

The Site

Current Use:

- Vacant lands
- Total land area 28 acres
- Developable area of 4.57 acres
- Over 23 acres remains environmentally protected



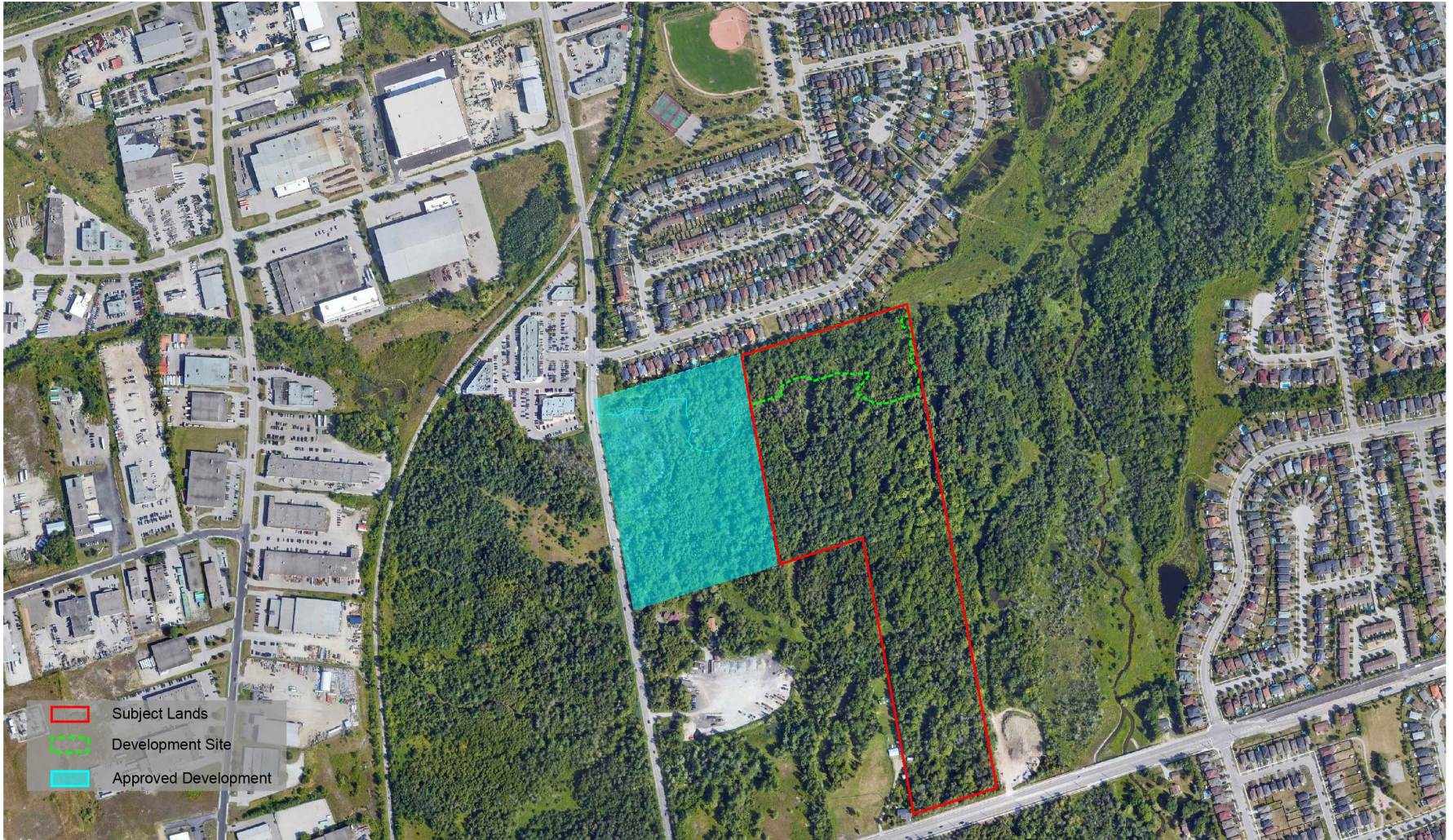
Immediate Context

Surrounding Area:

- North: Low rise residential
- South: Woodlot and wetlands
- East: Woodlot and Lovers Creek
- West: Huronia Road proposed development, medical centre, commercial uses and vacant land

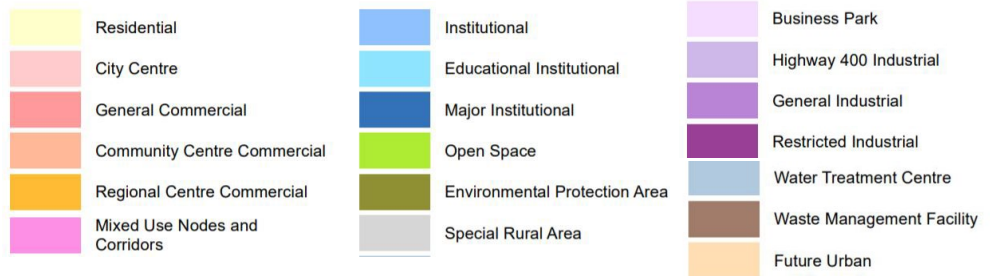
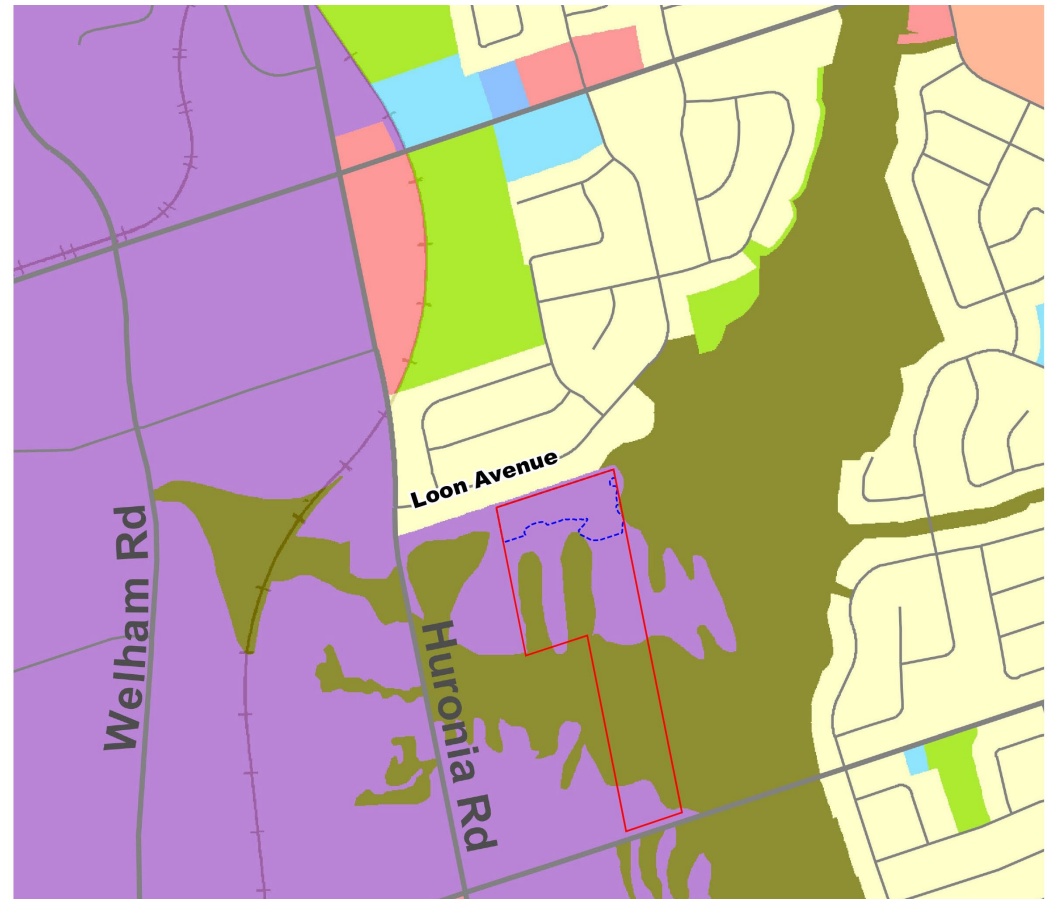


The Community



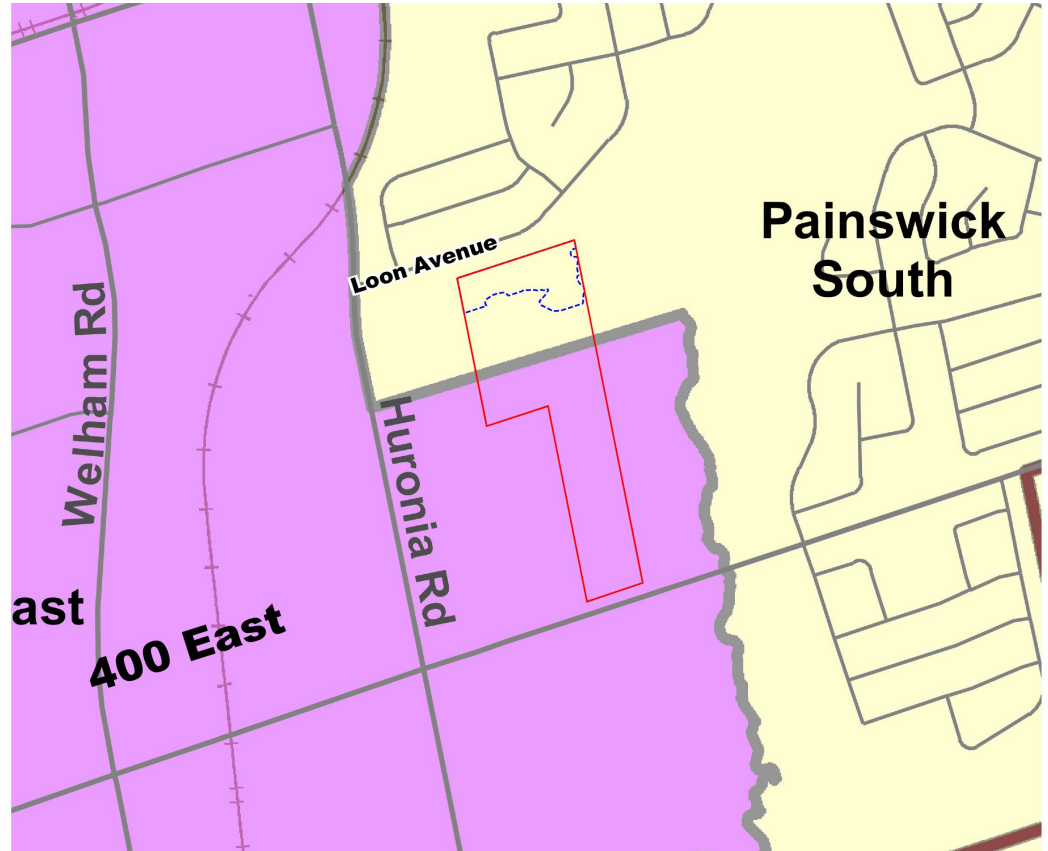
Official Plan Designation

- General Industrial and Environmental Protection Area
- Industrial designation permits a range of industrial and employment uses
- The city recommended the conversion of the site to residential in March 2020



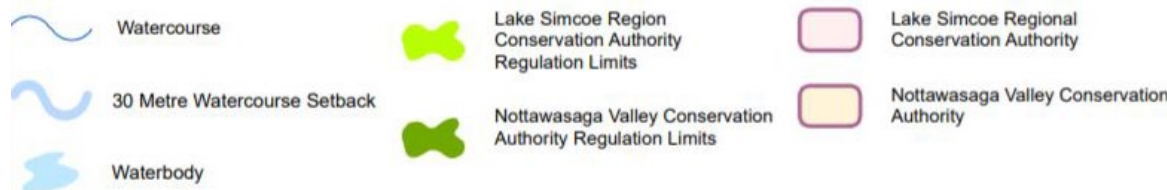
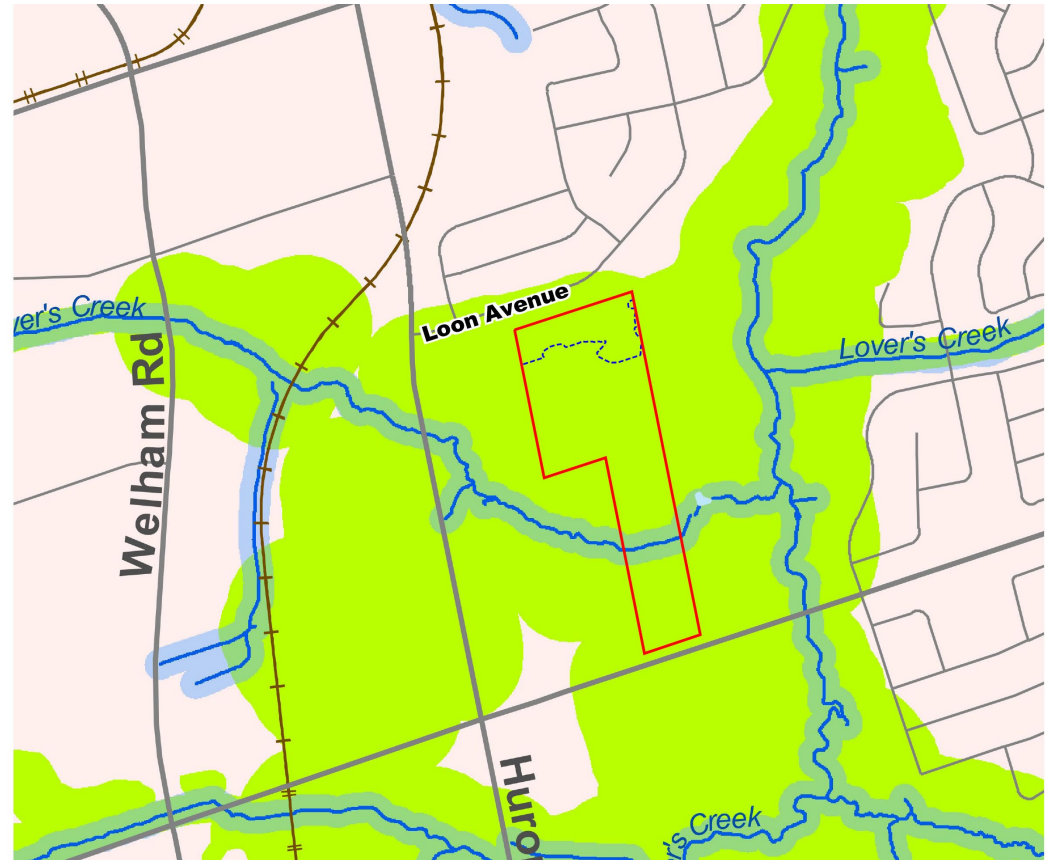
Official Plan Planning Areas

- Split located within a Residential and Industrial Planning Area.
- Development will only be located within the Residential Planning Area



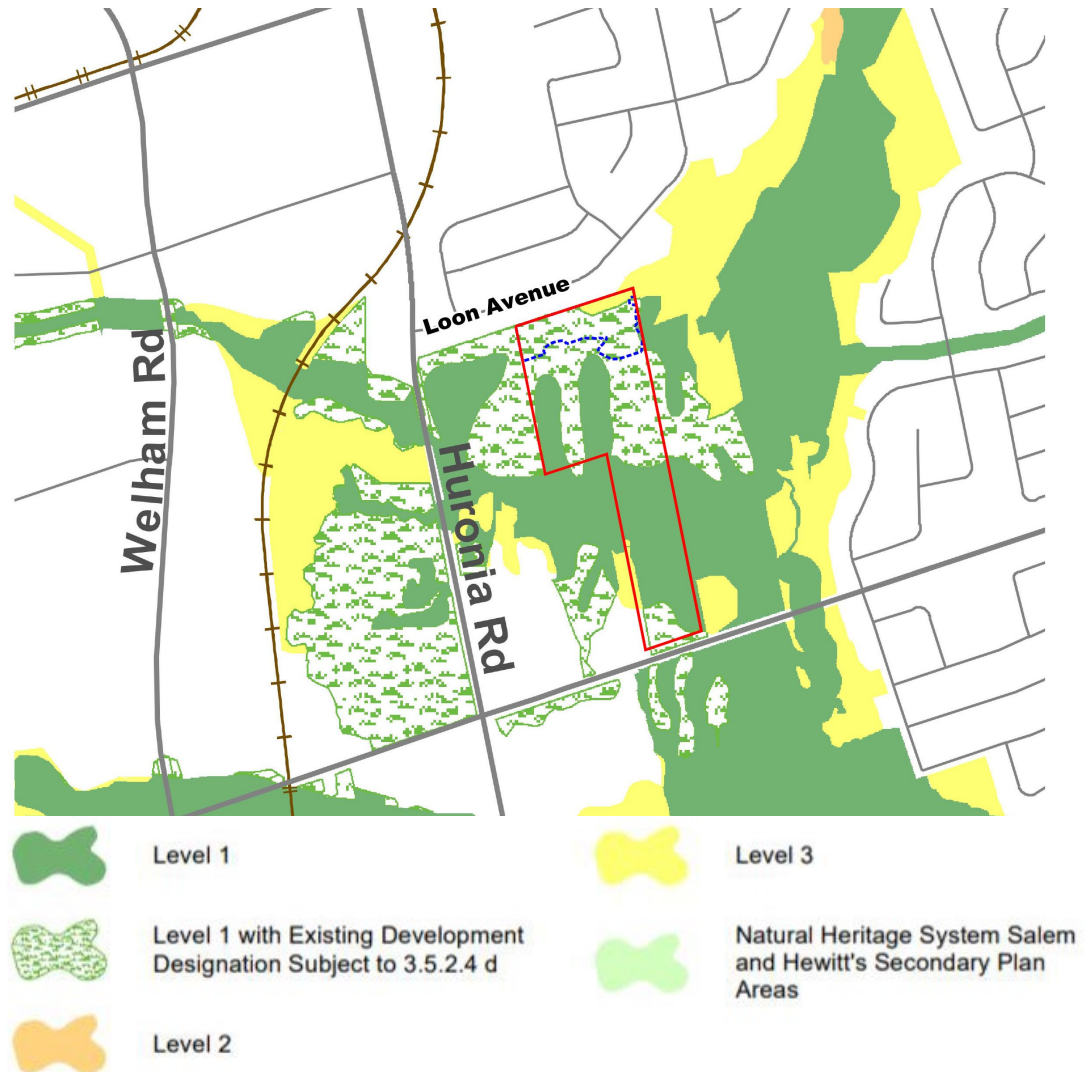
Lake Simcoe Region Conservation Authority

- Defined Policy Area:
Within the Lake Simcoe Region Conservation Authority Regulation Limits
- Subject to required permits and development guidelines from LSRCA
- We have pre-consulted with LSRCA on this site



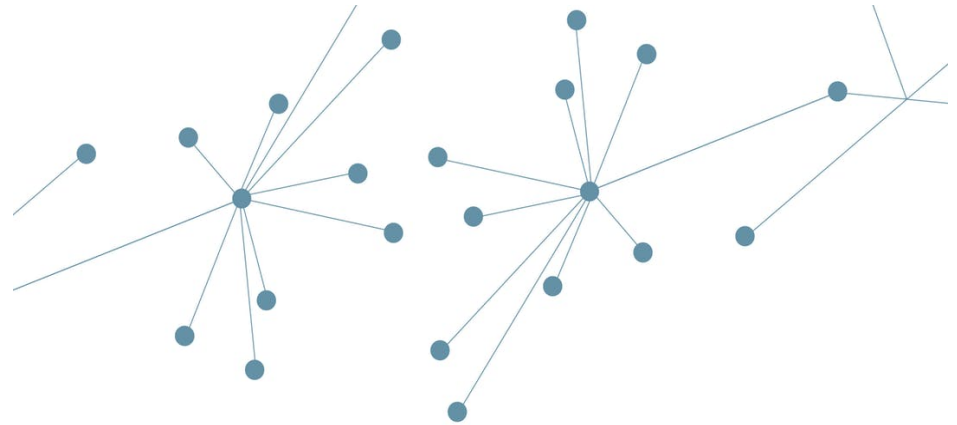
Natural Heritage Resources

- Defined Policy Area:
Level 1 with Existing Development Designation on a small portion of Level 3
- An environmental impact study is being prepared to confirm the appropriate development boundary



New Official Plan

- The City is currently working on a new Official Plan.
- The new OP will be recommending the developable area be redesignated to a neighbourhood area, consistent with the lands to the north of the site.
- The owner's applications will advance the OP recommendations.



Barrie's Official Plan



Zoning By-law 2009-141

- Present Zoning:
Agricultural Zone (A)
- Leftover zoning from previous by-laws
- A zoning by-law amendment will be required to permit any form of development on the property



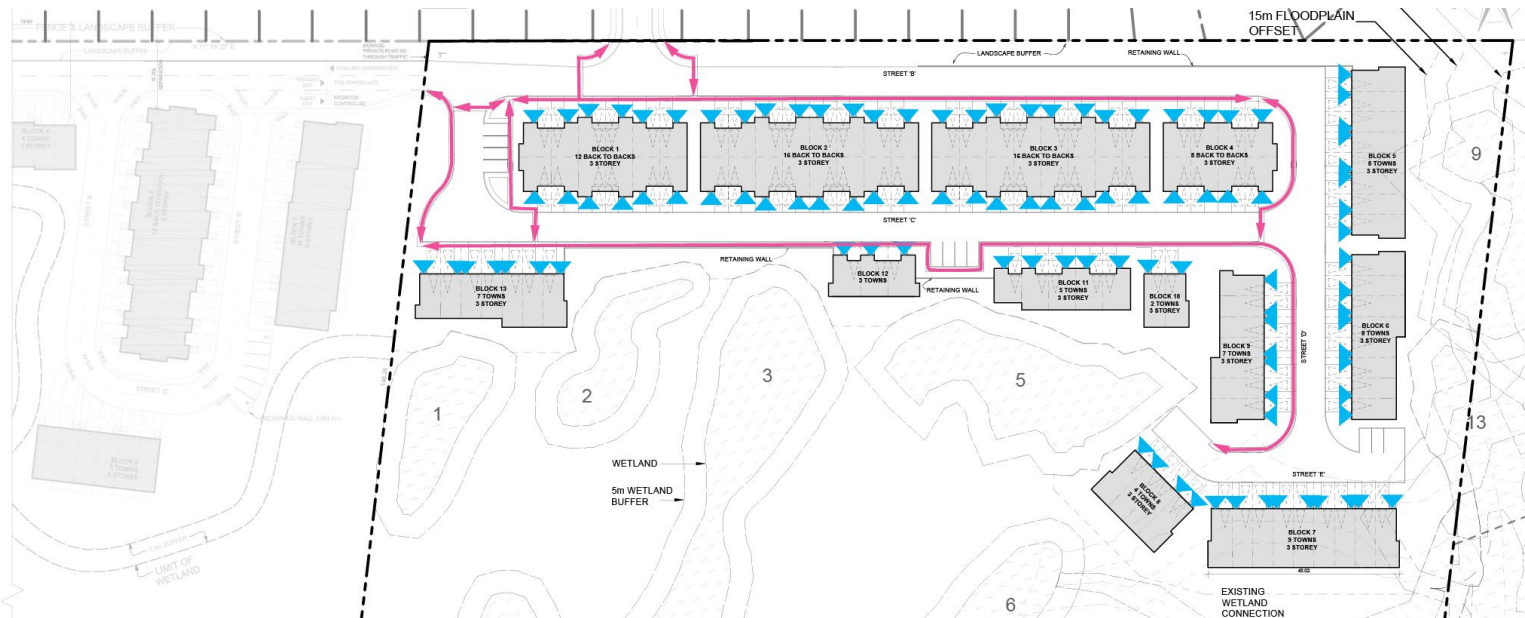
Proposal

- 53 traditional townhouses and 52 back to back townhouses for a total of 105 units
- Development will respect the limit of the adjacent wetlands



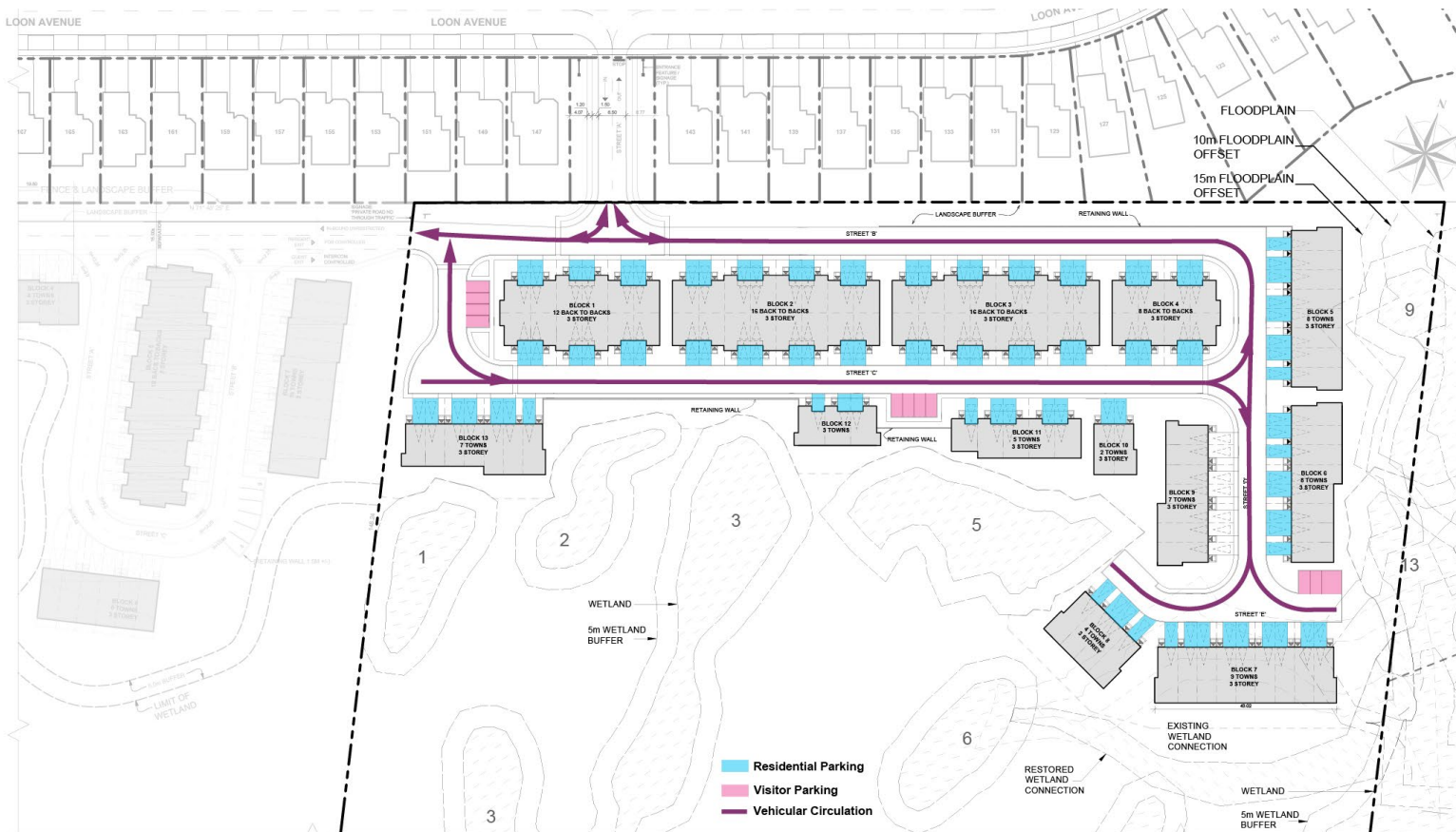
Pedestrian Circulation

- Enhanced pedestrian experience through sidewalks with access to Huronia Road via development to the west and Loon Avenue to the north
- Connection to Loon Avenue through the existing unopened road access



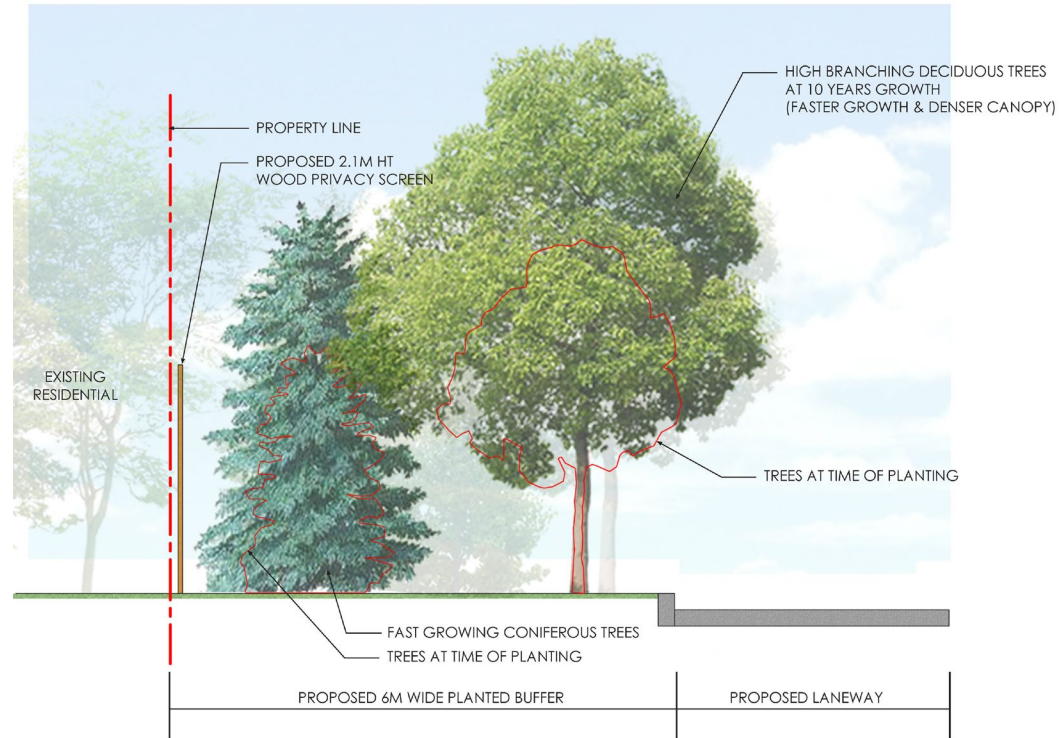
Vehicular Circulation

- Parking and loading internal to the site with turnaround on site
- 218 parking spaces to serve 105 homes



Privacy and Transition

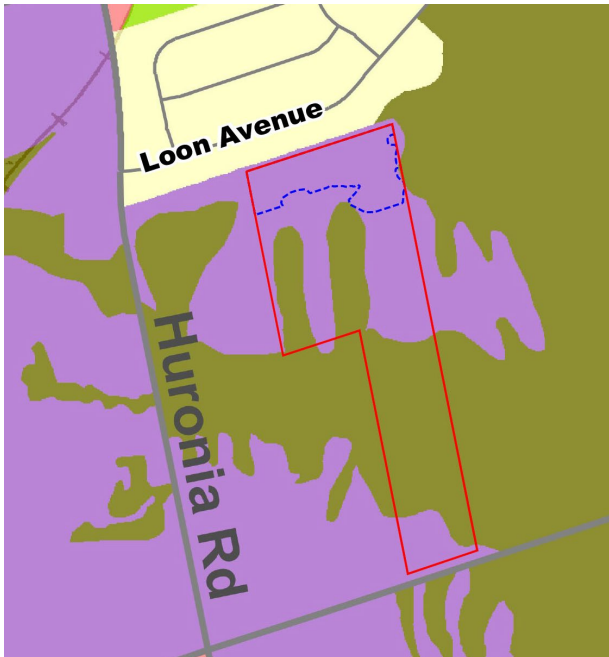
- 6m Landscape buffer proposed along the northerly property line to enhance privacy – in response to concerns raised by the community in previous applications
- Buildings have been oriented to facilitate appropriate transition with single detached residential neighbourhood.



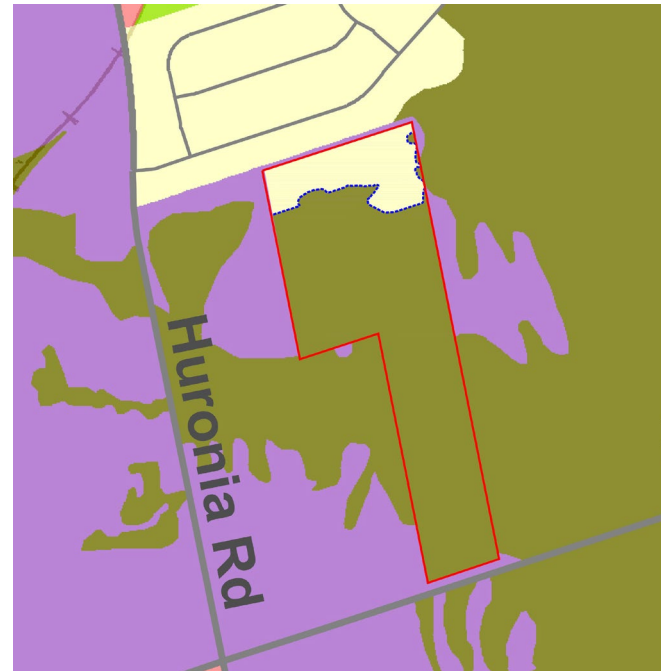
Environmental Protection

- The application increases the total area of EP lands dedicated to the City
- An EIS will confirm appropriate buffers
- Measures will be taken to protect wildlife habitat
- Wetland features will be protected and enhanced

CURRENT



PROPOSED



Proposed Traditional Townhouse Elevations



Proposed Back-to-Back Townhome Elevations



THANK-YOU

Any questions?