

Public Meeting

HURONIA BARRIE LAND INC.

521 HURONIA ROAD, BARRIE

September 15, 2020

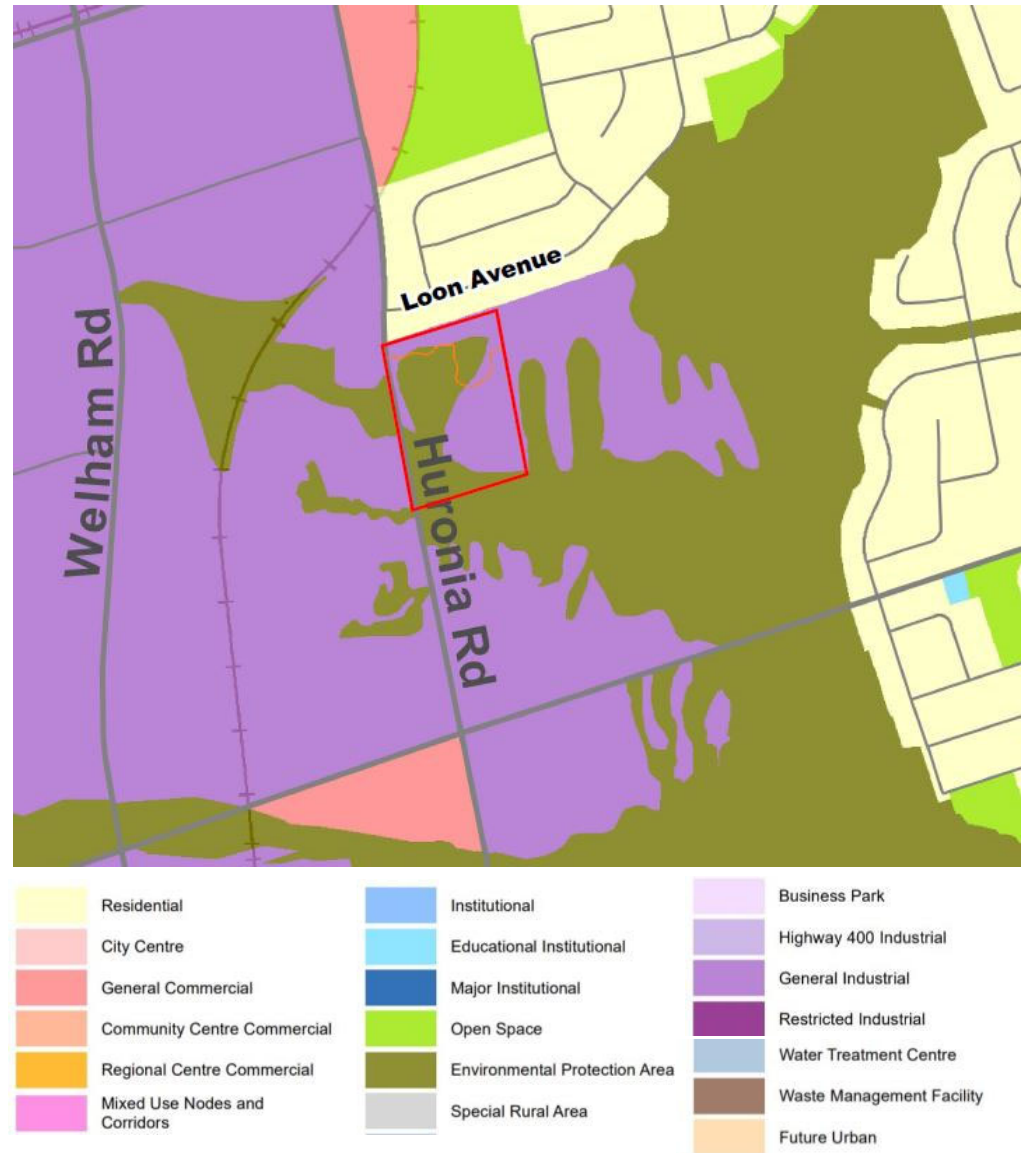


Site and Surrounding Context



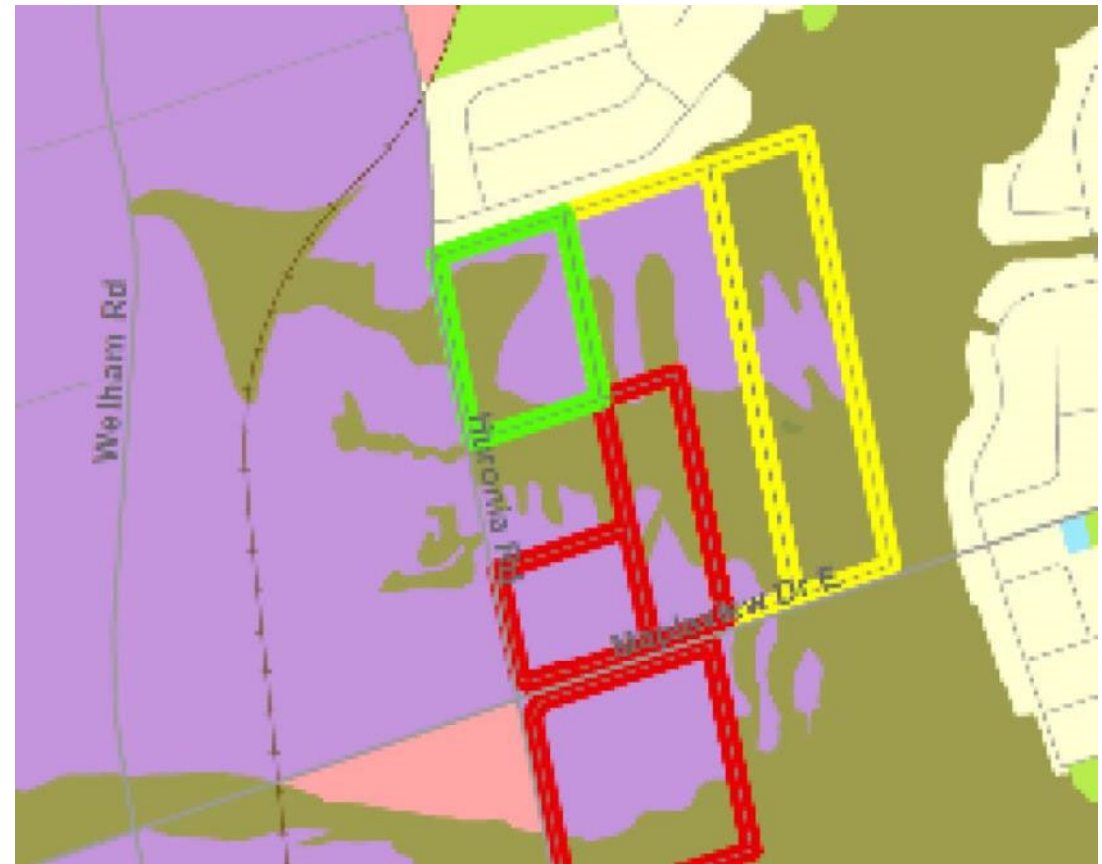
Official Plan

- Currently General Industrial and Environmental Protection Area
- Industrial designation permits a range of industrial and employment uses
- The City determined that General Industrial is not feasible on the property and it should be re-designated
- Desire for residential over industrial is supported by community consultation



Employment Conversion

- The City determined that General Industrial is not feasible on the property and it should be re-designated
- The City's review is recommending the developable area be re-designated to Residential.
- Residential would be preferred over Industrial as the uses would be compatible with existing residential



Sites Employment Lands Conversion

Supported

Supported with Modifications

Not Supported

General Industrial

Educational Institutional

Open Space

Environmental Protection Area

Residential

General Commercial

Zoning By-law 2009-141

- Present Zoning:
Agricultural Zone (A)
- Leftover zoning from previous by-laws
- A zoning by-law amendment will be required to permit any form of development on the property



521 Huronia Road, Barrie

Submitted Proposal

- 12 traditional townhomes and 92 stacked townhomes for a total of 104 homes
- Development will respect the limit of the adjacent wetlands and woodlot



521 Huronia Road, Barrie

Proposed Townhome Elevations



521 Huronia Road, Barrie

Proposed Stacked Townhome Elevations



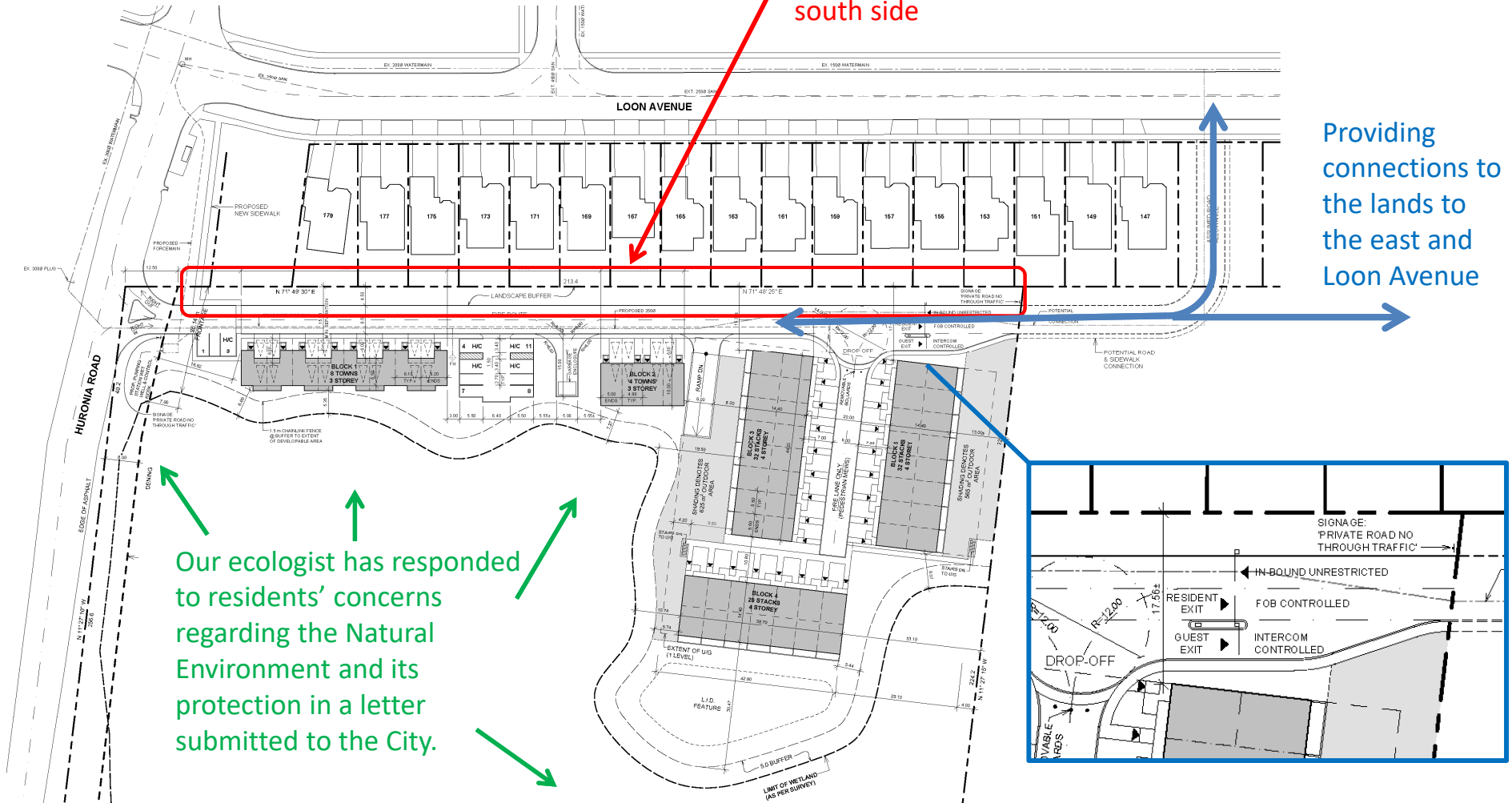
521 Huronia Road, Barrie

Progress to date

Increased buffer from 3m to 4.5m, relocated sidewalk to south side

Providing connections to the lands to the east and Loon Avenue

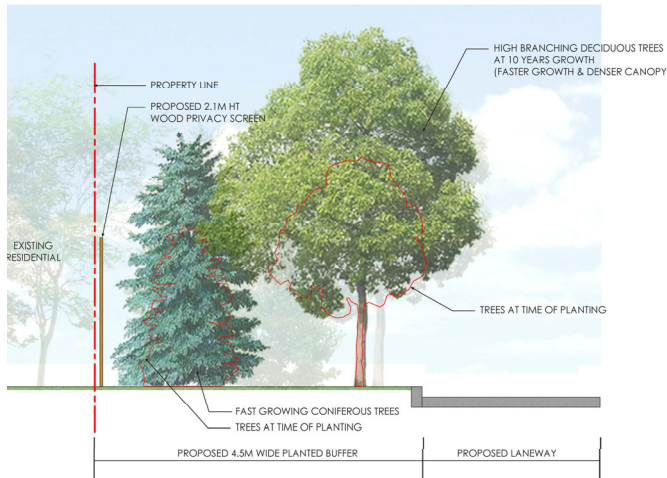
Our ecologist has responded to residents' concerns regarding the Natural Environment and its protection in a letter submitted to the City.



521 Huronia Road, Barrie

Enhanced Landscape Buffer

EXAMPLE OF LANDSCAPE BUFFER



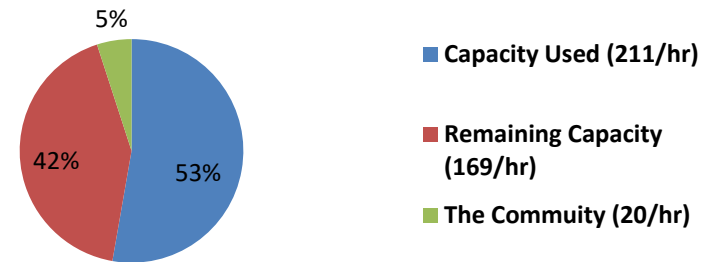
EXAMPLE OF FENCING TREATMENT



Potential Traffic

- Loon Avenue has a design capacity of 400 vehicles /hr
- At peak periods, only 211 vehicles/hr are accommodated
- The proposed community will add only 20 additional vehicles per hour at peak periods
- Loon Avenue has capacity to accommodate the community
- Control gates will serve to impede cut-through traffic

Road Capacity with Community Peak Period



Example Traffic Calming/Control Measure



We will continue to work through
the comments and feedback with
the objective of responding to all
comments, prior to the Final
Recommendation Report to Council

THANK-YOU
Any questions?