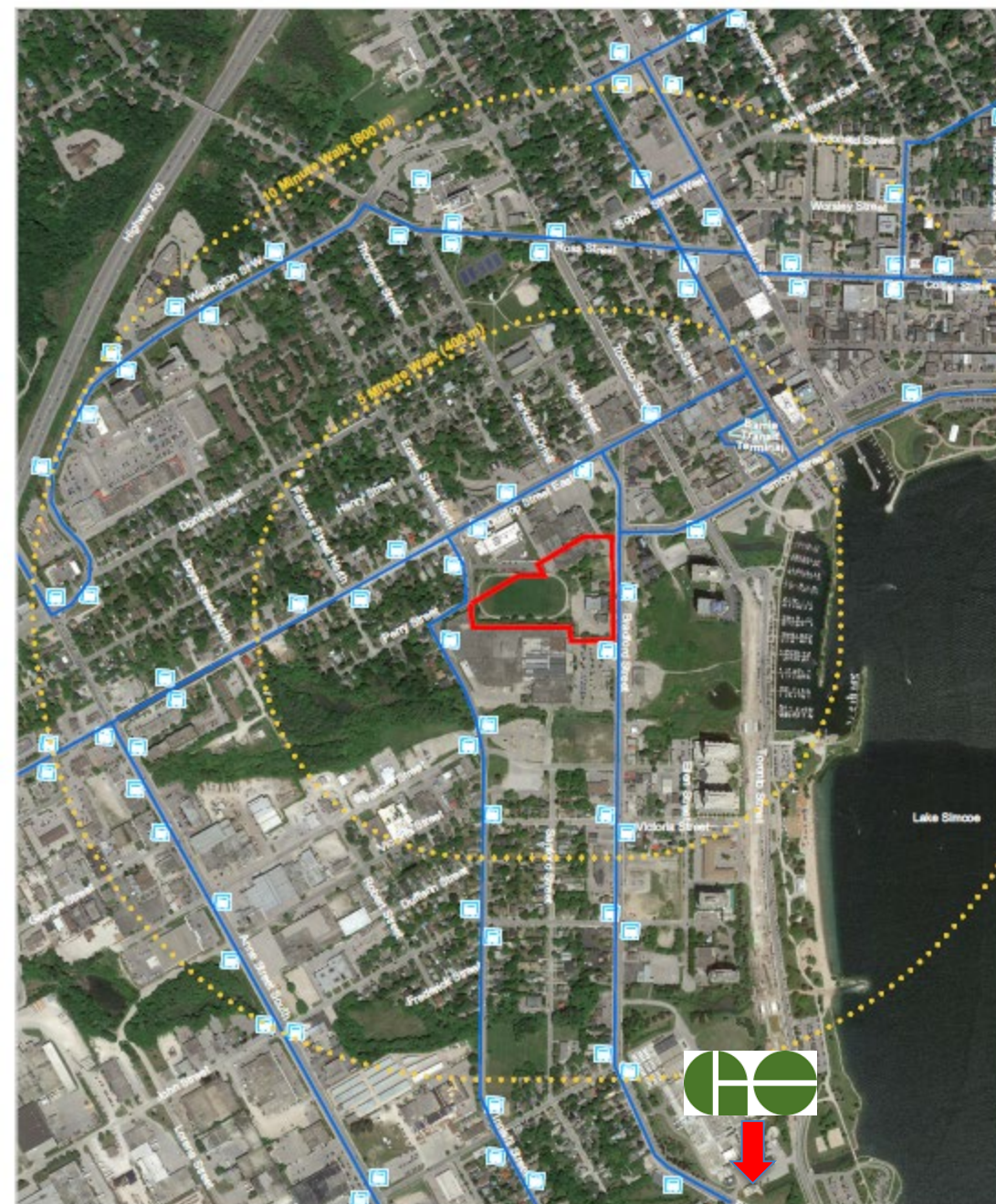


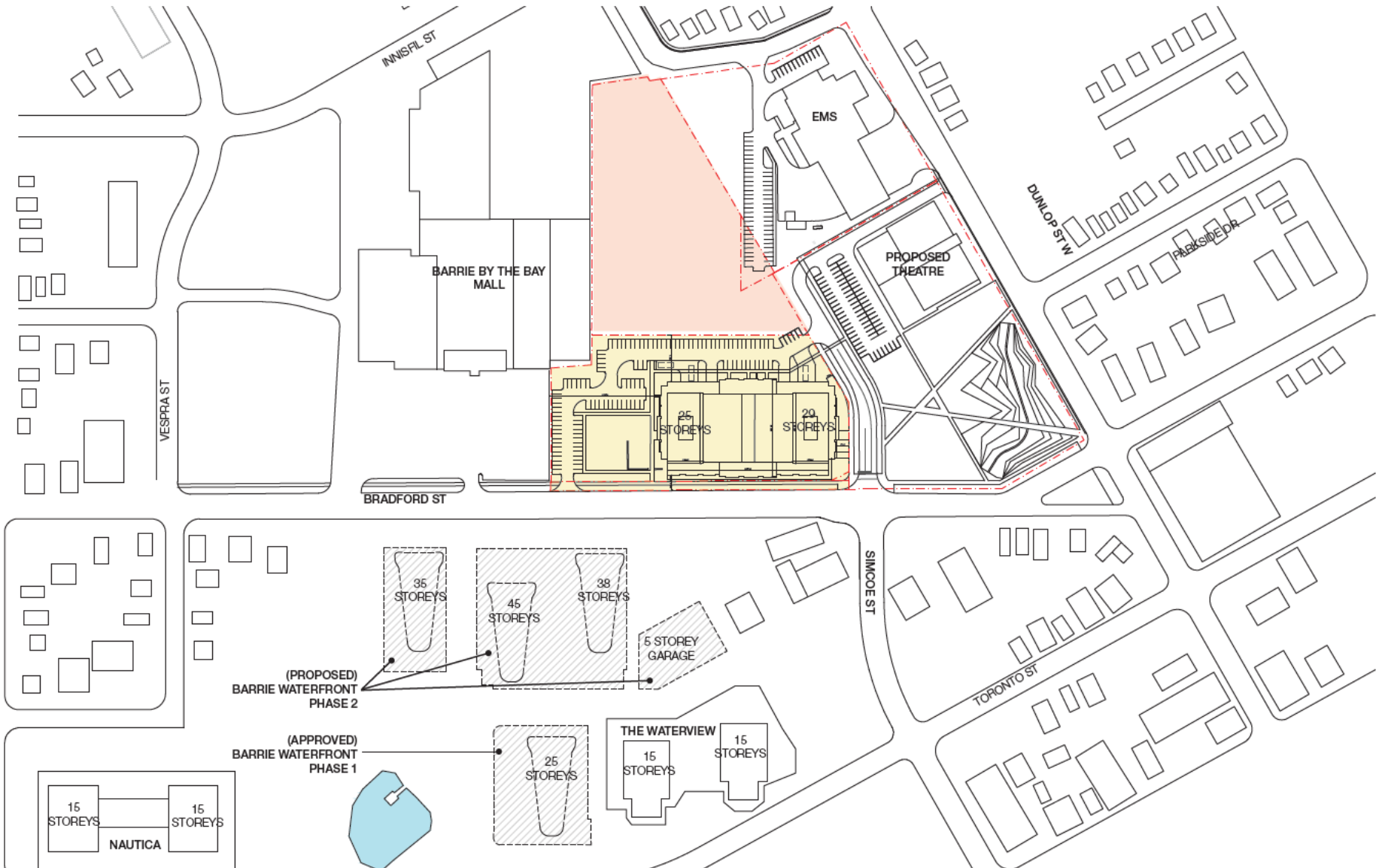


Context

- Multiple bus routes
- Barrie Transit Terminal
- Go Train Station
- Daily and Weekly shopping



Context



Proposed Development

- Two (2) Apartment Buildings and Shared Podium
 - Podium – 6 storeys/119 residential units
 - Tower 1 - 29 storeys/276 units
 - Tower 2 - 25 storeys/228 units
 - Total of 623 residential units
- Buildings situated along Bradford Street frontage furthest from Eccles Street
- Two accesses from Bradford Street – one shared with City
- Parking located within podium and surface parking provided to rear and side of building
- Total of 489 parking spaces



Proposed Development



Bradford Street

Proposed Development

MODERN BAYSIDE



BARRIE CENTRAL

DOWNTOWN SINCE 1843

RESIDENCES



Bradford Street

Proposed Development

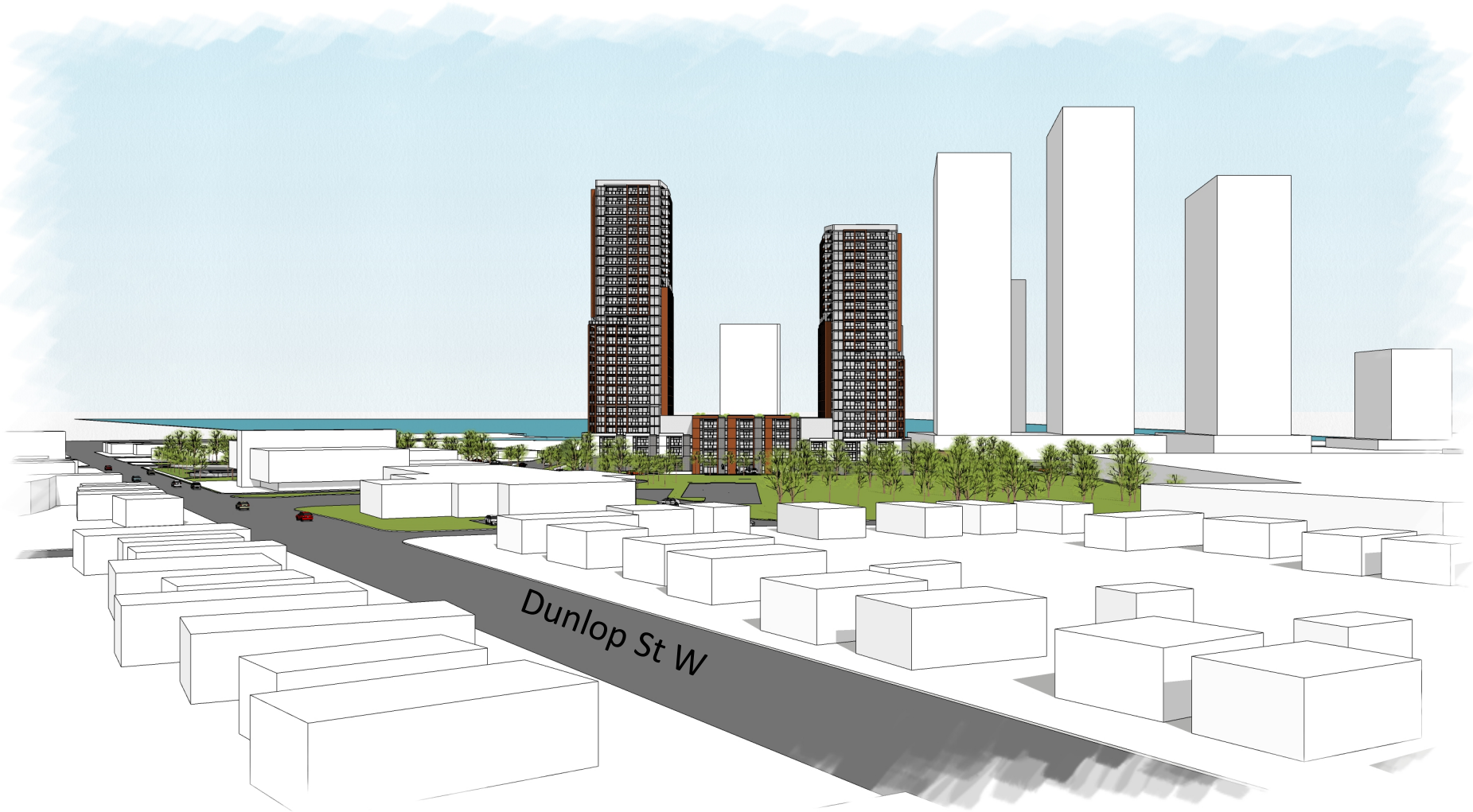
Main entry near corner of
Bradford Street and Simcoe
Street



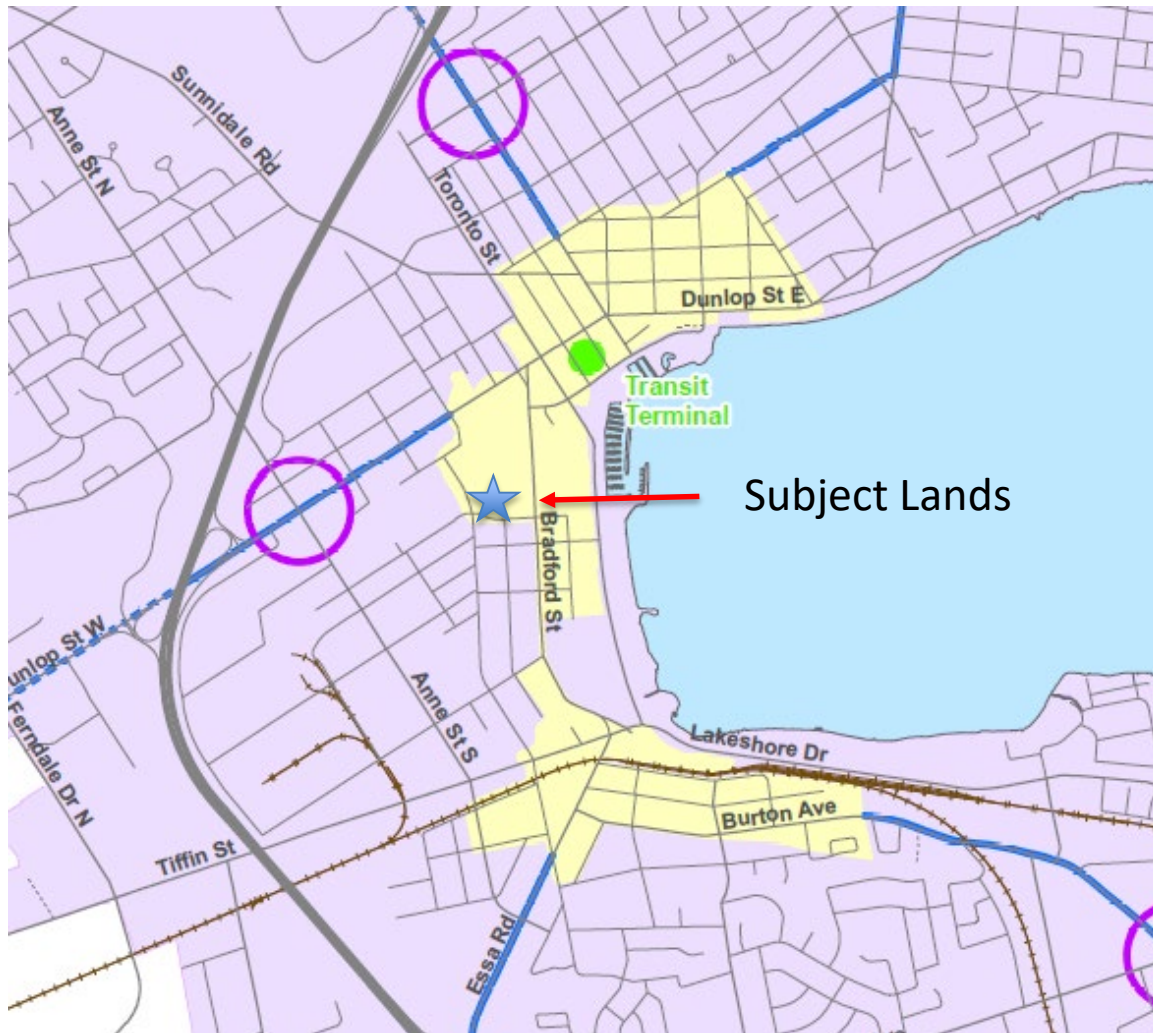
Southerly entrance on Bradford Street
and planned parkette



Proposed Development

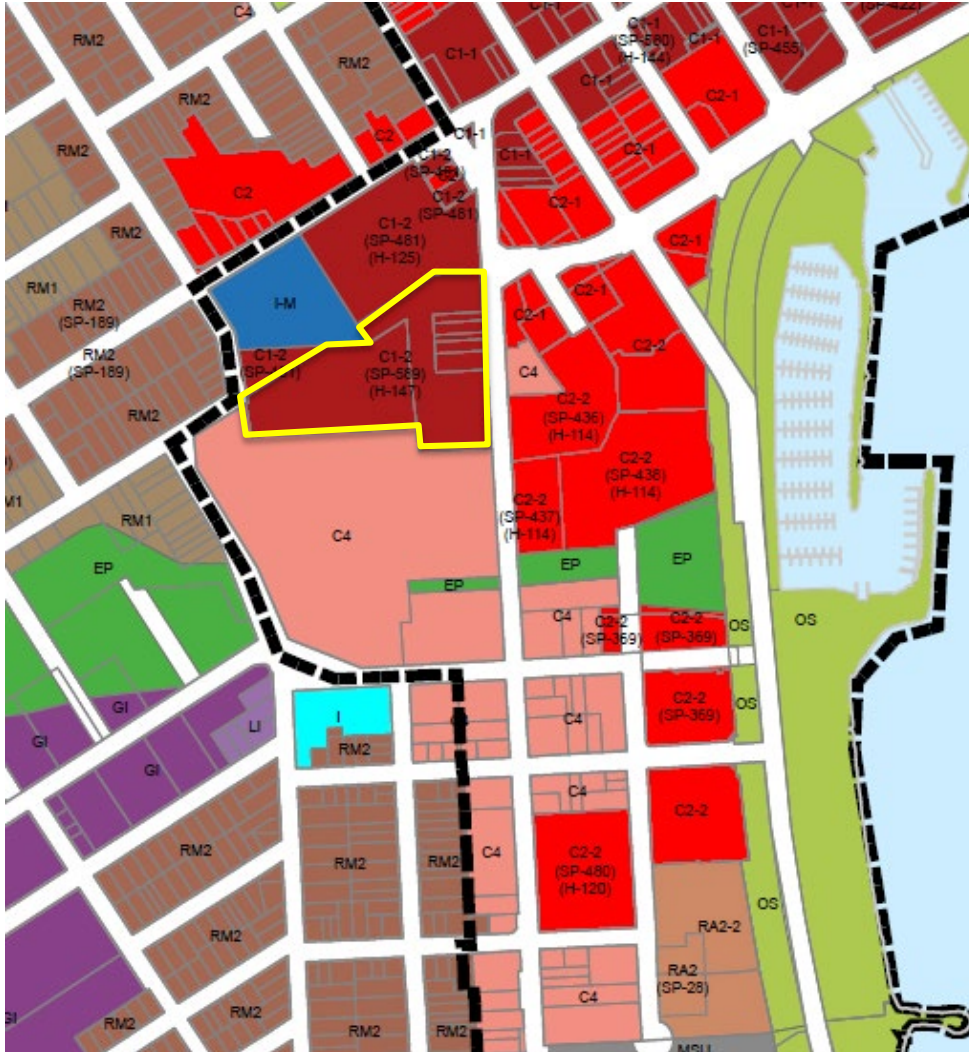


Official Plan



- Downtown Urban Growth Centre: minimum intensification targets in Barrie's Urban Growth Centre (150 persons and jobs per hectare)
- City Centre: Planned to accommodate wide range of uses including commercial, employment, social, cultural & residential. Residential development at medium and high densities encouraged in order to increase the resident population within the Downtown.

Zoning By-law



- Zoned: C1-2 with SP-589
- Apartments: Permitted with height up to 70 metres
- Commercial uses permitted but not required
- Parking 1 space per unit
- Zoning By-law Amendment
 - Maximum permitted height increase from 70 m to 84 m (25 storeys) and 97 m (29 storeys)
 - Parking Rate of 0.78 spaces/unit
- Holding Provision:
 - Record of Site Condition
 - Construction Phasing Plan
 - Community Benefits Contribution Agreement

Technical/Supporting Studies

- Planning Justification Report
 - Will include responses to comments received tonight
- Update to Previous Urban Design Brief
 - Will assess the new development against the City's Guidelines, policies and Tall Building submission requirements
 - Will include a Shadow Impact Assessment
- Revised Site Plan and Perspectives
- Addendum to Previous Functional Servicing Report
 - Evaluate new development to confirm adequate municipal services
- Addendum to Previous Transportation Impact Study
 - Review new development to confirm adequate transportation network
- Update to Cultural Heritage Report
 - To evaluate the new site design
- Revised Wind Assessment
 - Will assess the wind conditions on the site and on the surrounding sidewalks and recommend mitigation measures if required.

THANK-YOU
QUESTIONS?