

# Public Meeting

Pratt Hansen Group Inc. "The Junction"  
Zoning By-law Amendment  
295 Cundles Road East



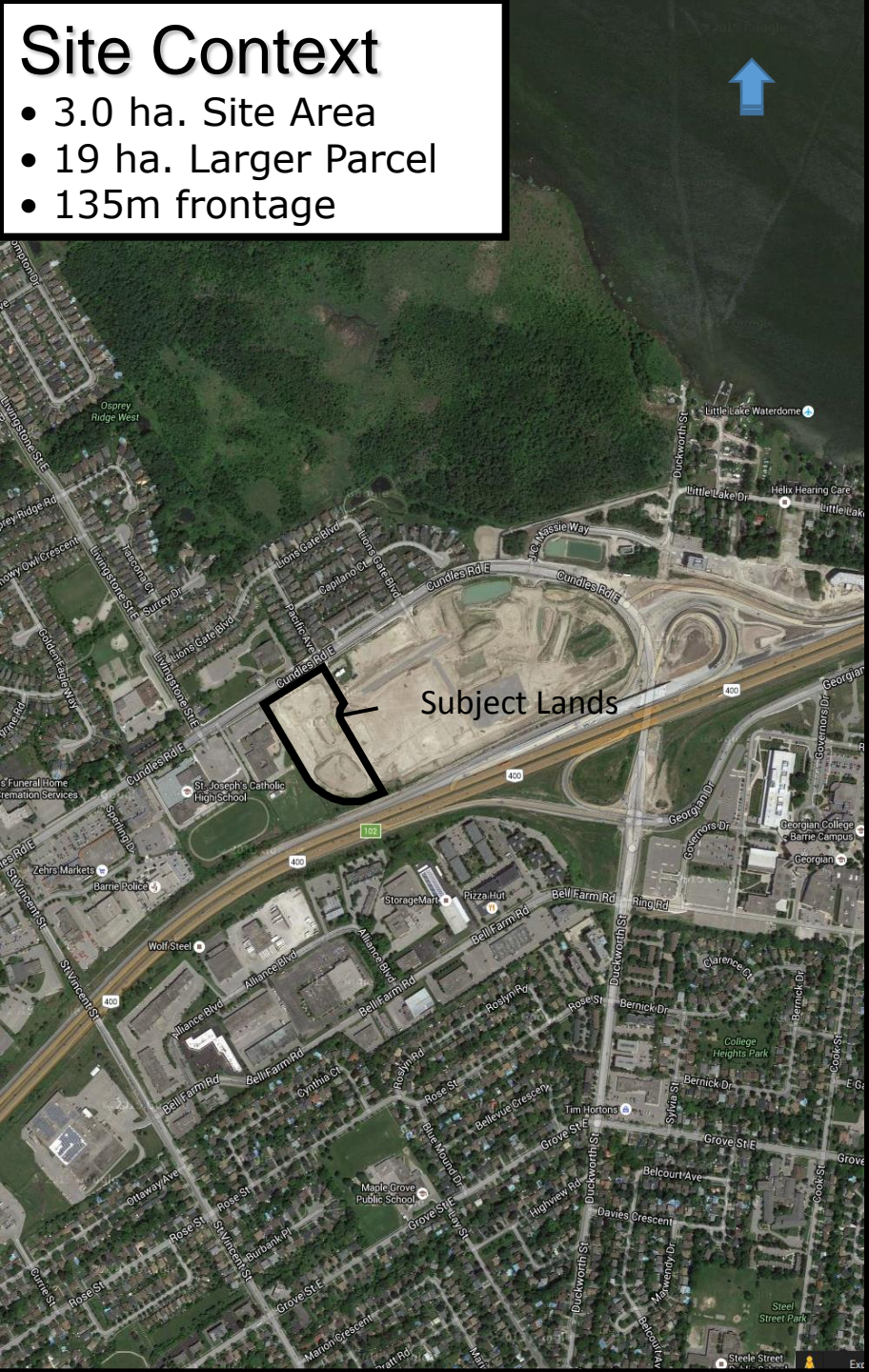
City File Nos: D14-1603

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.  
May 16, 2016



# Site Context

- 3.0 ha. Site Area
- 19 ha. Larger Parcel
- 135m frontage



Subject Lands





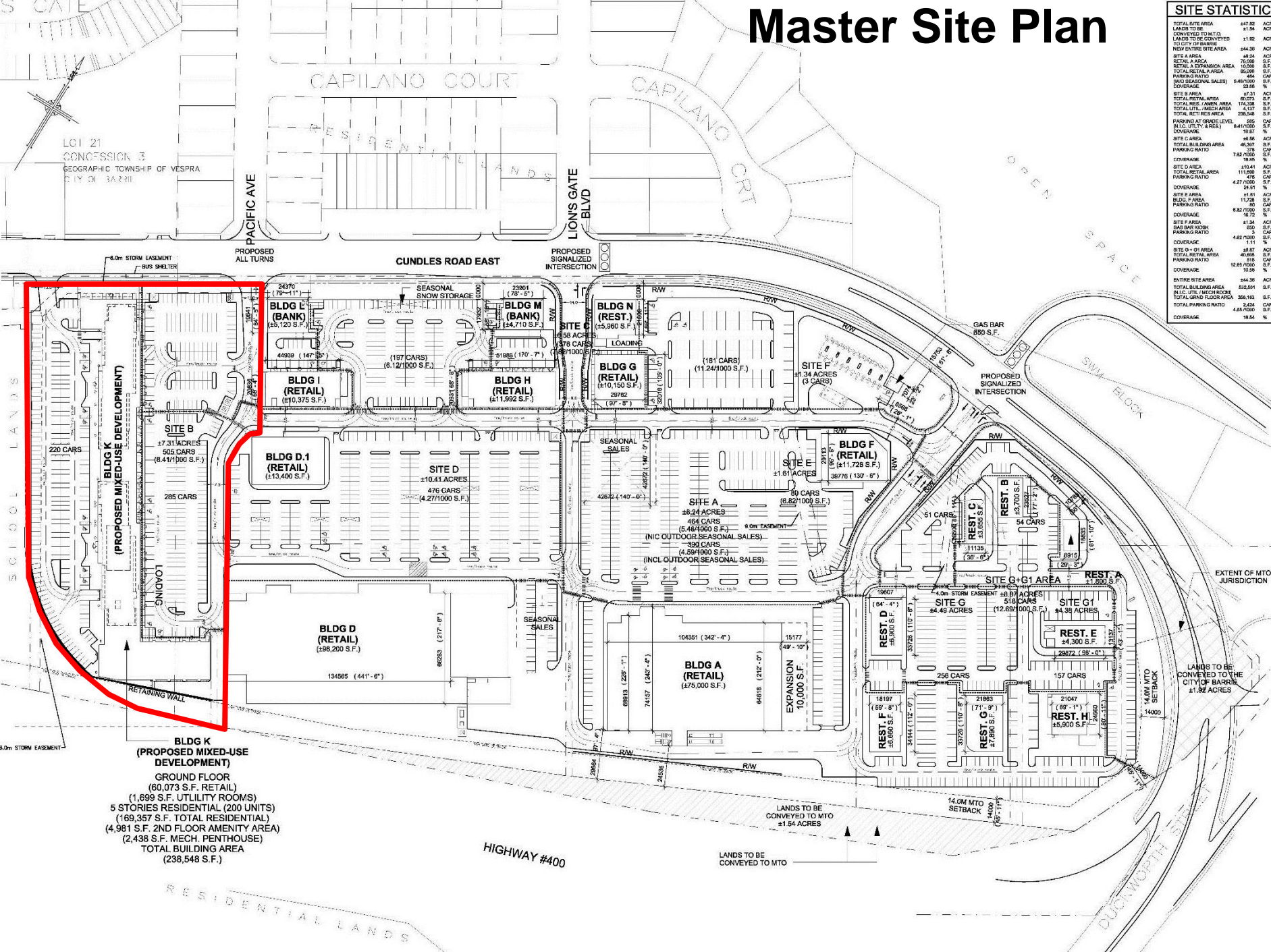
# Background

1. Official Plan Amendment (OPA 89) November 2006
  - Redesignated lands from Residential and General Industrial to General Commercial.
2. Zoning By-law Amendment (By-law 2006-283) November 2006
  - Rezoned lands General Commercial (C4 SP-382 & SP-383).
  - Permitted mixed use 6 storey building provided the main floor contained ground floor commercial.
  - Rezoning would amend Section 13.2.74 c) of By-law 209-141 as follows:  
*Shall be permitted a maximum building height for a mixed residential and commercial building, **or stand-alone residential buildings only**, of 6 storeys, ~~to include first storey commercial and 5 storeys residential and have a~~ minimum of 65 residential units and a maximum of 196 residential **units is permitted.***
3. Preliminary Development Agreement 2012
4. Master Site Plan Agreement (D11-1476) 2012
5. Lifting of Holding Provision (By-law 2012-209) December 2012
6. Development Agreement (D11-1604) 2013



# Master Site Plan

SITE STATISTICS	
TOTAL SITE AREA	444.30 ACRES
LANDS TO BE CONVEYED TO MTO	11.54 ACRES
CITY OF BARRE	11.52 ACRES
NEW ENTIRE SITE AREA	444.30 ACRES
SITE A AREA	48.24 ACRES
RETAIL A AREA	75,000 S.F.
RETAIL A SPANION AREA	12,000 S.F.
TOTAL RETAIL A AREA	87,000 S.F.
PARKING RATIO	450 CARS
(MG SEASONAL SALES)	5,481,700 S.F. COVERAGE
COVERAGE	12.46 %
SITE B AREA	47.31 ACRES
TOTAL RETAIL AREA	80,771 S.F.
TOTAL RES. FAMILIN AREA	174,138 S.F.
TOTAL UTIL. MECH AREA	4,127 S.F.
TOTAL RETAIL AREA	238,548 S.F.
PARKING AT GRADE LEVEL	850 CARS
(M.C. UTILITY AREAS)	8,417,000 S.F. COVERAGE
COVERAGE	19.37 %
SITE C AREA	46.56 ACRES
TOTAL BUILDING AREA	46,307 S.F.
PARKING RATIO	378 CARS
COVERAGE	7,807,000 S.F. COVERAGE
COVERAGE	18.69 %
SITE D AREA	110,41 ACRES
TOTAL RETAIL AREA	111,890 S.F.
PARKING RATIO	478 CARS
COVERAGE	4,217,000 S.F. COVERAGE
COVERAGE	24.61 %
SITE E AREA	11.51 ACRES
BLDG. F AREA	13,728 S.F.
PARKING RATIO	80 CARS
COVERAGE	8,807,000 S.F. COVERAGE
COVERAGE	19.72 %
SITE F AREA	11.34 ACRES
BLDG. F AREA	13,728 S.F.
PARKING RATIO	3 CARS
COVERAGE	4,627,000 S.F. COVERAGE
COVERAGE	1.11 %
SITE G + G1 AREA	44.38 ACRES
TOTAL RETAIL AREA	40,898 S.F.
M.C. UTIL. MECH ROOMS	2,438 CARS
TOTAL GROUND FLOOR AREA	356,163 S.F.
PARKING RATIO	915 CARS
COVERAGE	12,881,000 S.F. COVERAGE
COVERAGE	29.26 %
ENTIRE SITE AREA	444.30 ACRES
TOTAL BUILDING AREA	832,891 S.F.
TOTAL UTIL. MECH ROOMS	2,438 CARS
TOTAL GROUND FLOOR AREA	356,163 S.F.
PARKING RATIO	1,658,700 S.F. COVERAGE
COVERAGE	18.64 %



LCI 21 CONVESSION 3  
GEOGRAPHIC TOWNSHIP OF VESPRE  
CITY OF BARRE

**BLDG K (PROPOSED MIXED-USE DEVELOPMENT)**  
GROUND FLOOR (60,073 S.F. RETAIL)  
(1,699 S.F. UTILITY ROOMS)  
5 STORIES RESIDENTIAL (200 UNITS)  
(169,357 S.F. TOTAL RESIDENTIAL)  
(4,981 S.F. 2ND FLOOR AMENITY AREA)  
(2,438 S.F. MECH. PENTHOUSE)  
TOTAL BUILDING AREA (238,548 S.F.)

HIGHWAY #400

LANDS TO BE CONVEYED TO MTO  
11.54 ACRES

LANDS TO BE CONVEYED TO THE CITY OF BARRE  
11.52 ACRES

EXTENT OF MTO JURISDICTION

8.0m STORM EASEMENT

8.0m STORM EASEMENT BUS SHELTER

PROPOSED ALL TURNS

PROPOSED SIGNALIZED INTERSECTION

GAS BAR 880 S.F.

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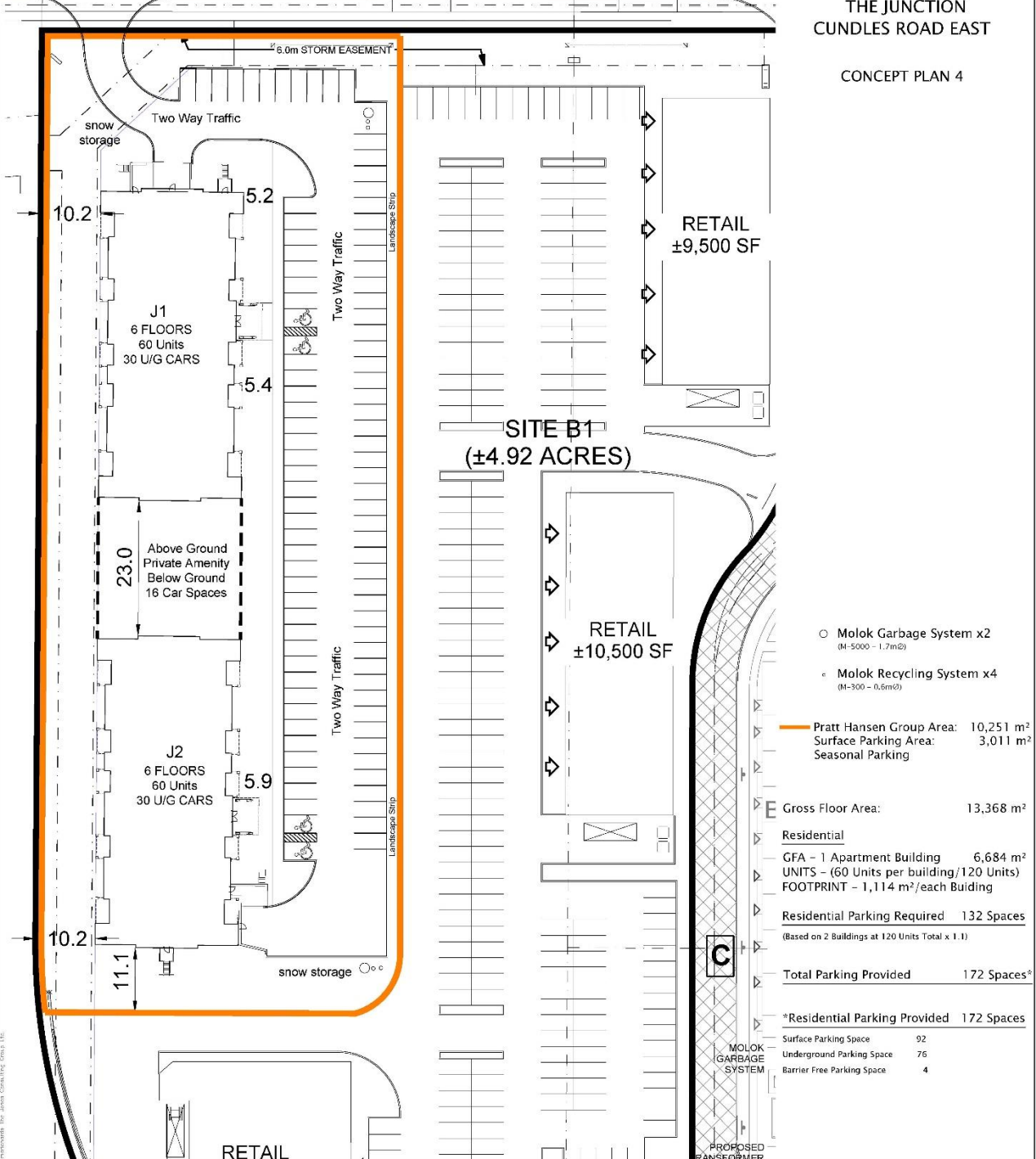
PROPOSED ALL TURNS

PROPOSED SIGNALIZED INTERSECTION

GAS BAR 880 S.F.

PROPOSED SIGNALIZED INTERSECTION

# Conceptual Plan



- Two buildings
- 6 storeys in height
- 120 residential condominium units
- 60 connected underground parking spaces
- 102 surface parking spaces
- Stand-alone commercial in other buildings on site (approx. 41,000 ft<sup>2</sup>)

○ Molok Garbage System x2  
(M-5000 - 1.7m<sup>2</sup>)

◦ Molok Recycling System x4  
(M-300 - 0.6m<sup>2</sup>)

— Pratt Hansen Group Area: 10,251 m<sup>2</sup>  
Surface Parking Area: 3,011 m<sup>2</sup>  
Seasonal Parking

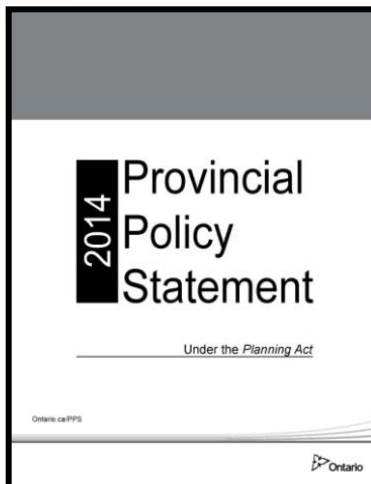
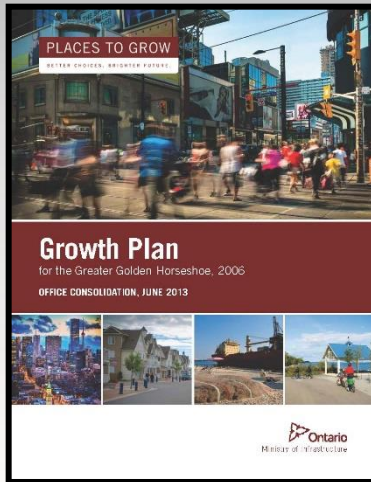
<b>E</b> Gross Floor Area:	13,368 m <sup>2</sup>
<b>Residential</b>	
GFA - 1 Apartment Building	6,684 m <sup>2</sup>
UNITS - (60 Units per building/120 Units)	FOOTPRINT - 1,114 m <sup>2</sup> /each Building
<b>Residential Parking Required</b>	132 Spaces
(Based on 2 Buildings at 120 Units Total x 1.1)	
<b>Total Parking Provided</b>	172 Spaces*
<b>*Residential Parking Provided 172 Spaces</b>	
Surface Parking Space	92
Underground Parking Space	76
Barrier Free Parking Space	4



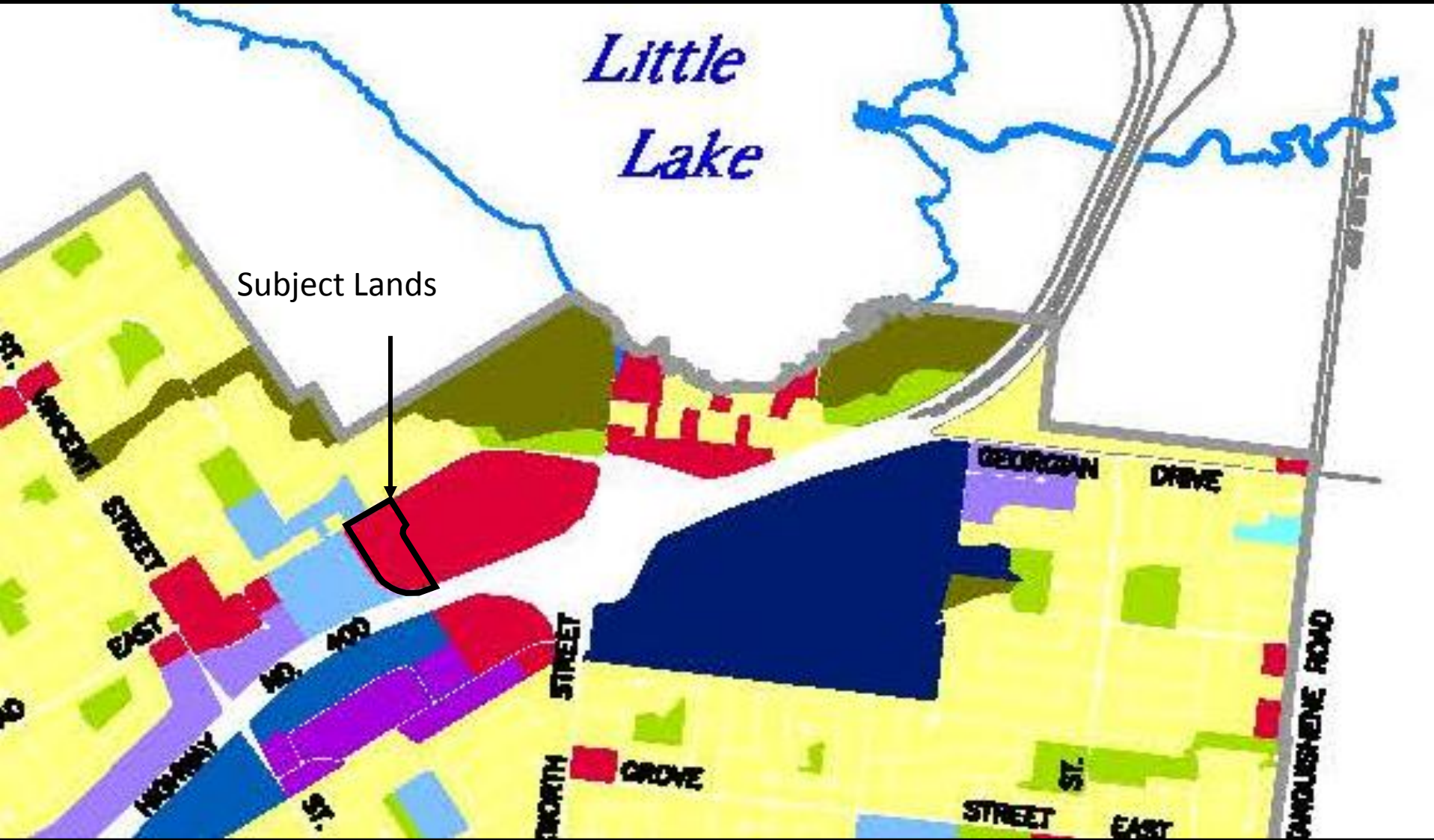
# Conceptual Rendering



# Provincial Policy Statement & Growth Plan



- **Development and intensification within the built-up area of the City.**
- **Efficient use of existing infrastructure.**
- **Located in proximity to several schools, open space, medical offices, and retail.**
- **RVH, Georgian College, industrial uses and Highway 400, public transit are all easily accessible.**
- **Compatible with adjacent land uses.**



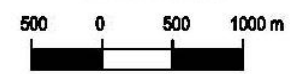
Subject Lands

The City of  
**BARRIE**  
 OFFICIAL PLAN

	Residential		Highway 400 Industrial		Water Treatment Centre
	City Centre		Restricted Industrial		Waste Management Facility
	General Commercial		Institutional		Future Urban
	Community Centre Commercial		Educational Institutional		Waste Disposal Assessment Area see (Section 4.7.2.8) Non-Decision
	Regional Centre Commercial		Major Institutional		City Boundary
	Business Park		Open Space		Application currently before the Ontario Municipal Board (OMB)
	General Industrial		Environmental Protection Area		

**SCHEDULE A**  
**Land Use**

FEBRUARY 2014



Note: Office consolidation, please consult the Planning Services Department for an accurate reference. Not to be reproduced without permission from the City of Barrie Planning Services Department.



# Zoning By-Law 2009-141

