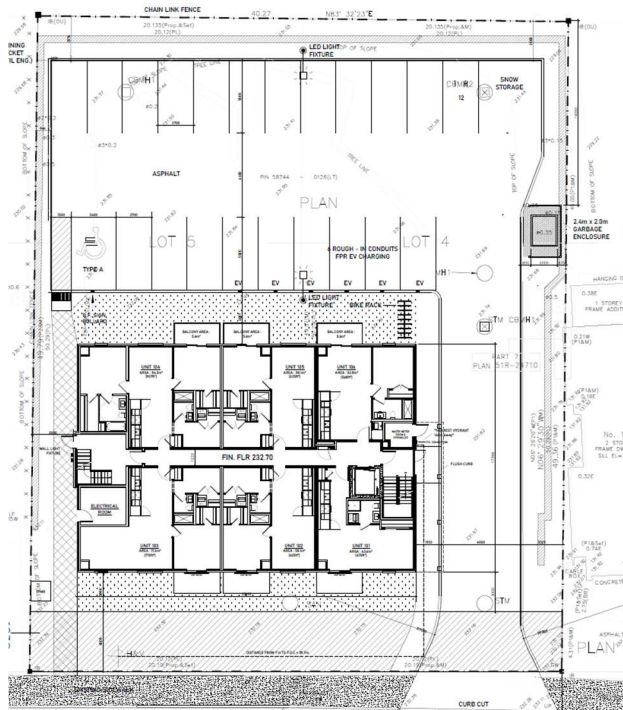


URBAN DESIGN REPORT
for
24 Unit Four Storey Apartment
181 Burton Ave.

This vacant and treeless 2000 M2, half acre site has been owned by the proponent since 2016. The current apartment scheme was submitted and reviewed by the city staff at Pre-Consultation for rezoning June 20, 2019 with the MU2 (mixed used) new zoning standards for entry roads to Barrie. A second Pre-Consultation for Site Plan Control was submitted and reviewed in a Teams meeting February 23, 2023. The site is flanked by a single-family residence on the west, a two storey laundromat encroaching on the property line on the east and Environmental Protection treed area on the north side. The rail tracks are about 100M to the north. The existing properties on the east and west side will all be encouraged to develop under the new MU2 zone, the city's zoning to enhance the entrance roads into Barrie.



The city requires a 4.5M widening across the Burton frontage to achieve a 4 lane 29m R.O.W. arterial hence the building will be set back three meters, the new front yard per MU2 standards.

In keeping with Barrie's Entrance Road Improvements, the MU2 zone is for buildings is to flank the streets. The parking is at the rear of this building and accessed via an east side driveway for residents and private garbage pickup and is hidden from the street.

The supplied parking has only 22 cars possibility although 24 were possible with parallel driveway parking. The number of apartments is 24 and is accomplished in a four storey building with rooftop amenity space viewing the lake. The city's URBAN DESIGN MANUAL encourages a higher building in MU2 zones however the city planning department did not want to consider more floors and density without additional parking. The site is on a bus route, walking distance to the GoTrain Station (750M) and transit stops within 90M.



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The massing of the building is in keeping with recently approved projects across Burton further south on Yonge Street a retirement home. 'Historical' Allandale heritage has been requested and the proponent has agreed to do so by use of neighborhood brick facing colour and pitched roofs on the two front gable projections.



As architect, the project as designed complies with the URBAN DESIGN MANUAL and will contribute to the objective of enhancing the entry avenues into Barrie. It is also committed to supply six affordable units which is 25% of the total 24 apartments, more than double current required. The current affordable rent on a one bedroom unit is \$1875 and \$2500 for a two bedroom according to CMHC required on 2023 project now opening on Dunlop Street West. Affordable rents for this Burton project are determined at expected occupancy and will be guided by Rent Control going forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian S. Malcolm', written in a cursive style.

Ian S. Malcolm, Architect