

# NEIGHBOURHOOD MEETING.

**OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT & DRAFT PLAN OF SUBDIVISION**

**15 Harvie Road**



**January 12<sup>th</sup>, 2022**

**Presentation by: Mark Resnick, SmartCentres**



# CONTENTS.

## **1. ABOUT US**

- SMARTCENTRES
- SMARTCENTRES BARRIE LCOATIONS

## **2. CONTEXT - SITE & AREA**

## **3. CONTEXT - OFFICIAL PLAN & ZONING BY-LAW**

## **4. PROJECT OVERVIEW**

# **1 ABOUT US.**

# FROM SHOPPING CENTRES...

# ...TO CITY CENTRES

SmartCentres was founded over 30 years ago, on the belief that all Canadians deserve access to affordable retail. We have since grown to:

**\$10.2B**

In assets

**3,500**

Acres of Land

**168**

Properties across  
all provinces

**34.0M**

SF of built space

**97.6%**

Occupancy rate

SmartCentres is diversifying by transforming our land use and developing masterplans for every property in the portfolio.

Our publicly announced \$13.1B transformation program includes:



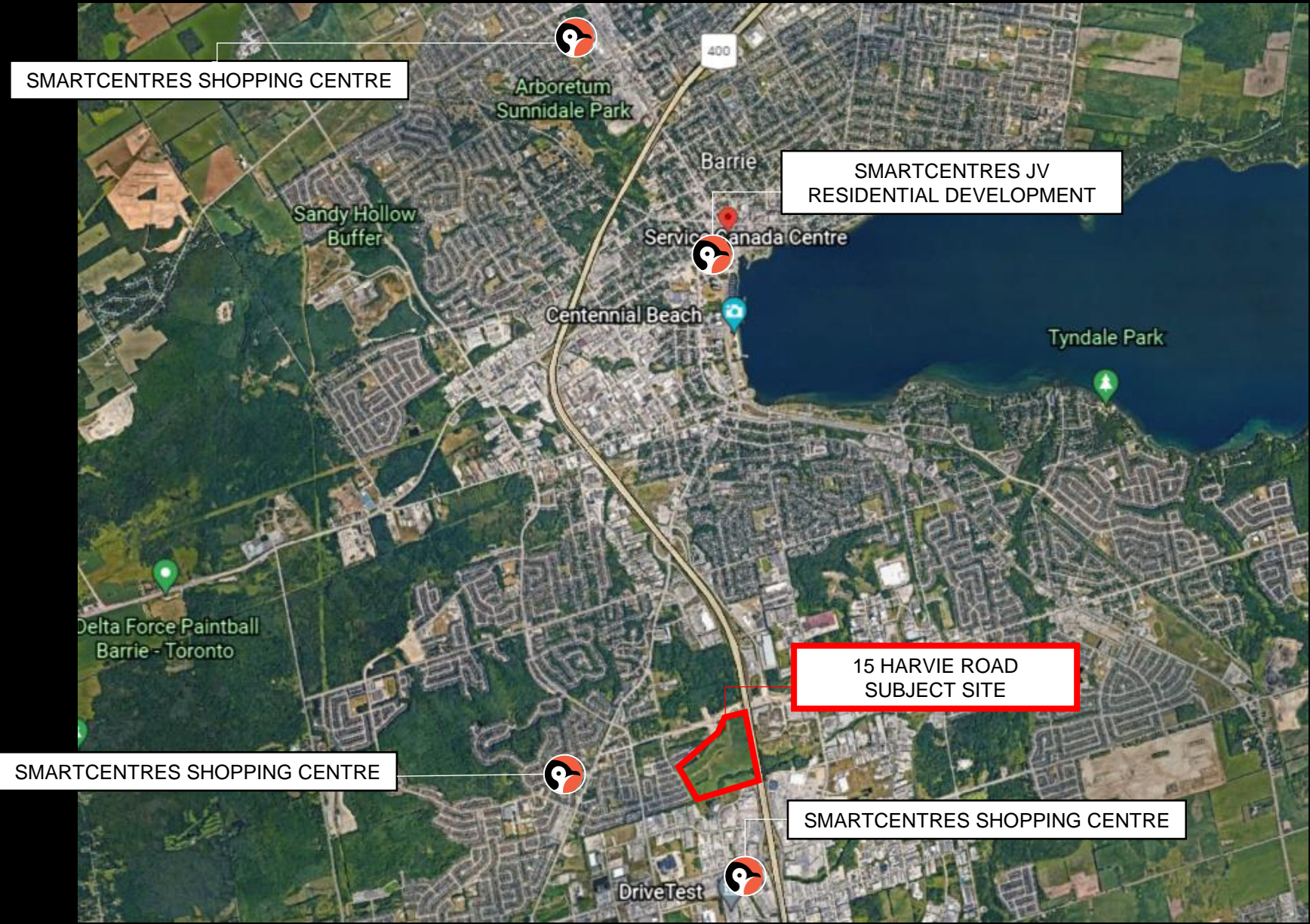
Condos | Apartments | Towns |  
Seniors' Residences | Hotels



Storage | Offices | Retail | Industrial



# SMARTCENTRES – BARRIE LOCATIONS



# 2

**CONTEXT.**  
**SITE & AREA**

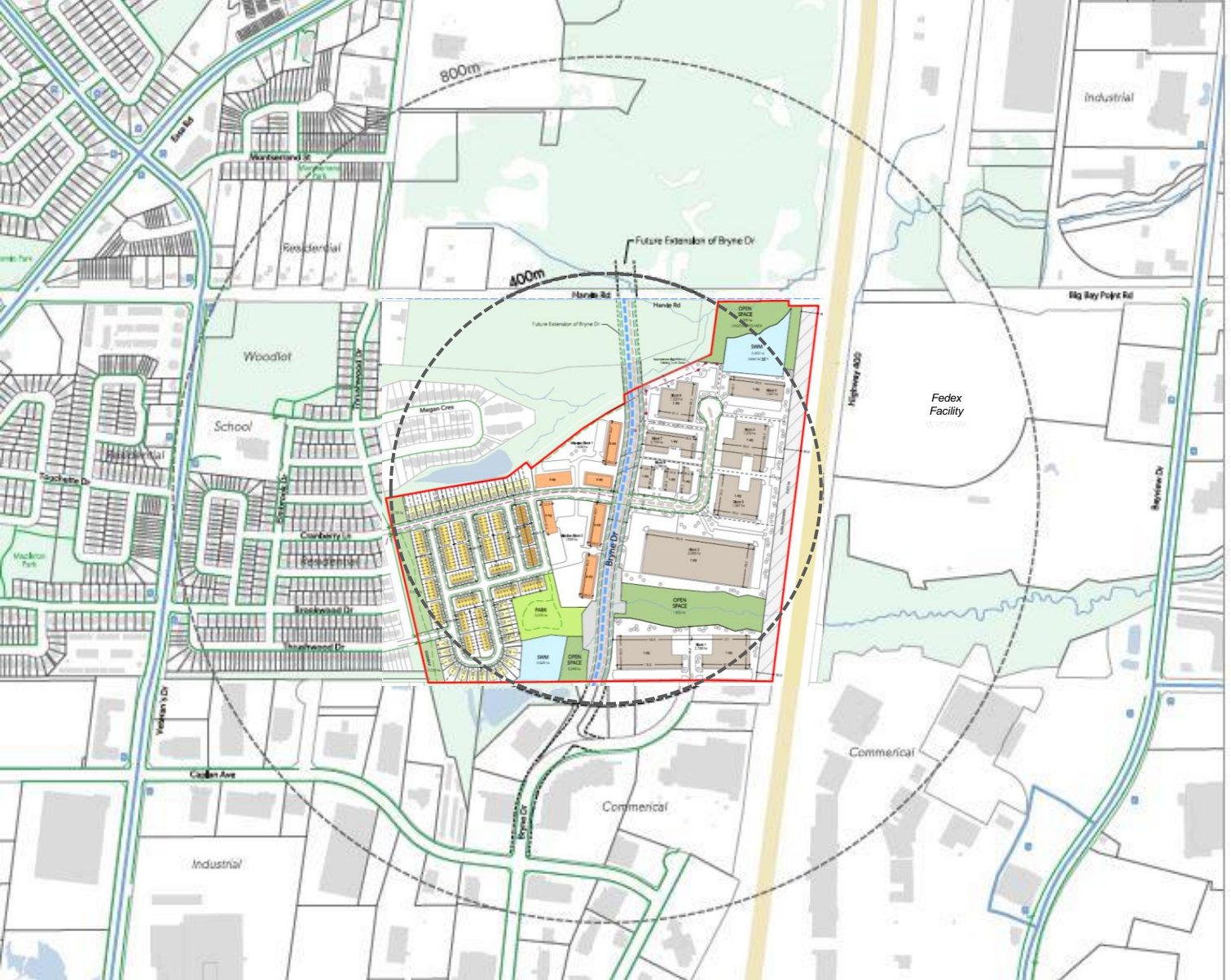


# CONTEXT 1 - AERIAL ●





# CONTEXT 2 - NEIGHBOURHOOD ●

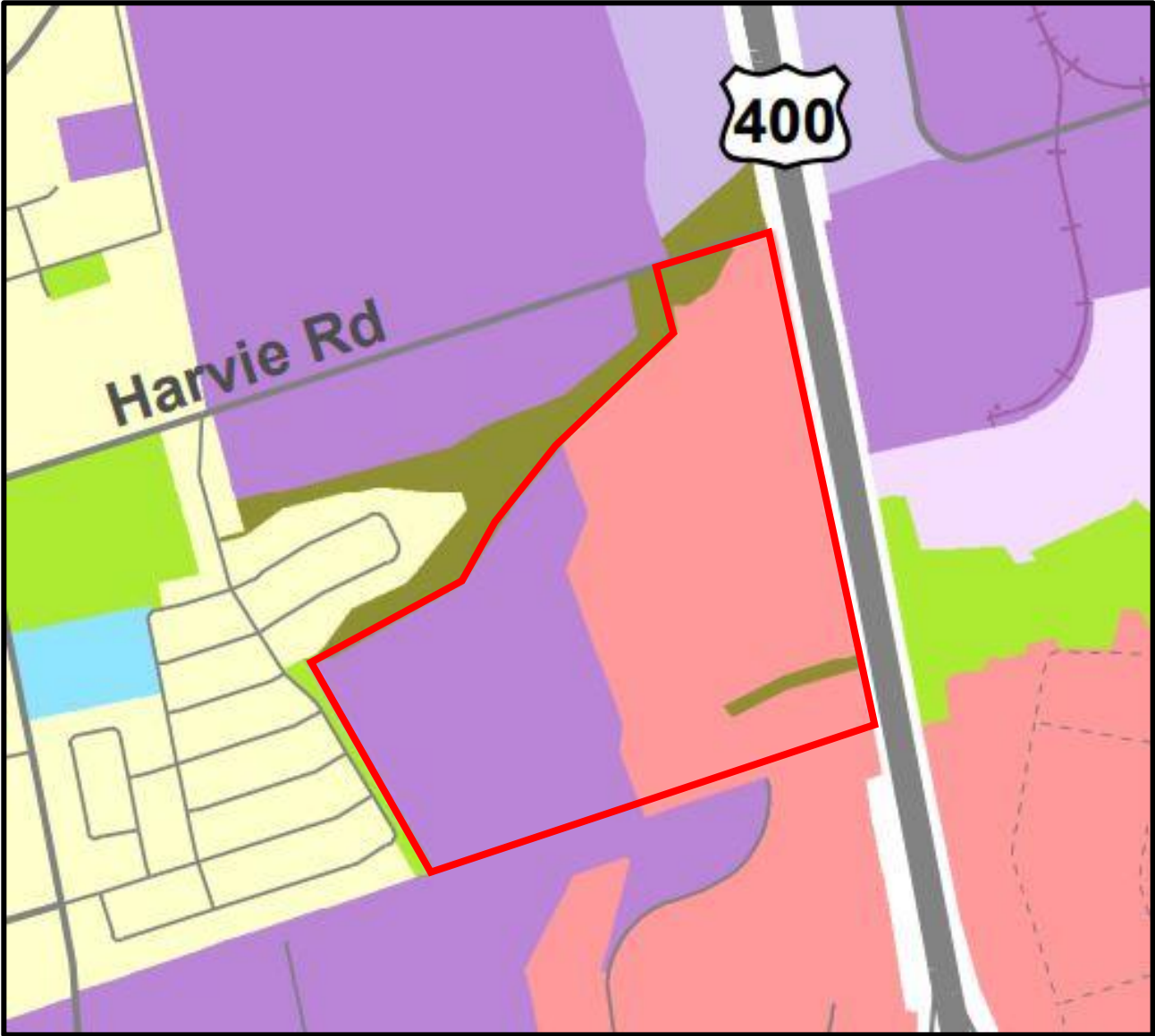




# **3** **PLANNING CONTEXT.**

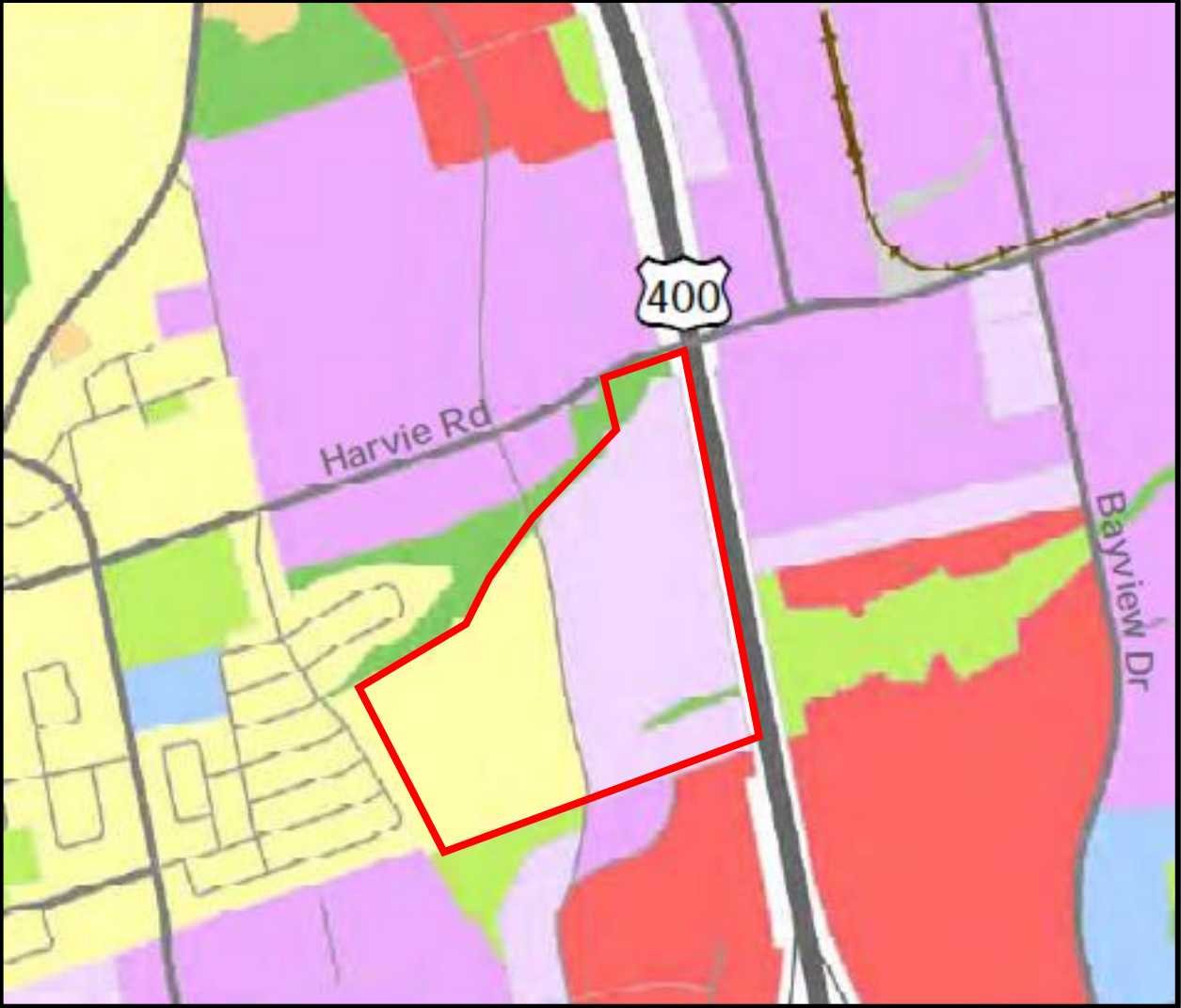
**OFFICIAL PLAN & ZONING**





# OFFICIAL PLAN - CURRENT



-  GENERAL INDUSTRIAL
-  GENERAL COMMERCIAL
-  OPEN SPACE
-  ENVIRONMENTAL PROTECTION AREA

# OFFICIAL PLAN - PROPOSED



-  NEIGHBOURHOOD AREA
-  EMPLOYMENT AREA – NON-INDUSTRIAL
-  NATURAL HERITAGE SYSTEM
-  GREEN SPACE



# ZONING BY-LAW - CURRENT



- GENERAL COMMERCIAL (C4)
- LIGHT INDUSTRIAL (LI)
- OPEN SPACE (OS)
- ENVIRONMENTAL PROTECTION AREA

**Note: Future Zoning By-Law to be confirmed through submissions to implement proposed land uses.**

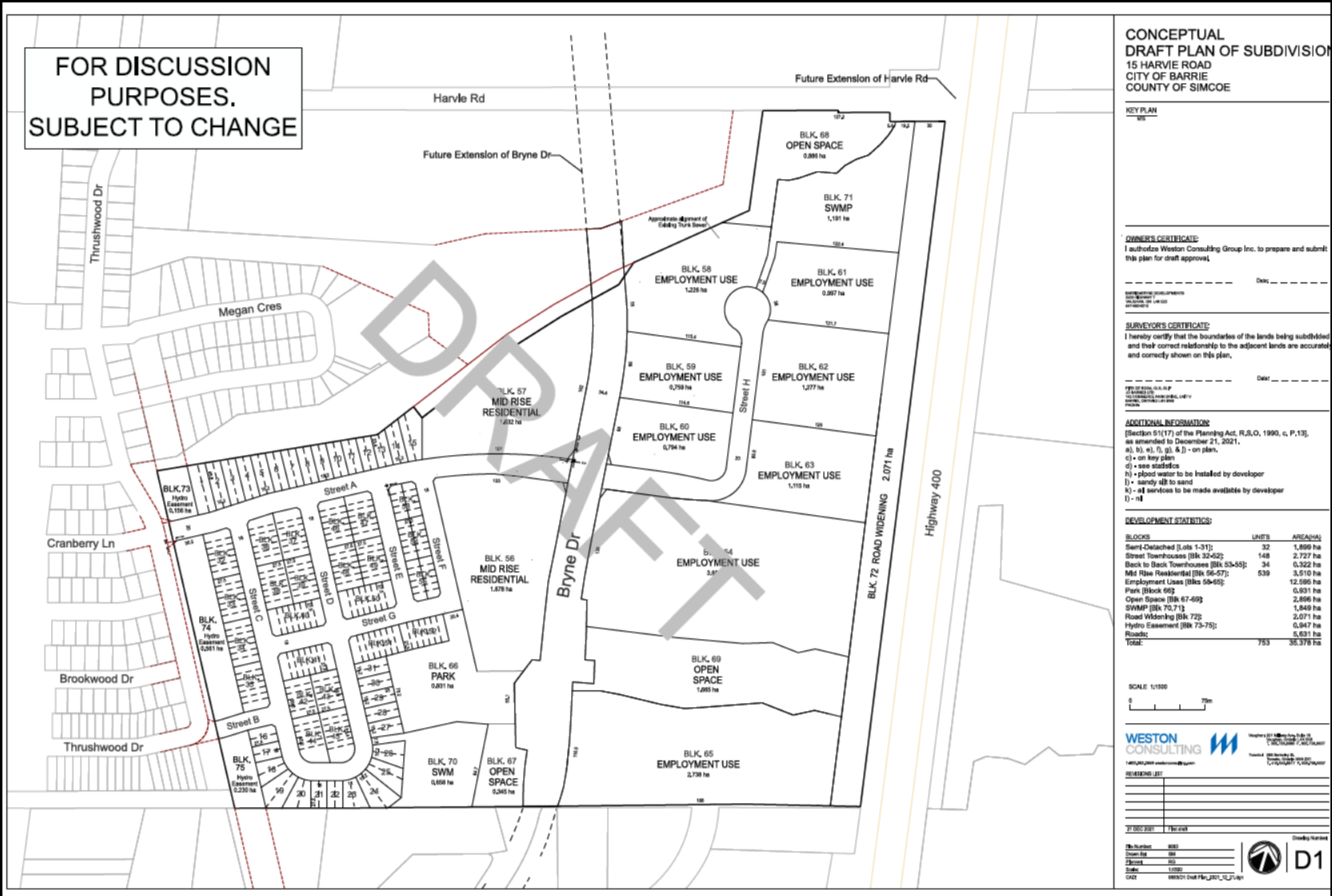
# **4 THE PROJECT.**

# OVERVIEW ●

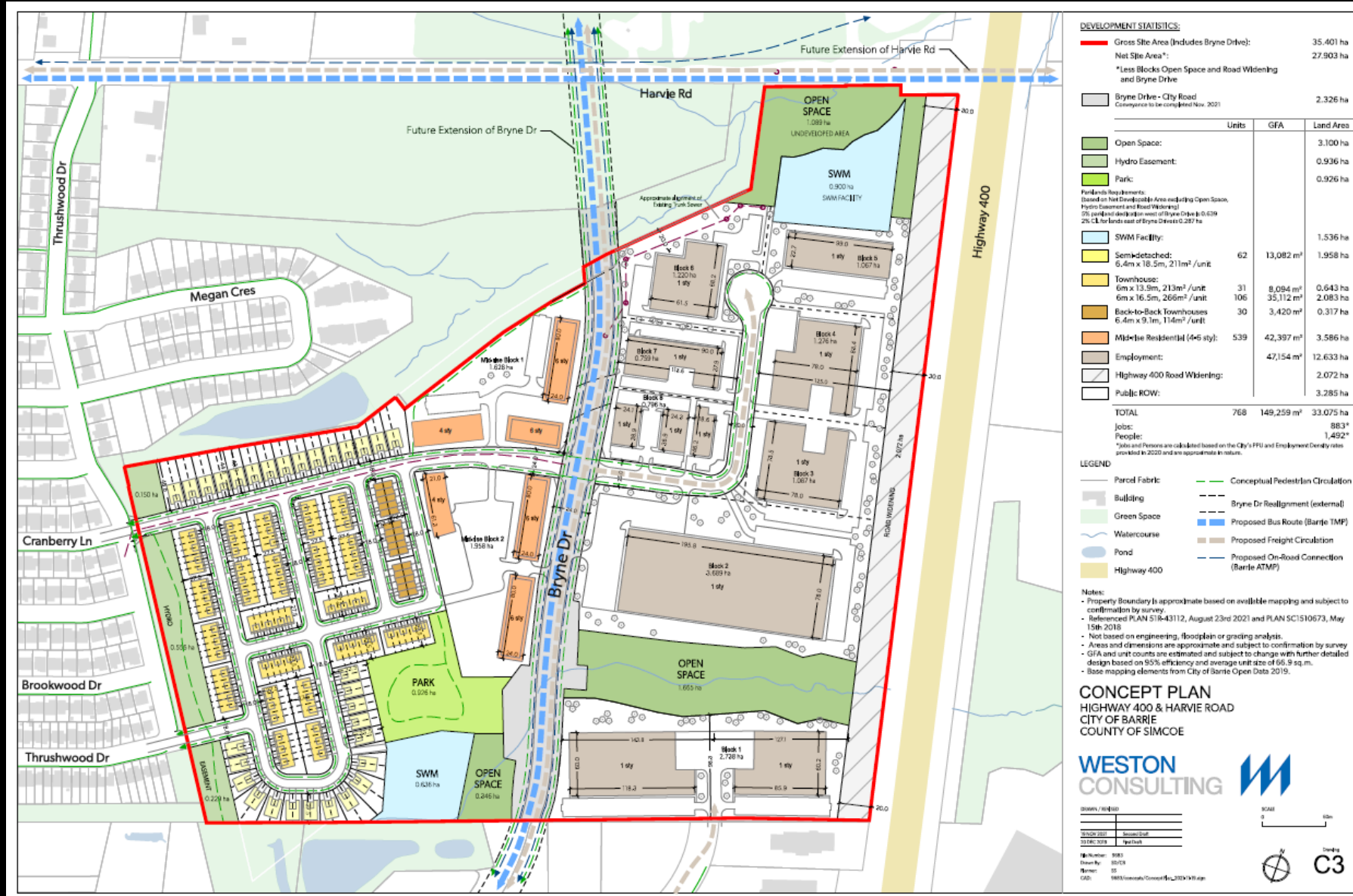
- **Applications include:**
  - **Official Plan Amendment**
  - **Zoning By-Law Amendment**
  - **Draft Plan of Subdivision**
- **Proposed development:**
  - **Western portion of the property is proposed to be a residential community composed of low-rise and mid-rise built forms, community park, SWM pond, and open space**
  - **Eastern portion of the property is proposed to be employment uses, SWM pond, and open space**
- **Bryne Drive**
  - **Lands for Bryne Drive have been dedicated to the City of Barrie (November 2021)**
  - **The City of Barrie will begin construction for Bryne Drive in 2022, with anticipated completion in 2024**



# DRAFT PLAN OF SUBDIVISION



# CONCEPT PLAN



**DEVELOPMENT STATISTICS:**

Gross Site Area (Includes Bryne Drive):	35.401 ha
Net Site Area*:	27.903 ha
*Less Blocks Open Space and Road Widening and Bryne Drive	
Bryne Drive - City Road (Conveyance to be completed Nov. 2021)	2.326 ha

	Units	GFA	Land Area
Open Space:			3.100 ha
Hydro Easement:			0.936 ha
Park:			0.926 ha
<b>Land Use Requirements:</b> (Based on Total Developable Area including Open Space, Hydro Easement and Road Widening) 2% (and 10% of area west of Bryne Drive) to 0.639 ha 2% (and 10% of area east of Bryne Drive) to 0.287 ha			
SWM Facility:			1.536 ha
Semi-detached: 6.4m x 18.5m, 211m <sup>2</sup> /unit	62	13,082 m <sup>2</sup>	1.958 ha
Townhouse: 6m x 13.9m, 213m <sup>2</sup> /unit 6m x 16.5m, 266m <sup>2</sup> /unit	31 106	8,084 m <sup>2</sup> 35,112 m <sup>2</sup>	0.643 ha 2.083 ha
Back-to-Back Townhouses 6.4m x 9.1m, 114m <sup>2</sup> /unit	30	3,420 m <sup>2</sup>	0.317 ha
Mid-rise Residential (4-6 sty):	539	42,397 m <sup>2</sup>	3.586 ha
Employment:		47,154 m <sup>2</sup>	12.633 ha
Highway 400 Road Widening:			2.072 ha
Public ROW:			3.285 ha
<b>TOTAL</b>	<b>768</b>	<b>149,259 m<sup>2</sup></b>	<b>33.075 ha</b>
Jobs:			883*
People:			1,492*

- LEGEND**
- Parcel Fabric
  - Building
  - Green Space
  - Watercourse
  - Pond
  - Highway 400
  - Conceptual Pedestrian Circulation
  - Bryne Dr Realignment (external)
  - Proposed Bus Route (Barrie TMP)
  - Proposed Freight Circulation
  - Proposed On-Road Connection (Barrie ATMP)

**Notes:**

- Property Boundary is approximate based on available mapping and subject to confirmation by survey.
- Referenced PLAN 518-43112, August 23rd 2021 and PLAN SC1510673, May 15th 2018.
- Not based on engineering, floodplain or grading analysis.
- Areas and dimensions are approximate and subject to confirmation by survey.
- GFA and unit counts are estimated and subject to change with further detailed design based on 95% efficiency and average unit size of 66.9 sq.m.
- Base mapping elements from City of Simcoe Open Data 2019.

**CONCEPT PLAN**  
HIGHWAY 400 & HARVIE ROAD  
CITY OF BARRIE  
COUNTY OF SIMCOE

**WESTON CONSULTING**

DATE: 10/15/22  
SCALE: 0 10m  
REVISED: 10/15/22  
DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 10/15/22  
PROJECT NO: [Number]  
CLIENT: [Name]  
CADD: [Details]

# **TECHNICAL WORK ●**

## **REPORTS**

- **Archaeological Report**
- **Geotechnical Investigation**
- **Hydrogeological Report**
- **Environmental Impact Study**
- **Functional Servicing Report**
- **Traffic Impact Study**
- **Noise Study**
- **Planning Justification Report / Urban Design Brief**

## **PLANS**

- **Topographical Survey**
- **Draft Plan of Subdivision**
- **Tree Inventory and Preservation Plans**
- **Concept Plans for Proposed New Park**



# Q&A

Any other comments or questions can be redirected to:

**MARK RESNICK**  
Senior Director, SmartCentres  
[MResnick@smartcentres.com](mailto:MResnick@smartcentres.com)

*and/or*

**TRACY HUI**  
Development Associate, SmartCentres  
[THui@smartcentres.com](mailto:THui@smartcentres.com)