

Public Meeting Presentation

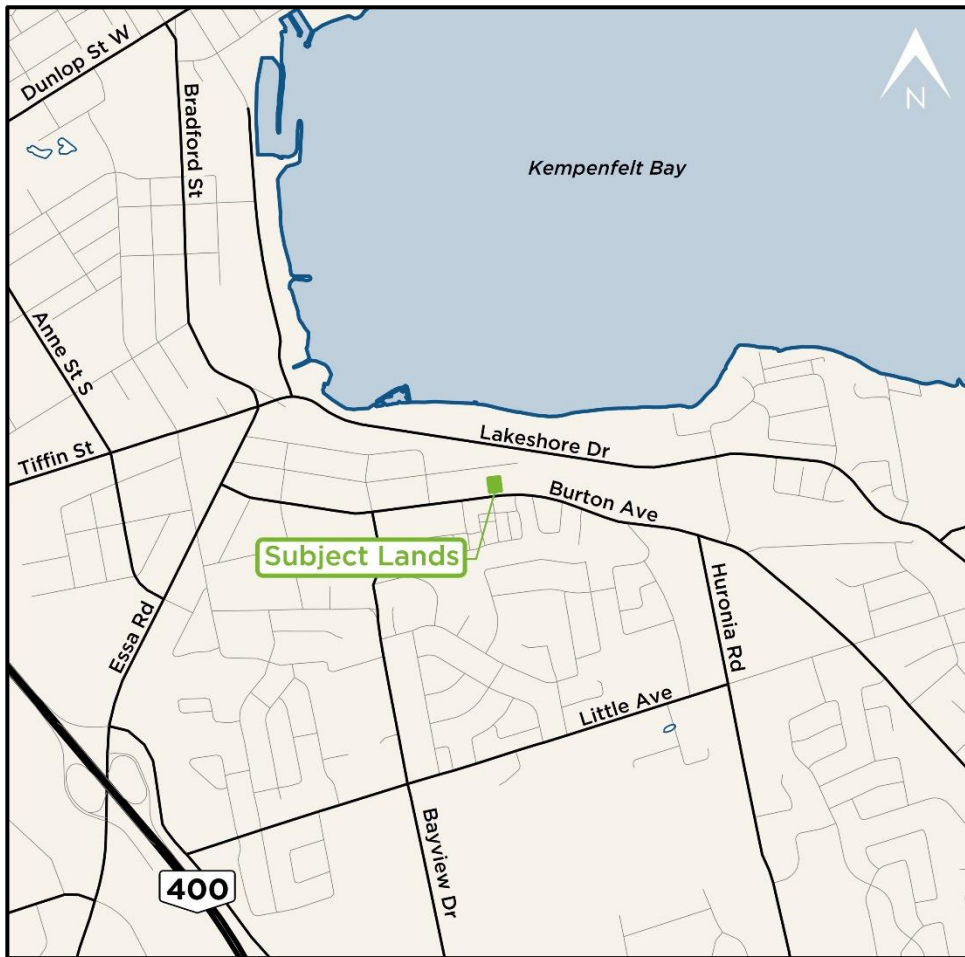


181 Burton Avenue

8952175 Canada Corp.
o/a Uplands Holding

City of Barrie
October 5, 2021





Location:

- North Side of Burton Avenue, west of Huronia Road and east of Bayview Drive.
- Within the City of Barrie's Urban Growth Centre (UGC).

Property Location

181 Burton Avenue



Aerial View



- Vacant property
- Approximately $\frac{1}{2}$ acre in size
- Property dimensions = 49.5 metres by 40.3 metres

Street View



Official Plan Designation and Zoning



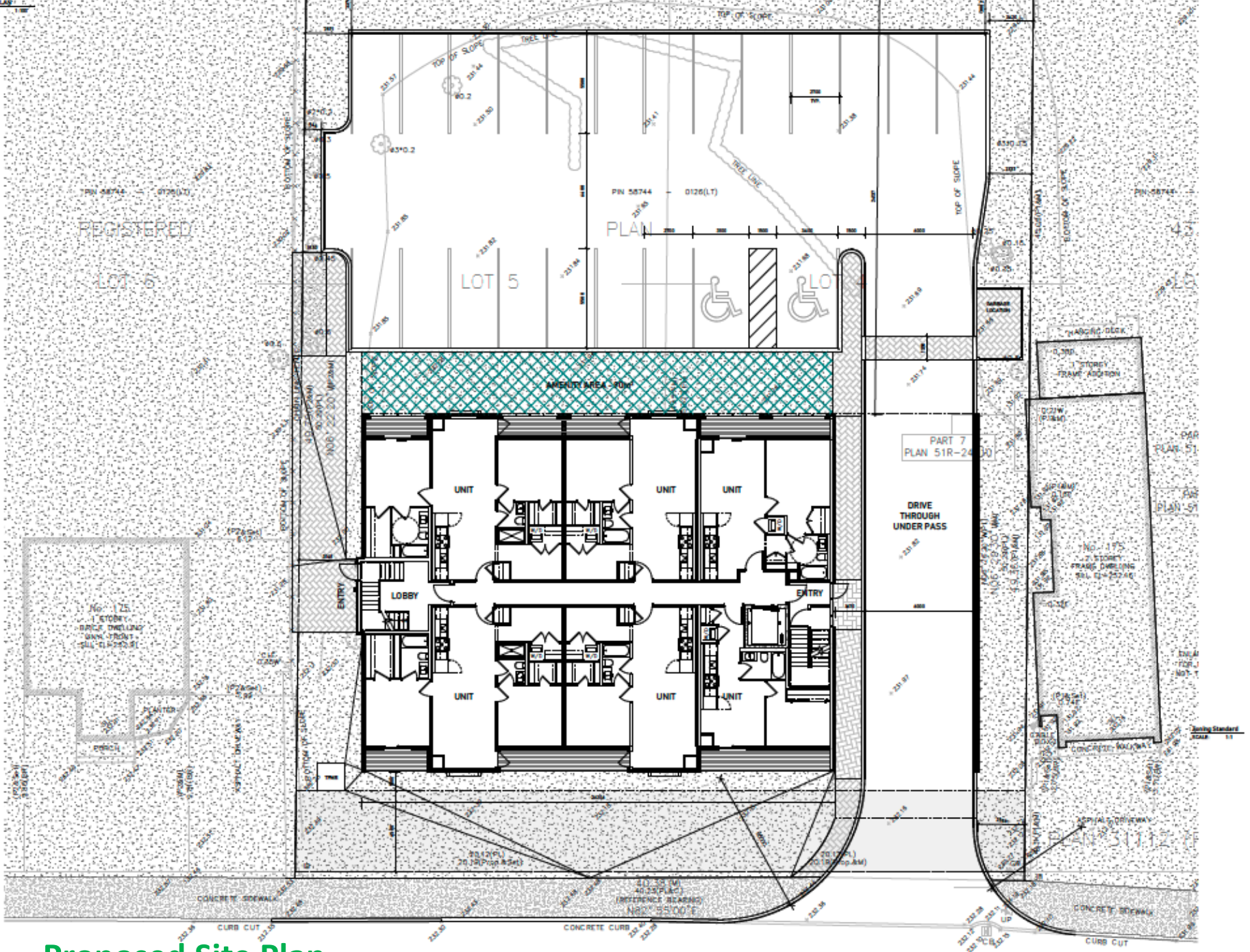
- Designated General Commercial in the City of Barrie Official Plan and Zoned C4 by Zoning By-law 2009-141.
- Requested Zone Category – Mixed Use Corridor 2 (MU2).



- 22 Condominium Units
- 3 storey building
- 12 one bedroom and 10 two bedroom units.
- Parking and amenity area behind the building

Development Details





Proposed Site Plan

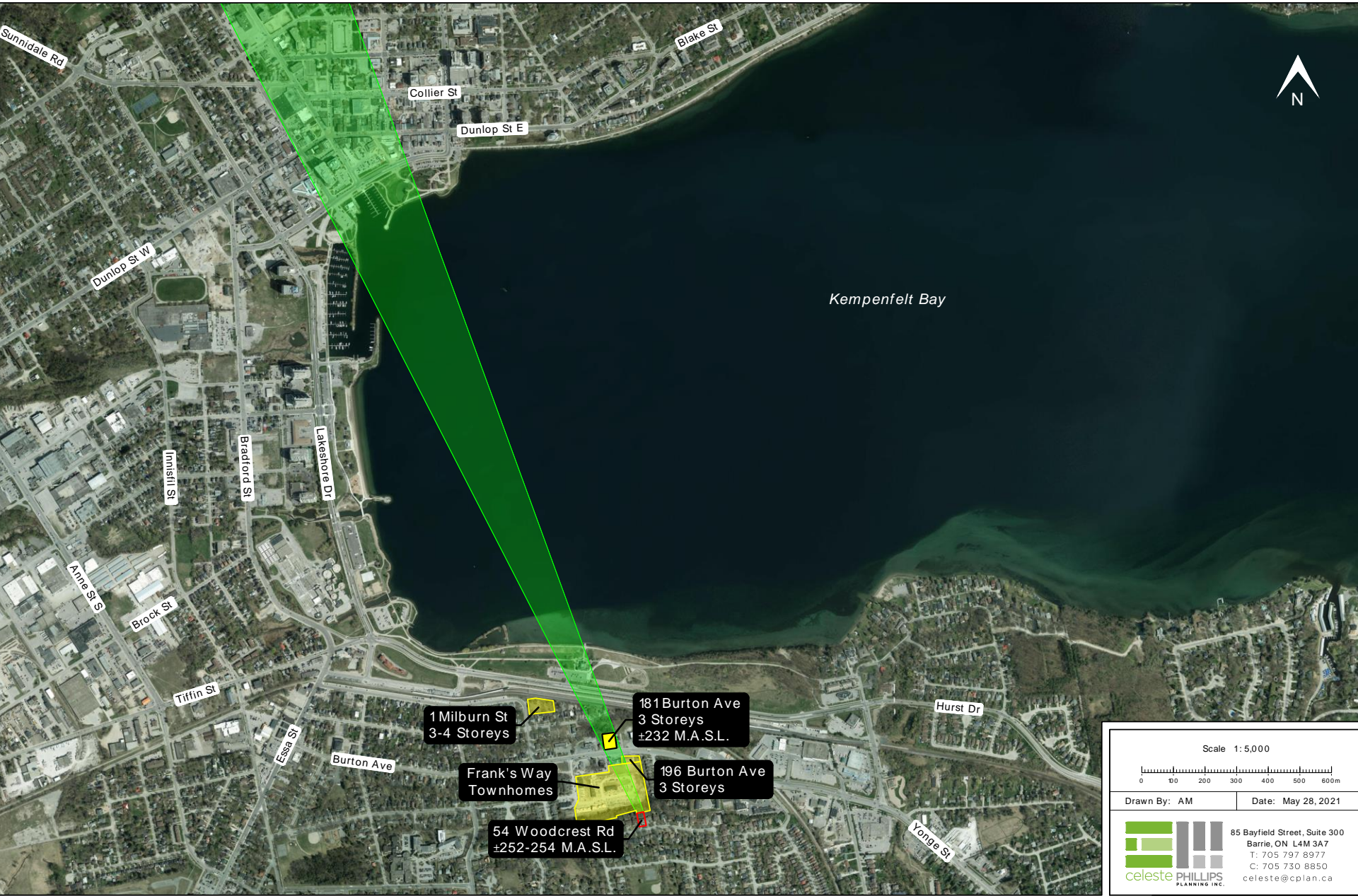
BURTON AVENUE

Proposed Elevations



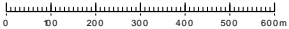
Comments from the Virtual Open House

- Front and Rear Yard Setbacks – full compliance with Zoning By-law.
- Grading – Will use stepping slopes where required.
- Garbage management – Will be on-site management.
- Barrier Free units – In accordance with Ontario Building Code.
- Bird friendly glass balconies – Architect to investigate prior to Site Plan Approval.
- Traffic – Widening proposed, current commercial zoning would generate more traffic than proposed residential use.
- Loss of view from Woodcrest Road – existing on-site trees exceed three storeys – Woodcrest Road is +/- 20 metres higher than Burton Avenue



Kempenfelt Bay

Scale 1:5,000



Drawn By: AM

Date: May 28, 2021



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C: 705 730 8850
celeste@cplan.ca

1 Milburn St
3-4 Storeys

181 Burton Ave
3 Storeys
±232 M.A.S.L.

Frank's Way
Townhomes

196 Burton Ave
3 Storeys

54 Woodcrest Rd
±252-254 M.A.S.L.

Technical Reporting

- Architectural Drawings including a Preliminary Site Plan
- Planning Justification Report
- Property Survey
- Technical Reports including:
 - Environmental Impact Study
 - Noise Report
 - Geotechnical Report
 - Functional Servicing and Stormwater Management Report

