



NEIGHBOURHOOD MEETING

17 JACOBS TERRACE

259 INNISFIL STREET & 41-43 ESSA ROAD

July 06, 2021

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

INTRODUCTION

PROJECT TEAM

Owner:



Planning:



Architecture:

architectureunfolded

Engineering:



Landscape Architecture:



TONLU - RINOMATO GROUP



SUBJECT SITE



Address: 17 Jacobs Terrace, 259 Innisfil Street & 41-43 Essa Road

Frontage: 101.3m - Jacobs Terrace

187.2m - Innisfil Street

58.5m - Essa Road

Existing Uses:

17 Jacobs Terrace - Industrial Warehouse / Manufacturing building

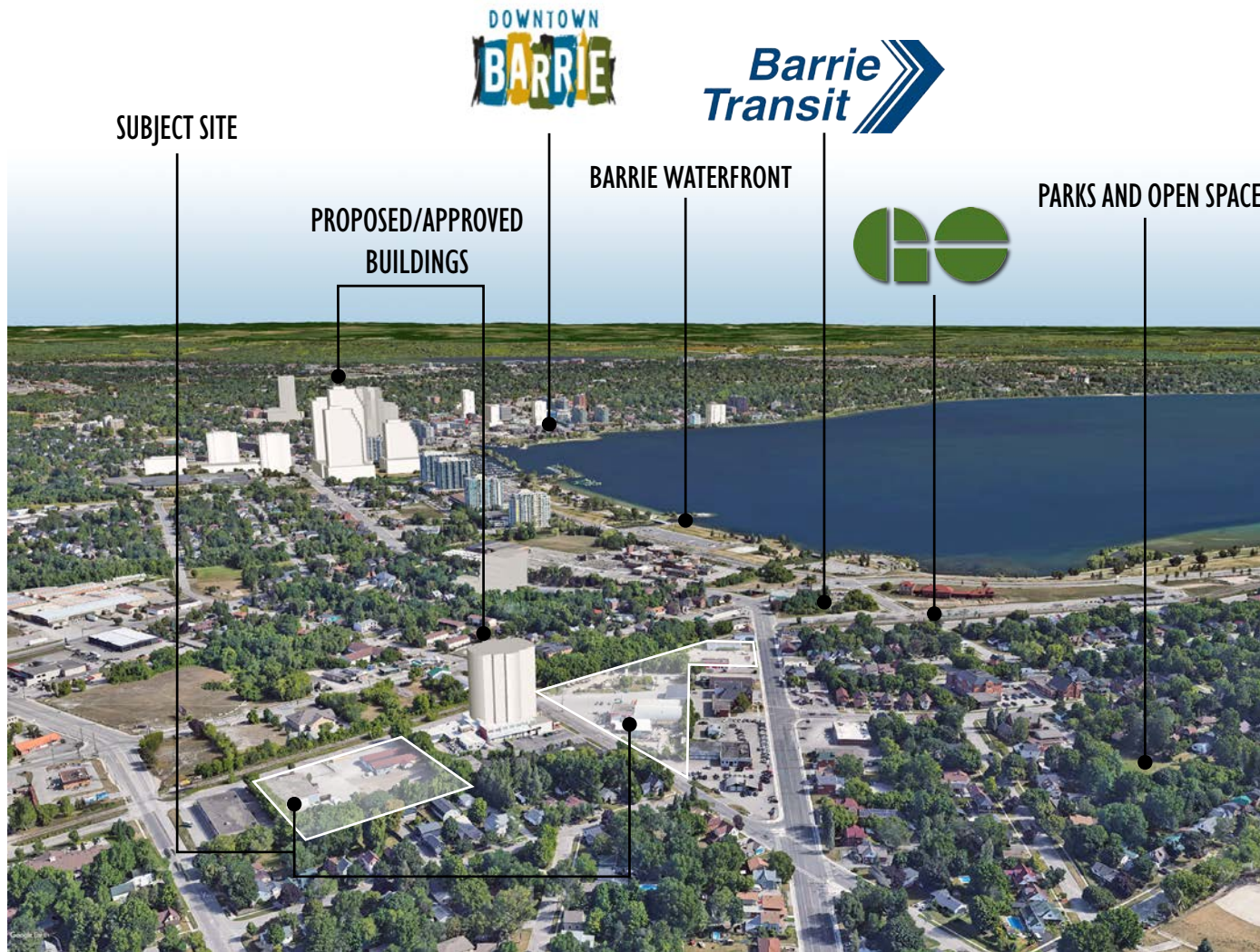
259 Innisfil Street - Industrial /Commercial buildings

41-43 Essa Road - Vacant Commercial building

AERIAL CONTEXT



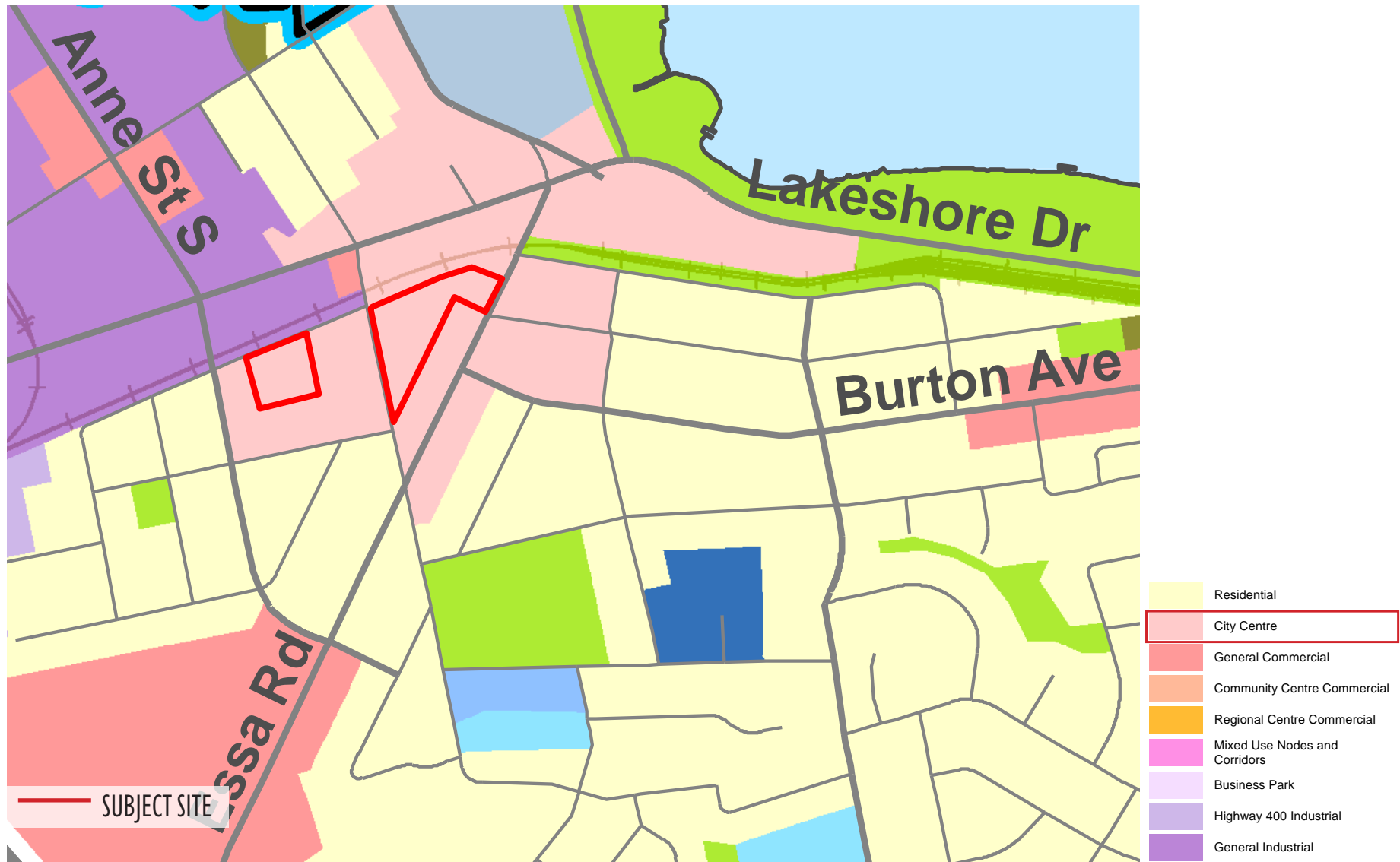
GREATER CONTEXT



SITE PHOTOS

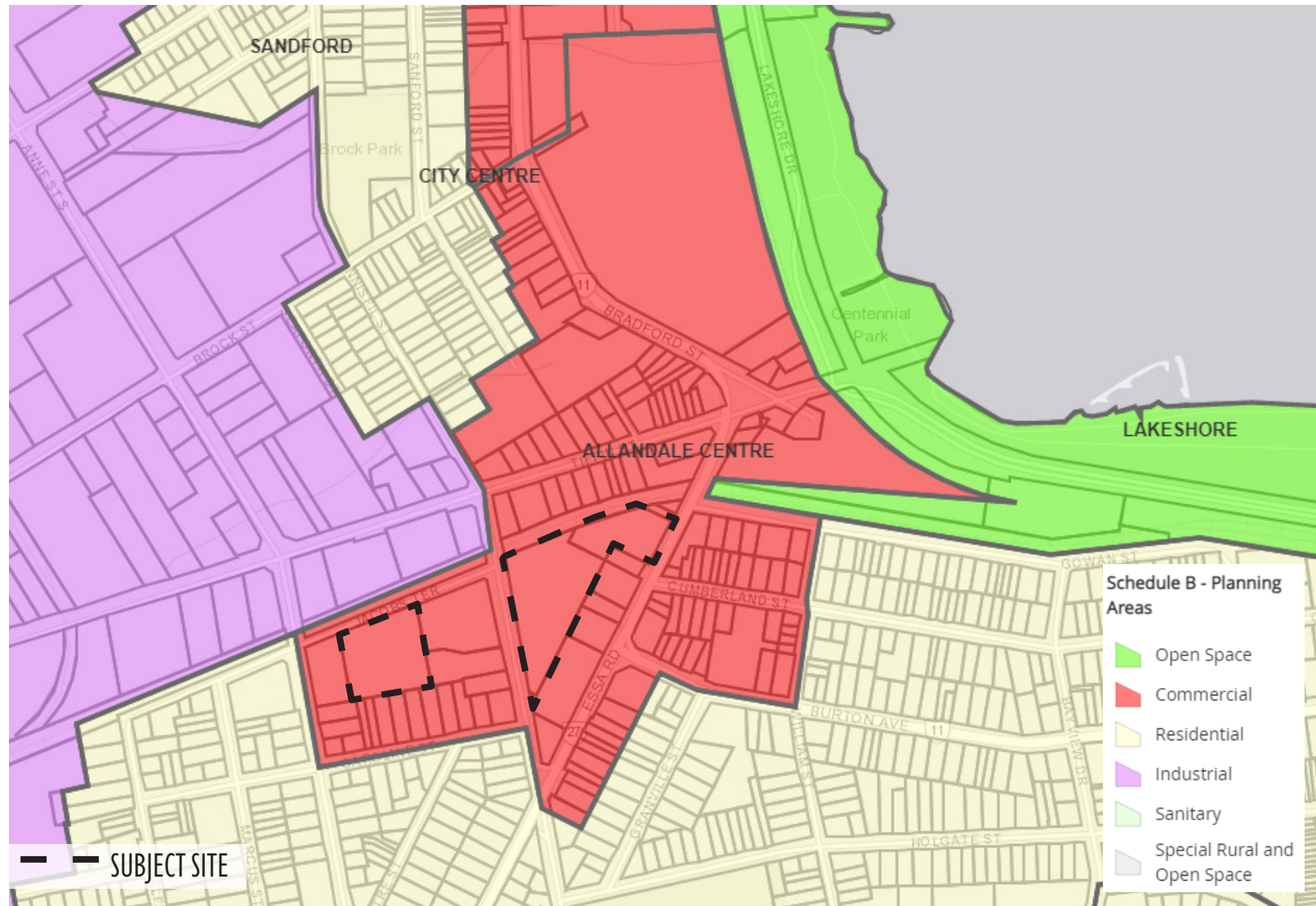


OFFICIAL PLAN DESIGNATION



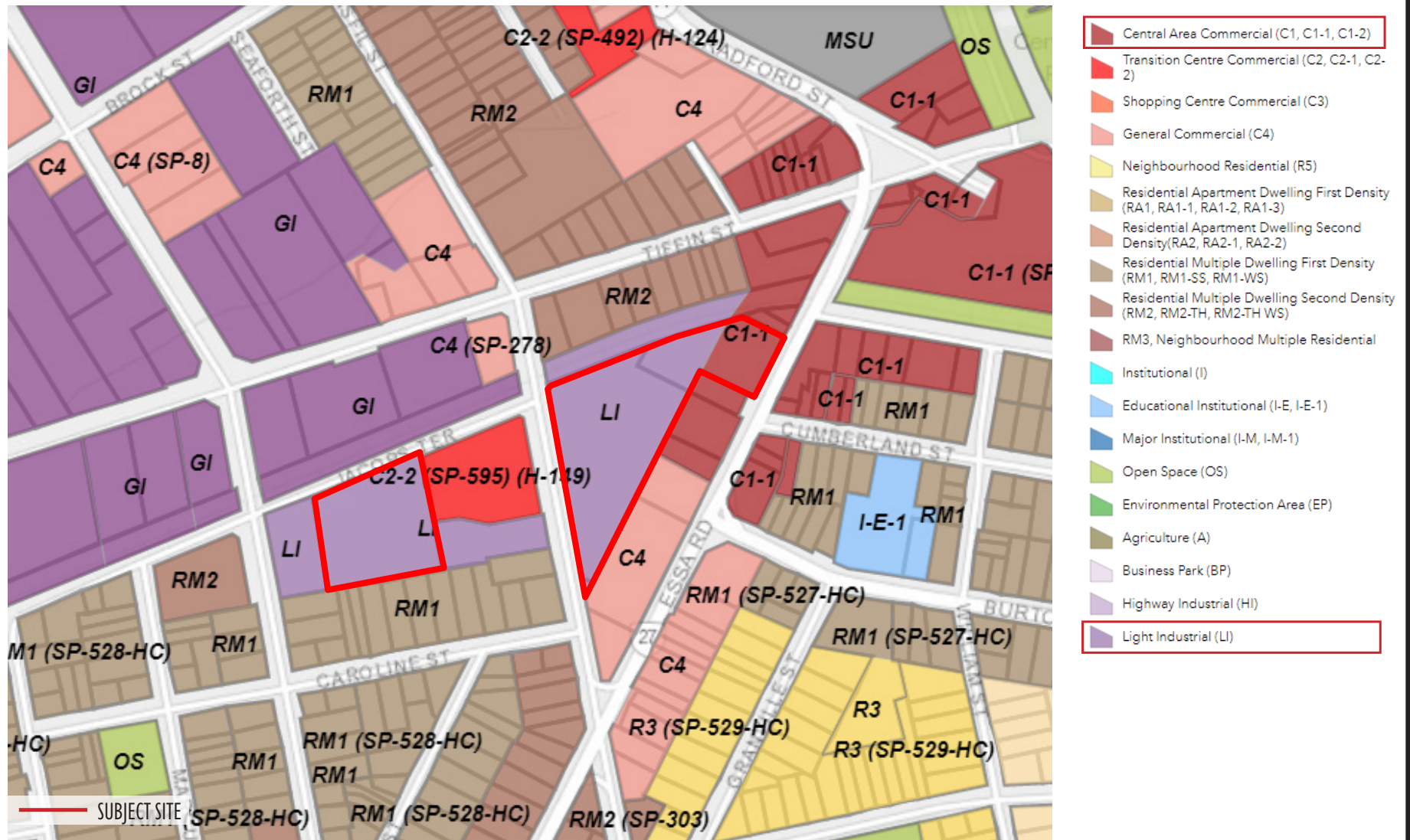
City of Barrie Official Plan - Schedule A

OFFICIAL PLAN DESIGNATION



City of Barrie Official Plan - Schedule B

ZONING BY-LAW



Current Zoning as per By-law 2009-141

PROPOSED AMENDMENTS

Zoning

From - Light Industrial and Central Area Commercial



To - Transition Centre Commercial (C2) with Special Provisions

THE PROPOSAL - SITE PLAN



Site Plan

RENDERING



RENDERING



STREETSCAPE

PROPOSED NEIGHBORHOOD ENHANCEMENTS

Streetscape Improvements & enhanced connections leading to Lake Woonerf: Pedestrian-focused social spaces
Buffer from rail corridor
Safe accommodation of pedestrians, motorists, & service vehicles



PEDESTRIAN - FOCUSED SOCIAL SPACES

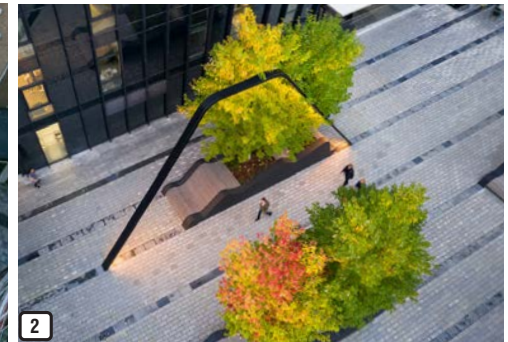
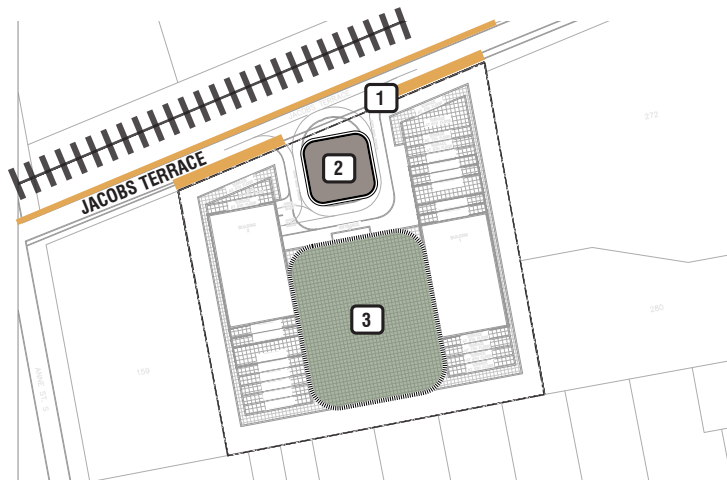
Pedestrian-focused social spaces
Safe accommodation of pedestrians, motorists, & service vehicles
Multi-use programming and activation



LANDSCAPE - JACOBS TERRACE

17 JACOBS TERRACE

- 1 Streetscape Improvements
- 2 Entry Plaza
- 3 Amenity Terrace



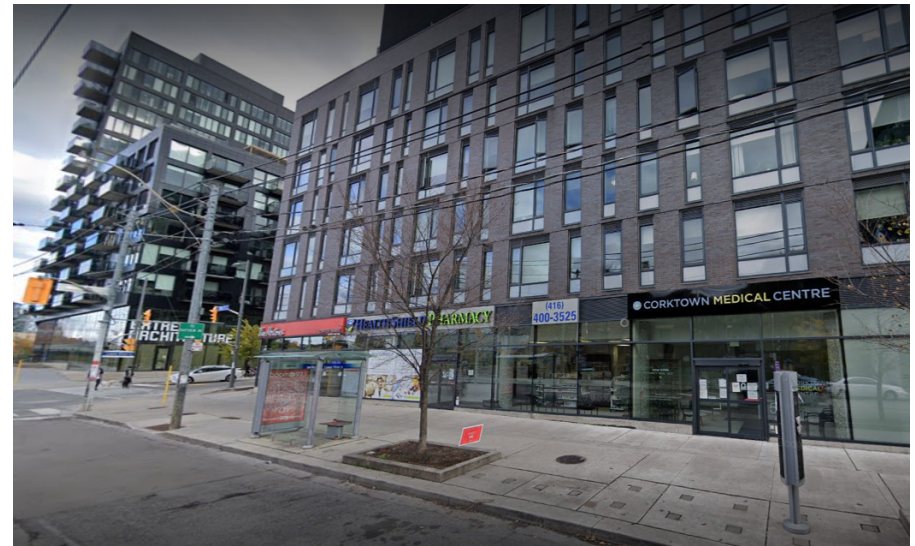
ENHANCING BARRIE'S SKYLINE



ENHANCING BARRIE'S SKYLINE



COMMERCIAL AMENITIES



QUESTIONS & FEEDBACK

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com