



# PUBLIC MEETING

## 1012 YONGE STREET

Tuesday, June 1, 2021  
Time: 7:00 p.m.

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

# SUBJECT SITE



**Site Area (gross): 4.79 hectares (11.84 acres)**

**Frontage (Approximately): 128.5 m Yonge Street**

## **Existing Uses:**

- Long history of agricultural use (apple orchard)
- One (1) single detached dwelling
- Collapsed barns & a silo
- Hedgerows along the property boundraies
- Lands are generally flat



# SITE PHOTOS

**IPS**  
CONSULTING



**Apple Orchard**



**Existing Driveway**



**Silo Adjacent to Barns**



**Hedgerows**

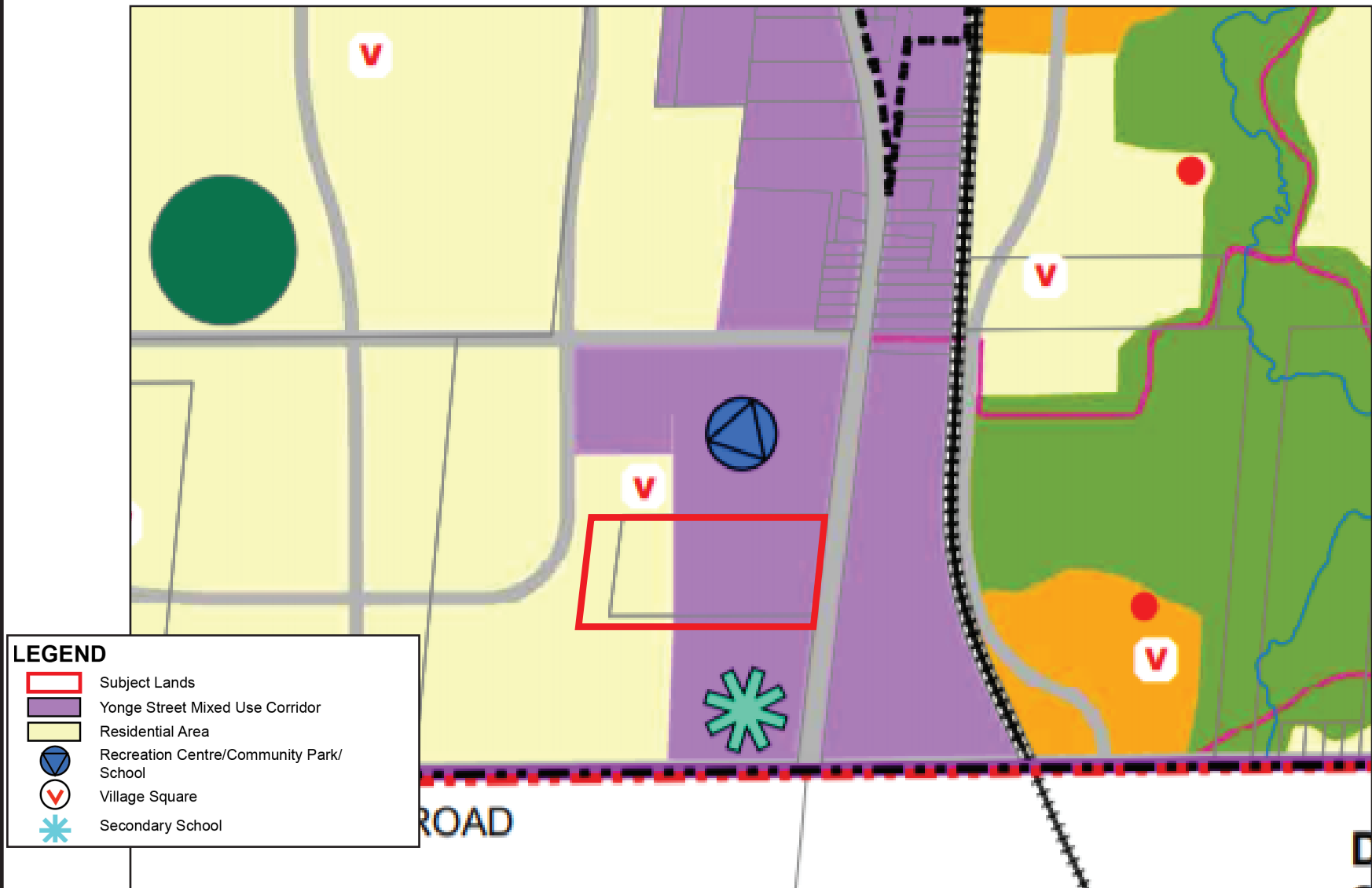


**Existing Residence**



**Collapsed Barns**

# SECONDARY PLAN DESIGNATION



HEWITT'S SECONDARY PLAN SCHEDULE 9C - LAND USE



# PROPOSED AMENDMENTS

## Official Plan

From - Residential Area & Yonge Street Mixed -Use Corridor



To - Defined Policy Area - 1012 Yonge Street  
(to permit a maximum residential density of  
250 units per net hectare)

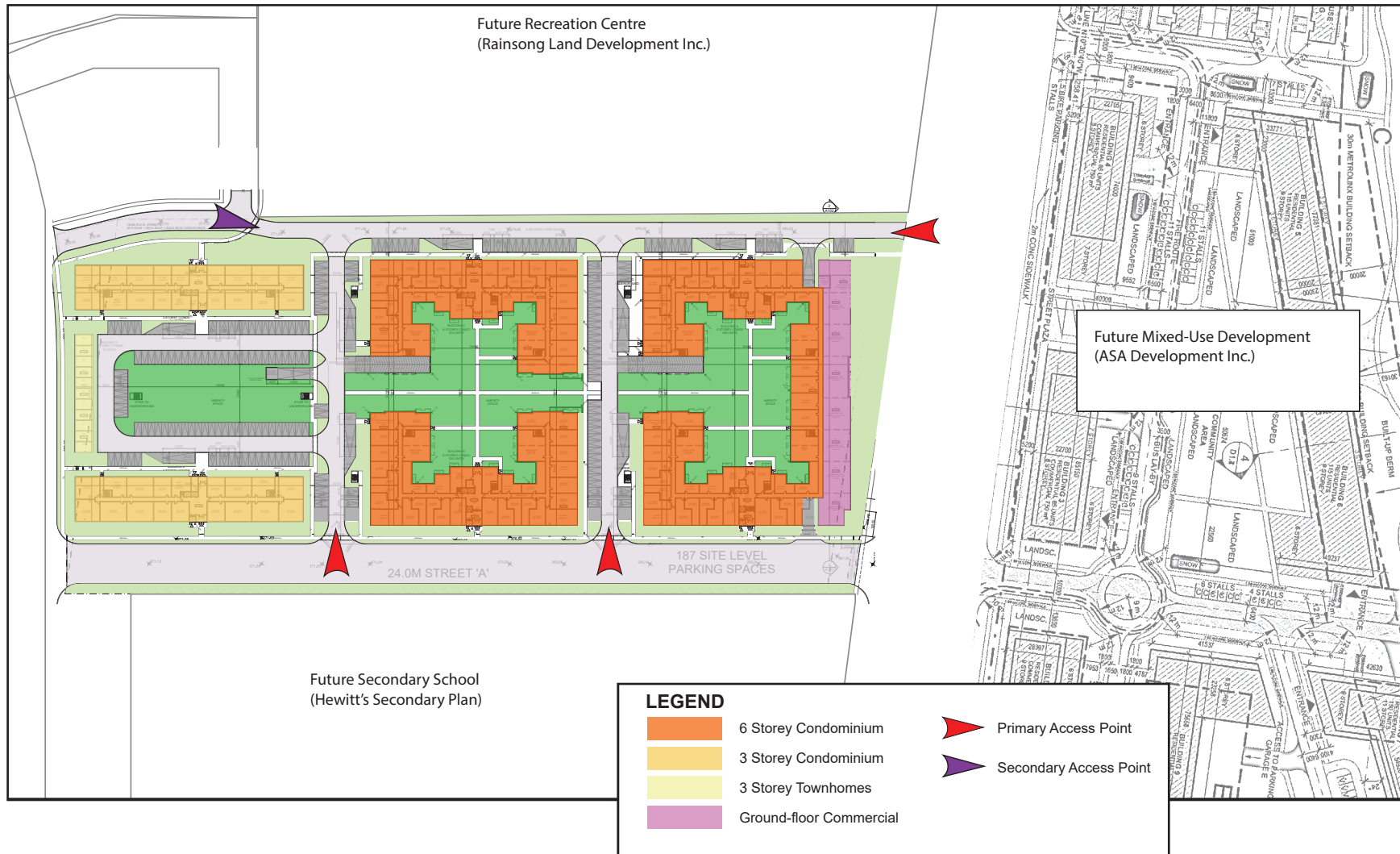
## Zoning

From - Agricultural General (AG)



To - Site Specific Neighbourhood Mixed-Use (NMU (SP-XX))

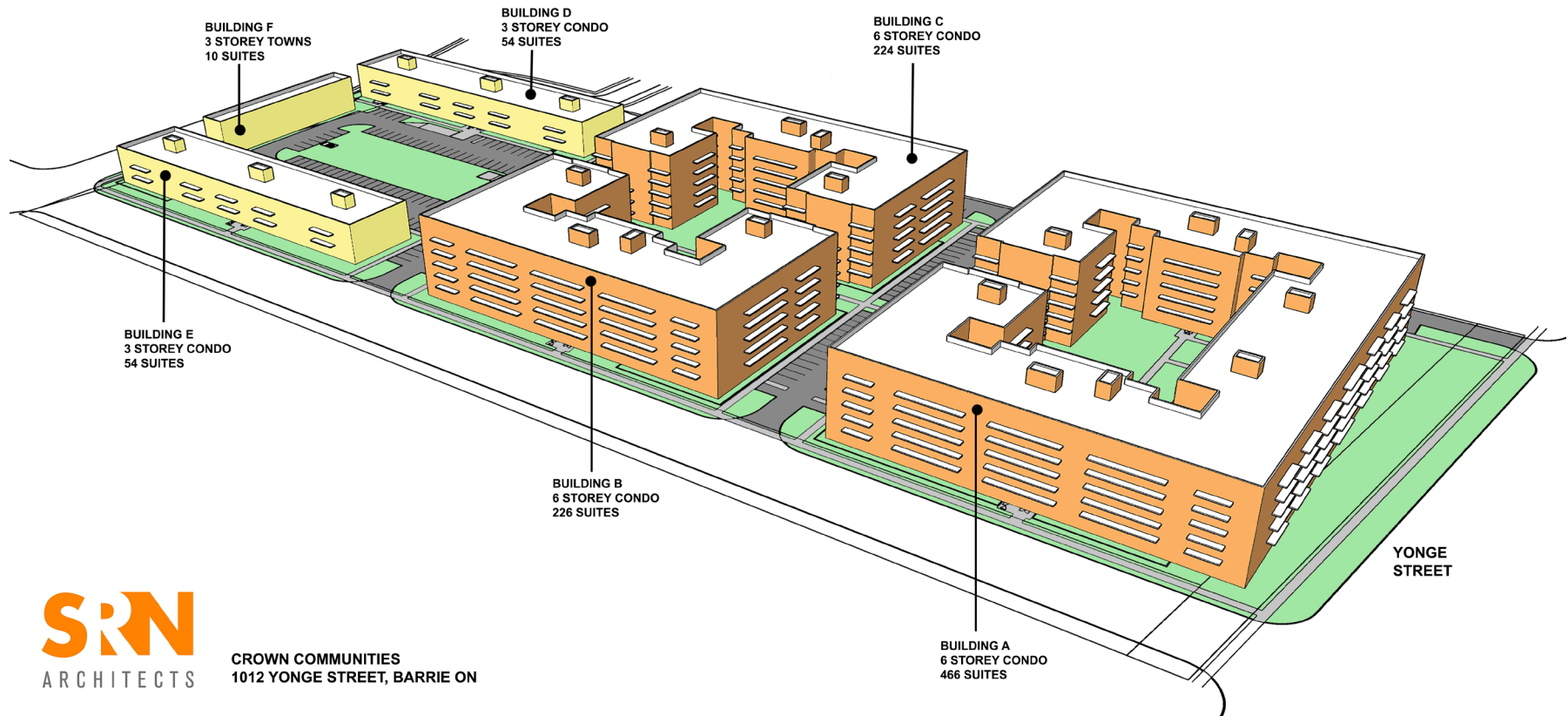
# THE PROPOSAL - SITE PLAN





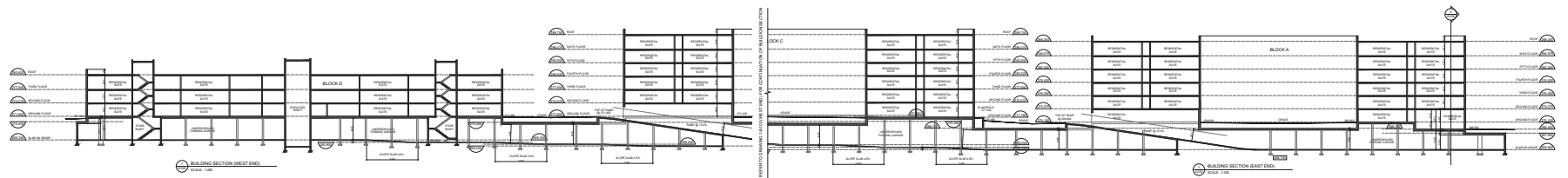
# THE PROPOSAL - 3D

**IPS**  
CONSULTING



**SRN**  
ARCHITECTS

**CROWN COMMUNITIES**  
1012 YONGE STREET, BARRIE ON



**CROWN**  
COMMUNITIES

**SRN**  
ARCHITECTS

**IPS** **INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

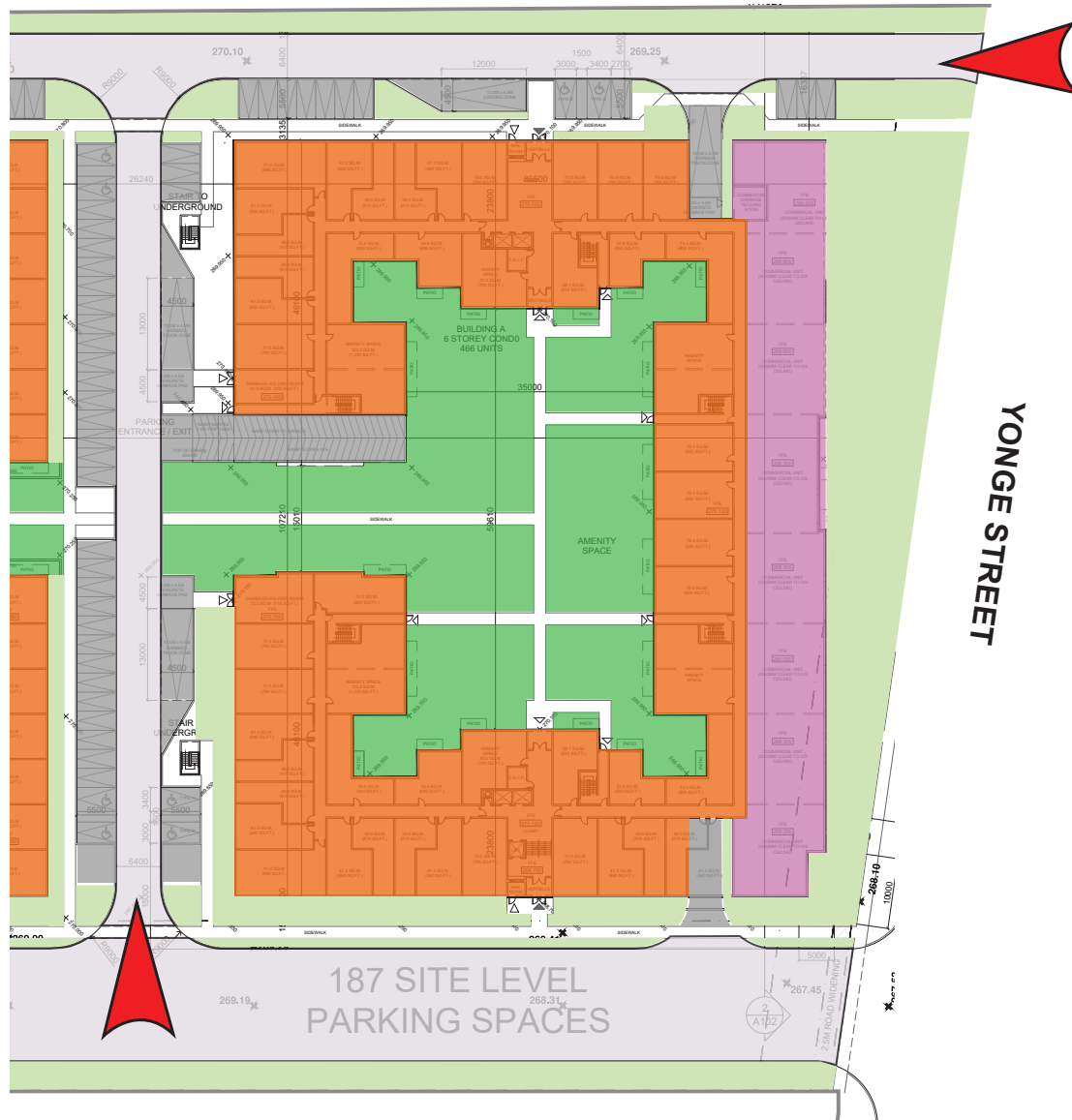
**IBI**

**ENGINEERING**

SLIDE 7

# BUILDING A

- 6-storey mixed-use residential and commercial building
- Total proposed commercial gross floor area of 1,281.6 m<sup>2</sup>
- Commercial/retail uses will be located on the ground floor facing Yonge Street
- 461 residential units
  - 46 ground floor units
  - 83 units (2nd-6th)
- Primary vehicular access to underground parking through north-south private road
- Large, central amenity space



Site Plan - Building A



# BUILDING A

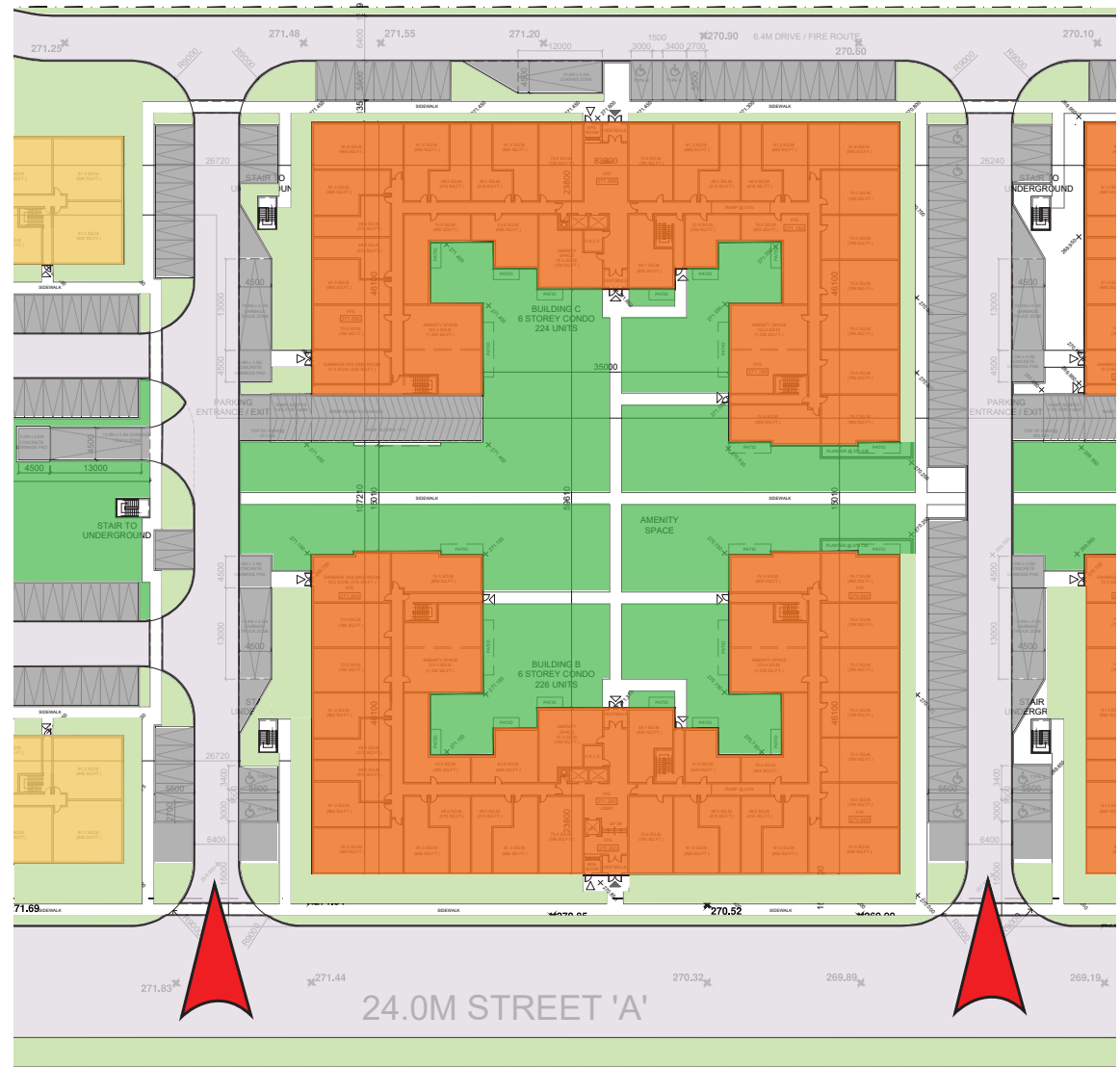


FRONT (YONGE STREET) ELEVATION - BLOCK A

**Building A -East Elevation**

# BUILDINGS B & C

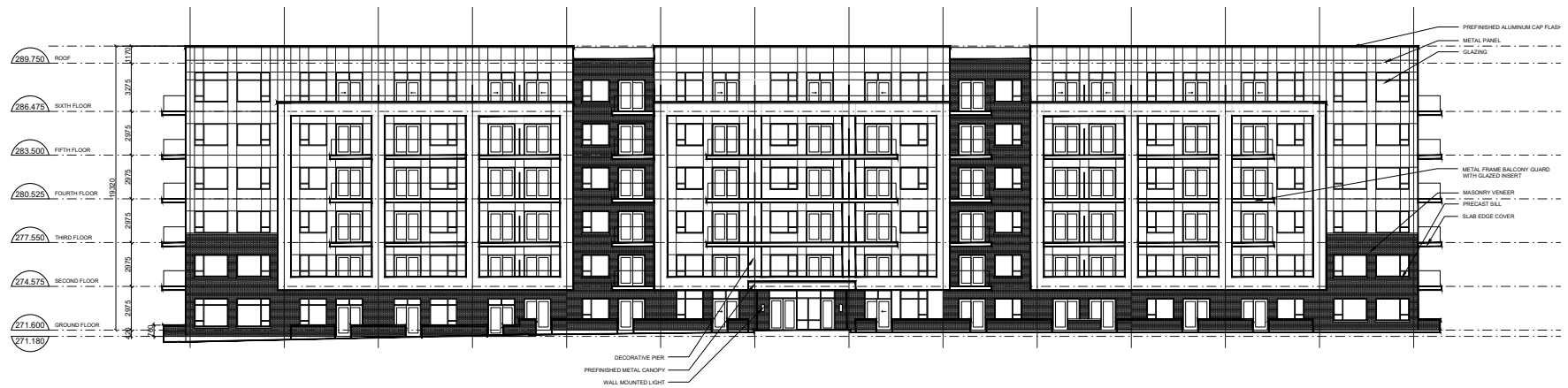
- Two 6-storey residential buildings
- Building B - 226 residential units
  - 31 ground floor units
  - 39 units (2nd-6th)
- Building C - 224 residential units
  - 29 ground floor units
  - 39 units (2nd-6th)
- Primary vehicular access to underground parking through north-south private road
- Large, central amenity space





# BUILDINGS B & C

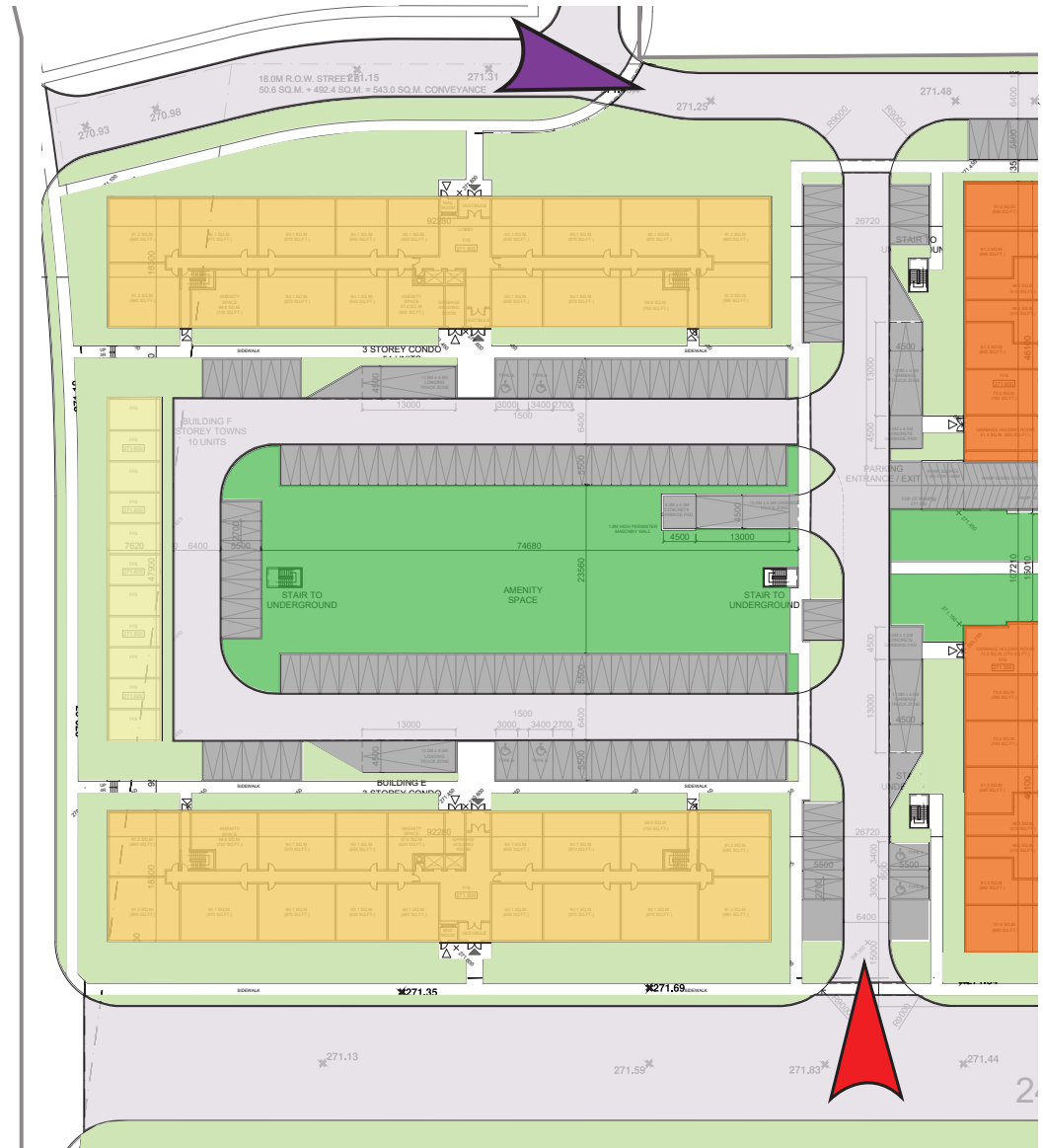
**IPS**  
CONSULTING



**Building C - North Elevation**

# BUILDINGS D, E & F

- Two 3-storey residential buildings
- One 3-story townhouse block
- Building D - 54 residential units
- Building E - 54 residential units
- Building F - 10 residential units
- Internal private road facilitates more direct access to Buildings D, E & F
- Primary vehicular access to underground parking through north-south private road
- Large, central amenity space





# BUILDINGS D & E

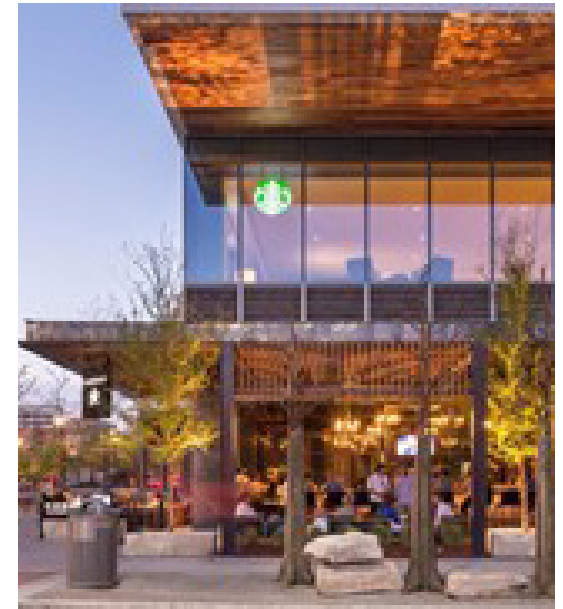
**IPS**  
CONSULTING



**Building D - North Elevation**

# INSPIRATIONAL DESIGNS

**IPS**  
CONSULTING



# CONCLUSION

- **The proposed development has proceeded through the City's Conformity Review process, thereby establishing general conformity with the City's master plans and the Hewitt's Secondary Plan**
- **The subject lands are uniquely positioned within the Hewitt's Secondary Plan Area to appropriately accommodate for high-density residential development that supports the creation of a complete community and supports the efficient use of the surrounding facilities.**
- **Proposed applications for an Official Plan Amendment & Zoning By-law Amendment will support the development of the lands in alignment with Provincial Goals & the Hewitt's Secondary Plan.**



# QUESTIONS & FEEDBACK

# THANK YOU