

Neighbourhood Meeting

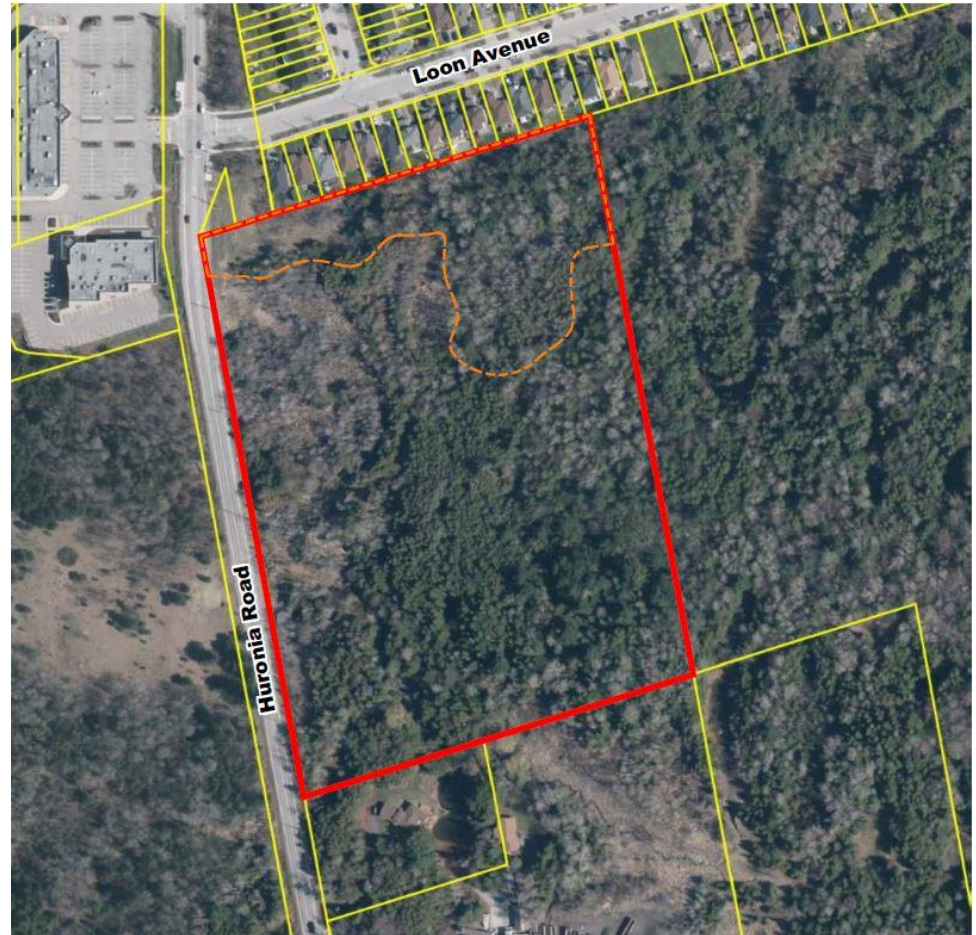
521 HURONIA ROAD, BARRIE

July 8, 2020

The Site

Present Use:

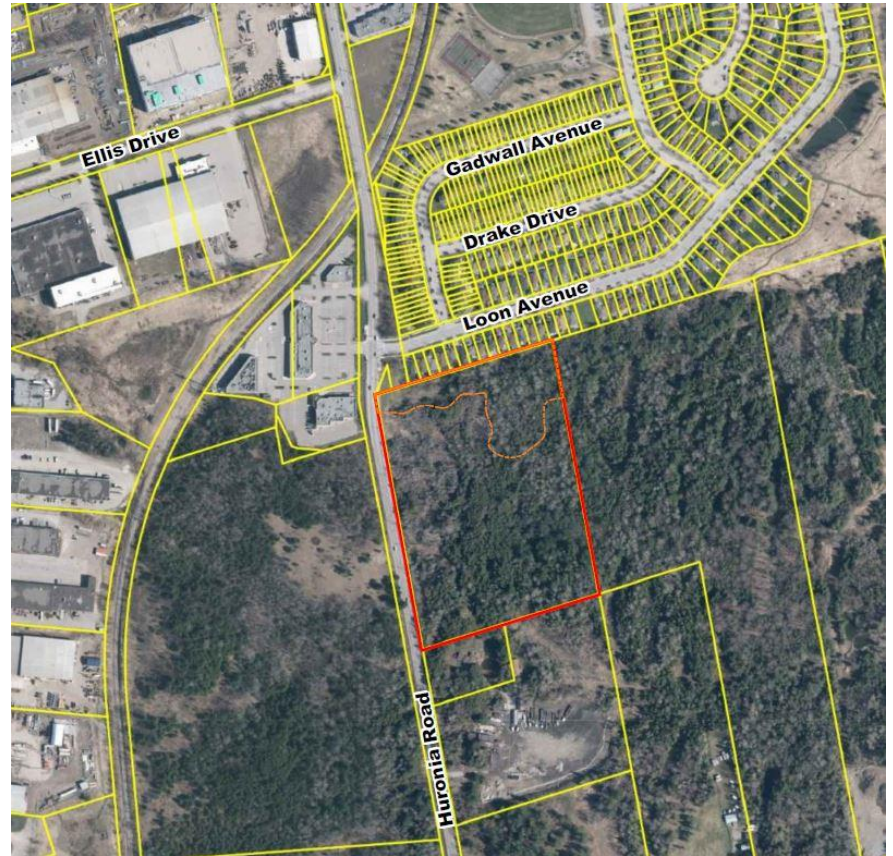
- Vacant land
- Overall size of 6.2 ha (15.3 acres)
- Developable area of 3 acres
- 12.3 acres remain environmentally protected



Immediate Context

Surrounding Area:

- North: Low rise residential
- South: Woodlot and wetlands
- East: Woodlot and Lovers Creek
- West: Huronia Road, health services hub, commercial plaza and vacant land



The Community



Community Consultation

- SOLUTIONS ink was retained to conduct a series of focussed discussions concerning this new community.
- These key-person, key-organization and stakeholder discussions were conducted in the fall of 2019.
- The interviews were conducted to gain an increased depth of understanding and on-the-ground feedback from the surrounding community related to the future potential of this Huronia Road property.

Community Consultation

- A series of questions were developed to create a broad context for the respondent feedback.
- The community feedback has been used to inform the community planning concept to date.

Community Consultation Feedback

Neighbourhood Character

- Limit density on the site to stacked and traditional townhomes.
- Apartment buildings are not suitable for the site.
- Construct homes that respect the character of the existing neighbourhood.

Community Consultation Feedback

Neighbourhood Character

- Protect and enhance environmental features.
- Create a buffer between the new development and the existing homes on Loon Ave respecting the quiet backyards that these residents have enjoyed.
- Industrial development is not desirable.
- Add to this dynamic and diverse neighbourhood.

Community Consultation Feedback

Traffic

- Keep vehicular traffic on Huronia Road with the access point from the main artery to the new community.
- Consider traffic concerns at peak times on Huronia Rd.

Community Consultation Feedback

Active Transportation

- Enhance walkability of the neighbourhood and create opportunities for active transportation.
- Recreational trails through environmentally protected lands should be enhanced.
- Maintain walkways in all seasons.

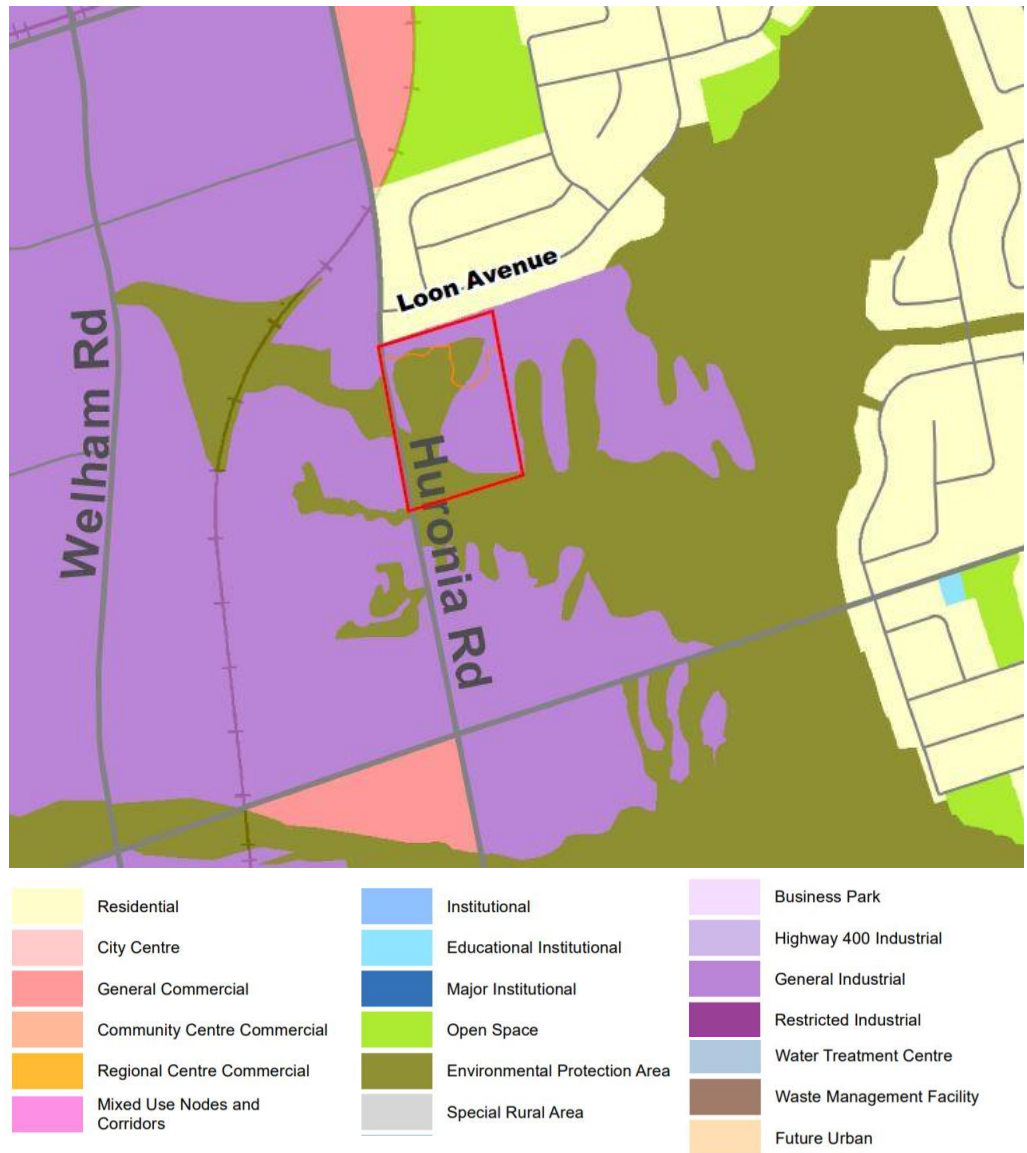
Community Consultation Feedback

Environment

- Open space lands are enjoyed by people who live and work in the area.
- The natural environment is very important to this community. Opportunities to enjoy these features should be maintained and if possible enhanced.
- Buffers are important.
- Integrate environmental features into the design.
- Sustainable development is important.

Official Plan

- Currently General Industrial and Environmental Protection Area
- Industrial designation permits a range of industrial and employment uses
- The City determined that General Industrial is not feasible on the property and it should be re-designated
- Desire for residential over industrial is supported by community consultation



Municipal Comprehensive Review

- The City of Barrie is currently undertaking a Municipal Comprehensive Review (MCR) of their Official Plan.
- The review will be recommending the developable area be re-designated to Residential.
- The owner's applications will advance the MCR recommendations.



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



Natural Heritage Resources

- This property is subject to Natural Heritage Resources.
- The applicant has completed an Environmental Impact Study to support the proposed community boundary.



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

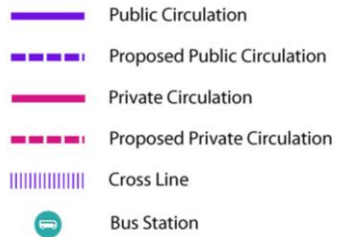


Proposal

- 12 traditional townhomes and 92 stacked townhomes for a total of 104 homes
- Development will respect the limit of the adjacent wetlands and woodlot



Pedestrian Circulation



- Enhanced pedestrian experience will be via walkways internal to the site with access to Huronia Road.
- Potential future connection to Loon Avenue are suggested and supported, but are beyond the proponent's control.
- All townhomes have access to an internal walkway network

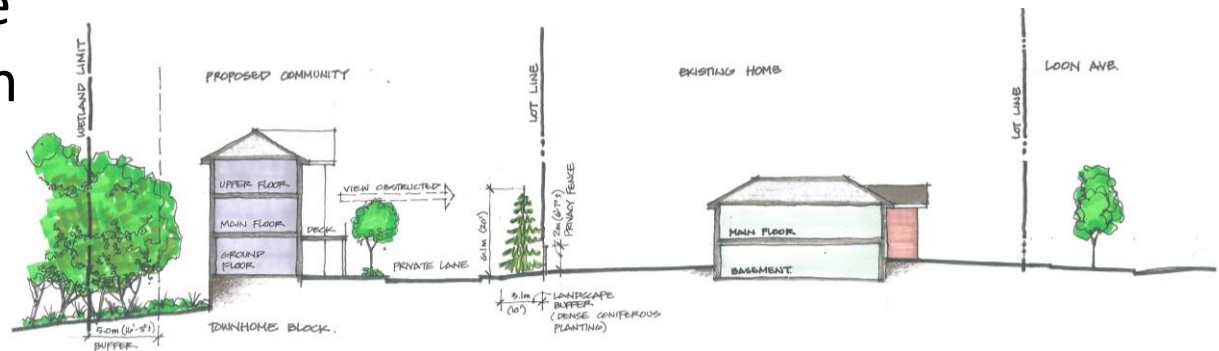
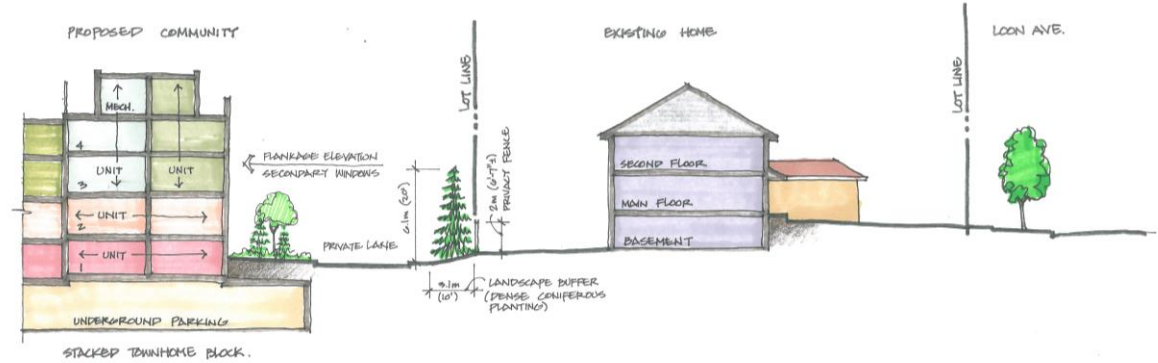
Vehicular Circulation



- All vehicular movement is maintained internally from a single Huronia Road access point
- 35 at-grade and 127 underground parking spaces
- Drop-off zone for ease of delivery

Transition

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



Proposed Traditional Townhouse Elevations

Option A



Option B



Proposed Traditional Townhouse Elevations

Option A



Option B



Proposed Stacked Townhouse Elevations

Option A



Option B



THANK-YOU

Any questions?