

PUBLIC MEETING.

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION

15 Harvie Road



June 14th, 2022

Presentation by: Mark Resnick, SmartCentres



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1 ABOUT US.

FROM SHOPPING CENTRES...

...TO CITY CENTRES

SmartCentres was founded over 30 years ago, on the belief that all Canadians deserve access to affordable retail. We have since grown to:

\$11.7B

In assets

3,500

Acres of Land

174

**Properties across
all provinces**

34.7M

SF of built space

97.2%

Occupancy rate

SmartCentres is diversifying by transforming its land use; developing masterplans for every property in the portfolio.

Our publicly announced \$13.5B transformation program includes:

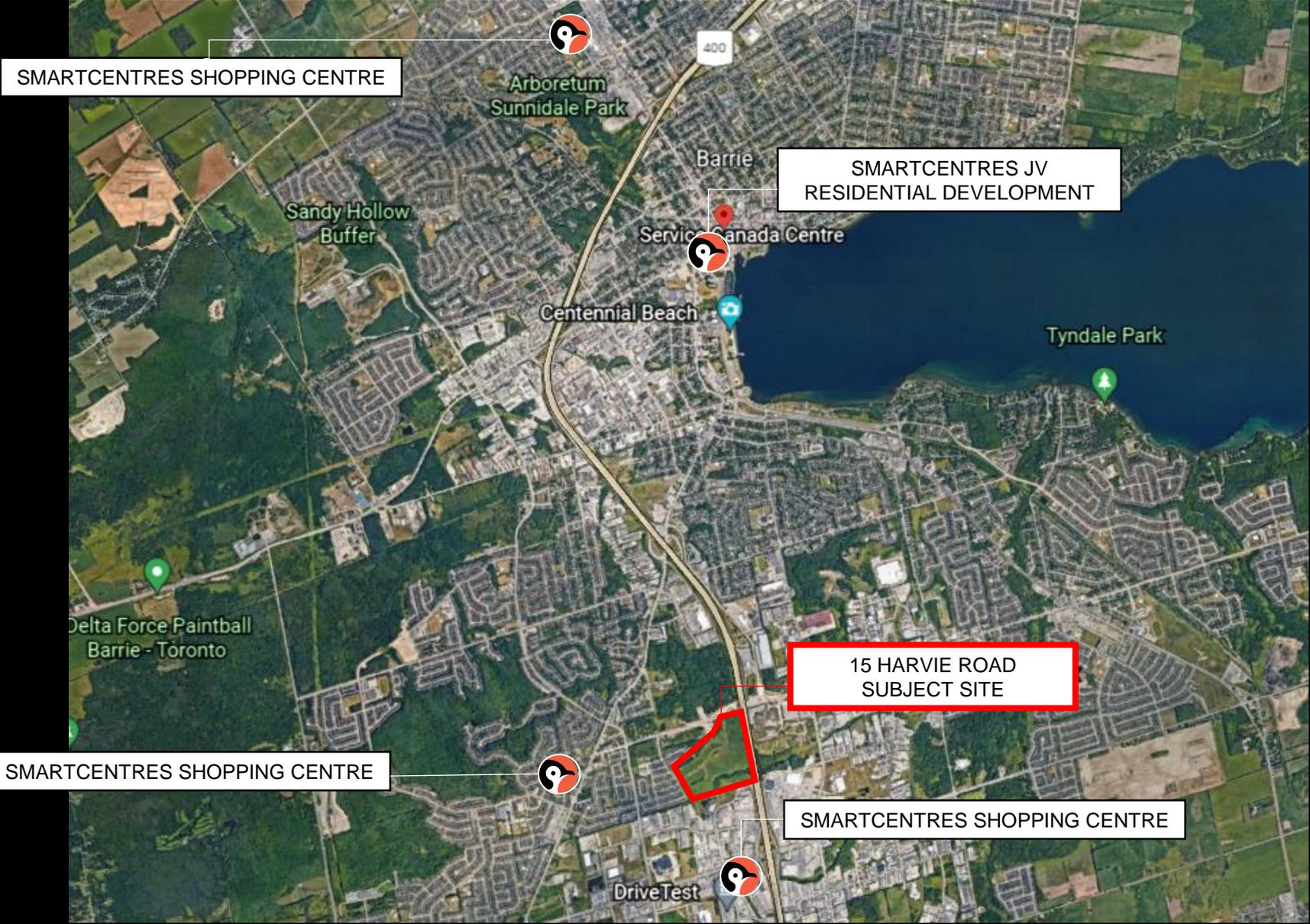


**Condos | Apartments | Towns |
Seniors' Residences | Hotels**



Storage | Offices | Retail | Industrial

SMARTCENTRES – BARRIE LOCATIONS



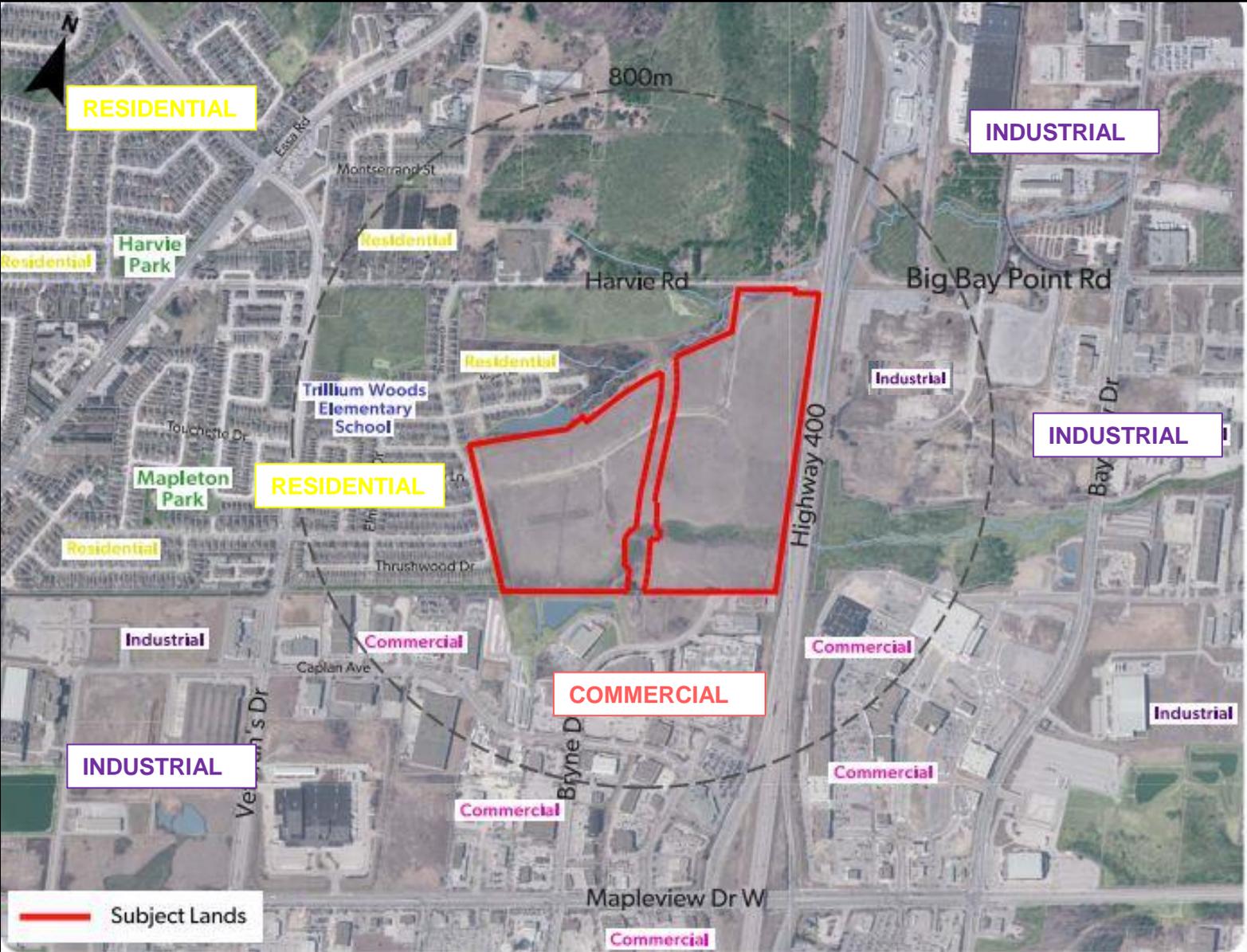
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CONTEXT.
SITE & AREA

CONTEXT 1 - AERIAL ●



CONTEXT 2 - NEIGHBOURHOOD ●



3 **PLANNING CONTEXT.**

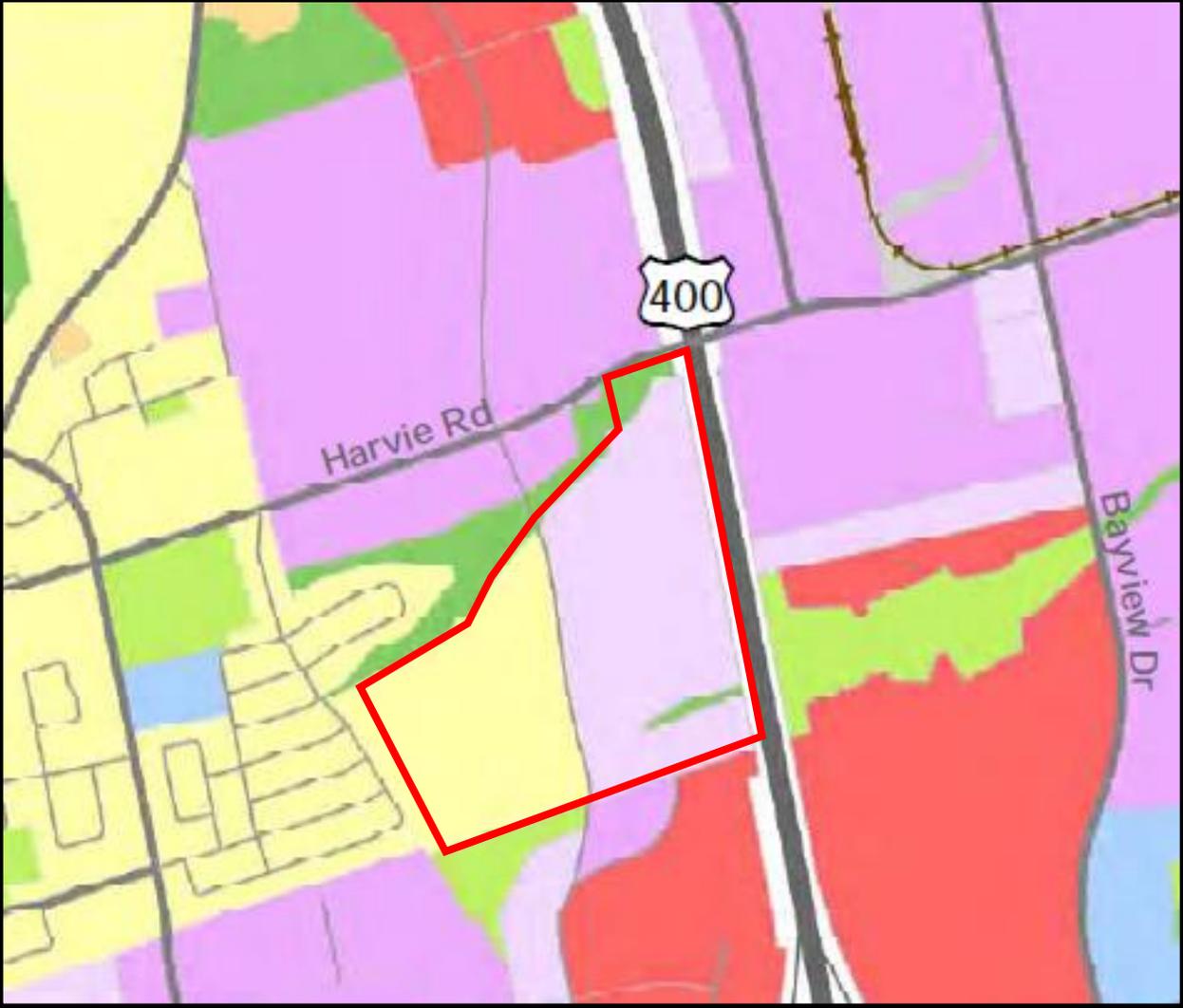
OFFICIAL PLAN & ZONING

OFFICIAL PLAN - CURRENT



-  GENERAL INDUSTRIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION AREA

OFFICIAL PLAN - PROPOSED



-  NEIGHBOURHOOD AREA
-  EMPLOYMENT AREA – NON-INDUSTRIAL
-  NATURAL HERITAGE SYSTEM
-  GREEN SPACE

ZONING BY-LAW - CURRENT



-  GENERAL COMMERCIAL (C4)
-  LIGHT INDUSTRIAL (LI)
-  OPEN SPACE (OS)
-  ENVIRONMENTAL PROTECTION AREA

Note: Future Zoning By-Law to be confirmed through submissions to implement proposed land uses.

4 THE PROJECT.

OVERVIEW ●

- **Applications include:**
 - **Official Plan Amendment**
 - **Zoning By-Law Amendment**
 - **Draft Plan of Subdivision**
- **Proposed development:**
 - **Western portion of the property is proposed to be a residential community with low-rise and mid-rise built forms, a community park, SWM pond, and open space**
 - **Eastern portion of the property is proposed to be employment uses, SWM pond, and open space**
- **Bryne Drive**
 - **Lands for Bryne Drive have been dedicated to the City of Barrie (November 2021)**
 - **The City of Barrie will begin construction for Bryne Drive in 2022, with anticipated completion in 2024**

DRAFT PLAN – COLOUR CODED ●



LEGEND

	Low Rise Residential
	Employment Use
	Open Space
	Road Widening
	Mid Rise Residential
	Hydro Easement
	Park
	SWM

TECHNICAL WORK ●

REPORTS

- Archaeological Report
- Geotechnical Investigation
- Hydrogeological Report
- Environmental Impact Study
- Natural Hazards Assessment
- Functional Servicing Report
Incl. Floodplain Analysis
- Stormwater Management Report
- Traffic Impact Study
- Noise/Vibration Impact Analysis
- Planning Justification Report
- Urban Design Brief

PLANS

- Draft Plan of Subdivision
- Tree Inventory and Preservation Plans
- Concept Plans for Proposed New Park

Q&A

Any other comments or questions can be directed to:

MARK RESNICK
Senior Director, SmartCentres
MResnick@smartcentres.com

and / or

DANIEL BRANZEA
Development Associate, SmartCentres
DBranzea@smartcentres.com