



PUBLIC MEETING
70-76 Edgehill Dr
Official Plan Amendment &
Zoning By-Law Amendment

November 29, 2022 – City File No. D30-023-2022

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE

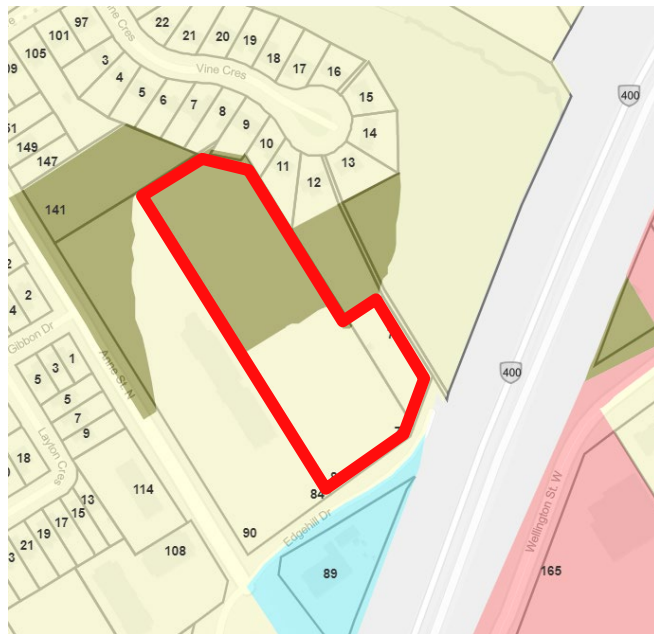


- **Total Lot Area:** 2.17 ha (5.37 ac)
- **Total Frontage:** 112.5 m (Edgemoor Dr)
- **70 Edgemoor Dr:** 1 residential dwelling
- **76 Edgemoor Dr:** Vacant
- **Lands slope substantially** from high elevations towards the northwest (rear) to low points approaching the southeast (front)

SUBJECT SITE IN CONTEXT



OFFICIAL PLAN DESIGNATION & ZONING



LEGEND

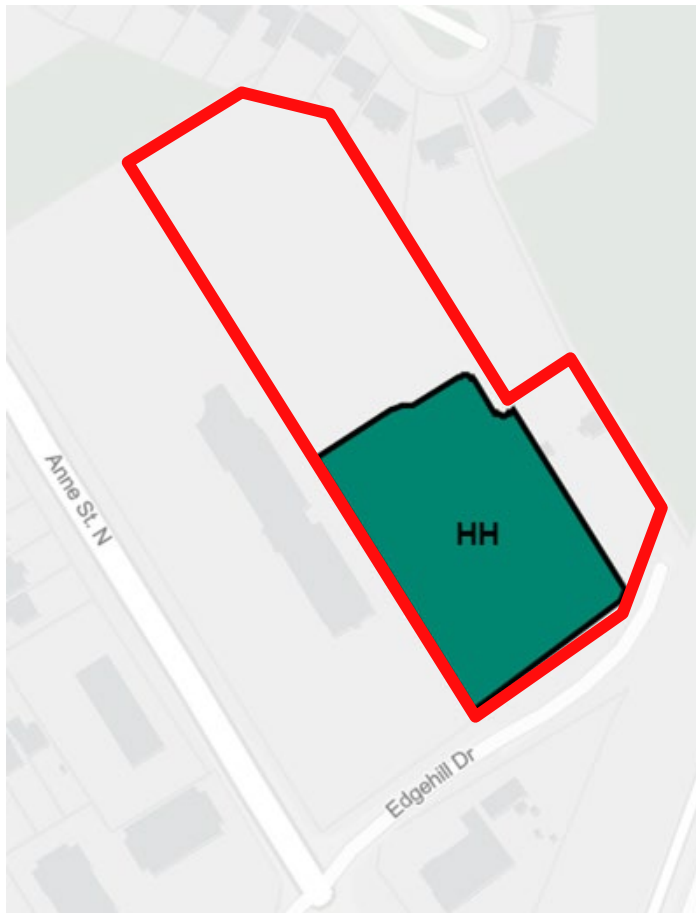
- Subject Lands
- Residential
- General Commercial
- Institutional
- Open Space
- Environmental Protection Area

Official Plan Land Use Designation:

- Residential
- Environmental Protection
- Defined Policy Area HH

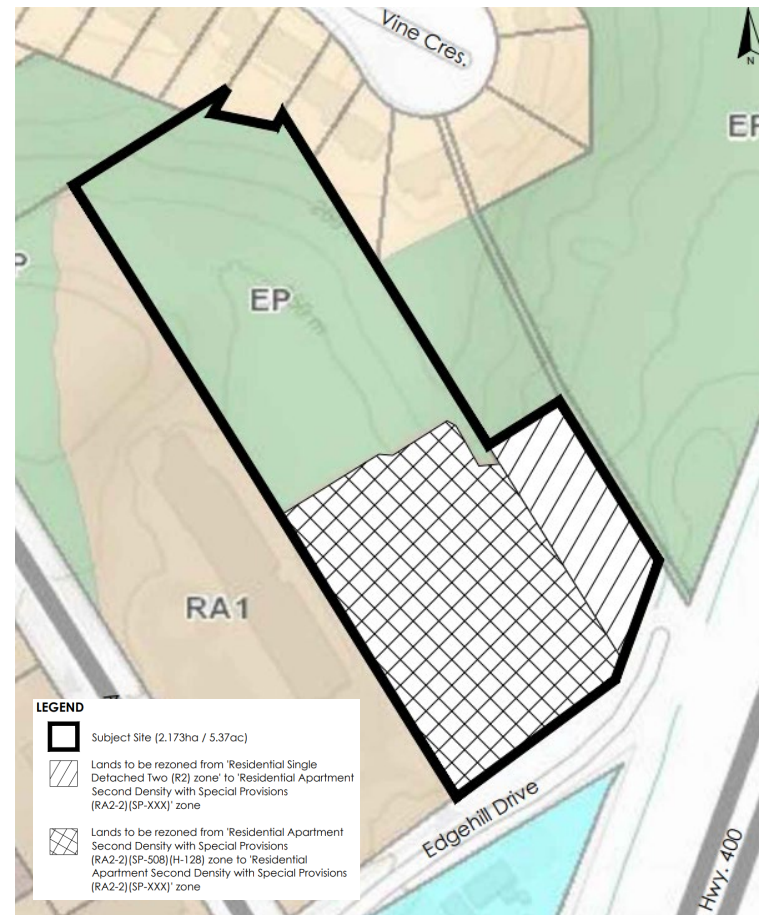


- RA2-2** Residential Apartment Dwelling Second Density
- R2** Residential Single Detached Second Density
- EP** Environmental Protection Area
- RA1** Residential Apartment Dwelling First Density
- C4** General Commercial



Official Plan Amendment to:

- Revise Policy Area HH and amend Section 4.8.23 to include 70 Edgehill Dr



Zoning By-law Amendment to Rezone:

- Residential Apartment Second Density (RA2-2) (SP-XXX)
- Environmental Protection (EP)

SITE PLAN

Total Residential: 35,433.8 m²

396 Units — 183 units/hectare

- 16-storey Residential Tower
- 1, 2, and 3-Bedroom rental unit options

Amenity Space:

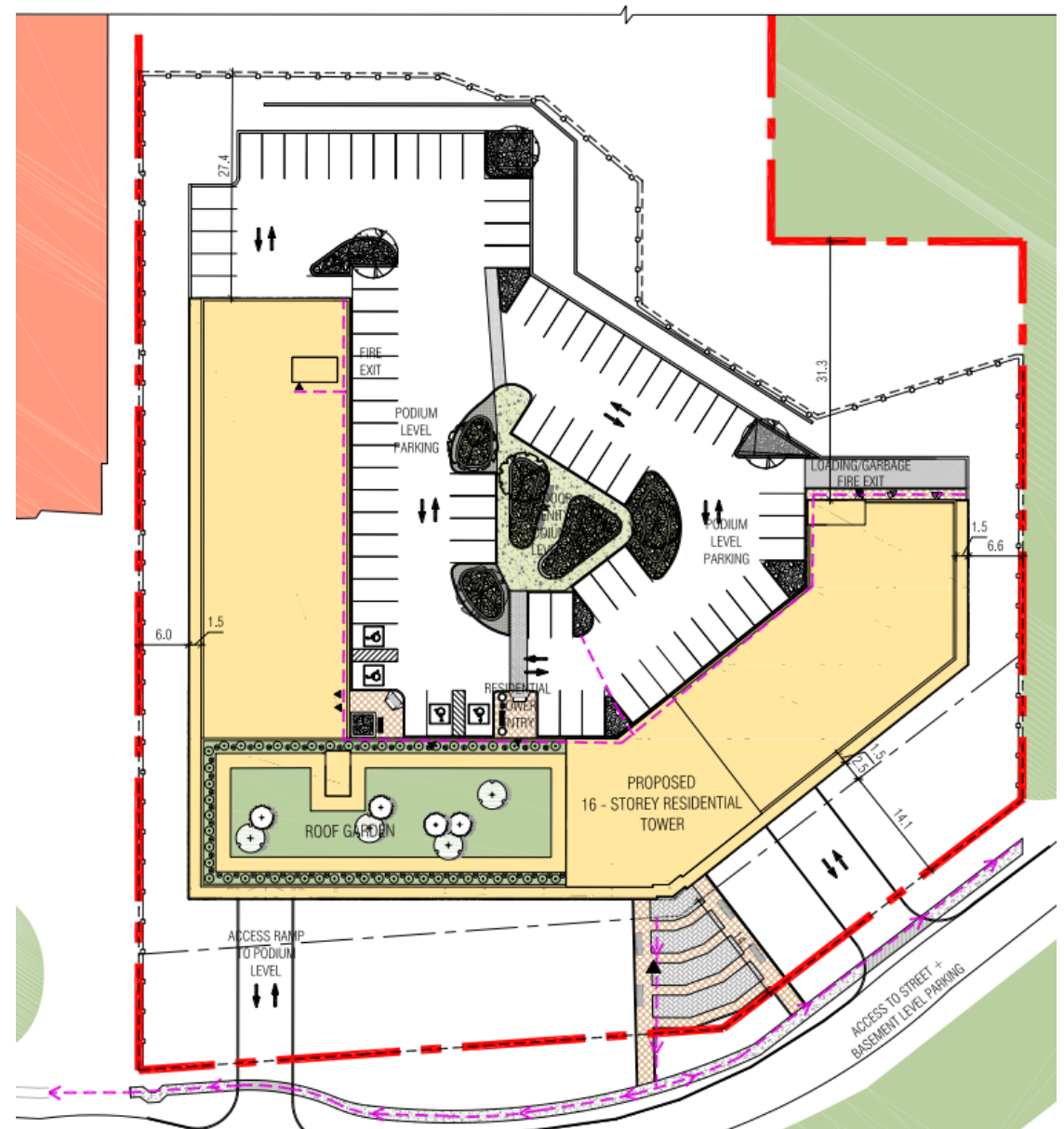
Ground Floor Amenity Space

- Lobby (Mail Room, Seating, Elevators)
- Party Room
- Games Room
- Multi Purpose Room
- Gym
- Storage Lockers

Roof Top Garden Space

Parking: 432 Parking Spaces

- 3 levels of underground parking
- Two access points off Edgehill Dr



SITE ACCESS



ARCHITECTURAL RENDERS



The following reports/studies have been completed to support the succeeding application:

- Planning Justification Report
- Affordable Housing Report
- Urban Design Report
- Shadow Impact Study
- Wind Impact Study
- Functional Servicing Report
- Hydrogeological Study
- Stormwater Management Report
- Geotechnical Report
- Traffic Impact Study
- Parking Justification Study
- Environmental Impact Study
- Tree Inventory, Assessment and Preservation Plan

Official Plan Amendment & Zoning By-law Amendment Applications seek to facilitate a purpose built residential rental building.

The application proposes:

- 16-storey residential building
- 2-storey podium
- 468 residential rental units
- Provision of affordable housing units
- Expanded environmental protection lands

Lands are located within an appropriate area of the City for high density development.

Proposal strengthens Barrie's efforts to provide rental dwellings, while enhancing the City skyline