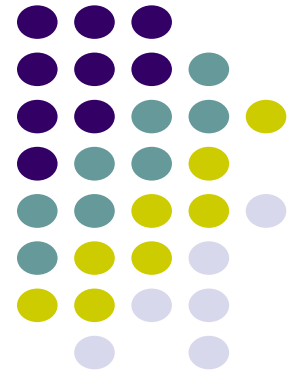
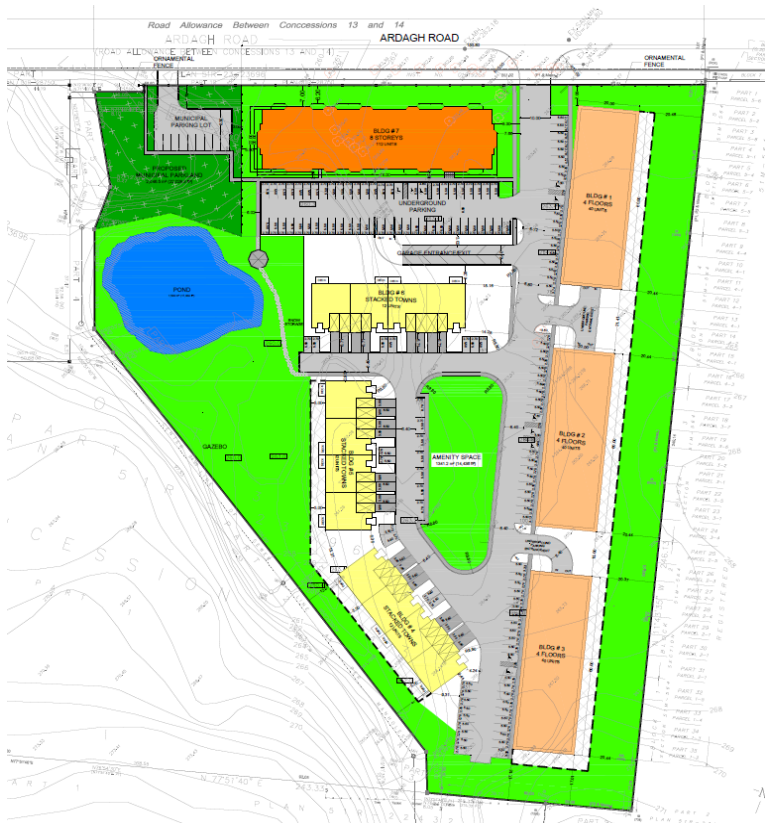


THE RESIDENCES AT CENTRAL PARK 233 ARDAGH ROAD OFFICIAL PLAN AND ZONING BYLAW AMENDMENTS



MAY 2ND, 2016
PUBLIC MEETING

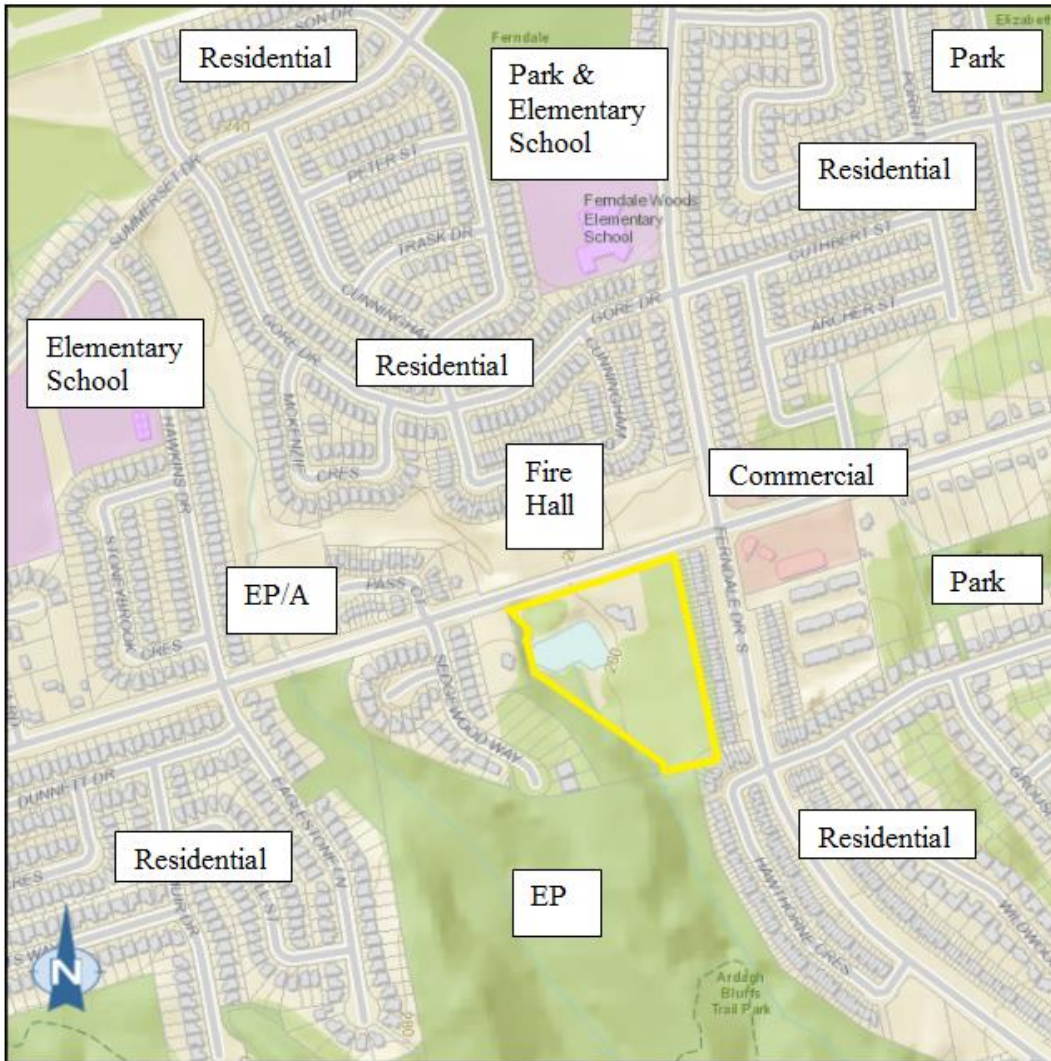
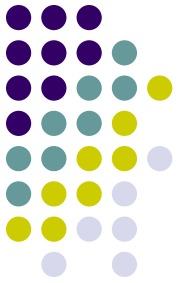


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APPLICATION CONTEXT



SITE: 233 ARDAGH ROAD

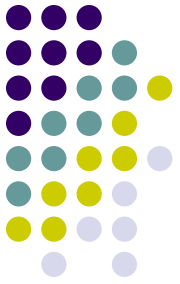
- FRONTAGE:
 - 196 M (643 FT)
- AREA:
 - 3.52 HA (8.69 ACRES)
- SINGLE DETACHED DWELLING
- AGRICULTURAL ZONING
- DESIGNATED FUTURE URBAN

SURROUNDING:

- LOW & MEDIUM DENSITY RESIDENTIAL
- FIRE HALL/COMMERCIAL LANDS
- EP LANDS (ARDAGH BLUFFS) TO SOUTH
- ELEMENTARY SCHOOL



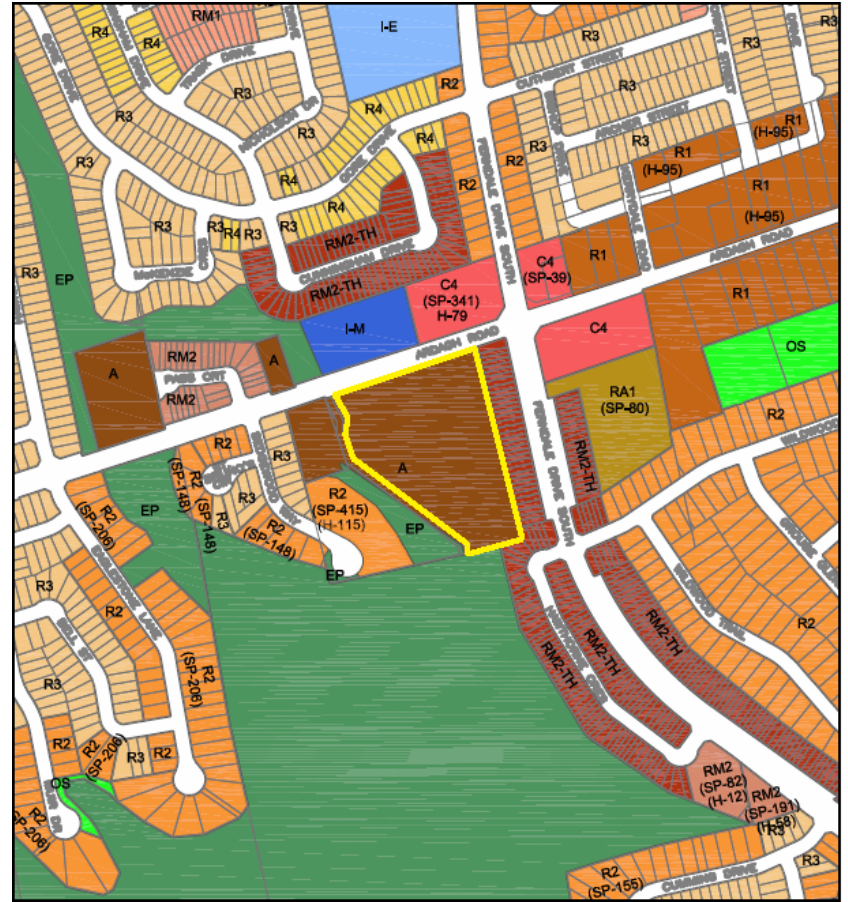
LAND USE DESIGNATION & ZONING



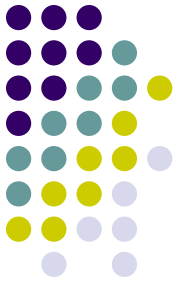
LAND USE DESIGNATION



ZONING



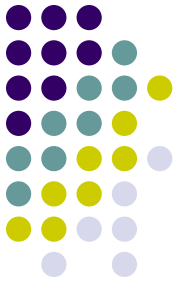
PREVIOUS DEVELOPMENT PROPOSAL



- ONE 10 STOREY (30M) BUILDING CONSISTING OF 130 UNITS.
- FIVE STACKED TOWNHOUSE BUILDINGS CONSISTING OF 20 UNITS.
- FOUR 6.5 STOREY BUILDINGS CONSISTING OF 94 UNITS.
- SINGLE ACCESS FROM ARDAGH ROAD WITH INTERNAL CONDOMINIUM ROADS TO ACCESS PROPOSED BUILDINGS AND PARKING.
- DEDICATED CENTRAL AMENITY SPACE WITH ABUNDANT LANDSCAPE OPEN SPACE SURROUNDING PROPERTY.
- WALKING PATH



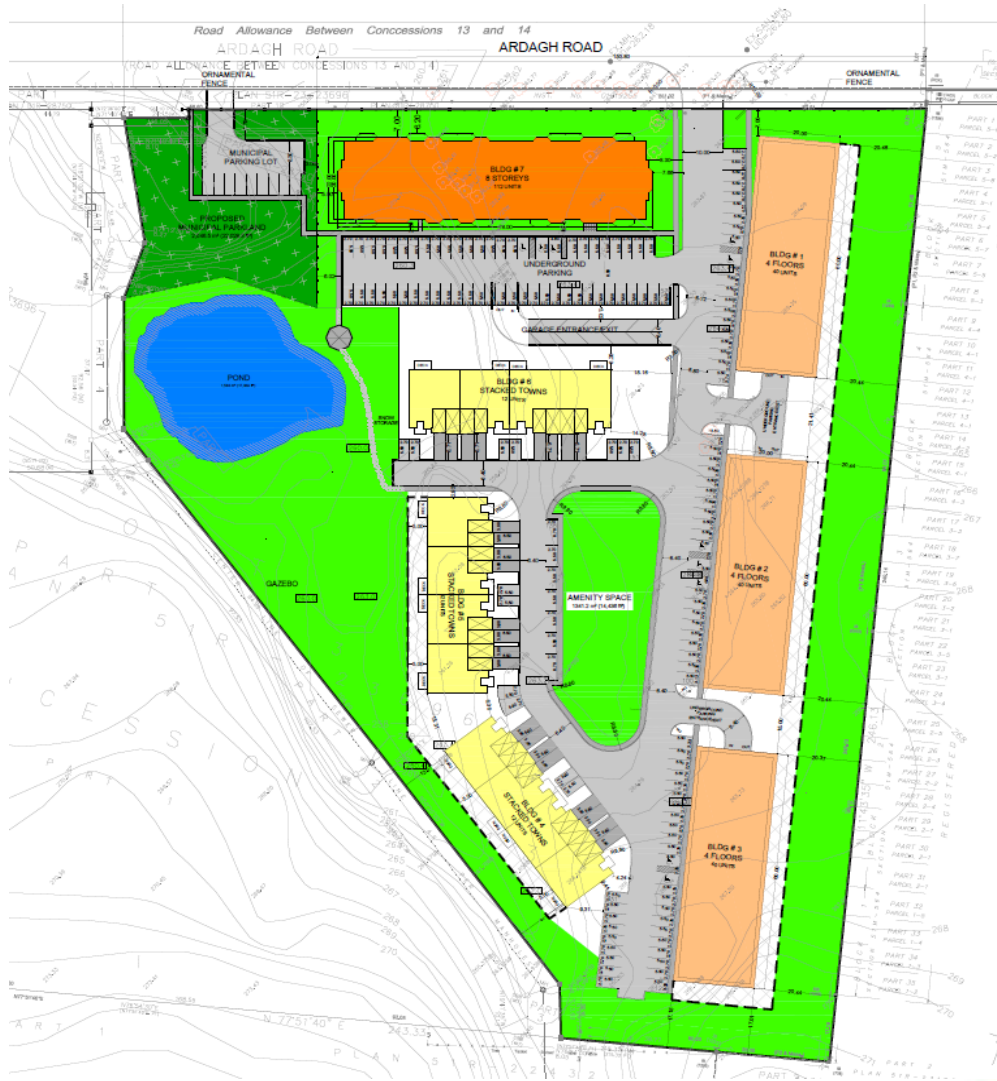
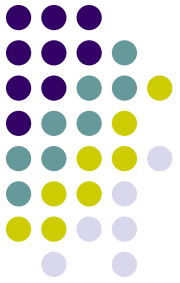
NEIGHBOURHOOD MEETING FEBRUARY 11, 2015 - PUBLIC COMMENTS



- LOSS OF PRIVACY
- UNTENABLE INCREASE IN TRAFFIC GENERATION
- HEIGHT OF 10-STOREY APARTMENT BUILDING
- SAFETY CONCERNS DURING TIME OF CONSTRUCTION
- EXISTENCE OF NATURAL SPRING AND POSSIBLE CONTAMINATION ISSUES
- DISPLACEMENT OF WILDLIFE
- REDUCTION IN VALUE OF SURROUNDING PROPERTIES



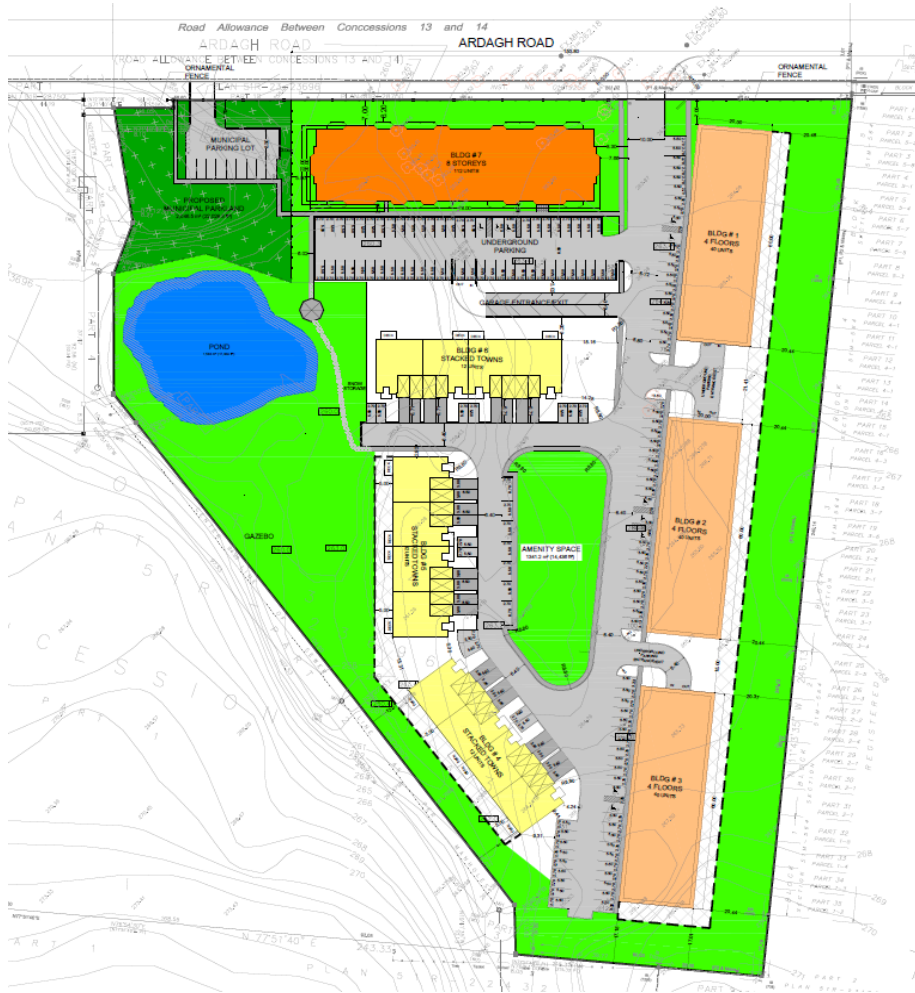
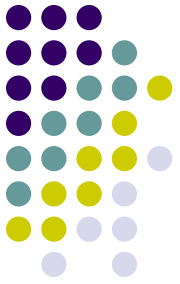
UPDATED DEVELOPMENT PROPOSAL



- ONE 8 STOREY (24 M) BUILDING
 - PREVIOUSLY 10 STOREY (30 M) BUILDING
- THREE 4 STOREY WALK-UP APARTMENT BUILDINGS
 - PREVIOUSLY FOUR 6.5 STOREY APARTMENT BUILDINGS
 - 20.5 M SETBACK FROM EAST PROPERTY LINE – PREVIOUSLY 15 M
- 36 STACKED TOWNHOUSE UNITS
- 268 UNITS TOTAL
- CENTRAL PRIVATE AMENITY SPACE FOR USE BY DEVELOPMENT TENANTS
- CREATION OF A 0.20 HA. MUNICIPAL PARK TO BE DEDICATED TO THE CITY OF BARRIE FOR PUBLIC USE



NEIGHBOURHOOD MEETING MARCH 31, 2016 - PUBLIC COMMENTS



- HEIGHT OF 8-STOREY BUILDING & LOSS OF PRIVACY
- INCREASE IN DENSITY NOT APPROPRIATE
- TRAFFIC GENERATION
- STORMWATER CONVEYANCE
- UNIT TENURE
- REDUCTION IN VALUE OF SURROUNDING PROPERTIES



UPDATED DESIGN – LOOKING NORTH



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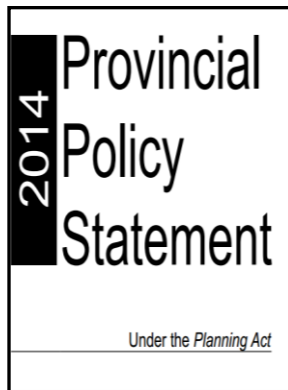
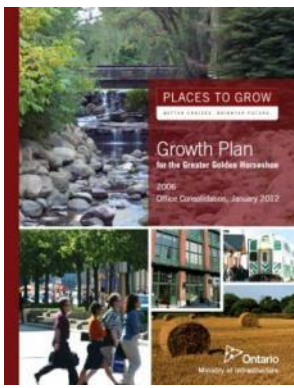
UPDATED DESIGN – ARDAGH ROAD STREETSCAPE



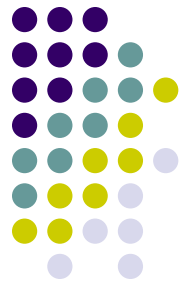
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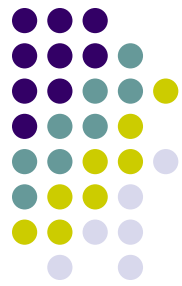
PLANNING POLICY



- GROWTH PLAN DIRECTS SIGNIFICANT NEW GROWTH TO ‘BUILT-UP AREAS’ THROUGH INFILL AND REDEVELOPMENT.
- PROPOSED DEVELOPMENT WILL HAVE ACCESS TO CITY TRANSIT, IS POISED TO REDUCE LONG-DISTANCE COMMUTING, HAS DIRECT ACCESS TO COMMERCIAL AMENITIES AND WILL AID IN ENSURING A VARIETY OF HOUSING OPTIONS IN THE ARDAGH PLANNING AREA.
- MEETS THE LOCATIONAL CRITERIA FOR MEDIUM & HIGH DENSITY DEVELOPMENT UNDER THE CITY OF BARRIE’S OFFICIAL PLAN.
- PROTECTS NATURAL HERITAGE FEATURES AND PROPOSES ADDITIONAL MUNICIPAL PARKLAND FOR PUBLIC USE.



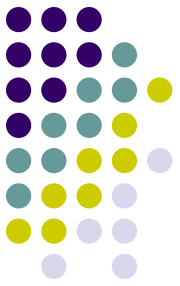
INTENSIFICATION POLICY



- **SEC. 4.2.2.6 (D) PROVIDES POLICIES FOR INTENSIFICATION PROJECTS PROPOSED OUTSIDE OF IDENTIFIED INTENSIFICATION AREAS REQUIRING THAT:**
 - **I) THAT THE SCALE AND PHYSICAL CHARACTER OF THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING NEIGHBOURHOOD;**
 - **NEIGHBOURHOOD ACCOMMODATES A VARIETY OF LOW-MEDIUM DENSITY RESIDENTIAL AND COMMERCIAL USES;**
 - **8-STOREY APARTMENT BUILDING ADEQUATELY SCREENED AND POSITIONED AT THE MID-POINT OF THE PROPERTY'S FRONTAGE;**
 - **II) THAT INFRASTRUCTURE, TRANSPORTATION FACILITIES, AND COMMUNITY FACILITIES AND SERVICES ARE AVAILABLE;**
 - **INFRASTRUCTURE & TRANSIT LOCATED ON ARDAGH RD., SCHOOLS IN CLOSE PROXIMITY;**
 - **III) THAT PUBLIC TRANSIT IS AVAILABLE AND ACCESSIBLE;**
 - **TRANSIT ROUTES 2 & 7 ARE ACCESSIBLE.**



INTENSIFICATION POLICY



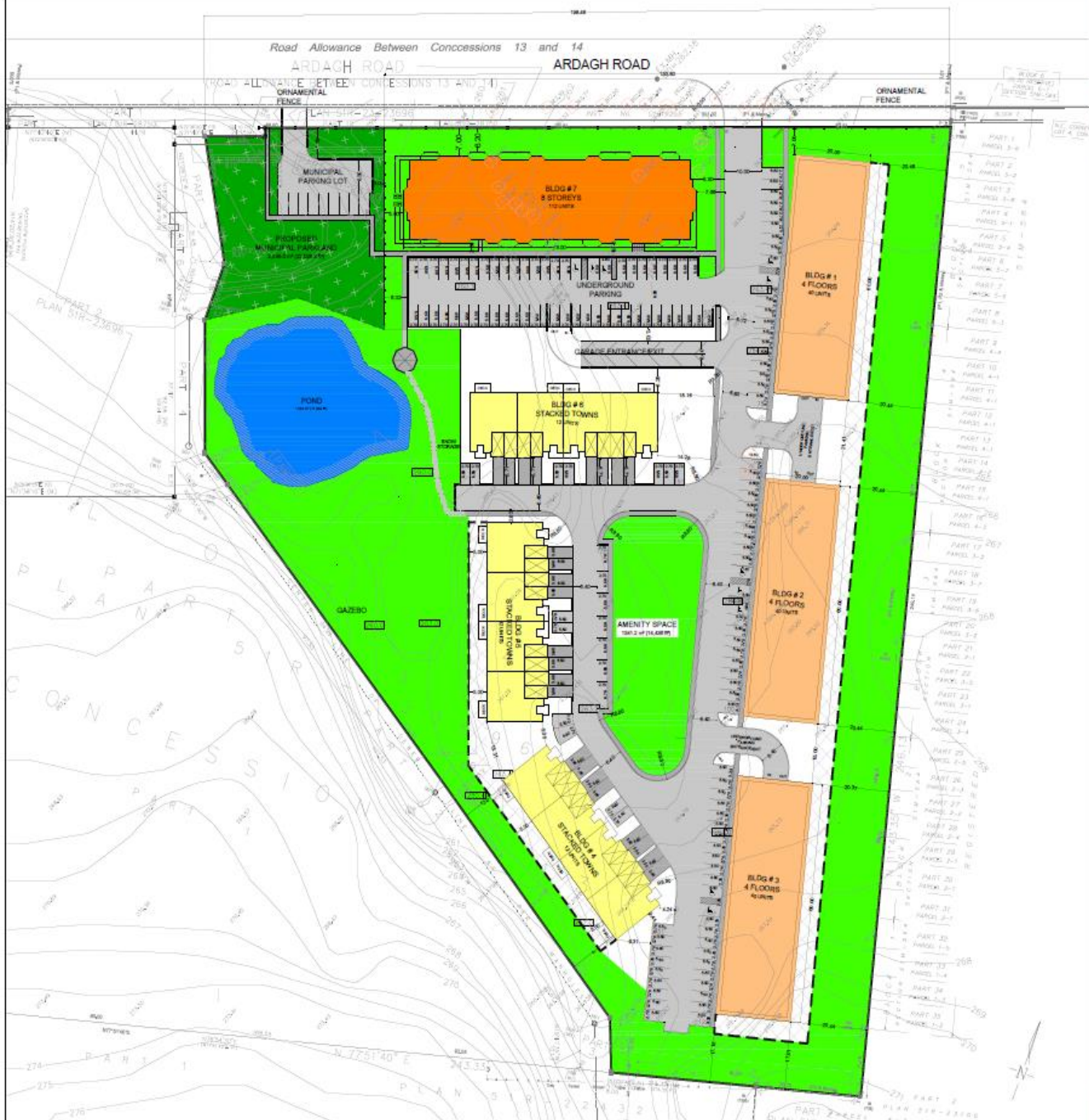
● SEC. 4.2.2.6 (D) CONT'D

- IV) THAT THE DEVELOPMENT WILL NOT DETRACT FROM THE CITY'S ABILITY TO ACHIEVE INCREASED DENSITIES IN AREAS WHERE INTENSIFICATION IS BEING FOCUSED;
 - CITY'S GROWTH MANAGEMENT STUDY ALLOCATES SUFFICIENT MEDIUM & HIGH DENSITY HOUSING POTENTIAL FOR REDEVELOPMENT OF UNDERUTILIZED SITES OUTSIDE THE URBAN GROWTH CENTRE (UGC);
- V) THAT SENSITIVE, HIGH QUALITY URBAN DESIGN WILL BE INCORPORATED INTO THE DEVELOPMENT;
 - THE SITE INCORPORATES A HIGH LEVEL OF DESIGN UTILIZING PRINCIPLES DESCRIBED IN THE CITY'S URBAN DESIGN GUIDELINES;
- VI) THAT CONSIDERATION IS GIVEN TO THE PRESERVATION OF HERITAGE RESOURCES;
 - HERITAGE FEATURES TO BE PROTECTED IN CONSULTATION WITH THE CITY AND THE NVCA.

CONCLUSION



- OPA AND ZBA APPLICATIONS ARE REQUIRED TO PERMIT THE PROPOSED DEVELOPMENT OF 268 RESIDENTIAL UNITS IN THE FORM OF CONDOMINIUM UNITS AND STACKED TOWNHOUSES.
- UPDATED DEVELOPMENT CONCEPT PROPOSES BUILDINGS WITH LOWER PROFILES, A STRONG URBAN STREETScape ALONG ARDAGH ROAD, DEDICATION OF MUNICIPAL PARKLAND, AND ENHANCED RETENTION OF EXISTING VEGETATION
- THE LANDS REPRESENT A SUITABLE LOCATION FOR THE PROPOSED DEVELOPMENT GIVEN ITS LOCATION RELATIVE TO ARTERIAL ROADS, ACCESS TO COMMERCIAL, INSTITUTIONAL AND PARKLANDS, AS WELL AS CONVENIENT ACCESS TO PUBLIC TRANSIT.
- APPLICATIONS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF ALL IMPLEMENTING UPPER AND LOWER TIER PLANNING POLICY AND REPRESENTS GOOD PLANNING.



SITE PLAN

RESIDENCES AT CENTRAL PARK

PART OF LOT 4, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF INNISFIL
 CITY OF BARRIE
 COUNTY OF SIMCOE
 2015



- TOTAL SITE AREA (268 UNITS)
3.52 ha (8.69 ac.)
3.32 ha (8.25 ac.) after parcel dedication
- GARDEN FLATS (120 UNITS)
3,600 m² (38,750 ft²)
- TOWER SUITES (112 UNITS)
1,573.2 m² (16,983 ft²)
- STACKED TOWNHOUSES (36 UNITS)
2,411.0 m² (25,951 ft²)
- ROADS (PARKING INCL.)
8281.0 m² (87,608 ft²)
- AMENITY SPACE
0.83 ha (2.05 ac.)
Not including proposed municipal parking
- LANDSCAPED OPEN SPACE
1.77 ha (4.37 ac.)
- POND
0.16 ha (0.40 ac.)
- LANDS TO BE DEDICATED TO THE CITY OF BARRIE
0.20 ha (0.49 ac.)
- 5.0 m LIMITS OF DISTURBANCE AREA

ZONING TABLE - RA1-3		
PROVISION	REQUIRED	PROVIDED
LOT AREA (min.)	1,100 m ²	33,200 m ²
LOT FRONTAGE (min.)	24.0 m	150.8 m
FRONT YARD SETBACK (min.)	7.0 m	7.0 m
EAST SIDE YARD SETBACK (min.)	5.0 m	20.4 m
WEST SIDE YARD SETBACK (min.)	5.0 m	13.07 m
REAR YARD SETBACK (min.)	7.0 m	17.0 m
LANDSCAPED OPEN SPACE (min. % of lot area)	35%	46.5 %
DWELLING UNIT FLOOR AREA (min.)	35m ² dwellng unit + 10m ² bdrm	≥ 35m ² dwellng unit + 10m ² bdrm
LOT COVERAGE (max. % of lot area)	35%	23%
GROSS FLOOR AREA (max. % of lot area)	100%	< 100 %
PARKING	402 SPACES (1.5 SPACES/UNIT incl. 12 BF)	405 SPACES/175 AG + 231 UG (10 BF AG + 2 UG)
AMENITY AREA	12m ² UNIT (432 m ²)	8552.2 m ²

INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M1B2
 TEL: (705) 812-3281 FAX: (705) 812-3438
 EMAIL: INFO@IPCONSULTINGINC.COM