

NEIGHBOURHOOD MEETING

PENADY (NORTH BARRIE) LIMITED.
ZONING BY-LAW AMENDMENT
303 CUNDLES ROAD EAST



DATE: JUNE 9, 2021

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

LOCATION MAP



SITE CONTEXT

- 1.934 ha. Site Area
- 74m frontage



AREA CONTEXT

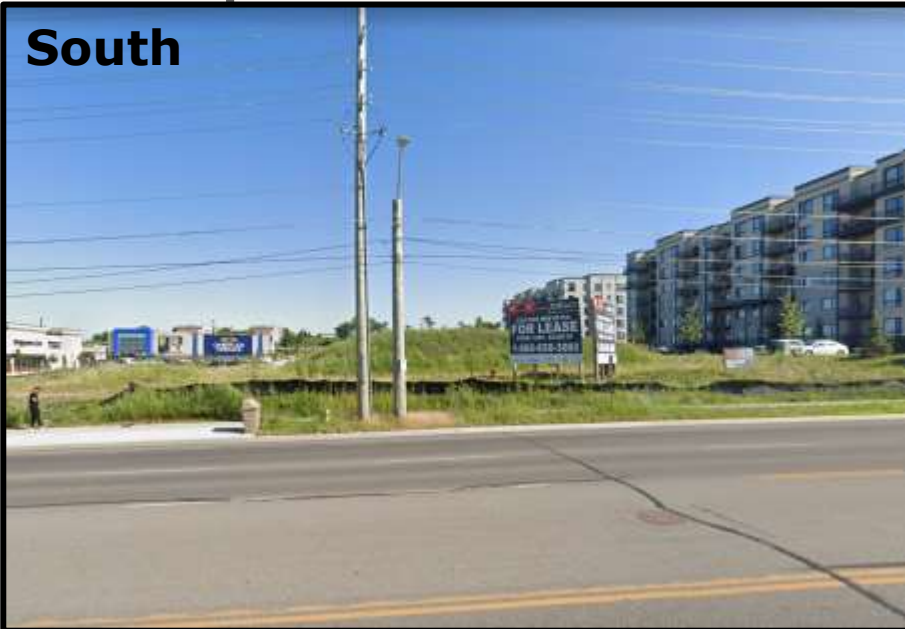
North



East



South



West



BACKGROUND

1. Official Plan Amendment (OPA 89) November 2006
 - Redesignated and rezoned the lands to General Commercial to permit mixed use development.
2. Zoning By-law Amendment (By-law 2006-283) November 2006
 - Rezoned the lands to General Commercial (C4) (SP-382) and (SP-382 & SP-383).
 - Zoning By-law Amendment (By-law 2015-111, Approved 2015).
3. Preliminary Development Agreement 2012
4. Master Site Plan (D11-1476)
5. Development Agreement (D11-1604) 2013
6. By-law 2016-070 Approved 2016 – The Junction
 - Permitted a residential building(s) of 6 storeys and have a minimum of 65 residential units and a maximum of 196 residential units
7. Site Plan Approval 2016 – The Junction

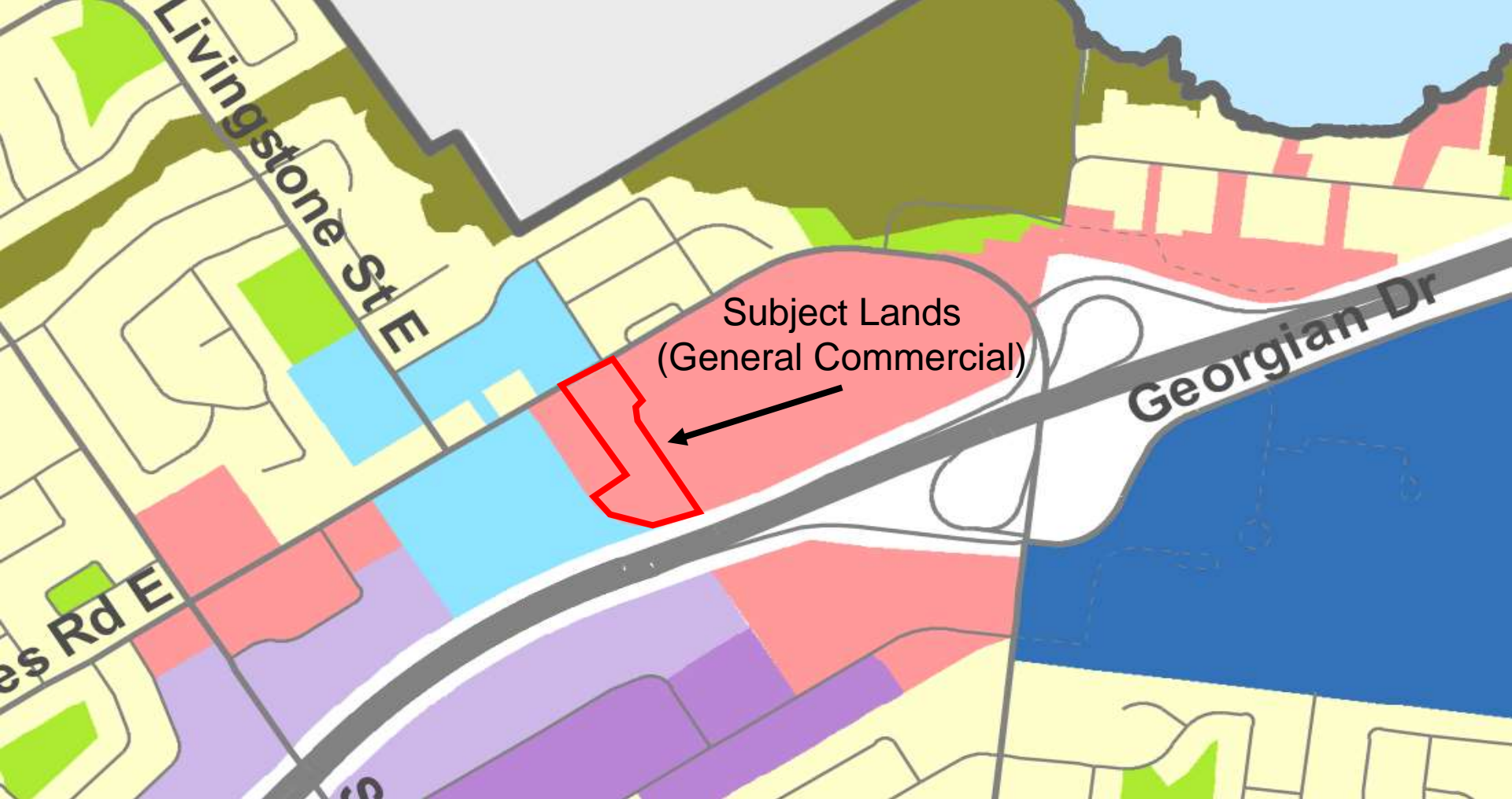
TECHNICAL WORK

REPORTS:

- PLANNING JUSTIFICATION REPORT & URBAN DESIGN BRIEF
- STORMWATER MANAGEMENT REPORT
- FUNCTIONAL SERVICING REPORT
- TRANSPORTATION IMPACT
- HYDROGEOLOGICAL AND GEOTECHNICAL STUDY

PLANS:

- SITE PLAN, ELEVATIONS & RENDERINGS
- CONTEXT & BLOCK PLAN
- SHADOW STUDY PLANS
- BOUNDARY & TOPOGRAPHIC SURVEYS



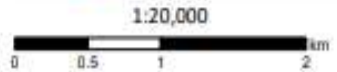
Subject Lands
(General Commercial)

OFFICIAL PLAN

Schedule A Land Use

Office Consolidation January 2018

	Residential		Institutional		Waste Disposal Assessment Area
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				



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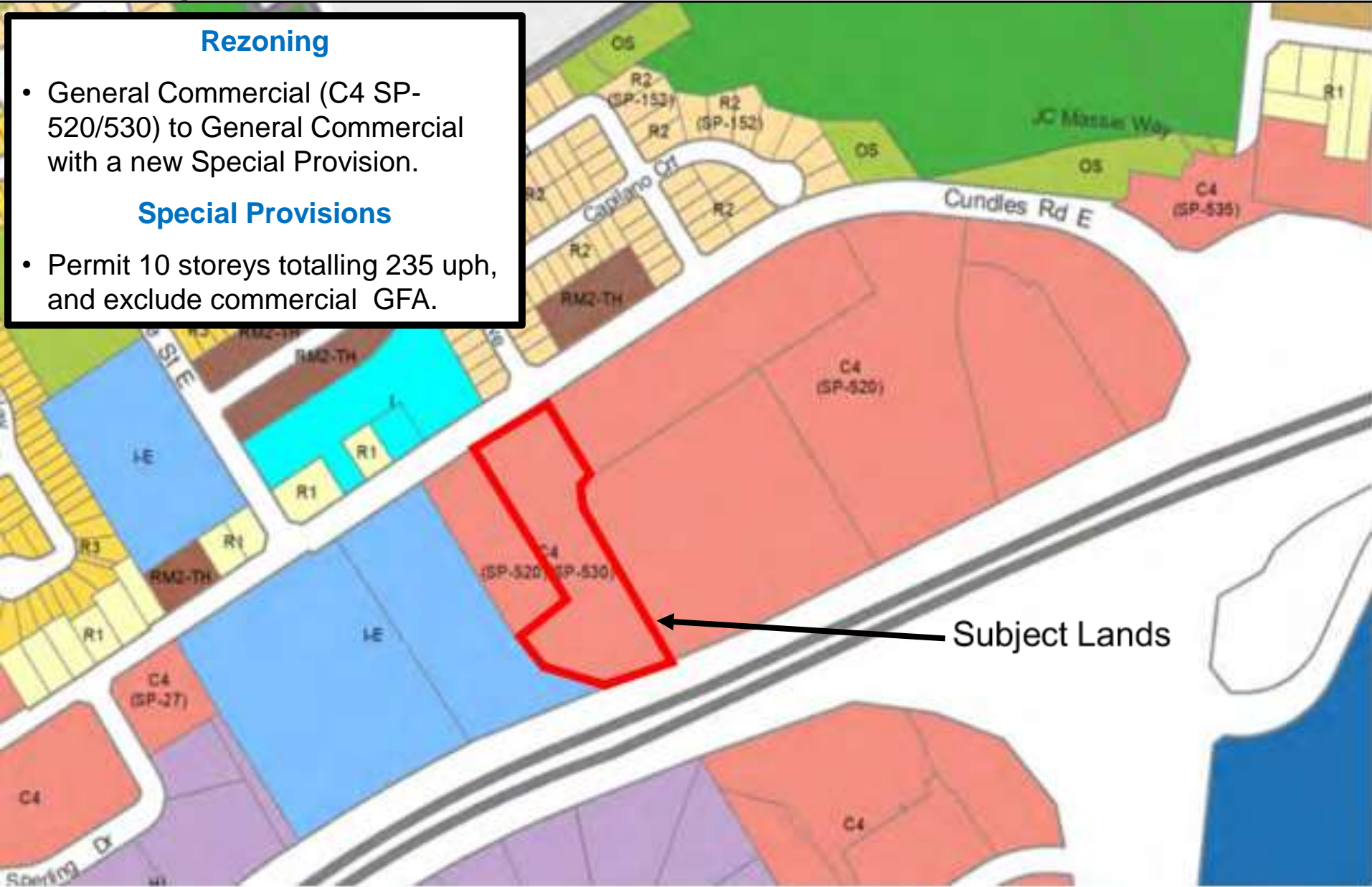
ZONING BY-LAW

Rezoning

- General Commercial (C4 SP-520/530) to General Commercial with a new Special Provision.

Special Provisions

- Permit 10 storeys totalling 235 uph, and exclude commercial GFA.



CONCEPT PLAN

- Three buildings
- 10 storey height
- 447 residential units
- 143 surface level parking spaces
- 413 underground parking spaces



DATE: MARCH 21ST, 1:00PM

- PARKING/LOADING AREA
- PEDESTRIAN CIRCULATION
- UNDERGROUND PARKING ACCESS
- LANDSCAPE BUFFER
- VEHICULAR ACCESS
- ACTIVE GROUND FLOOR FRONTAGE
- SIDEWALK AND STREET IMPROVEMENTS

CLIENT NAME: PineEquity Realty Corp.
(on behalf of Parady (North Barm) Ltd.)
PROJECT ADDRESS: Cundles Road East
Barris, ON
PROJECT NO. 80828
DATE: 03/20/21

PERSPECTIVE FROM EAST



PERSPECTIVE FROM EAST



PERSPECTIVE FROM WEST

