

MARCH 2022

PRESENTATION BY:



SUBJECT SITE





Total Frontage: 167.6m²

Total Area:

• Lot Area: 26,815.2m²

• Developable Area: 16,457.7m²

505 Yonge St:

- 2-storey medical building
- Environmental Protection lands to the north

511 — 533 Yonge St:

- Three (3) detached houses with accessory buildings
- Environmental Protection lands to the north

SUBJECT SITE IN CONTEXT





SUBJECT SITE AERIAL VIEW





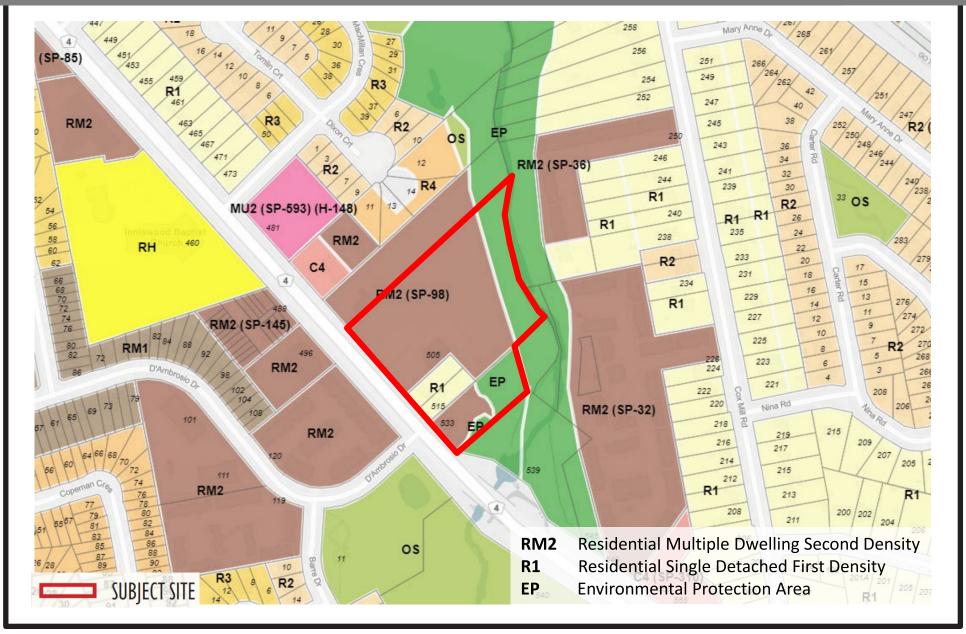
OFFICIAL PLAN DESIGNATION





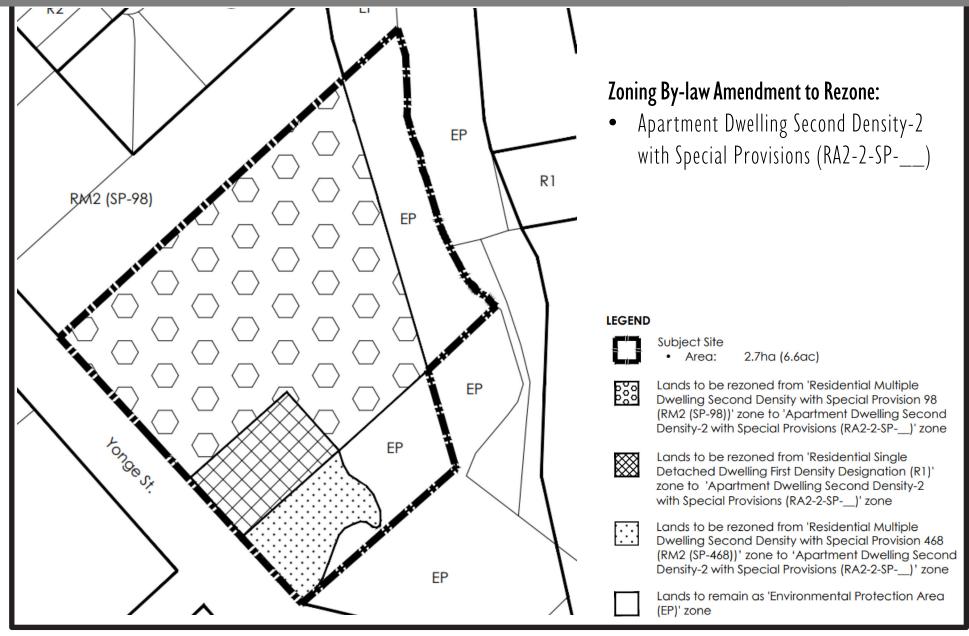
ZONING BY-LAW





ZONING BY-LAW AMENDMENT





SITE PLAN



Total Residential: 51,213m² 400 Units — 243 units/net hectare

Building 1:

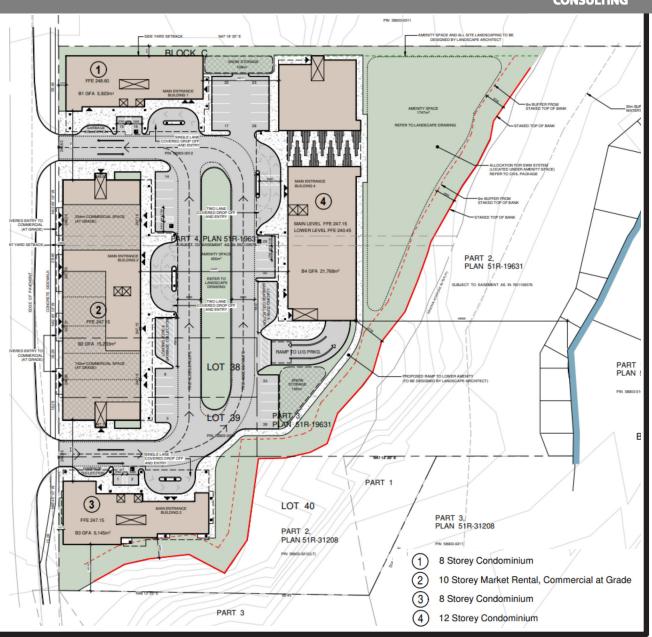
- 8-storey Condominium Building 2:
- 10-storey Market Rental, Commercial At-grade

Building 3:

- 8-storey Condominium Building 4:
- 12-storey Condominium

Total Commercial/Retail: 1,076m²

• Commercial At-Grade, Building 2



SITE PLAN



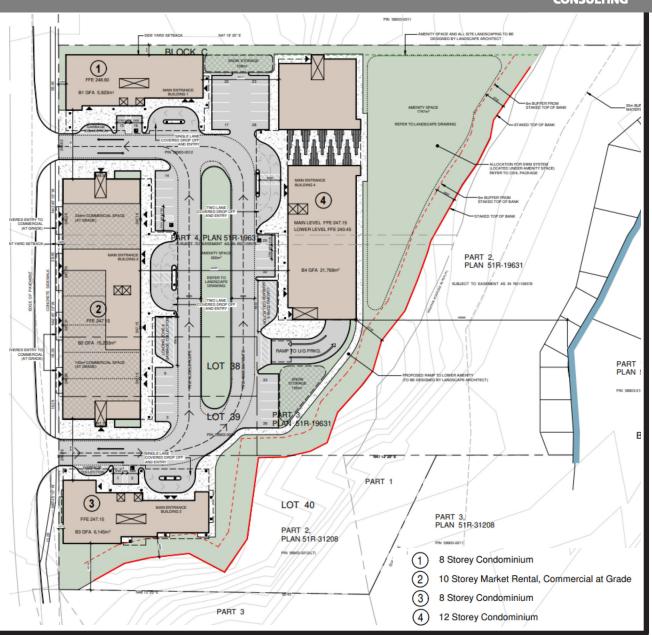
Total Amenity Space: 8,194m²

Active Amenity Space:

- Located in Central Courtyard Passive Amenity Space:
- Located along the rear, overlooking Lovers Creek
- Full-loop Walkway
- Indoor Amenity Areas
- Private Balconies

Total: 469 Parking Spaces

- Commercial Parking:22 Spaces (incl. 4 B.F. Spaces)
- Residential Parking: 447 Spaces (incl. 15 B.F. Spaces)
- Surface & Underground Parking accessed off of private interior road



NEW CITY OF BARRIE OFFICIAL PLAN, 2022





The New Official Plan was approved on February 14, 2022, after the subject application was submitted.

The subject lands are designated 'Medium Density' in the New OP:

- Encourages mixed-use residential and retail developments
- Buildings should be a minimum of 6 storeys and limited to 12 storeys
- Density shall range from 125 to 300 units per hectare

ARCHITECTURAL RENDERS





ARCHITECTURAL RENDERS





STUDIES



The following reports/studies have been completed to support the succeeding application:

- Planning Justification Report
- Affordable Housing Report
- Urban Design Report
- Shadow Impact Study
- Wind Impact Study
- Water Service Supply/Demand Analysis
- Functional Servicing Report

- Hydrogeological Study
- Stormwater Management Report
- Geotechnical Report
- Traffic Impact Study
- Parking Justification Study
- Environmental Impact Study
- Tree Inventory Preservation Plan

QUESTIONS & FEEDBACK



THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com