

SUBJECT SITE



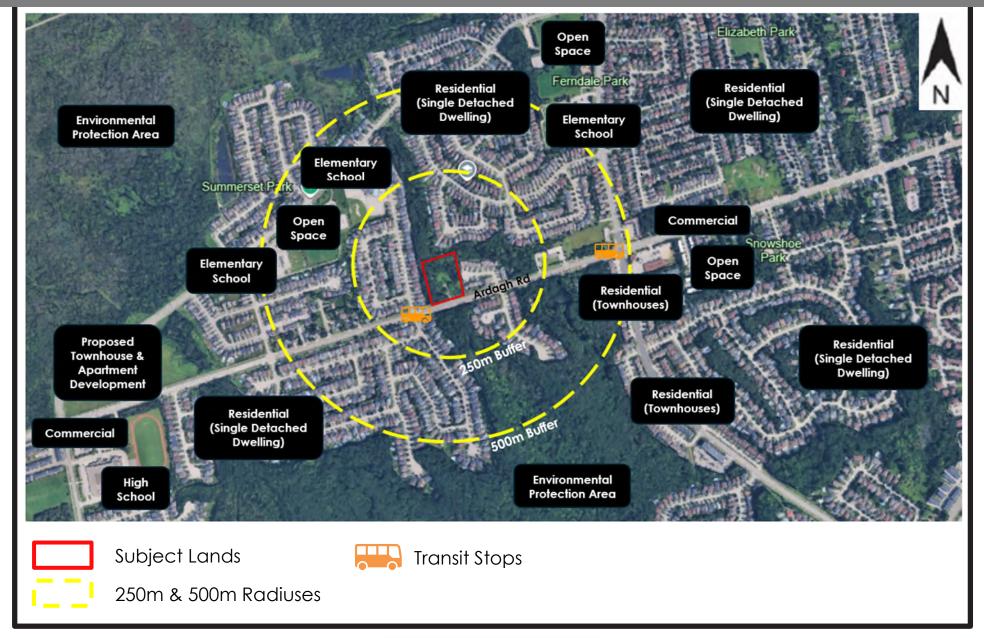


SITE STATISTICS

- Lot Area:
 10,246 m2 / 1.02 ha
- Frontage: 78m along Ardagh Road
- Existing Site Conditions: Vacant

SURROUNDING USES





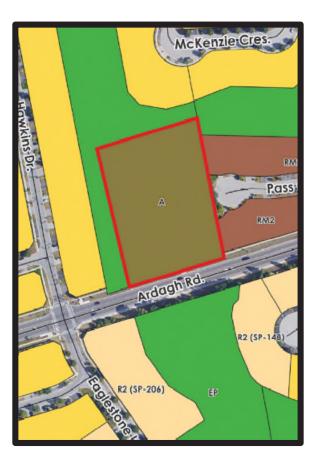
LAND USE DESIGNATION& ZONING PS





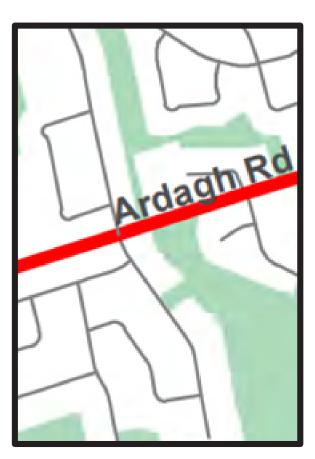
City of Barrie Official Plan, 2023

Neighborhood Area



City of Barrie Zoning By-law 2009-141

Agriculture (A)

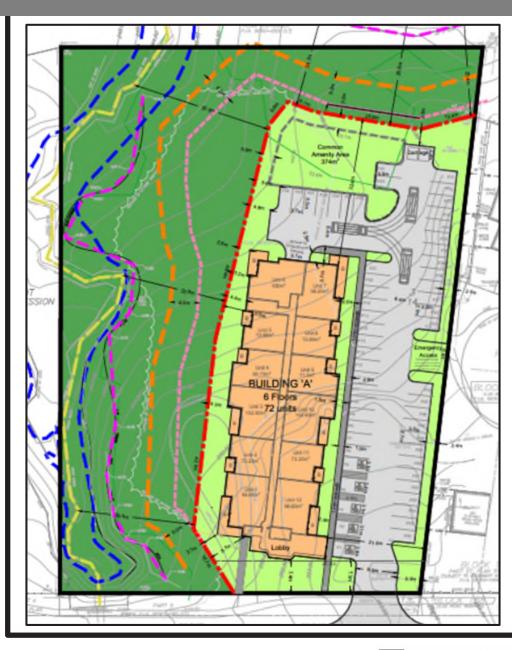


Official Plan Map 4B: **Mobility Network**

Arterial

DEVELOPMENT CONCEPT





Proposed:

 6-storey 72-unit walk up apartment building

Outdoor Amenity Space:

1,362 m2 Total

Parking:

- 93 total parking spaces:
 - 37 underground / 56 subsurface
 - 2 Type 'A' & 3 Type 'B' B.F. spaces

Constraints Legend:

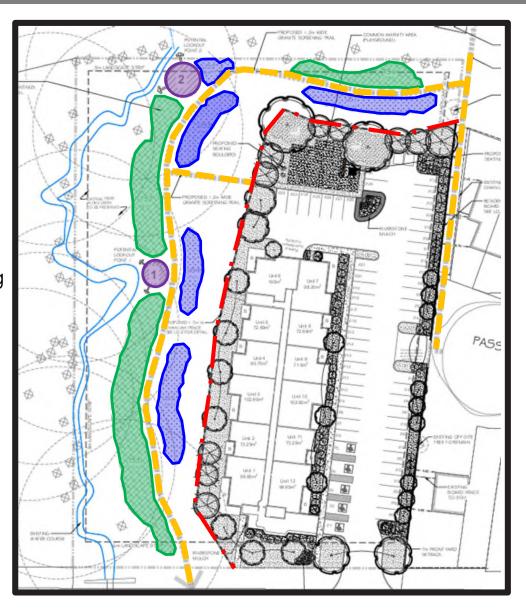




LANDSCAPE CONCEPT



- --- Proposed Trail Alignment
- Existing Water Course
- Potential Lookout Points
- Tree & Shrub Mixed Planting
- Upland Shrub Cluster Planting
- · Building Area Boundary



CONCEPTUAL RENDERINGS





View from Ardagh Road (northwest)



View from property rear looking (southwest)



View of building's east side (Pass Court)



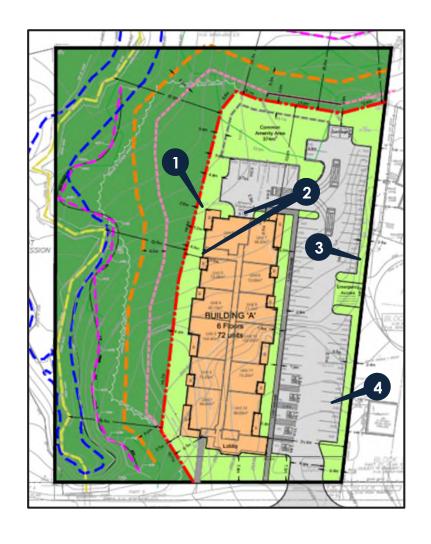
View from Ardagh Road (northeast)



SITE SPECIFIC PROVISIONS



#	Provision	Provided
1.	Interior Side Yard Setback (min.)	3.7m (west)
2.	Secondary Means of Access (min.)	4.4m (west door)3.8m (north door)
3.	Landscape Buffer Area – Parking (min.)	2m (east of parking area) 0m for emergency access
4.	Parking for Residential Building containing more than 3 dwelling units	93 spaces 37 underground / 56 surface (1.29 spaces per unit) Incl. 2 Type 'A' & 3 Type 'B' B.F. spaces



REQUIRED STUDIES & REPORTS



Environmental Studies 🖊



Environmental Impact Study

Phase 1 Environmental Site Assessment

Hydrogeological Study

Groundwater Monitoring Assessment

Tree Inventory, Analysis, Preservation Plan & Canopy Survey

Natural Hazards Study

Archaeological Assessment

Technical Studies 😭



Functional Servicing Report

Geotechnical Report

Traffic Impact Brief

Parking Justification Study

Topographic Survey

Underground Floor Plans and Elevations

Planning & Design **Studies**

Planning Justification Report

Shadow Study

Wind Study













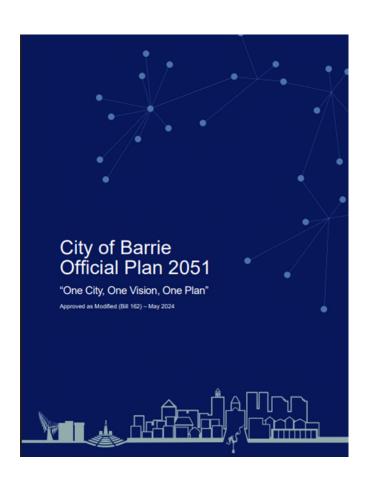






POLICY CONTEXT





- Subject Lands are within the built boundary of the Settlement Area and fronts onto an Arterial Road.
- Supports residential density targets by providing a compact form of housing and diversifying the area from single detached residential dwellings.
- A portion of the Subject Lands are to be rezoned and dedicated to the City of Barrie Environmental Protection Lands contributing to the trail and greenspace network.

CONCLUSION



- This proposal seeks to facilitate a Zoning Bylaw Amendment in support of a 6-storey 72unit walk- up apartment building.
- The development provides a variety of housing to Ardagh Road, an Arterial Road.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.



QUESTIONS & COMMENTS





