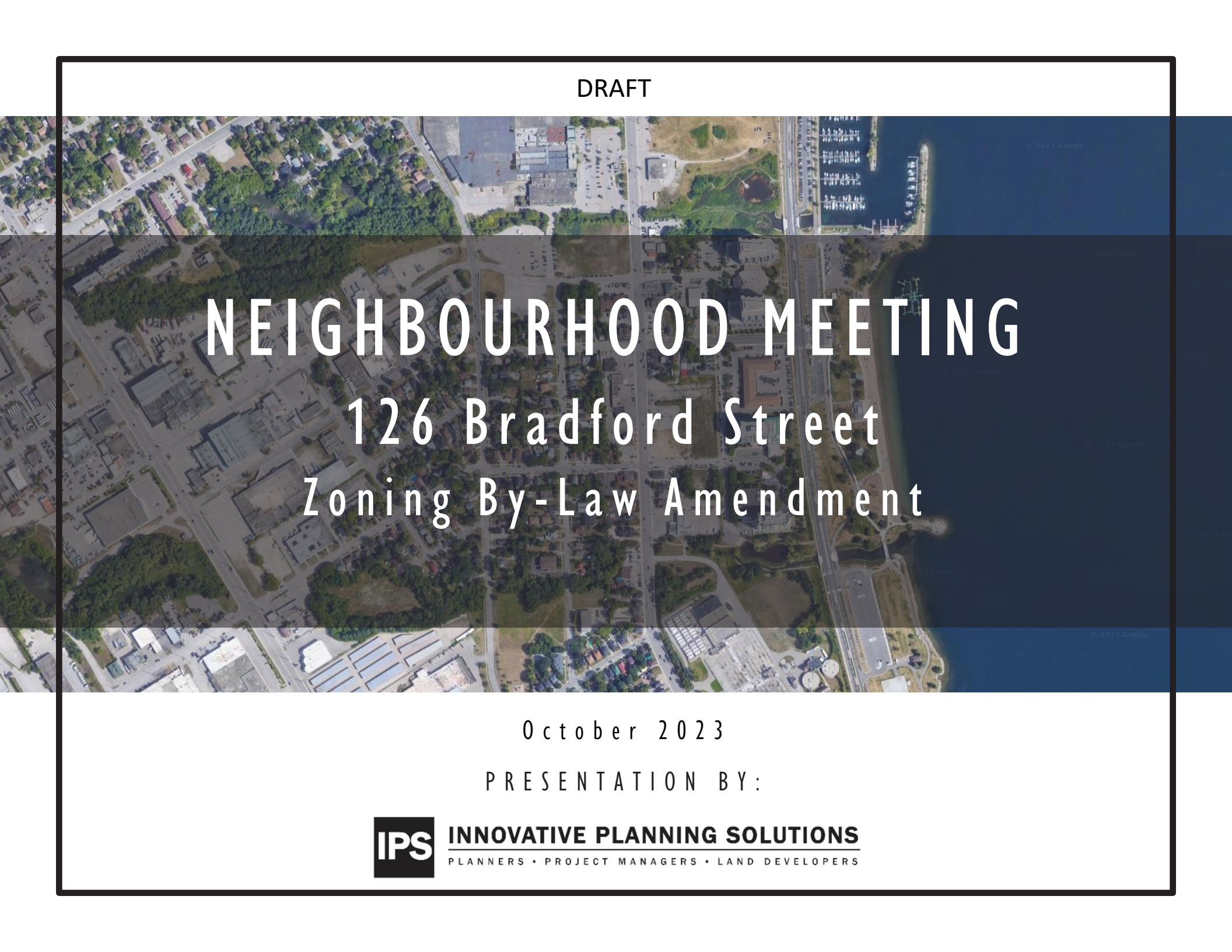


DRAFT



NEIGHBOURHOOD MEETING

126 Bradford Street

Zoning By-Law Amendment

October 2023

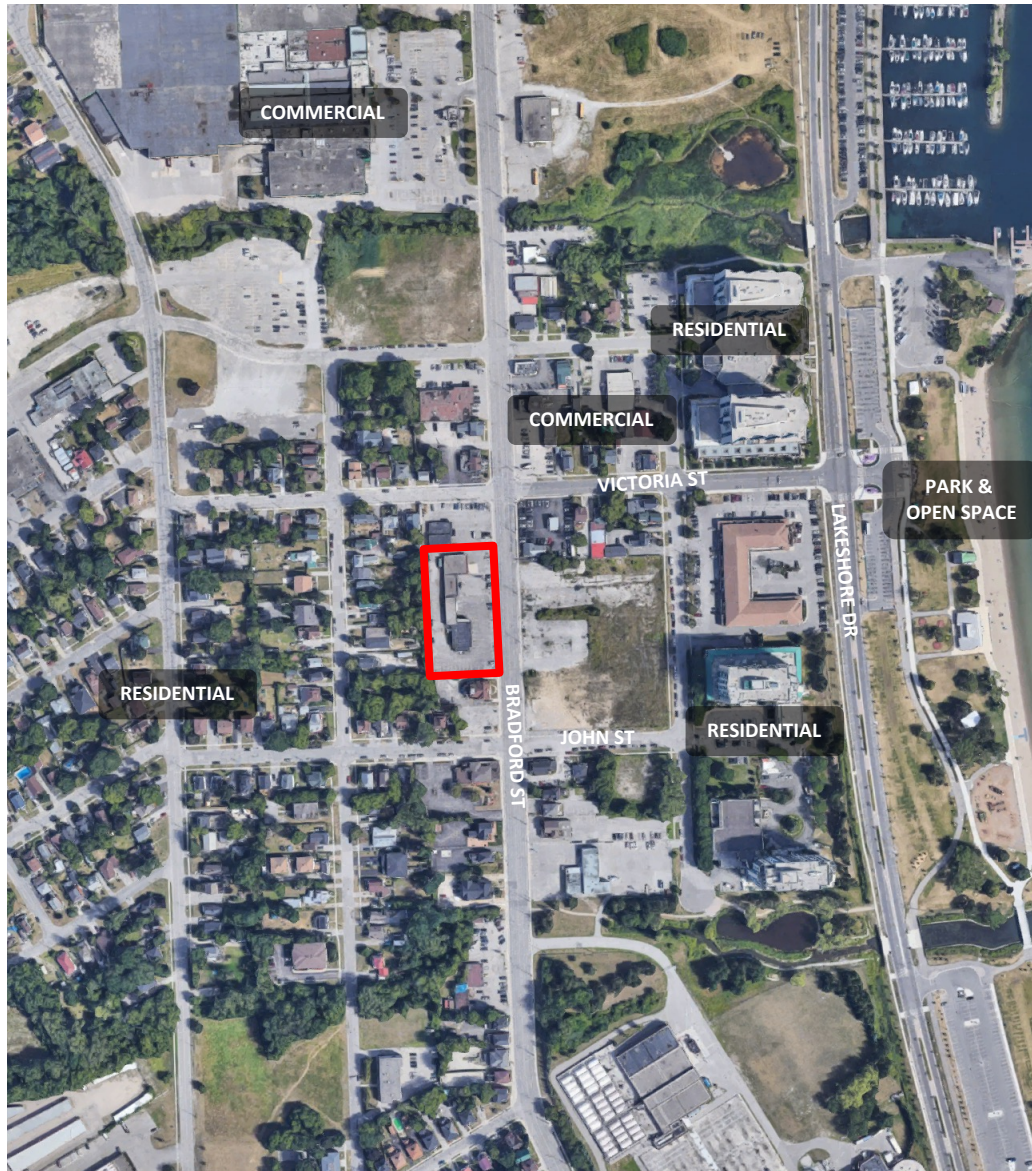
PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SITE CONTEXT



- Total Frontage: 89.9 metres
- Total Area: 0.45 ha (1.12 ac)
- Consists of commercial uses (AutoCare Centre & Barrie Foot Clinic)
- Bradford St consists largely of commercial uses
- Neighbourhood residential is located to the east

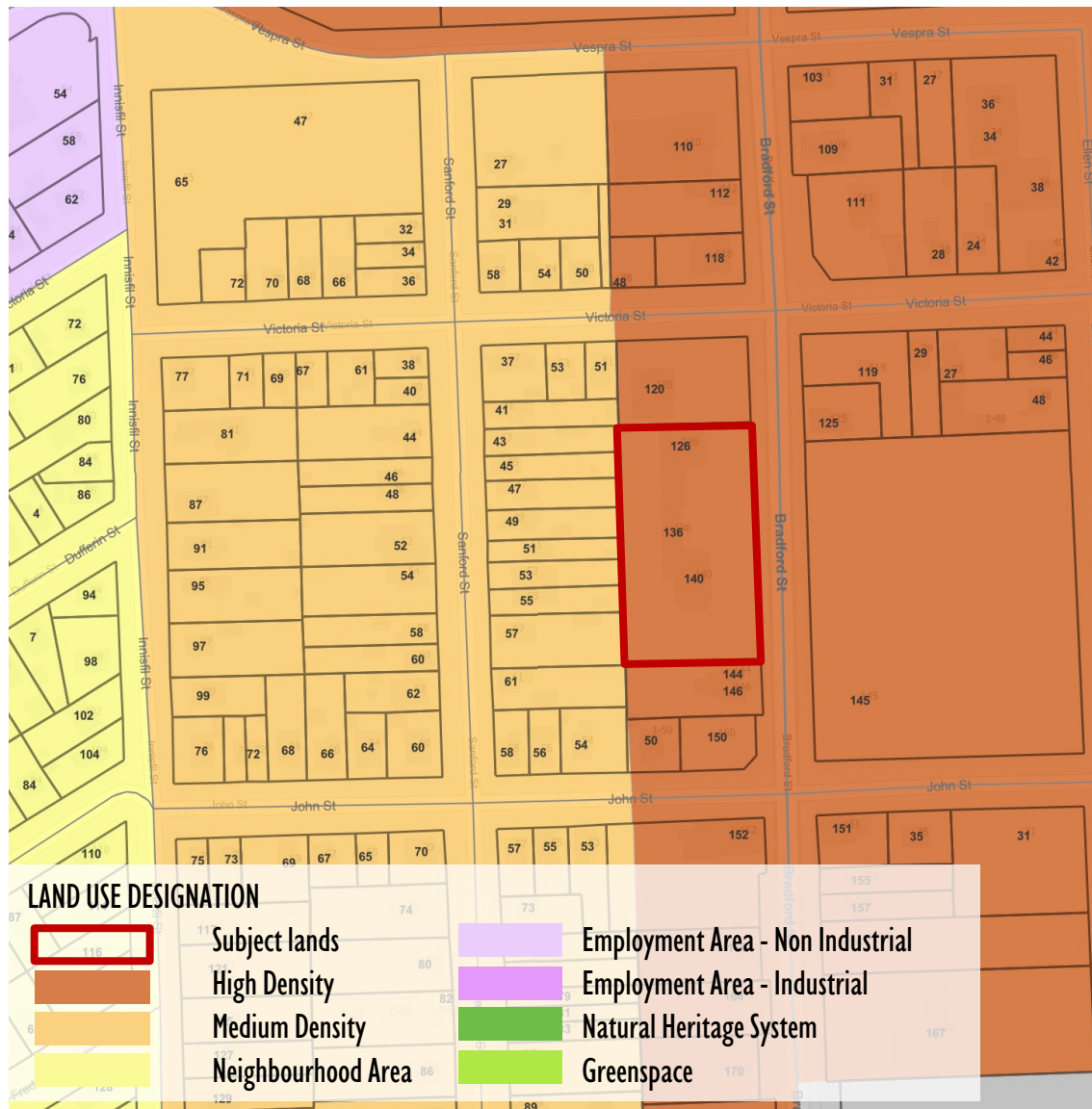
NEIGHBOURHOOD AERIAL VIEW



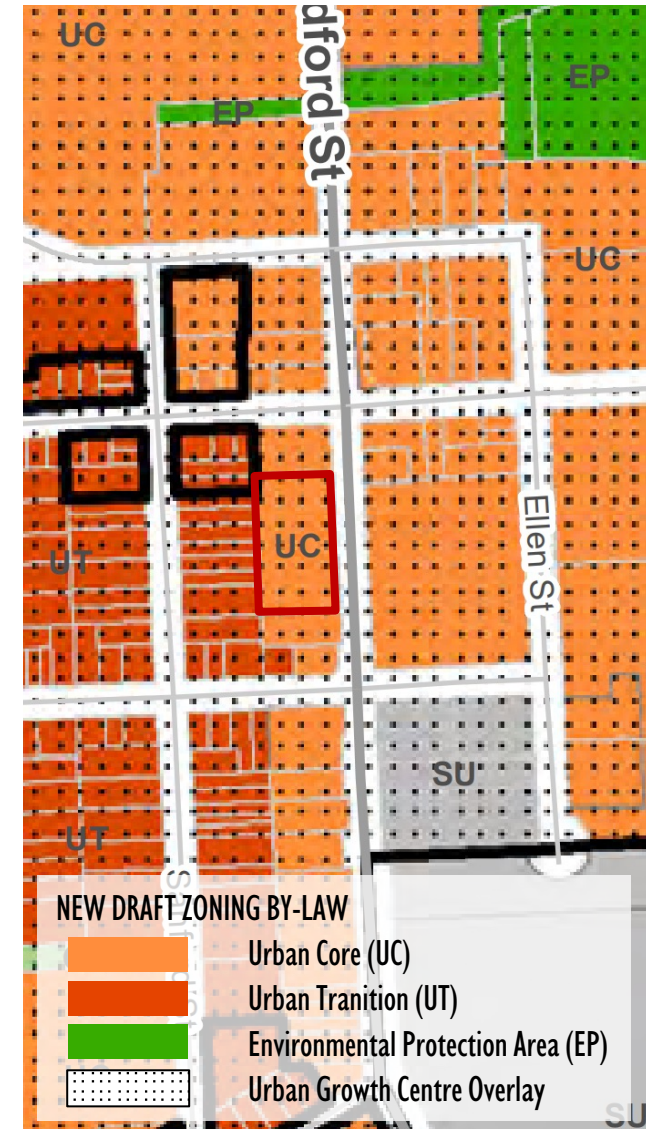
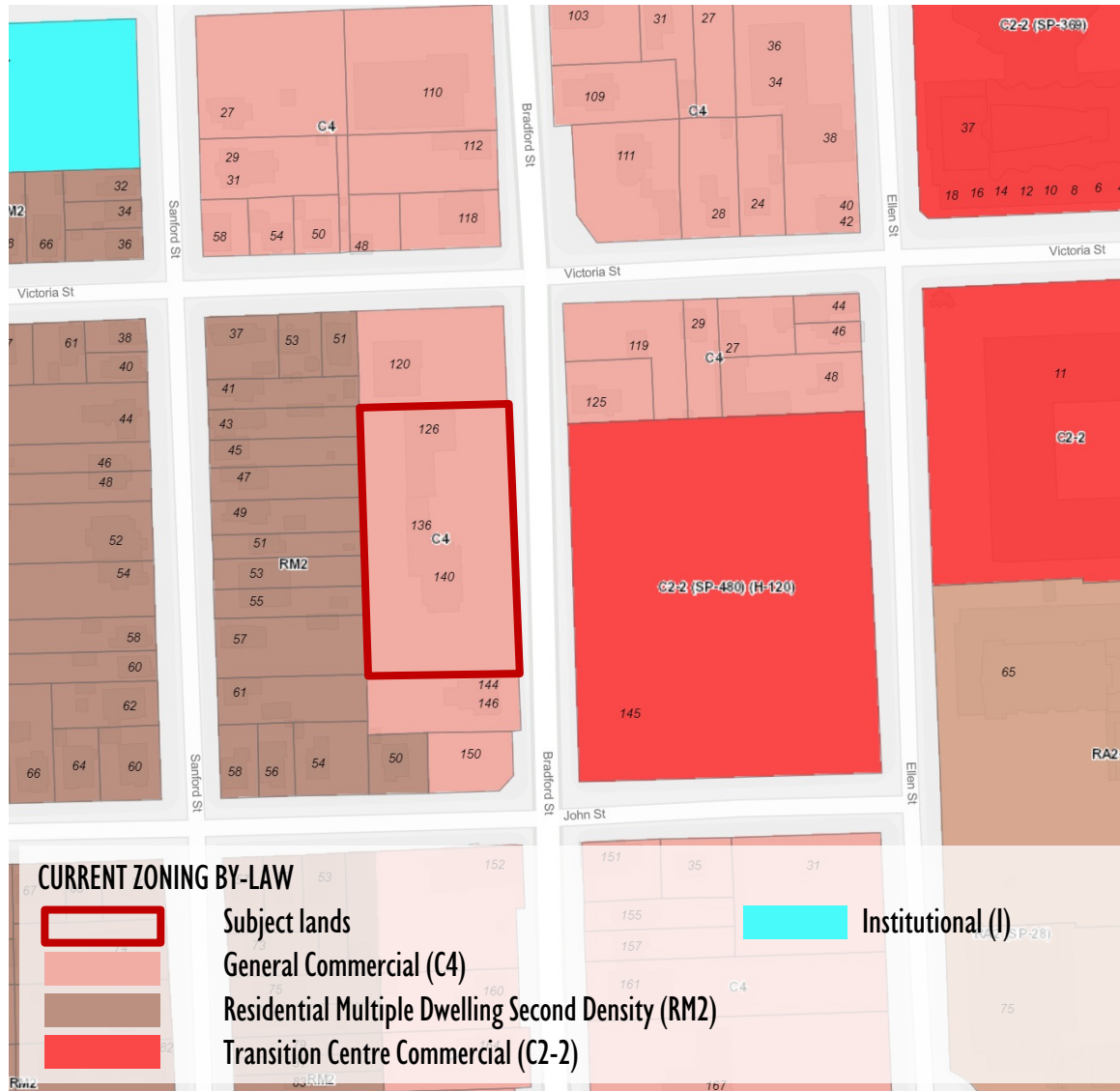
 **SUBJECT LANDS**

 **APPROVED DEVELOPMENTS**

OFFICIAL PLAN



ZONING BY-LAW



IPS
CONSULTING



Zoning

From — General Commercial (C4)

To — Central Area Commercial - 2 Exception (C1-2 (XX))

Special Provisions For: Rear Yard, G.F.A, Building Height, Commercial Use Coverage, Parking

REQUIRED STUDIES

The following reports/studies will be completed in support of the succeeding application:

- Planning Justification Report
- Affordable Housing Report
- Urban Design Report
- Shadow Impact Study
- Wind Study
- Tree Inventory, Assessment and Preservation Plan
- Geotechnical Report
- Hydrogeological Report
- Functional Servicing report
- Stormwater Management Report
- Traffic Impact Study
- Parking Justification Report

- The proposed development provides additional housing stock to the City of Barrie, in accordance with Provincial and Municipal Policies
- The proposed development reduces urban sprawl and efficiently uses land to provide for much needed housing in the urban area.
- The proposed development provides for more attainable housing options, accessible to a range of household sizes and incomes.

Official Plan Amendment & Zoning By-law Amendment application proposes to facilitate additional residential units.

The application proposes:

- Two 45-storey residential towers
- 6-storey podium & 2 towers
- 435 m² of retail space
- 912 residential units
- 395 Parking Spaces

Lands are located on lands designated for high density development and within the Urban Growth Centre.

THANK YOU

Questions & Comments Welcome

Email: info@ipsconsultinginc.com