



ZONING BY-LAW AMENDMENT 17 - 27 JACOBS TERRACE

November 23, 2021

PRESENTATION BY:



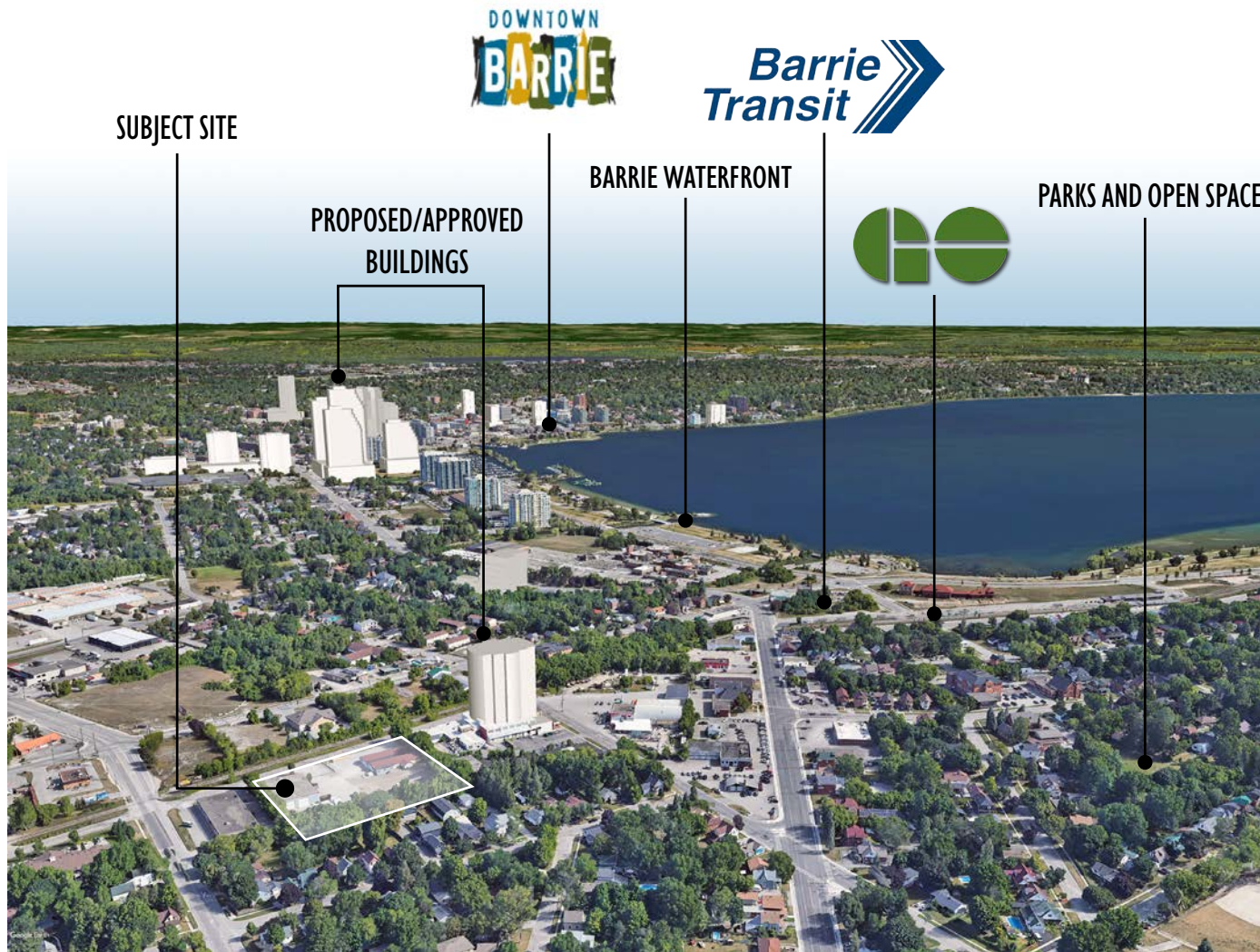
INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

SUBJECT SITE AERIAL CONTEXT



GREATER CONTEXT



HERITAGE



LEGEND

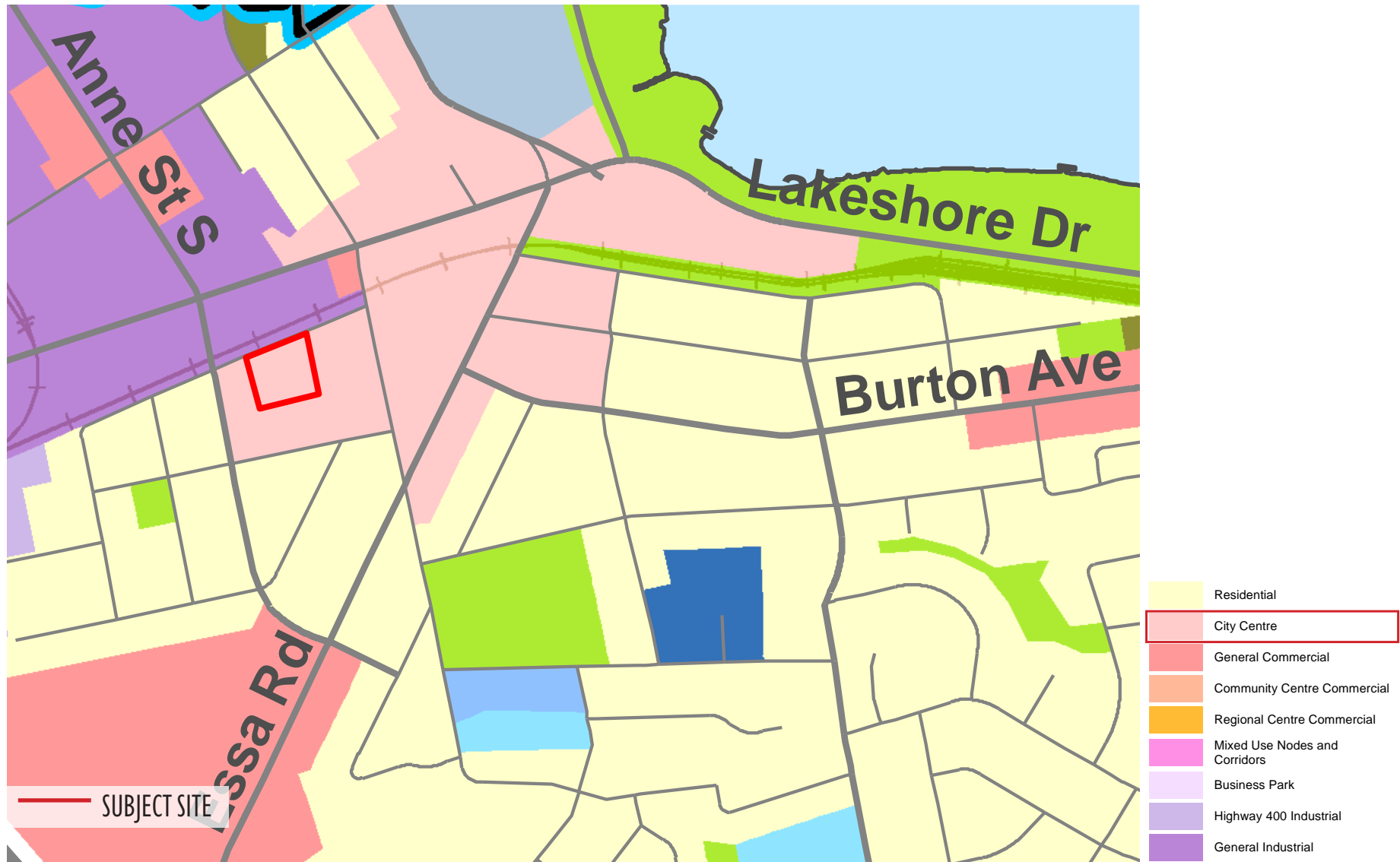
- Designated
- Listed
- Other

SITE PHOTOS



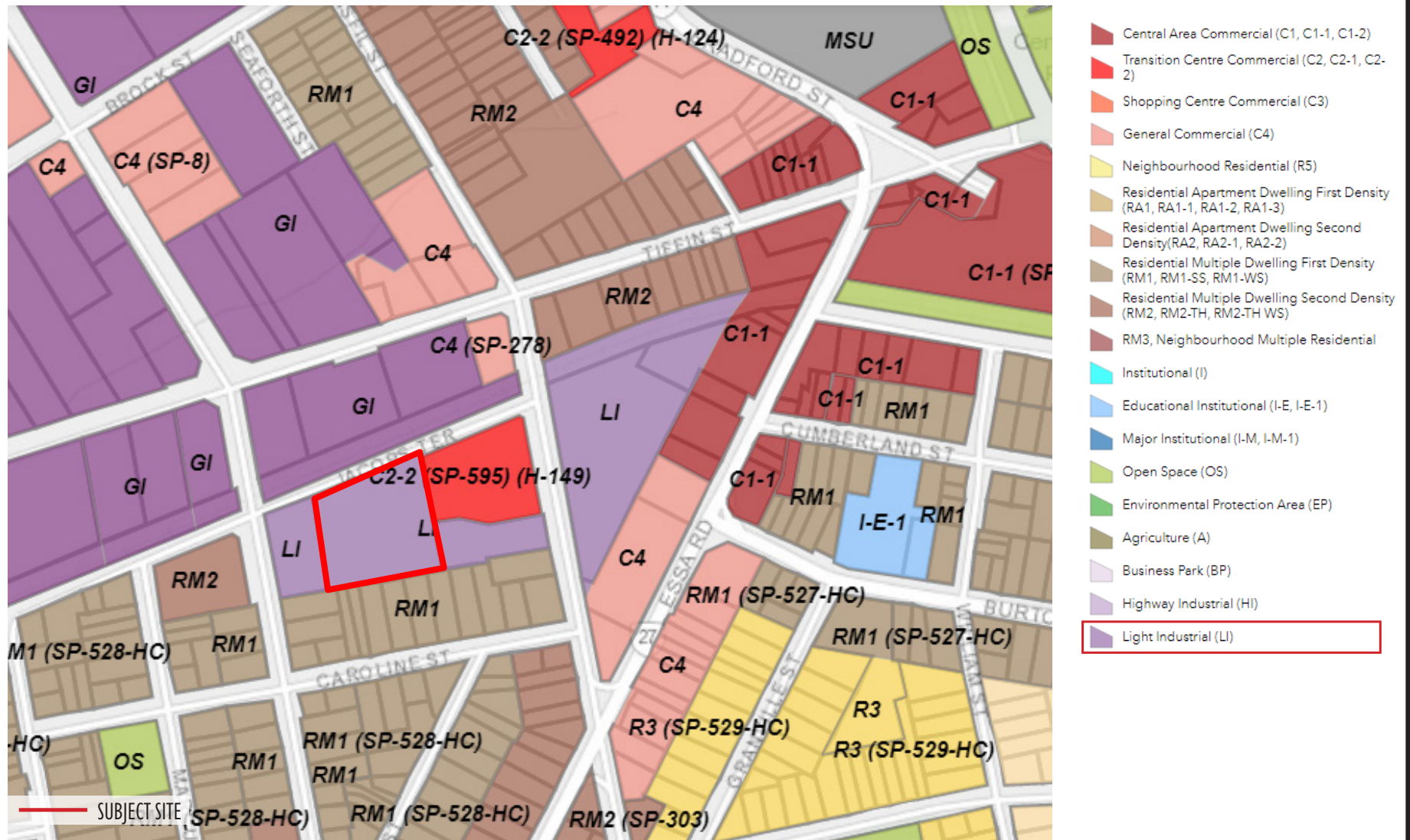
Images of 17 Jacobs Terrace

OFFICIAL PLAN DESIGNATION



City of Barrie Official Plan - Schedule A

ZONING BY-LAW



Current Zoning as per By-law 2009-141

PROPOSED AMENDMENTS

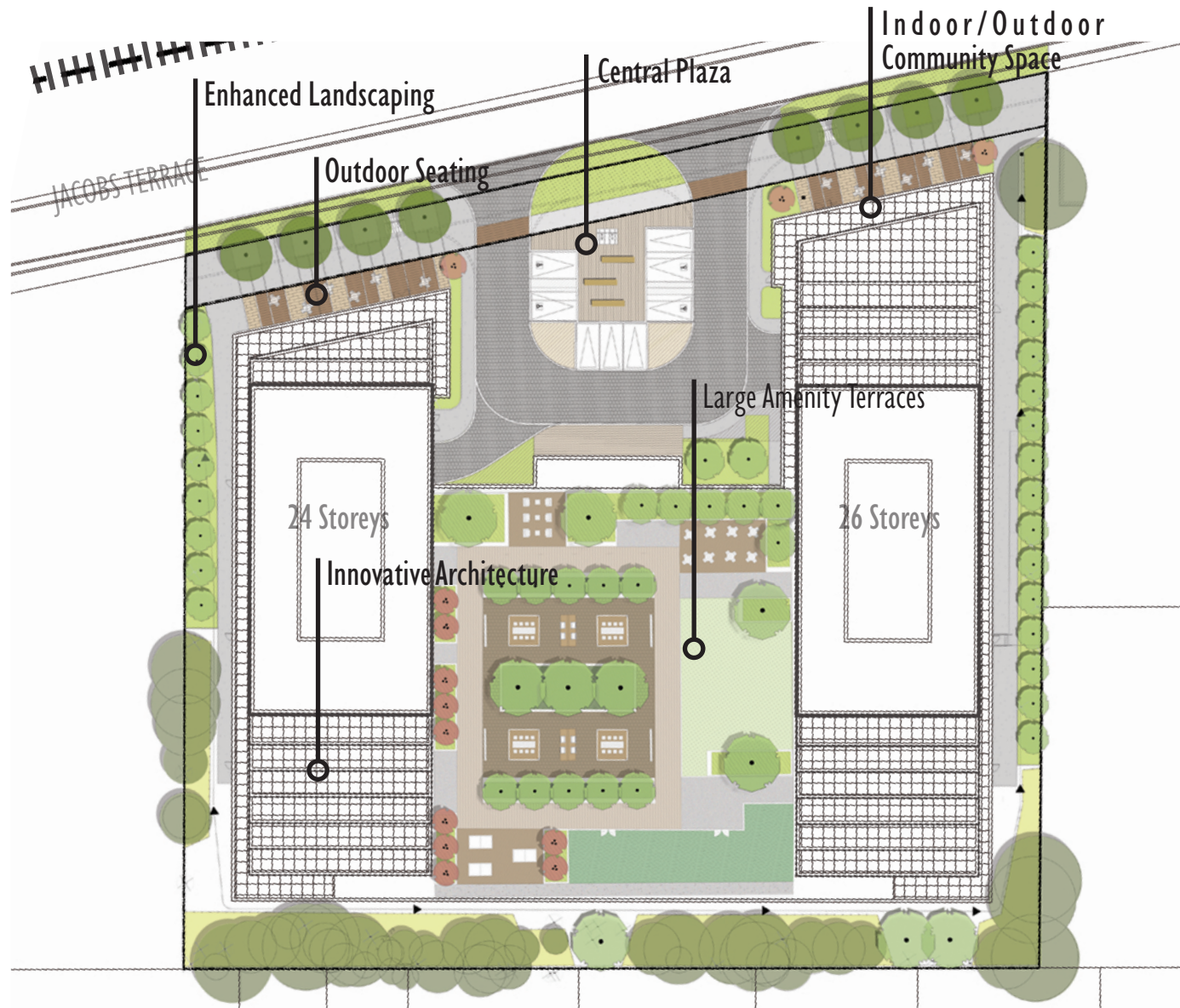
Zoning

From - Light Industrial



To - Transition Centre Commercial (C2) with Special Provisions

THE PROPOSAL - SITE PLAN



Site Plan

RENDERING



STATISTICS

GFA

A total of 40,956m² is proposed

UNITS

565 units are proposed

AMENITY

A combined indoor/outdoor total of 1,583m² of amenity space is proposed

COMMUNITY SPACE

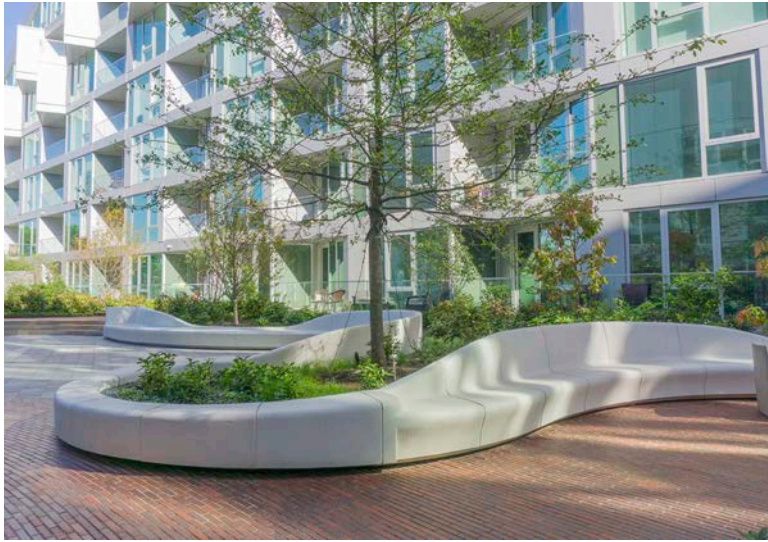
208m² community space is located on the ground floor fronting onto the street

PARKING

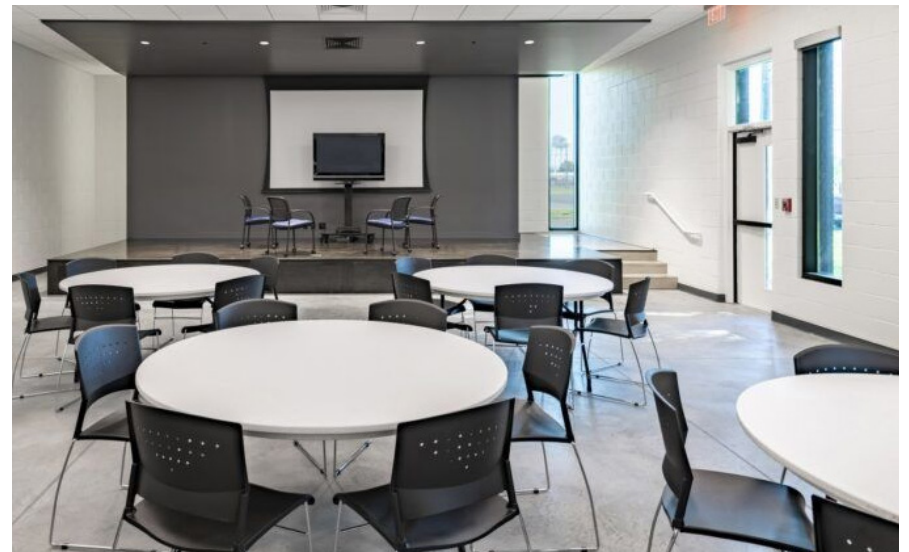
580 parking spaces



PEDESTRIAN - FOCUSED SOCIAL SPACES



NEW COMMUNITY SPACE



COMMUNITY CONSULTATION

A Neighbourhood Meeting was held on July 6, 2021

The application was presented to the public followed by a discussion period.

Generalized Concerns Raised

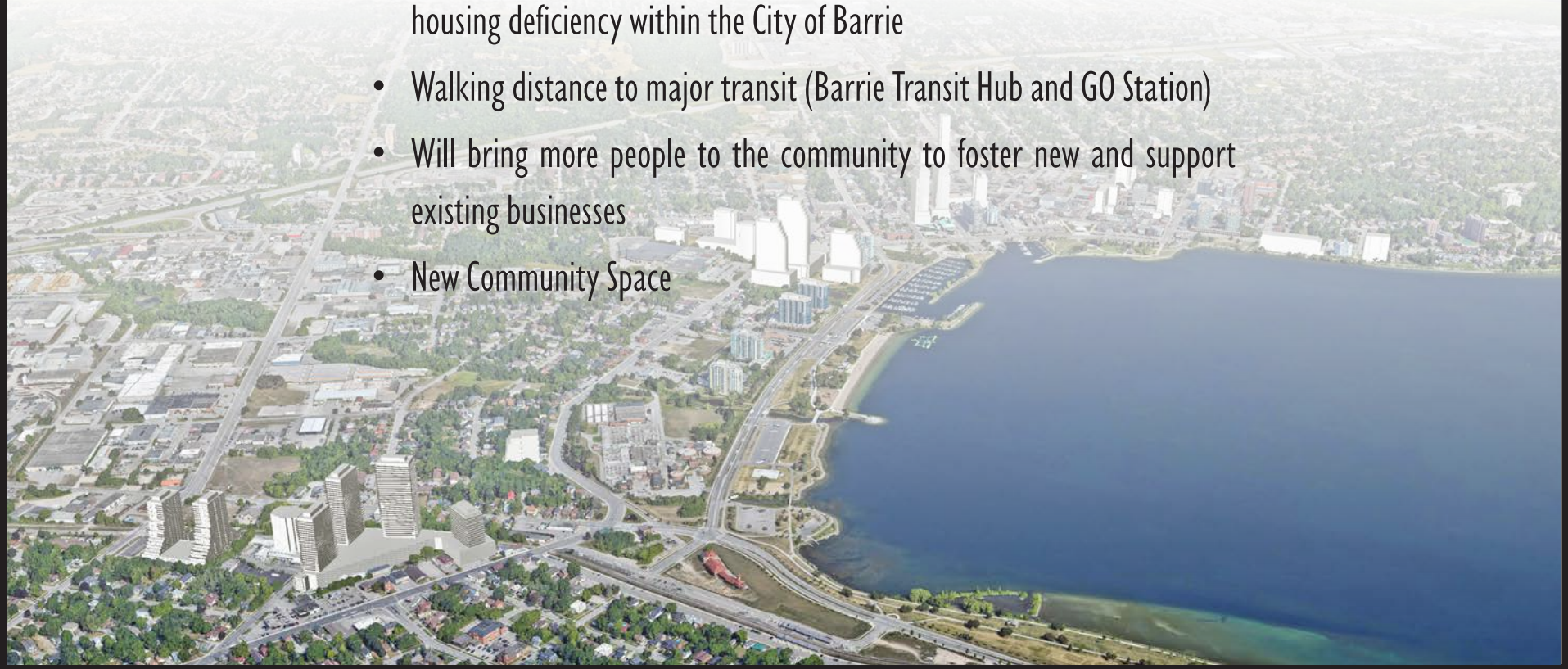
- Traffic
- Construction Management
- Height

Generalized Positive Feedback

- Potential for more people in the community and more small businesses
- Vast improvement and change to area, more people and diversity
- Excitement to see the project move forward with particular interest in green infrastructure
- Opportunity for reduced parking ratio with proximity to Transit

SUMMARY

- Designated in the Official Plan for Growth
- A rezoning is required to Transition Centre Commercial
- Opportunity to revitalize a key area of the City
- Introduction of new attainable housing units to aid in combating the housing deficiency within the City of Barrie
- Walking distance to major transit (Barrie Transit Hub and GO Station)
- Will bring more people to the community to foster new and support existing businesses
- New Community Space



QUESTIONS & FEEDBACK

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com