



NEIGHBORHOOD MEETING

505-533 YONGE STREET

SEPTEMBER 2021

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

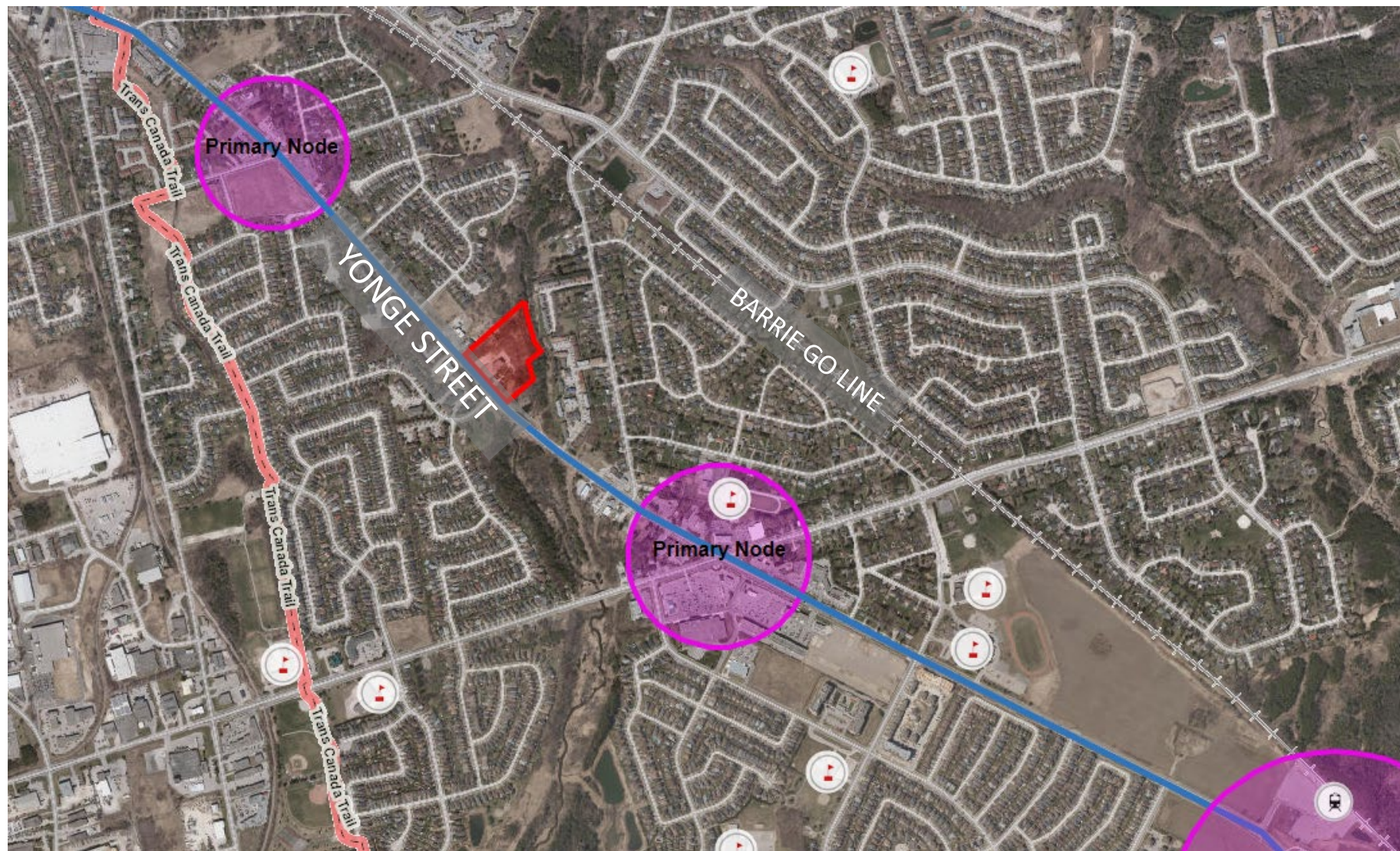
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE



— — SUBJECT SITE

SUBJECT SITE IN CONTEXT



— — SUBJECT SITE

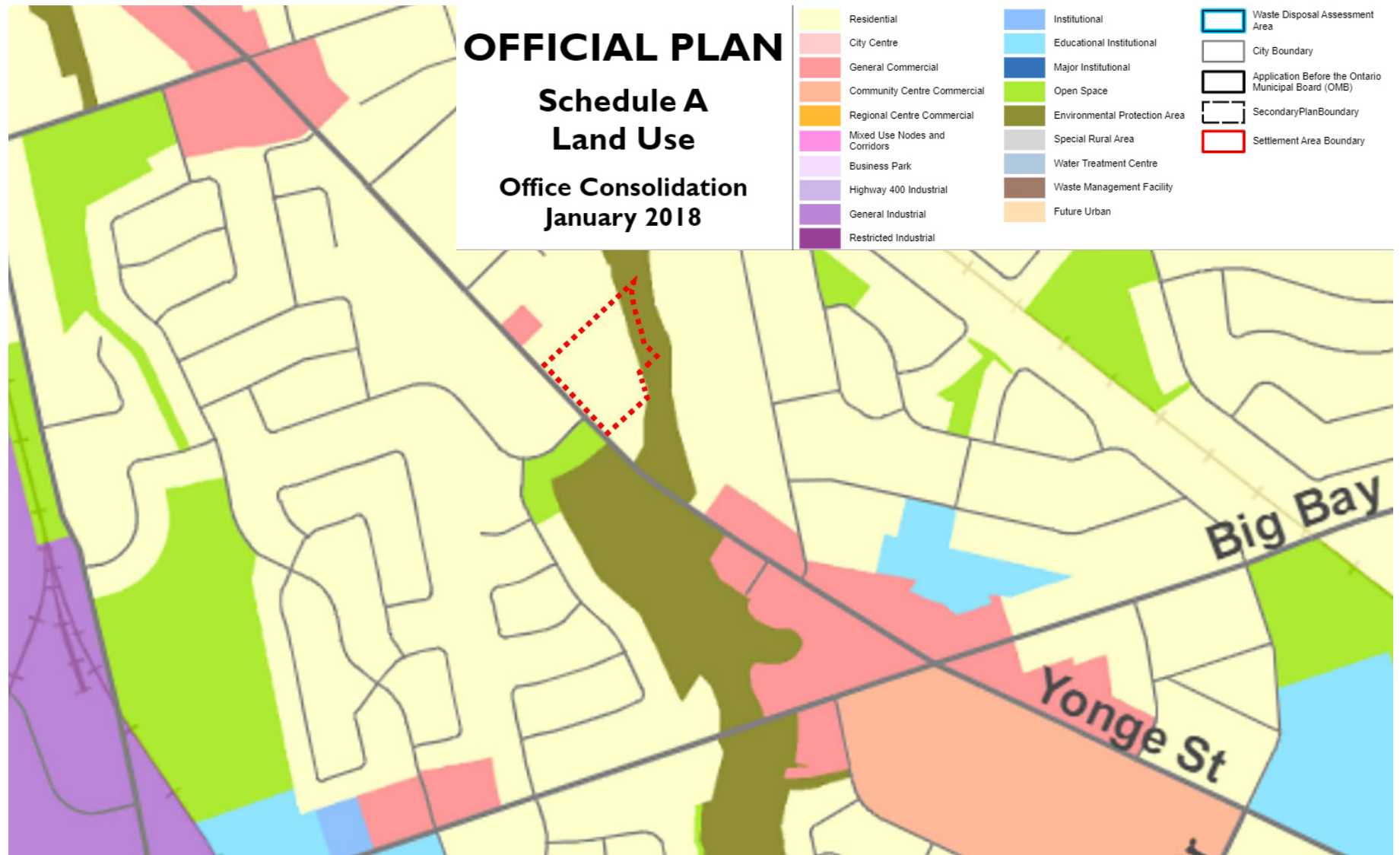
SUBJECT SITE STREET VIEW

IPS
CONSULTING

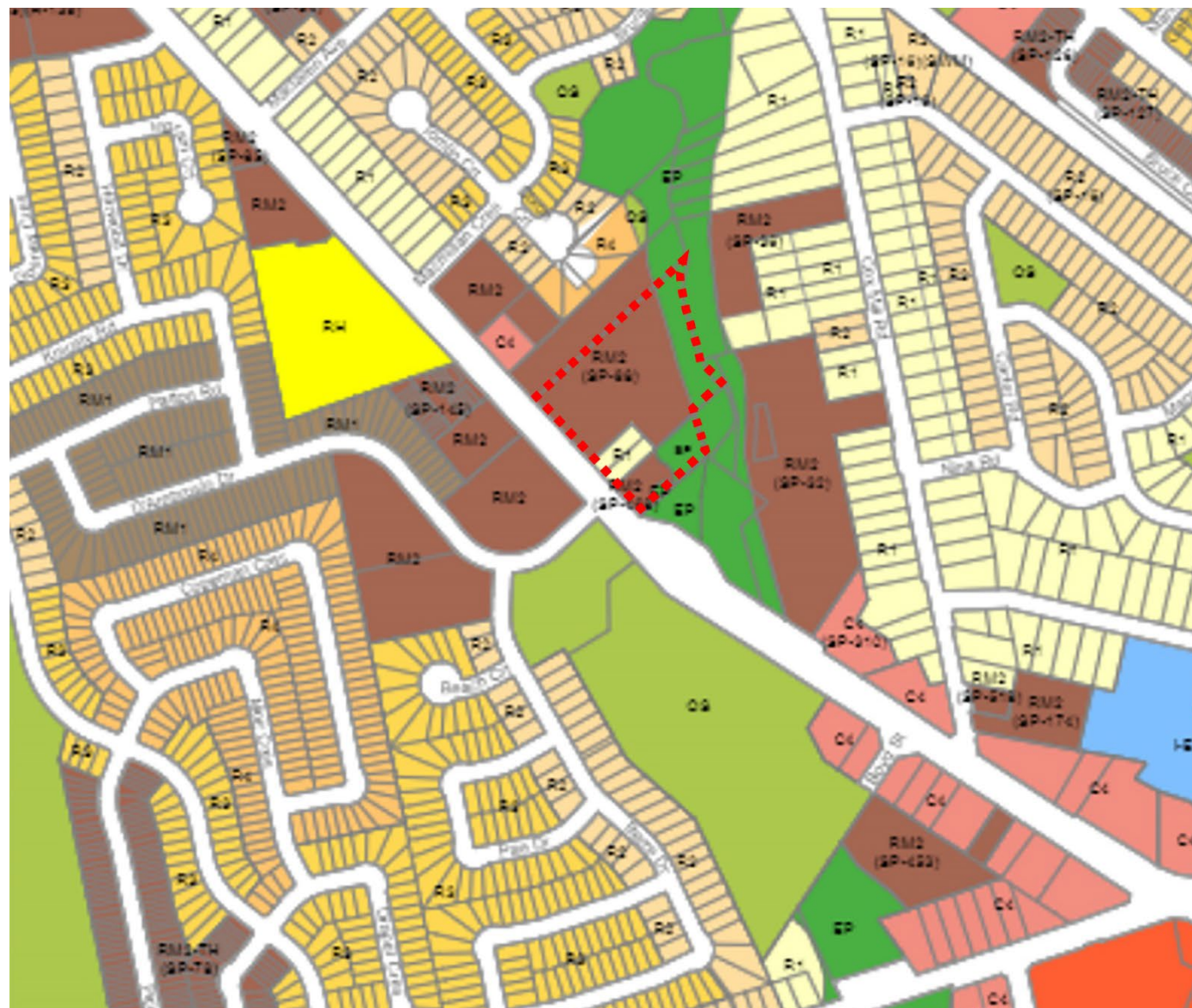


OFFICIAL PLAN DESIGNATION

IPS
CONSULTING



ZONING BY-LAW



- Central Area Commercial (C1, C1-1, C1-2)
- Transition Centre Commercial (C2, C2-1, C2-2)
- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Neighbourhood Mixed Use (NMU)
- Residential Hold (RH)
- Residential Single Detached Dwelling First Density (R1)
- Residential Single Detached Dwelling Second Density (R2, R2-W5)
- Residential Single Detached Dwelling Third Density (R3, R3-W5)
- Residential Single Detached Dwelling Fourth Density (R4, R4-W5)
- Neighbourhood Residential (R5)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-S5, RM1-W5)
- Residential Multiple Dwelling Second Density (RM2, RM2-TM, RM2-TM W5)
- RM3, Neighbourhood Multiple Residential
- Institutional (I)
- Educational Institutional (I-E)
- Major Institutional (I-M, I-M-1)
- Open Space (OS)
- Environmental Protection Area
- Agriculture (A)
- Business Park (BP)
- Highway Industrial (HI)
- Light Industrial (LI)
- General Industrial (GI)
- Restrictive Industrial (RI)
- Municipal Services and Utilities (MSU)
- Refer to Zoning By-law 034-04 Initial
- City Centre Revitalization Area
- Application Currently Before the Local Planning Appeal Tribunal (LPAT)
- City Boundary
- Parcels

SITE PLAN

Total 426 dwelling units

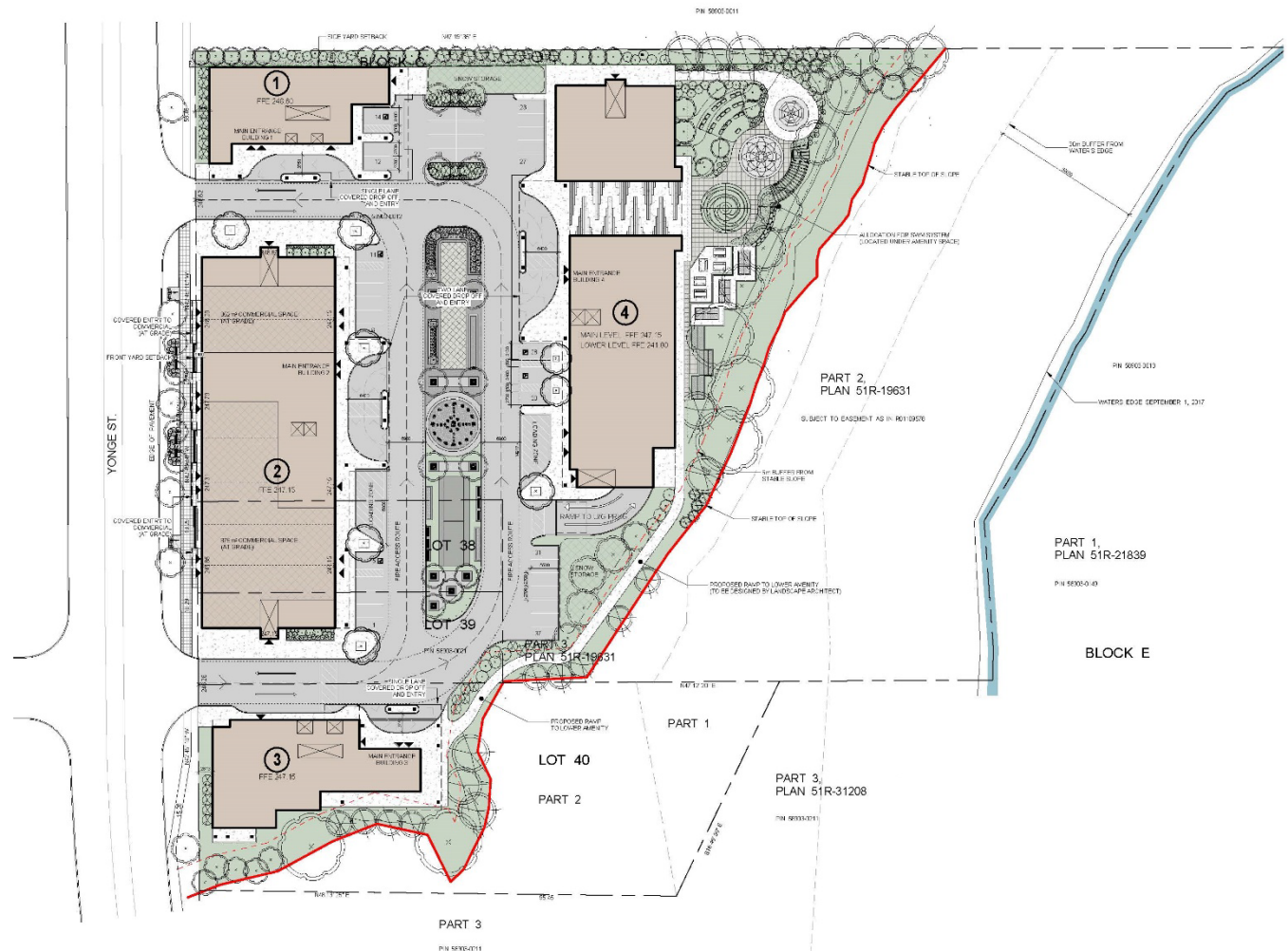
- Building 1 – 8 Storeys
60 units
- Building 2 – 10 Storeys
130 units
- Building 3 – 8 Storeys
48 units
- Building 4 – 12 Storeys
188 units

Parking Provided = 455

Surface - 37

Underground – 418

Comm/Retail - 11,700 sf



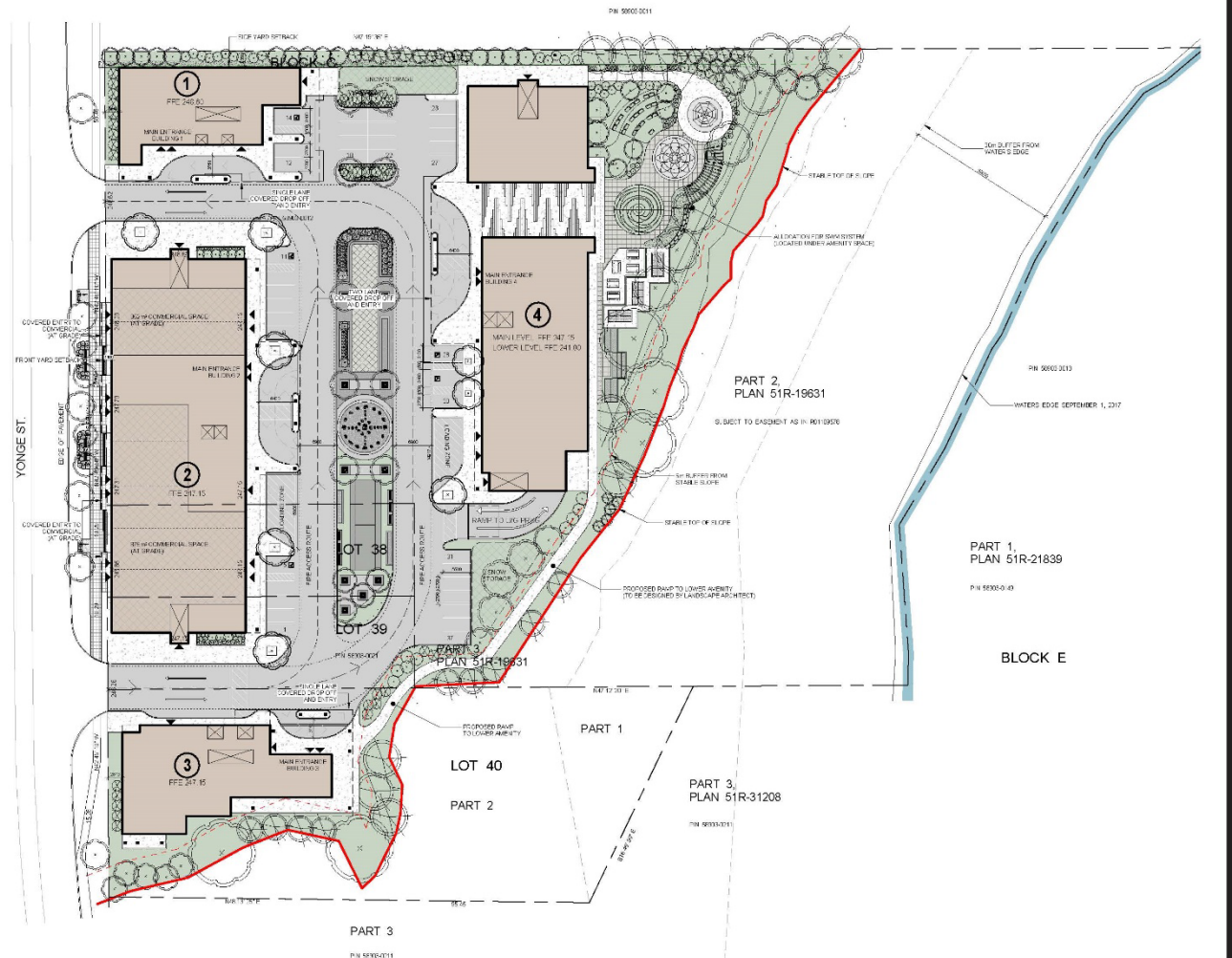
SITE PLAN

The amenity space is proposed to be situated adjacent to the Environmental Protection Area. This achieves:

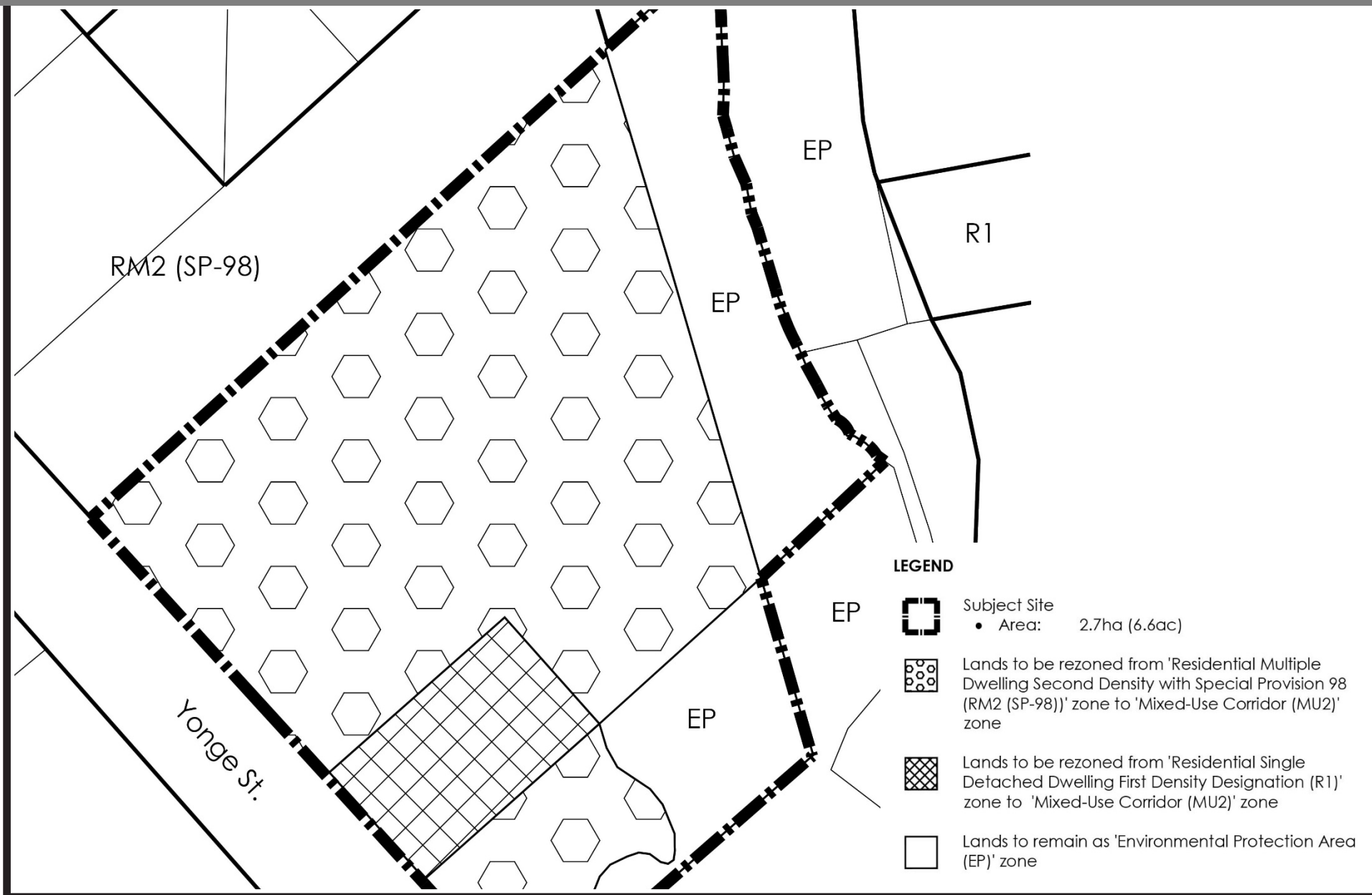
- The largest open space on site
- An open space which is continuous with the ravine
- A location with the most ecological benefit to the ravine

D'Ambrosio Drive

Site access is provided from a proposed intersection at D'Ambrosio Drive, and a private driveway at the north end of the site



ZONING BY-LAW AMENDMENT



SITE RENDERS

IPS
CONSULTING

AERIAL SITE PLAN



SITE RENDERS

IPS
CONSULTING

VIEW FROM YONGE ST. TOWARD D'AMBROSIO



salterpilon

SITE RENDERS

IPS
CONSULTING

VIEW FROM YONGE ST. TOWARD MACMILLAN



salterpilon

SITE RENDERS

IPS
CONSULTING

INTERNAL AMENITY SPACE



salterpilon

SITE RENDERS

IPS
CONSULTING

VIEW FACING W TOWARD YONGE ST.



The subject site is well situated in Barrie to accommodate growth. The proposed site is an amalgamation of several parcels. These parcels are large, in and of their own, and together create a site appropriate to the proposed use.

The site is also bounded by a sizeable ravine feature immediately to its east and south. To the north is also several larger parcels which contain commercial uses. The site sits well away from low-scale residential dwellings, which limits its impact on the Neighbourhood designated lands.

The proposed uses are intended to support transit use and contribute to the municipality achieving its provincial intensification and density targets, and is in close proximity to schools, parks, and other commercial development.

Intensification is intended to promote building designs and densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support and contribute to safe, vibrant, pedestrian and cyclist-friendly streetscapes.

General Commercial, Community Centre Commercial, and Mixed Use Nodes are located in close proximity to the subject site (Schedule A Official Plan).

1. Planning Justification Report
2. Functional Servicing Report
3. Traffic Impact Study
4. Traffic Justification Report (Provisional)
5. Topographic Survey (Provisional)
6. Tree Inventory Protection Report
7. Landscape Plan and Details
8. Preliminary Wind Study
9. Geotechnical Investigation
10. Hydrogeological Assessment
11. Natural Heritage Study

VIEW LOOKING SOUTH

IPS
CONSULTING



VIEW LOOKING WEST

IPS
CONSULTING



VIEW LOOKING NORTH

IPS
CONSULTING



VIEW LOOKING EAST

IPS
CONSULTING



CONCLUSION

The proposed applications will facilitate a zoning by-law amendment, to facilitate a mix of uses, including residential and commercial.

The application proposes:

- 426 dwelling units
- Four Buildings
(Building 1: 8 Storeys, Building 2: 10 Storeys, Building 3: 8 Storeys, Building 4: 12 Storeys)
- 455 parking spaces (37 – surface parking, 418 - underground)
- Comm/Retail = 11,700 sf
- An amenity space adjacent to the ravine

THANK YOU

Questions and Comments Welcome

Email: info@ipsconsultinginc.com