

PUBLIC MEETING

PENADY (NORTH BARRIE) LIMITED

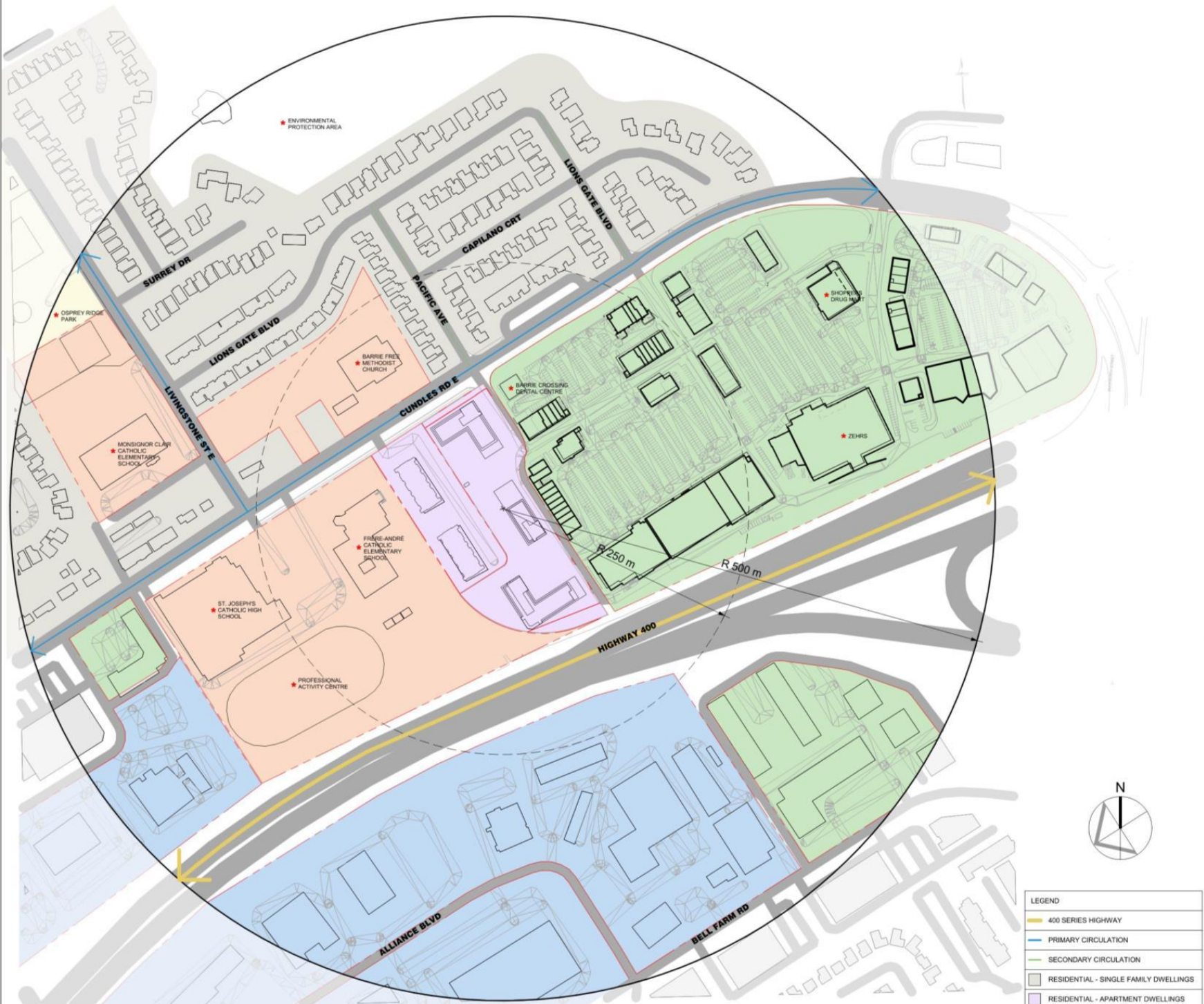
ZONING BY-LAW AMENDMENT - 303 CUNDLES ROAD EAST

CITY FILE NUMBER: D30-018-2022



DATE: SEPTEMBER 13, 2022

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.



LEGEND	
	400 SERIES HIGHWAY
	PRIMARY CIRCULATION
	SECONDARY CIRCULATION
	RESIDENTIAL - SINGLE FAMILY DWELLINGS
	RESIDENTIAL - APARTMENT DWELLINGS
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	OPEN SPACE

BLOCK CONTEXT PLAN

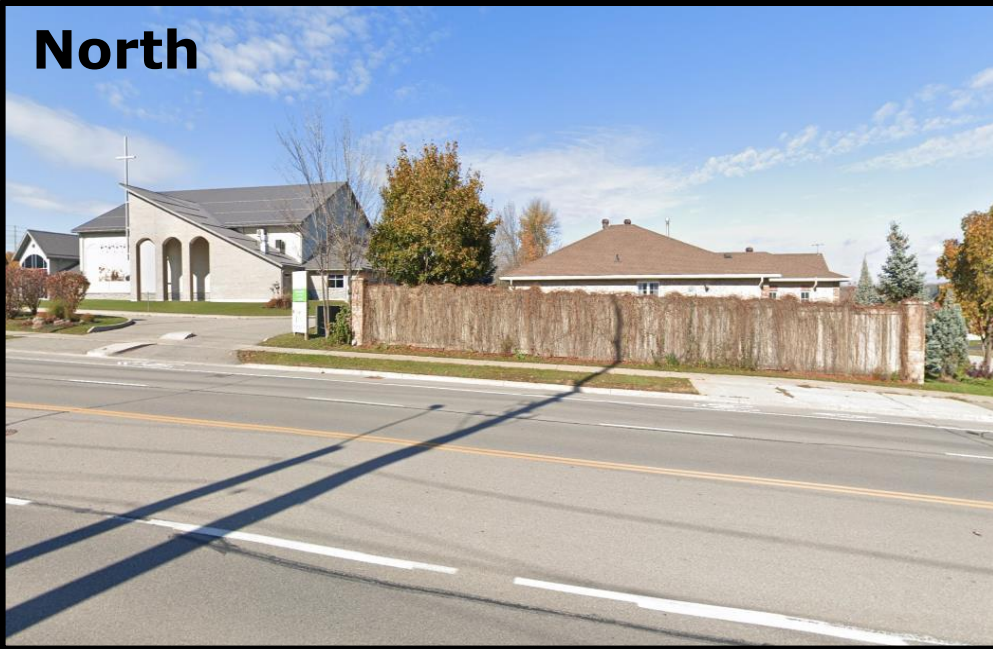
BLOCK CONTEXT PLAN 2
 Scale: 1 : 2000 A103

LOCATION MAP



AREA CONTEXT

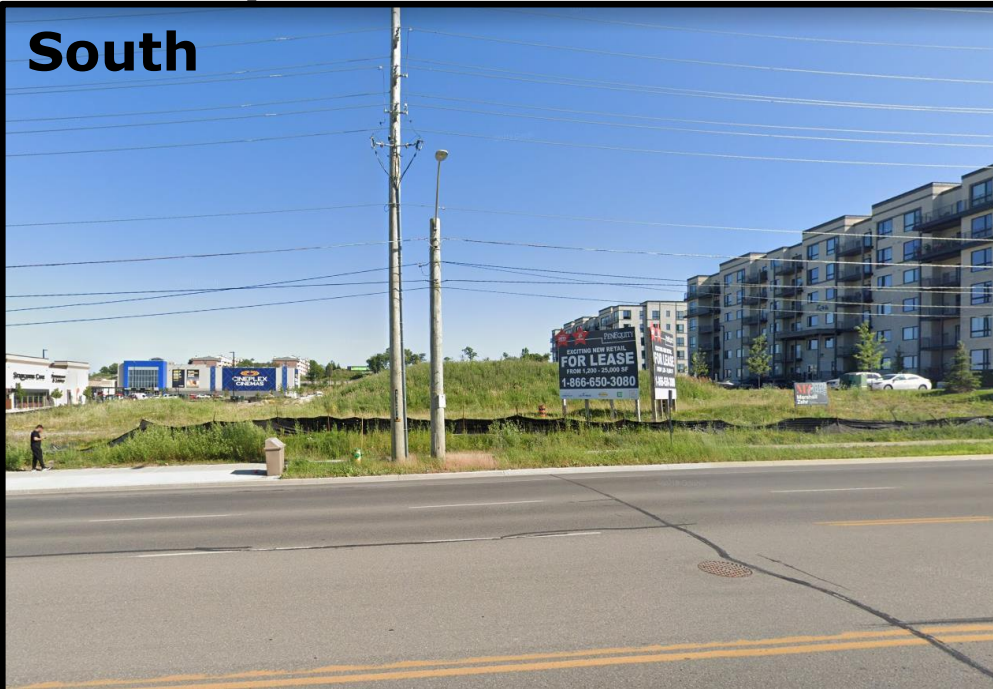
North



East



South



West

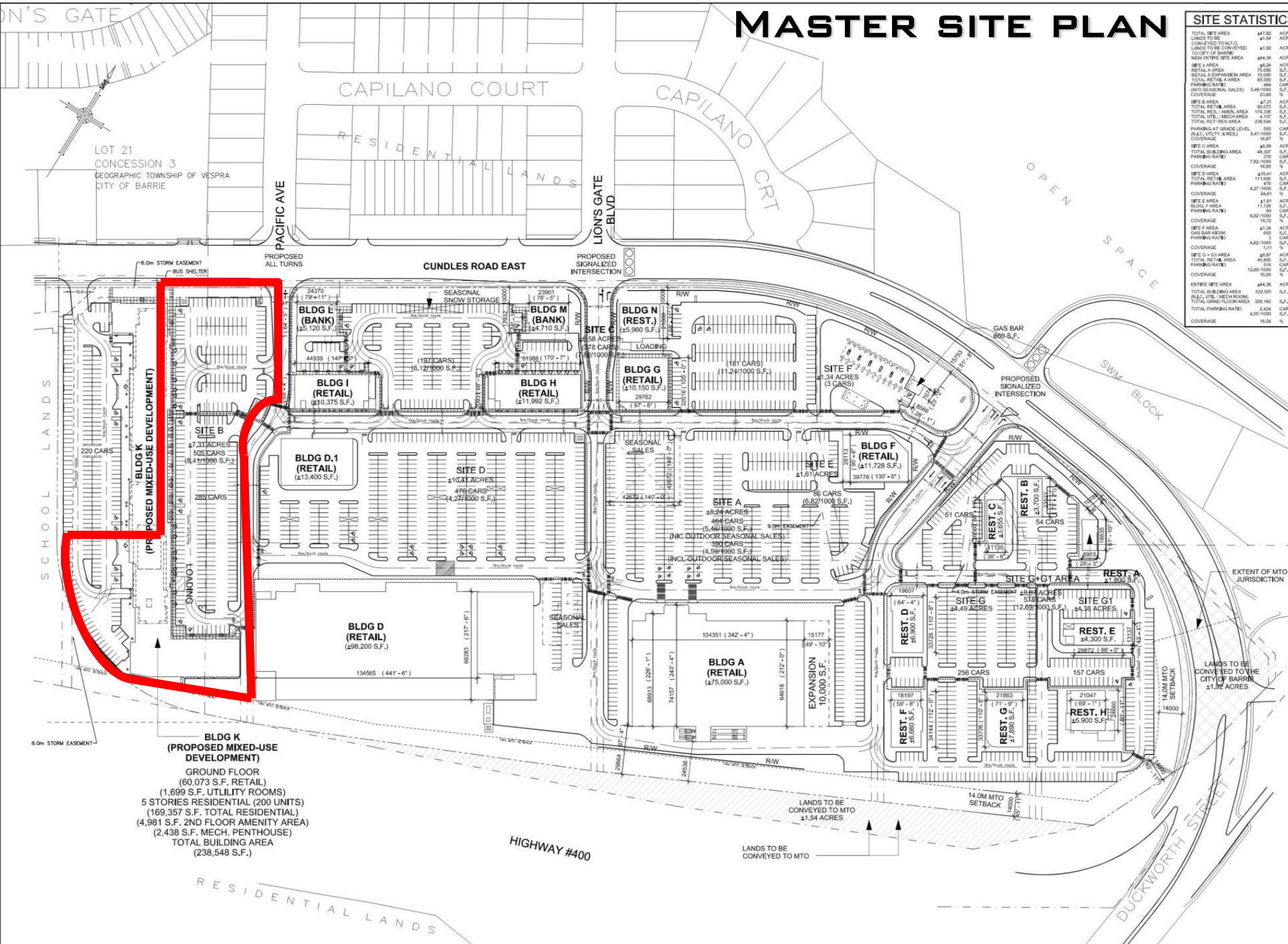


BACKGROUND

1. Official Plan Amendment (OPA 89) November 2006
 - Redesignated and rezoned the lands to General Commercial to permit mixed use development.
2. Zoning By-law Amendment (By-law 2006-283) November 2006
 - Rezoned the lands to General Commercial (C4) (SP-382) and (SP-382 & SP-383).
 - Zoning By-law Amendment (By-law 2015-111, Approved 2015).
 - Current zoning permits 200 residential units across the entire master planned site.
3. Preliminary Development Agreement 2012
4. Master Site Plan (D11-1476)
5. Development Agreement (D11-1604) 2013
6. By-law 2016-070 Approved 2016 – The Junction
 - Permitted a residential building(s) of 6 storeys and have a minimum of 65 residential units and a maximum of 196 residential units
7. Site Plan Approval 2016 – The Junction

MASTER SITE PLAN

SITE STATISTICS	
TOTAL SITE AREA	447.82 ACRES
LANDS TO BE CONVEYED TO CITY OF BARRIE	15.54 ACRES
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NEW ENTIRE SITE AREA	244.36 ACRES
SITE A AREA	48.24 ACRES
RETAIL A AREA	15,000 S.F.
RETAIL A EXPANSION AREA	10,000 S.F.
TOTAL RETAIL A AREA	25,000 S.F.
PARKING RATIO	484 CARS
(W/O SEASONAL SALES) COVERAGE	5,481,000 S.F.
	23.88 %
SITE B AREA	47.31 ACRES
TOTAL RETAIL AREA	40,073 S.F.
TOTAL RET. AMEN. AREA	174,230 S.F.
TOTAL UTIL. MECH AREA	4,437 S.F.
TOTAL NET RET. AREA	238,540 S.F.
PARKING AT GRADE LEVEL	505 CARS
(INCL. UTILITY & MECH.)	5,411,000 S.F.
COVERAGE	18.87 %
SITE C AREA	46.58 ACRES
TOTAL BUILDING AREA	48,307 S.F.
PARKING RATIO	378 CARS
COVERAGE	7,852,000 S.F.
	16.25 %
SITE D AREA	74.01 ACRES
TOTAL RETAIL AREA	111,800 S.F.
PARKING RATIO	478 CARS
COVERAGE	4,237,000 S.F.
	24.81 %
SITE E AREA	11.81 ACRES
BLDG F AREA	11,728 S.F.
PARKING RATIO	80 CARS
COVERAGE	6,802,000 S.F.
	16.72 %
SITE F AREA	11.34 ACRES
GAS BAR/MECH. PARKING RATIO	3 CARS
COVERAGE	4,652,000 S.F.
	1.11 %
SITE G + G1 AREA	48.87 ACRES
TOTAL RETAIL AREA	40,805 S.F.
PARKING RATIO	158 CARS
COVERAGE	12,689,000 S.F.
	10.66 %
ENTIRE SITE AREA	444.36 ACRES
TOTAL BUILDING AREA	532,591 S.F.
(INCL. UTIL. MECH. ROOM)	358,163 S.F.
TOTAL GROUND FLOOR AREA	2,824 CARS
TOTAL PARKING RATIO	4,255,000 S.F.
COVERAGE	18.54 %



**BLDG K
(PROPOSED MIXED-USE
DEVELOPMENT)**
GROUND FLOOR
(60,073 S.F. RETAIL)
(1,699 S.F. UTILITY ROOMS)
5 STORIES RESIDENTIAL (200 UNITS)
(169,357 S.F. TOTAL RESIDENTIAL)
(4,981 S.F. 2ND FLOOR AMENITY AREA)
(2,438 S.F. MECH. PENTHOUSE)
TOTAL BUILDING AREA
(238,548 S.F.)

HIGHWAY #400

LANDS TO BE
CONVEYED TO MTO
15.54 ACRES

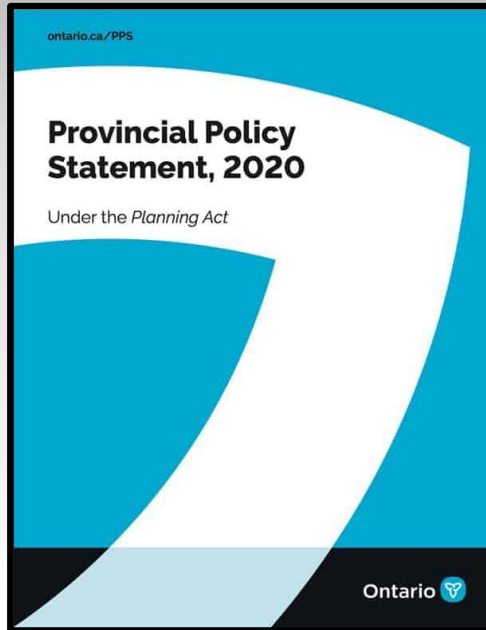
14.0M MTO
SETBACK

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SETBACK

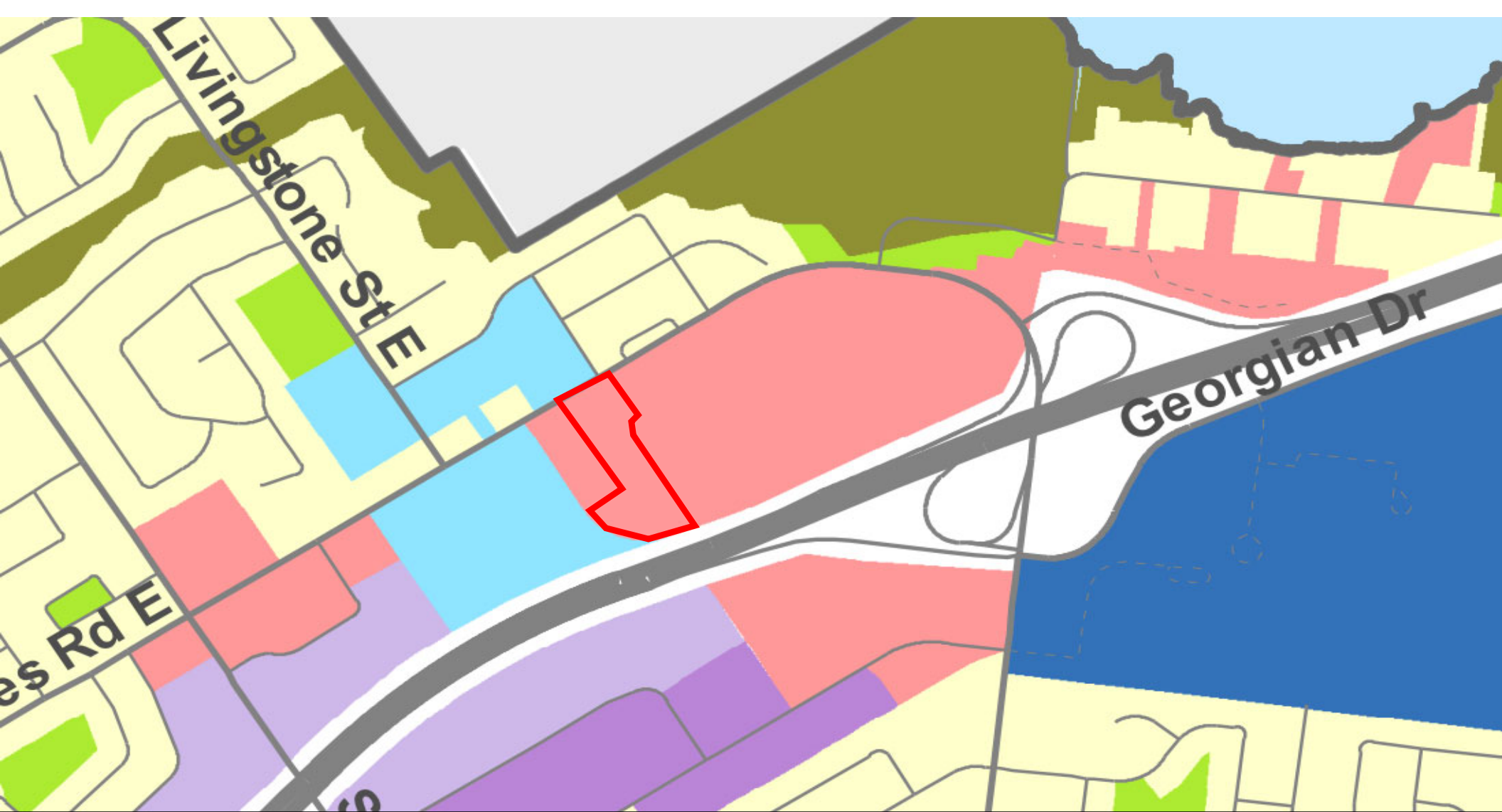
LANDS TO BE
CONVEYED TO THE
CITY OF BARRIE
15.54 ACRES

EXTENT OF MTO
JURISDICTION

PPS & GROWTH PLAN



- Compact development that efficiently uses land.
- Optimizes existing infrastructure.
- Range of unit sizes in a master planned mixed use development.
- Meets prescribed density targets.
- Protection of key natural heritage features.
- Protection of key hydrologic features.

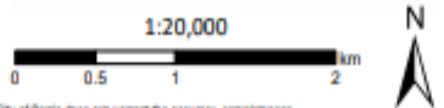


OFFICIAL PLAN

Schedule A Land Use

Office Consolidation January 2018

	Residential		Institutional		Waste Disposal Assessment Area
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				



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NEW OFFICIAL PLAN



COMMUNITY STRUCTURE

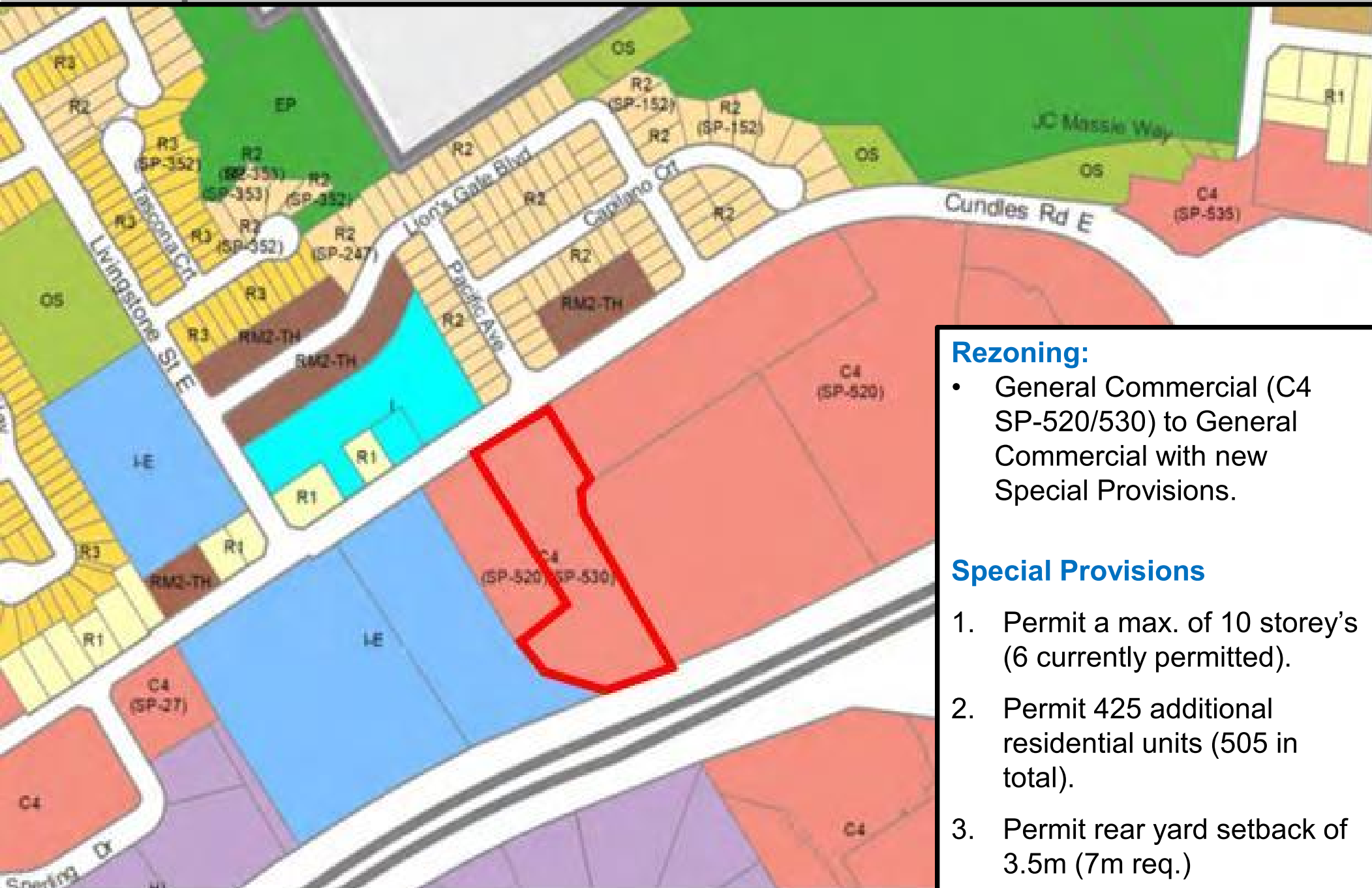
-  Major Transit Station Area (MTSA)
-  Strategic Growth Area
-  Employment



LAND USE DESIGNATIONS

-  Neighbourhood Area
-  Medium Density
-  High Density
-  Strategic Employment and Economic District (SEED)
-  Commercial District
-  Community Hub

ZONING BY-LAW



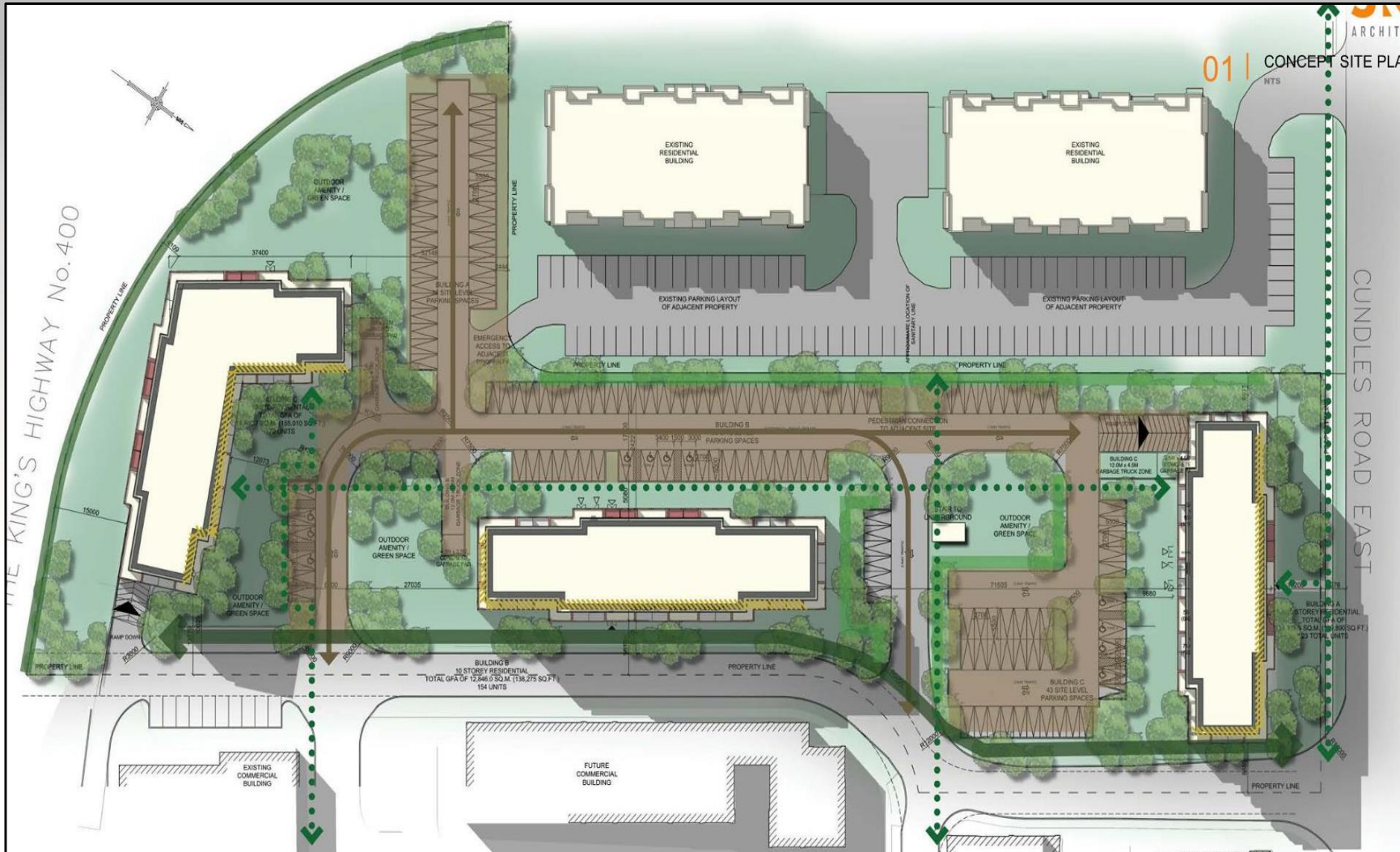
Rezoning:

- General Commercial (C4 SP-520/530) to General Commercial with new Special Provisions.

Special Provisions

1. Permit a max. of 10 storey's (6 currently permitted).
2. Permit 425 additional residential units (505 in total).
3. Permit rear yard setback of 3.5m (7m req.)

PRE-CONSULTATION (FEB 2021) NEIGHBOURHOOD MEETING (JUNE 2021)



1. TRAFFIC
2. PARKING
3. BUILDING HEIGHT, VIEWS, PLACEMENT
4. OPEN SPACE/LANDSCAPING
5. ACTIVE TRANSPORTATION
6. INFRASTRUCTURE

SUPPORTING INFORMATION

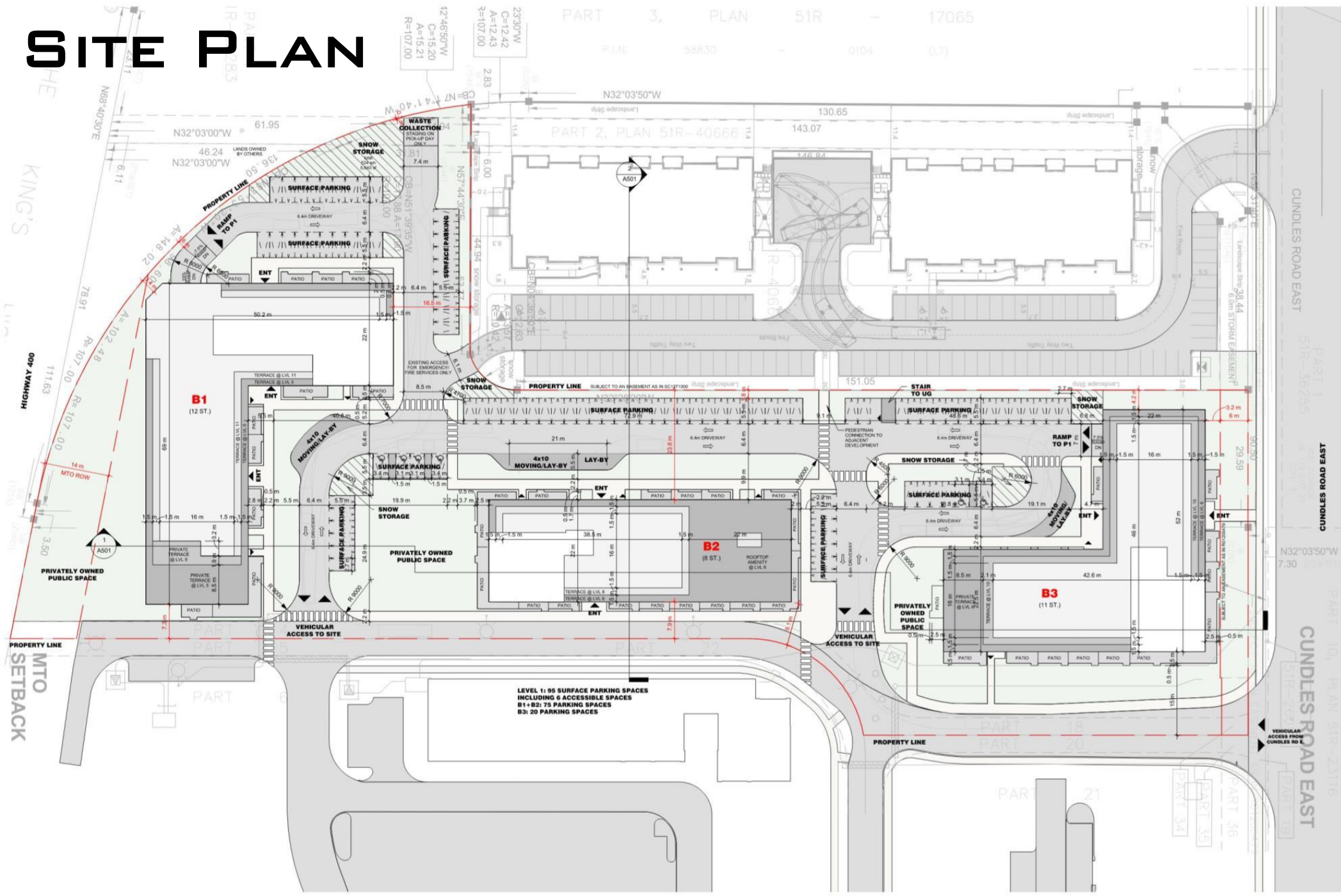
REPORTS:

- PLANNING JUSTIFICATION REPORT & URBAN DESIGN BRIEF
- FUNCTIONAL SERVICING AND PRELIMINARY STORMWATER MANAGEMENT REPORT
- TRAFFIC IMPACT & PARKING STUDY
- HYDROGEOLOGICAL ASSESSMENT
- GEOTECHNICAL ENGINEERING REPORT
- ENVIRONMENTAL NOISE & VIBRATION ASSESSMENT
- PEDESTRIAN WIND COMFORT & MICROCLIMATE STUDY
- ENERGY CONSERVATION REPORT

PLANS:

- SITE PLAN, ELEVATIONS, CROSS-SECTIONS & RENDERINGS
- BLOCK CONTEXT PLAN & CRANE SWING PLAN
- SUN & SHADOW PLANS
- BOUNDARY & TOPOGRAPHIC SURVEYS

SITE PLAN



- Height: 12(B1), 8(B2), 11(B3)
- 505 Residential Units
- 632 U/G and Surface Parking Spaces (1.25 per unit)

STREETSCAPE VIEW FROM NORTH



- Massing oriented towards intersection.
- At grade active uses.
- Step-backs and variation in building materials.

AERIAL VIEW FROM WEST



- Variation in building height.
- Massing oriented towards Cundles Road and Highway 400.
- Spatial separation.