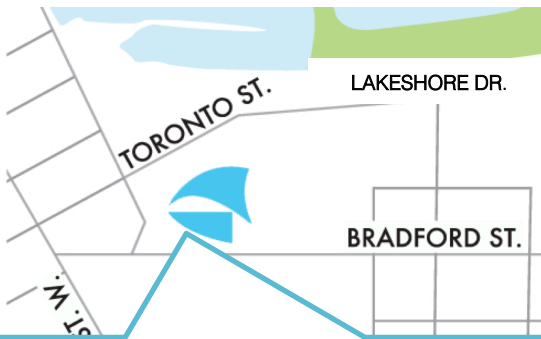


Public Meeting:
Presentation to Barrie City Council
September 9, 2013

Harmony Village Lake Simcoe

A dynamic, mixed-use active adult community along the waterfront of Kempenfelt Bay



Harmony Village looking west from Lakeshore Drive



Harmony Village Site

Increasing pedestrian and vehicular access to and from the waterfront



Harmony Village Site

Creating view corridors from Bradford Street to Lake Simcoe



Harmony Village Site

Creating view corridors from Bradford Street to Lake Simcoe



Overview of Site Plan

Harmony Village is designed as a complete community



Conceptual site plan



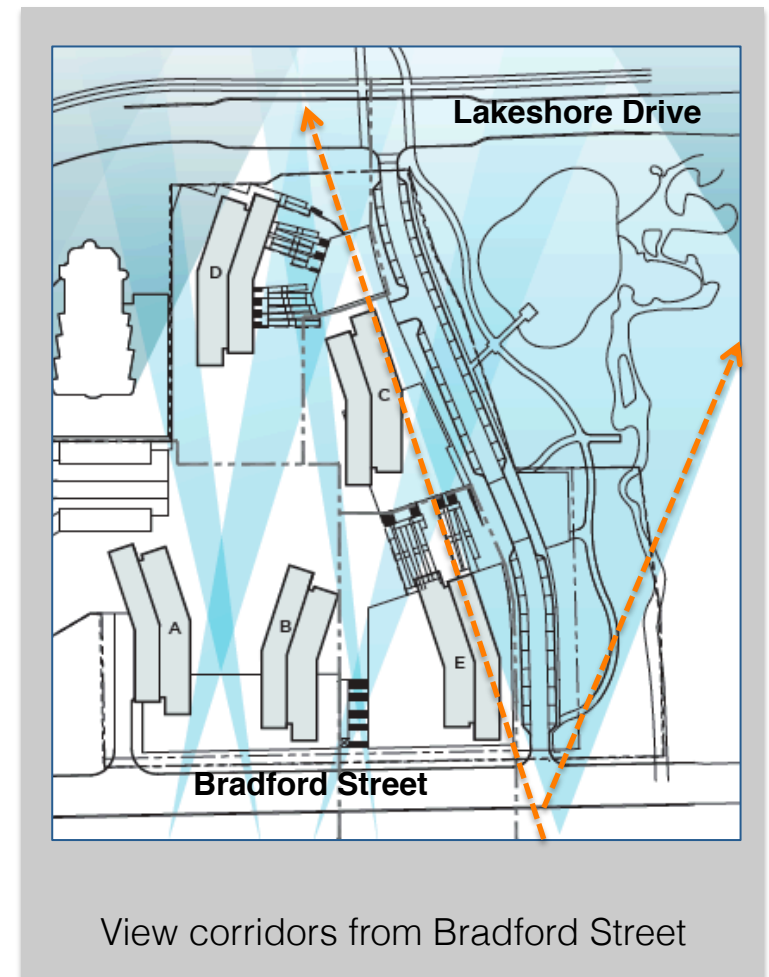
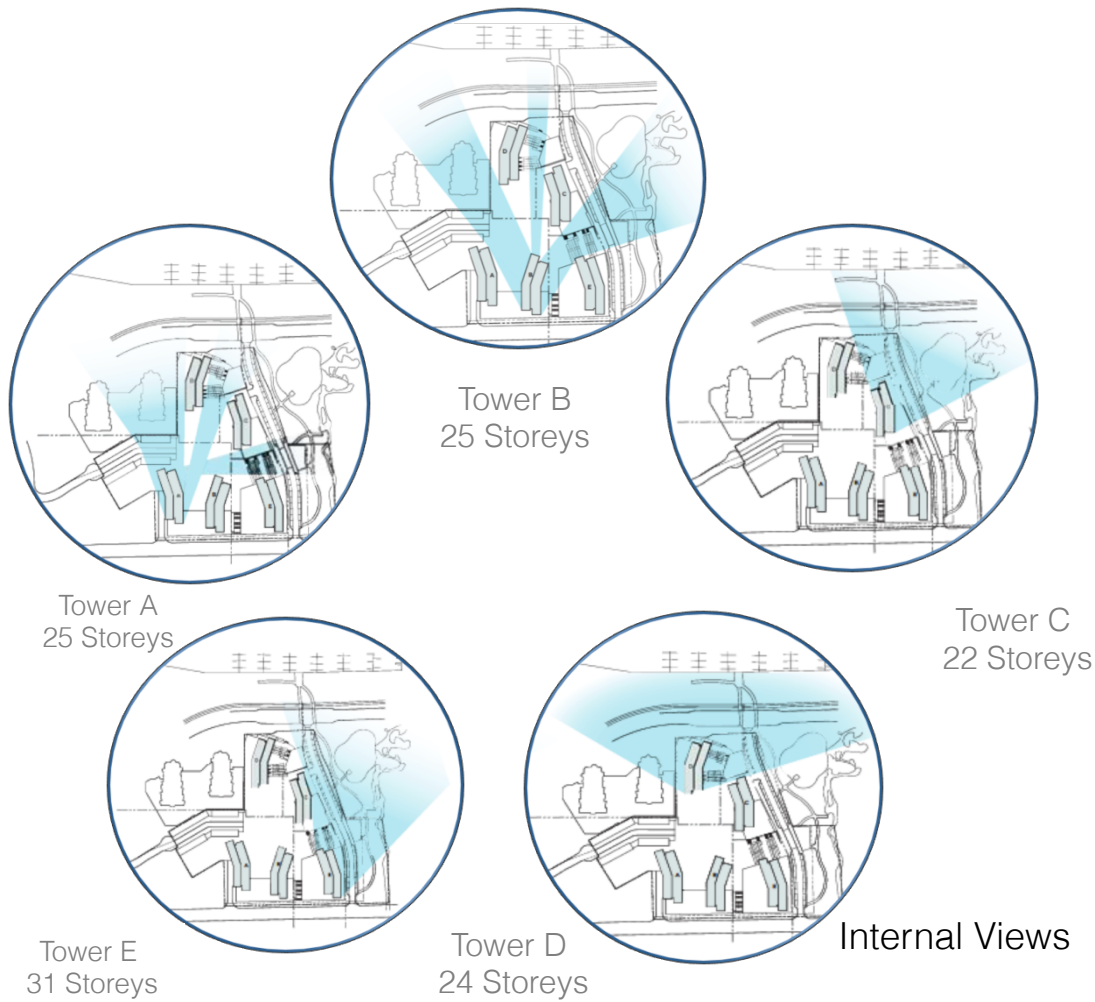
Looking east across Bradford Street to Towers A & B as well as the Community Centre



Conceptual rendering of Harmony Village from Lake Simcoe

Views

Sky and lakefront views run throughout the site



Concept Renderings

A permeable public realm with extensive ground floor retail and civic activities



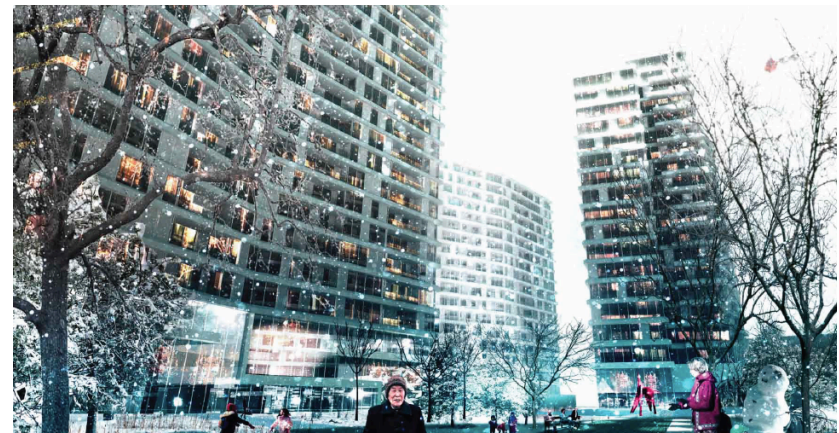
Looking east from interior courtyard



Looking east from Bradford Street



Meadow entry



Interior landscape rendering, looking east

Harmony Village Lake Simcoe Guiding Principles



Active Living



Lifelong Learning



Social Eateries



A Place to Connect

The Art of Living Well



Four Season Living



Everyday Essentials



Things To Do



Health and Wellness

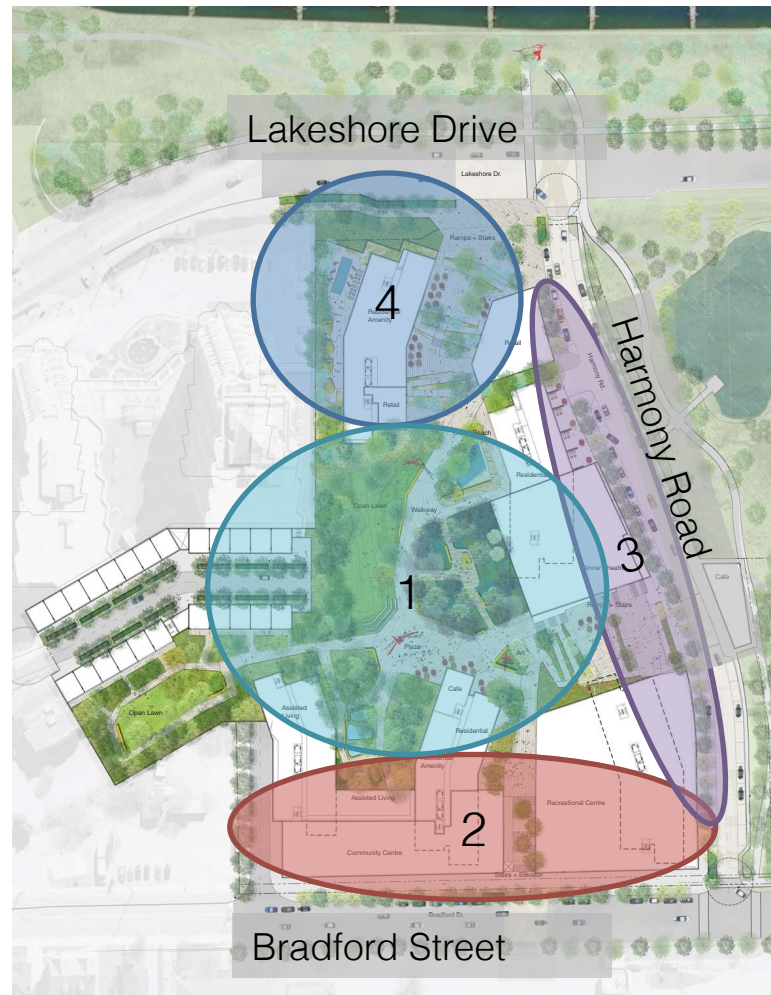
A Vibrant Destination

Unique experiential districts reinforce the overall vision for the development

1. The Gardens



2. Bradford Street



3. Harmony Road



4. Marina Village



Community Oriented Services

Open to residents of Harmony Village and the entire Barrie Community

A key feature of Phase 1, the community centre will host different art and culture organizations, operate health and wellness services and provide personalized and accessible in-home care options to Harmony Village residents and the community of Barrie.

Ranging from fitness activities like yoga or pilates to social events such as cooking classes or artistic studios, our goal is for the community centre to become a part of the everyday lives of the entire Barrie community.



Overview of Development

Development Program

Size of Site:	3.5 hectares
Total Buildable Area:	2,061,730 SF
Residential Units:	1255
Parking Spaces:	1293
Pricing:	Mid \$300,000s+
Unit Make-Up:	Assisted Living Townhouses 1BR(+), 2BR(+)
Unit Sizes:	647 – 1074 SF

Commercial/Retail & Civic Amenities

Small-scale Commercial:	43,863 SF
Large-scale Commercial:	38,212 SF
Dinner Theater:	29,881 SF
Community Centre:	37,243 SF
Medical Offices:	17,793 SF
Wellness Centre:	62,775 SF

Economic Impact: New Construction

Development Project Costs:	\$598.3M
Total Economic Activity:	\$1.22B
Jobs (temporary):	6,285
Municipal Charges/Fees:	\$11.7M

Economic Impact: Continuing Operations

Total Economic Activity:	\$129.1M
Jobs (permanent FTE):	874
Property Taxes:	\$8.2M



Looking west from Lakeshore Road