
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

PREPARED BY: D. SUDDABY, PLANNER

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT

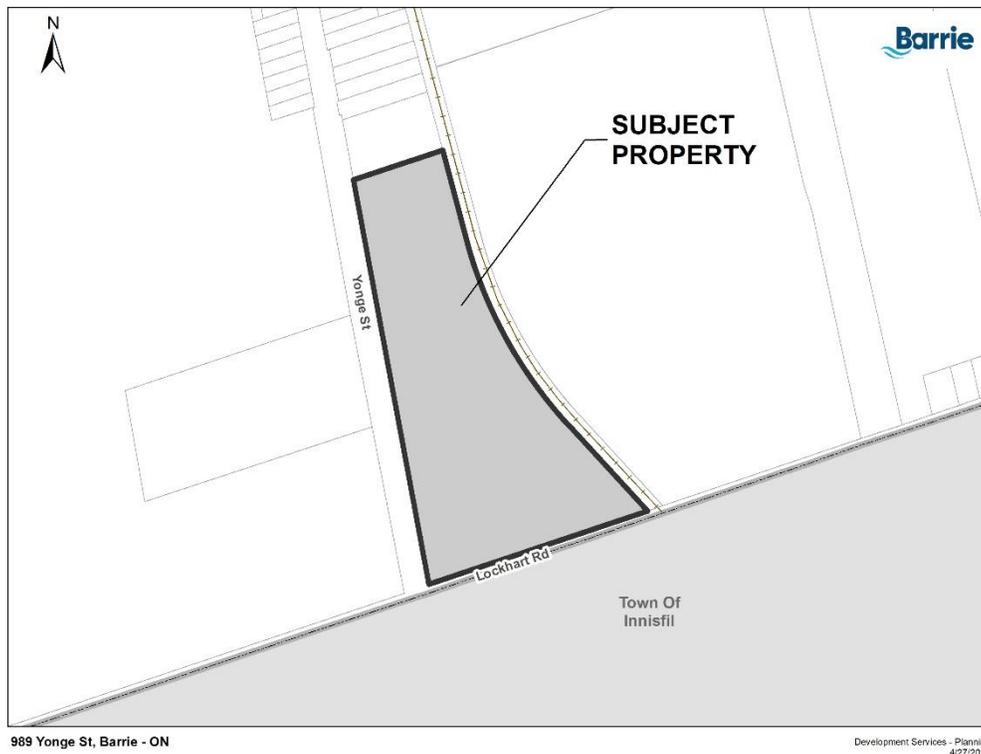
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT - ASA DEVELOPMENT
INC. – 989 YONGE STREET (WARD 9)

DATE: JUNE 15, 2020

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for Zoning By-law Amendment submitted by The Jones Consulting Group, on behalf of ASA Development Inc., for the lands known municipally as 989 Yonge Street.

The subject lands are irregular in shape and have a lot area of approximately 10.15 ha (25.08 acres). The property is located on the north-east corner of Lockhart Road and Yonge Street, within Phase 2 of the Hewitt's Secondary Plan.



The subject lands are designated Yonge Street Mixed Use Corridor in the City's Official Plan and are currently zoned Agricultural General (AG) in accordance with the Town of Innisfil Zoning By-law (054-04). The owner has applied to amend the current zoning of the property to Neighbourhood Mixed Use (NMU) to permit the future development of the lands for 60 townhouse units and 4 mixed-use residential and commercial buildings with

approximately 1,218 residential condominium units and 3,000 square metres of commercial space, ranging in height from 3 to 12 storeys. (see Appendix “A” – Conceptual Site Plan).

In accordance with Section 9(6) of the Condominium Act, an application for a Plan of Condominium Exemption has been submitted concurrently for consideration. This exemption request has been made in order to avoid process and approval duplications associated with the public consultation requirements for a Plan of Condominium that will be facilitated through a future Site Plan application for the subject lands. Should Council approve the subject Zoning By-law Amendment application, Planning staff, through delegated approval (Council Motion 10-G-346), would be in a position to recommend approval of the Plan of Condominium following final approval of an implementing Zoning By-law and subsequent Site Plan Approval over the subject lands.

Neighbourhood Meeting

A Neighbourhood Meeting was held on October 29, 2019. No members of the public attended the meeting.

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

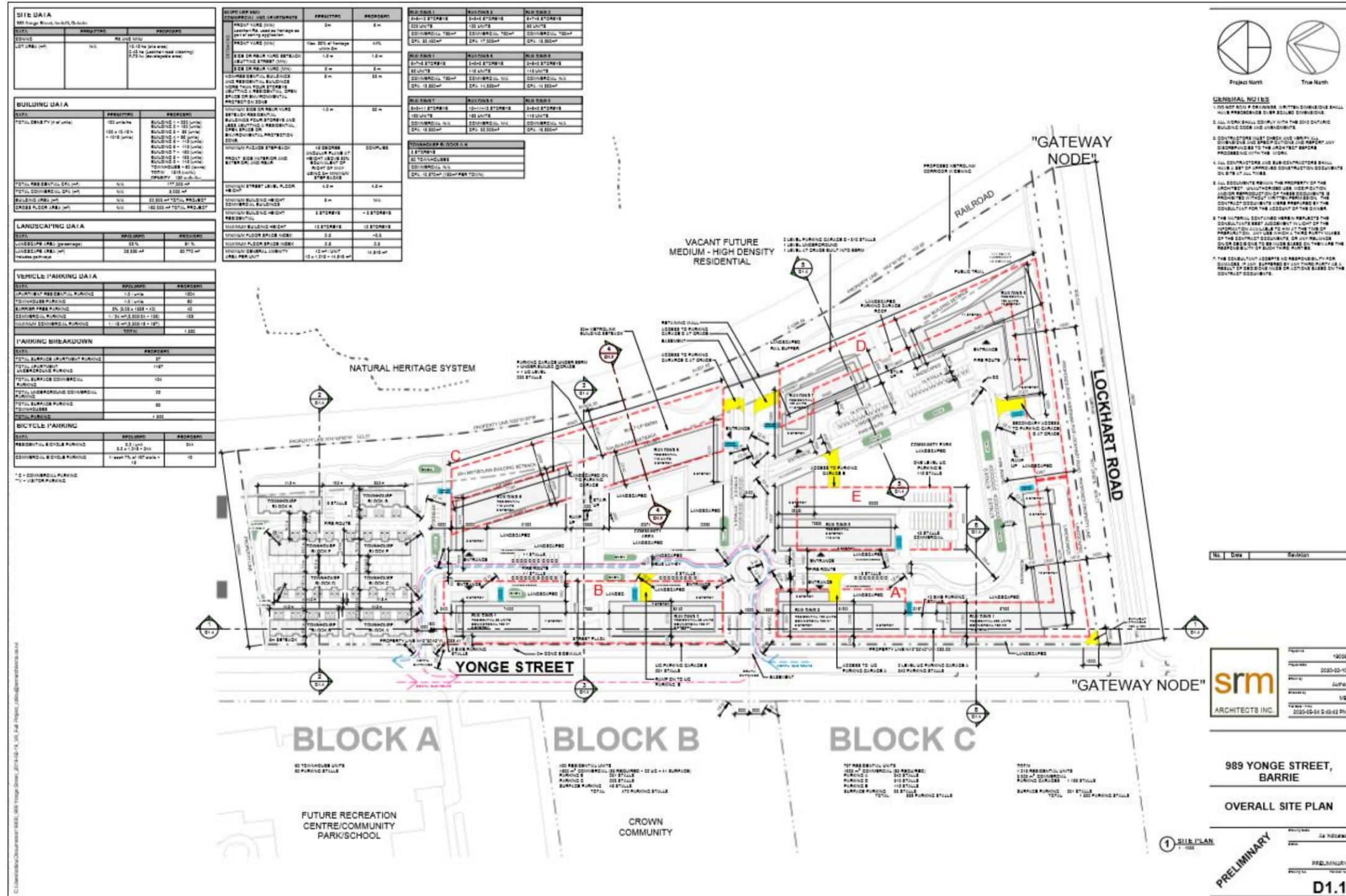
- Conformity with the Hewitt’s Secondary Plan;
- Site servicing, grading, and drainage as it relates to the Master Studies prepared for the Hewitt’s Secondary Plan;
- The density of the proposed development;
- An understanding of the functionality of the site as proposed, including drainage and vehicular circulation; and
- Compatibility and consistency of the proposed development to the existing and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as any comments raised through the technical analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A Staff Report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in the Fall of 2020.

For more information, please contact Dana Suddaby, Planner, at 705-739-4220 ext. 4473 or dana.suddaby@barrie.ca

APPENDIX 'A'
Conceptual Site Plan



SITE DATA		
DATA	PROPOSED	PROPOSED
ADDRESS	989 YONGE ST	989 YONGE ST
LOT AREA (sqm)	11,120 (39,500 sq ft)	11,120 (39,500 sq ft)
LOT AREA (sq ft)	11,120 (39,500 sq ft)	11,120 (39,500 sq ft)

BUILDING DATA		
DATA	PROPOSED	PROPOSED
TOTAL GROSS FLOOR AREA (sqm)	100,000	100,000
TOTAL GROSS FLOOR AREA (sq ft)	1,076,391	1,076,391
TOTAL RESIDENTIAL GROSS FLOOR AREA (sqm)	70,000	70,000
TOTAL RESIDENTIAL GROSS FLOOR AREA (sq ft)	752,830	752,830
TOTAL COMMERCIAL GROSS FLOOR AREA (sqm)	30,000	30,000
TOTAL COMMERCIAL GROSS FLOOR AREA (sq ft)	324,561	324,561
GROSS FLOOR AREA (sqm)	100,000	100,000
GROSS FLOOR AREA (sq ft)	1,076,391	1,076,391

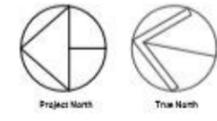
LANDSCAPING DATA		
DATA	PROPOSED	PROPOSED
LANDSCAPING AREA (sqm)	10,000	10,000
LANDSCAPING AREA (sq ft)	107,639	107,639
LANDSCAPING PERCENTAGE	10%	10%

VEHICLE (PARKING) DATA		
DATA	PROPOSED	PROPOSED
TOTAL VEHICLE PARKING	100	100
TOWNHOUSE PARKING	10	10
COMMERCIAL PARKING	90	90
RESIDENTIAL PARKING	10	10

PARKING BREAKDOWN		
DATA	PROPOSED	PROPOSED
TOTAL SURFACE PARKING	100	100
TOTAL UNDERGROUND PARKING	0	0
TOTAL SURFACE COMMERCIAL PARKING	90	90
TOTAL SURFACE RESIDENTIAL PARKING	10	10
TOTAL SURFACE TOWNHOUSE PARKING	0	0
TOTAL PARKING	100	100

BICYCLE PARKING		
DATA	PROPOSED	PROPOSED
RESIDENTIAL BICYCLE PARKING	10	10
COMMERCIAL BICYCLE PARKING	0	0
TOTAL BICYCLE PARKING	10	10

* - COMMERCIAL PARKING
* - TOWNHOUSE PARKING



- GENERAL NOTES**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 - ALL WORK SHALL COMPLY WITH THE 2015 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD A SET OF CURRENT CONSTRUCTION OCCUPANCY LICENSES AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, REPRODUCTION, OR MODIFICATION OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HERITAGE FEATURES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL FEATURES.

No.	Date	Revision

srm
ARCHITECTS INC.

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2020-05-10
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989 YONGE STREET,
BARRIE

OVERALL SITE PLAN

PRELIMINARY

DATE: 24 NOV 2020

PROJECT: 989 YONGE STREET

SCALE: 1:1000

D1.1