light industrial.
- Rail tracks (BCRY) adjacent to the north of Jacobs Terrace.
- In close proximity to the waterfront with various trails and open spaces, the downtown area, and transit including the Allandale Waterfront GO station.



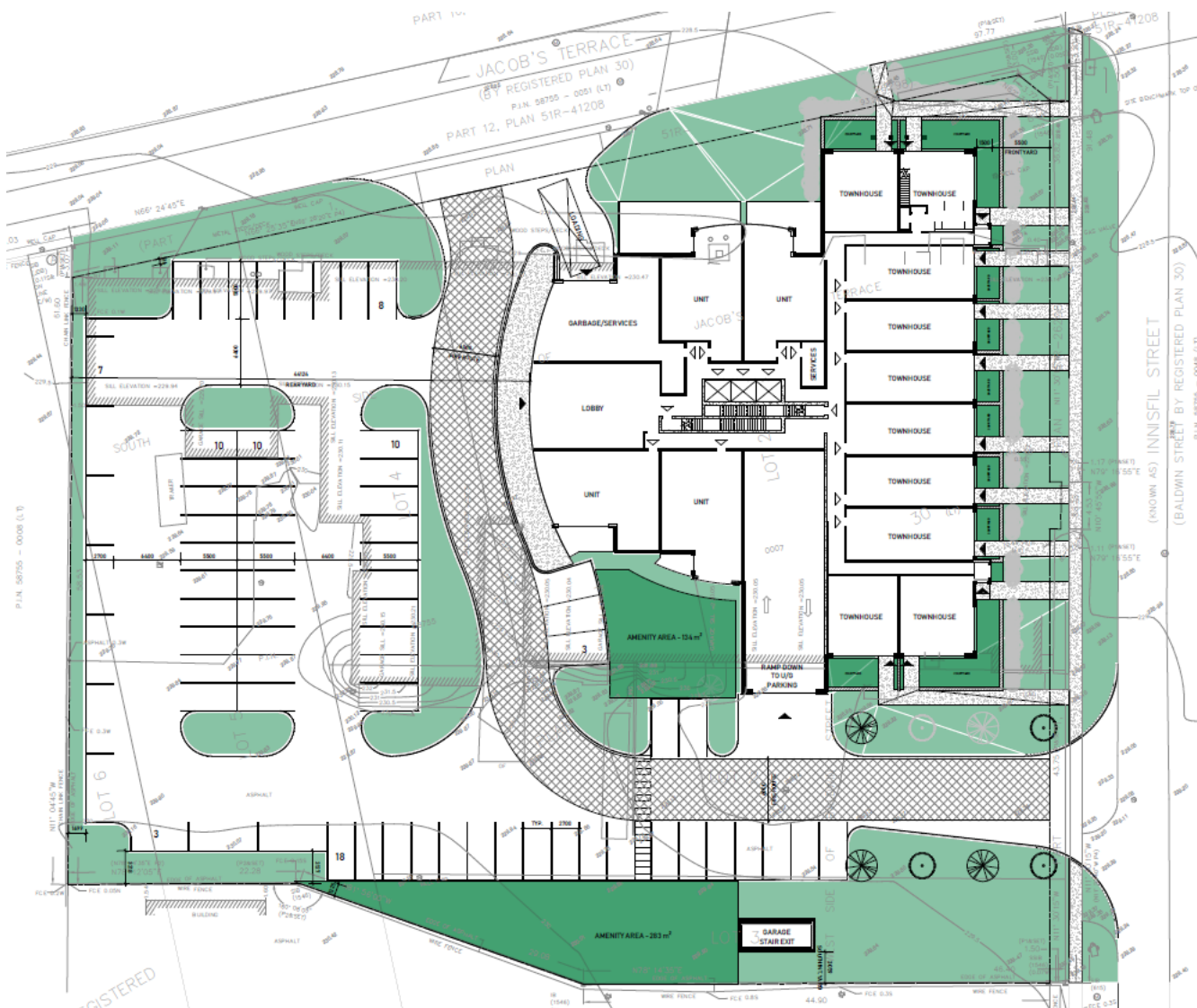
Application Context



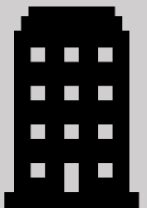
- The site has been used for various commercial, retail and light industrial uses in the past.
- Current uses includes the Barrie Antiques Centre.
- Majority of the site is covered by the existing building footprint; the remainder is paved.
- There is minimal vegetation on the property with scattered boundary trees on the west boundary.



Existing Land Use



- Introduction of a condominium and townhouse building.
- Seventeen (17) storeys in height.
- A two-storey townhouse podium fronting Innisfil Street.
- 164 units – 150 condos, 10 townhomes, 4 penthouse units.
- Above grade and 1 level of underground parking, providing 164 spaces (1 space per unit).
- Various amenity spaces and individual balconies proposed.
- Entirely residential, as commercial uses are focused along mixed use intensification corridors.

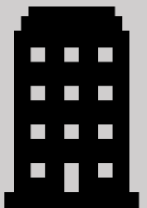


Development Concept



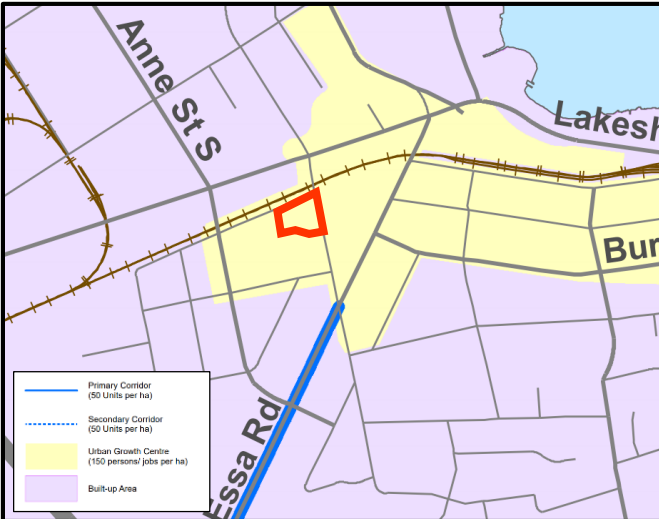
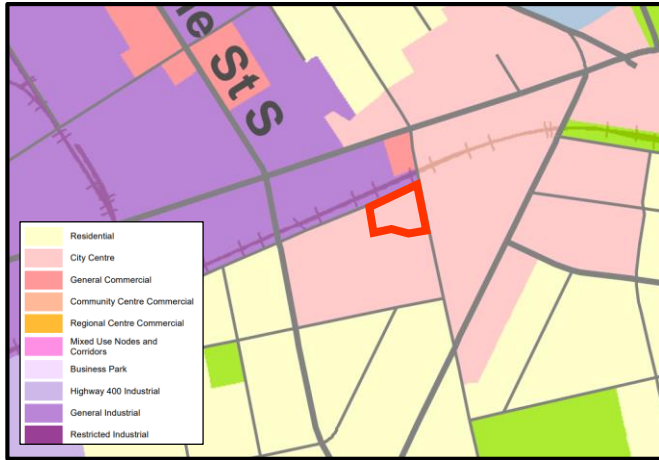
View from Innisfil Street

Source: ISM Architects

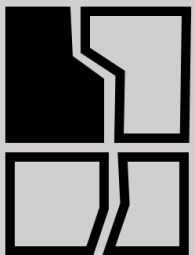


Conceptual Renderings

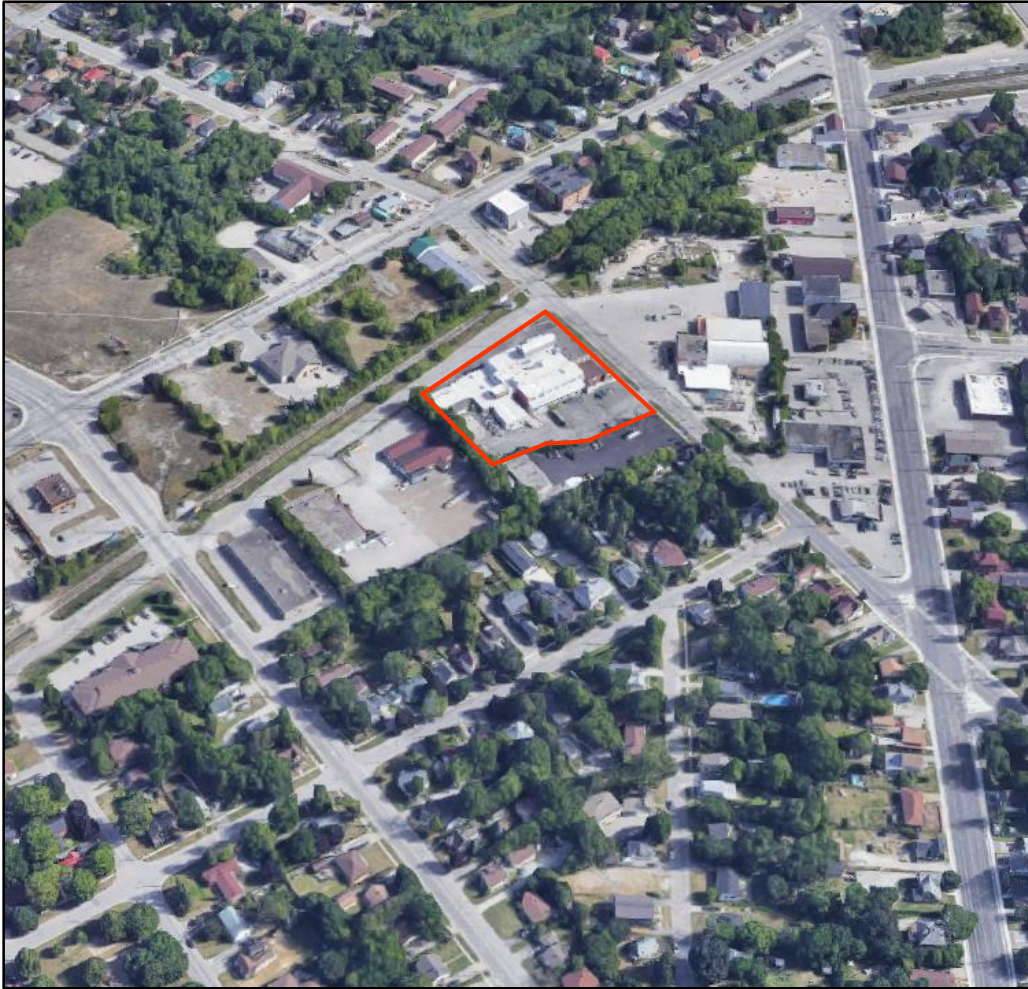
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- Designated '*City Centre*' on Schedule A of the Official Plan.
- The City Centre designation permits a wide variety of land uses.
- Residential development at high densities is encouraged to increase resident population and provide live/work opportunities.
- Development through intensification is encouraged that is more compact and will efficiently use land, resources, infrastructure and services in place.
- The subject lands are also located within the '*Urban Growth Centre (UGC)*' according to Schedule I of the Official Plan.
- The UGC is designated to accommodate a large amount of the population growth, intensification and development for the City of Barrie.

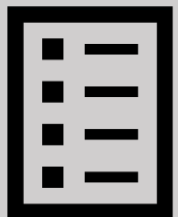


Land Use Designation



View facing north.

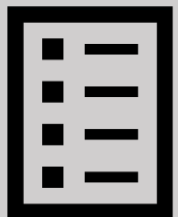
- A Neighbourhood Meeting was held on November 27th, 2019.
- The application was presented to the public (approx. 15 people), followed by a discussion period.
- Concerns were raised from residents that the area has not seen development in many years. Revitalization and redevelopment is needed.
- Staff will summarize concerns and comments in their presentation.



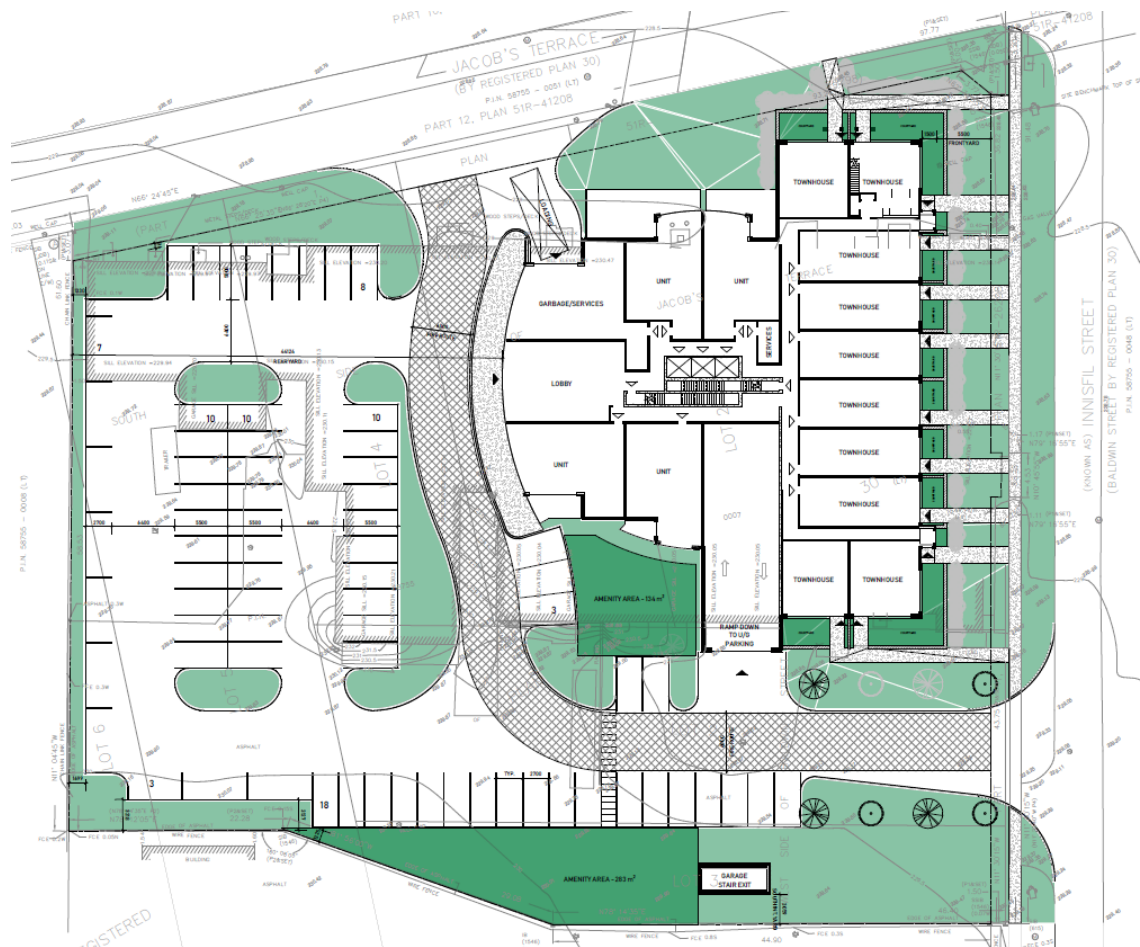
The Neighbourhood



- A condominium building including a townhouse podium is proposed.
- A rezoning is required to Transition Centre Commercial with 3 Special Provisions, appropriate for the location and the proposed development - (C2-2(SP-XX)).
- 17 storeys is provided, introducing 164 residential units; contributing to housing deficiency and targets within the City of Barrie.
- Redevelopment is proposed of an underutilized parcel of land.
- The lands are zoned and designated for higher density residential development, growth and intensification.
- Located near the downtown and waterfront area, with a large variety of amenities, restaurants, open spaces, services, and direct access to transit.
- Conforms with the goals and objectives of Provincial and Municipal legislation.
- This application will introduce new development to an area seeking redevelopment and revitalization.



Conclusion



Thank you!

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