

Public Meeting

Application for Zoning By-law Amendment

Lotco Limited - 70 Dean Ave.

City File No: D14-1644



Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.
March 19, 2018

Site Location



Site Context

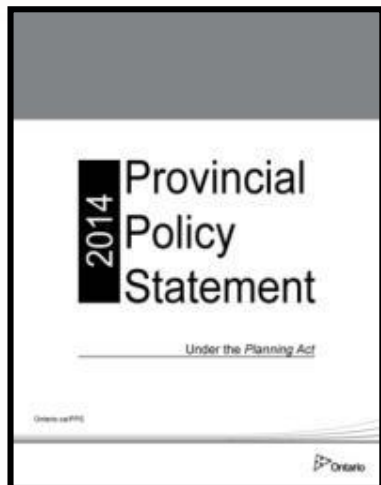
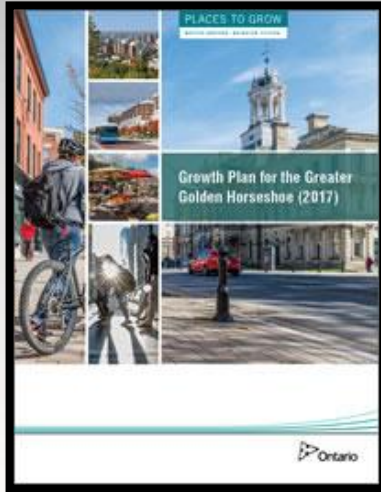
- 1.33 hectare Site Area
- 109 metres frontage



Existing Conditions

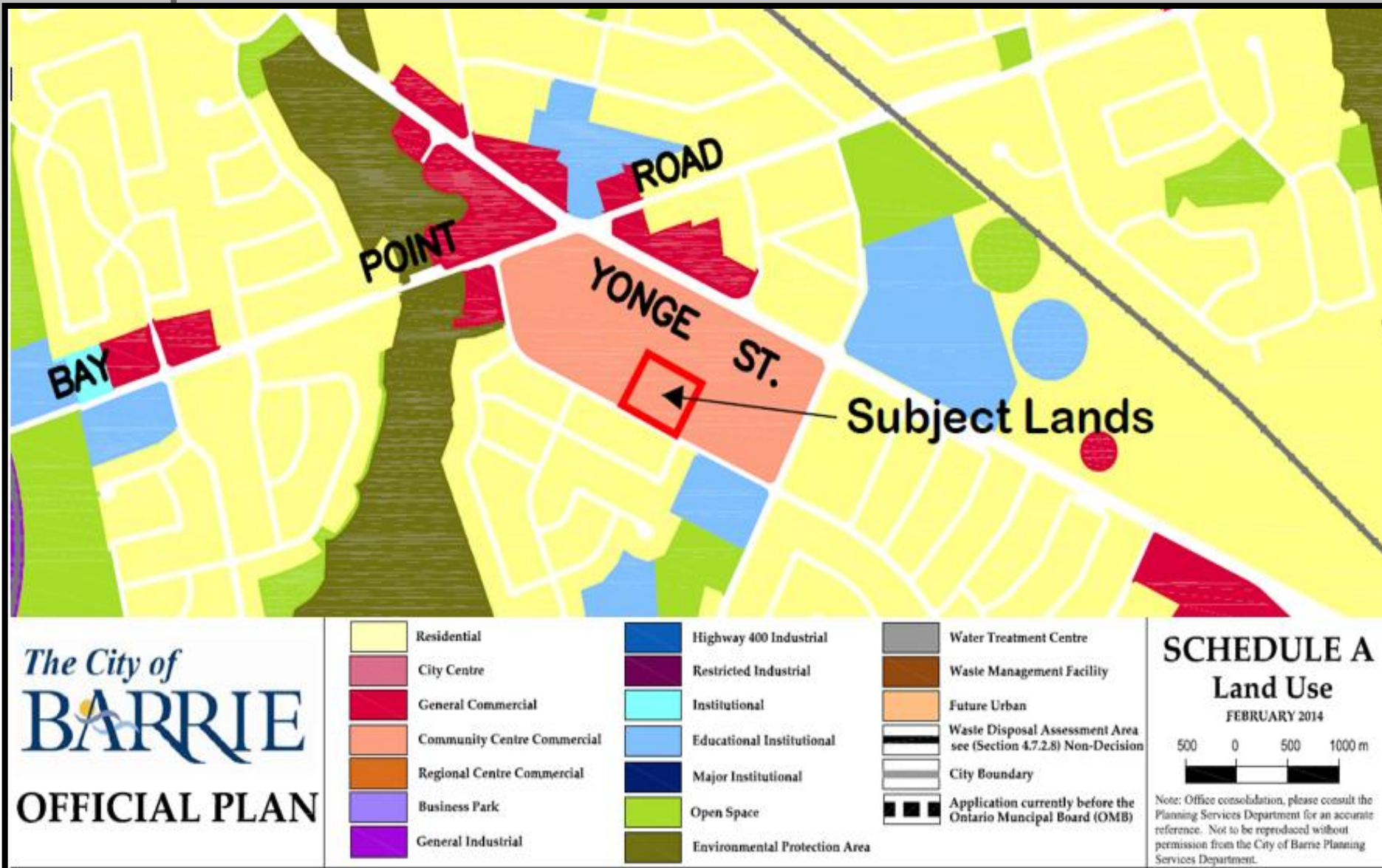


Growth Plan & PPS

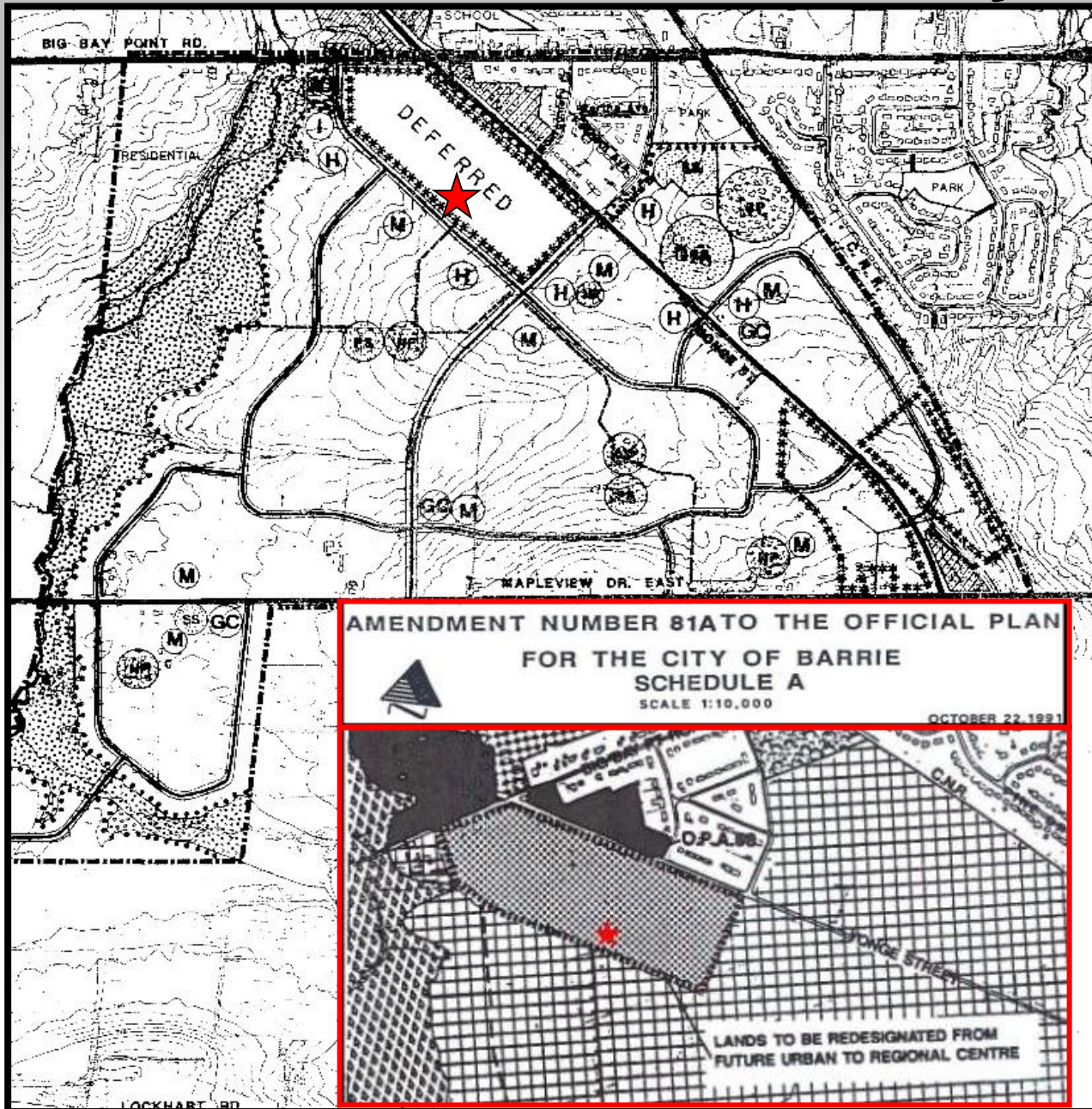


- Development and intensification within the built-up area of the City.
- Efficient use of existing infrastructure.
- Located in proximity to several schools, library, parks and open space, and retail.
- Accessible to public transit and regional GO Transit at Barrie South GO.
- Compatible with adjacent land uses.
- High quality and attractive built form.

Official Plan



Painswick Secondary Plan



Map 3

CONCEPT PLAN

- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- INSTITUTIONAL
- GENERAL COMMERCIAL
- PUBLIC ELEMENTARY SCHOOL
- SEPARATE SECONDARY SCHOOL
- SEPARATE ELEMENTARY SCHOOL
- OPEN SPACE and ENVIRONMENTAL PROTECTION AREA
- COMMUNITY PARK
- NEIGHBOURHOOD and LOCAL PARK
- ARTERIAL ROAD
- COLLECTOR ROAD
- BOUNDARY OF PLANNING AREA
- BOUNDARY OF SECONDARY PLAN AREA
- MAJOR PEDESTRIAN LINK
- COMMERCIAL DESIGNATION - OFFICIAL PLAN
- DEFERRED AREA

Secondary Plan

PAINSWICK SOUTH PLANNING AREA

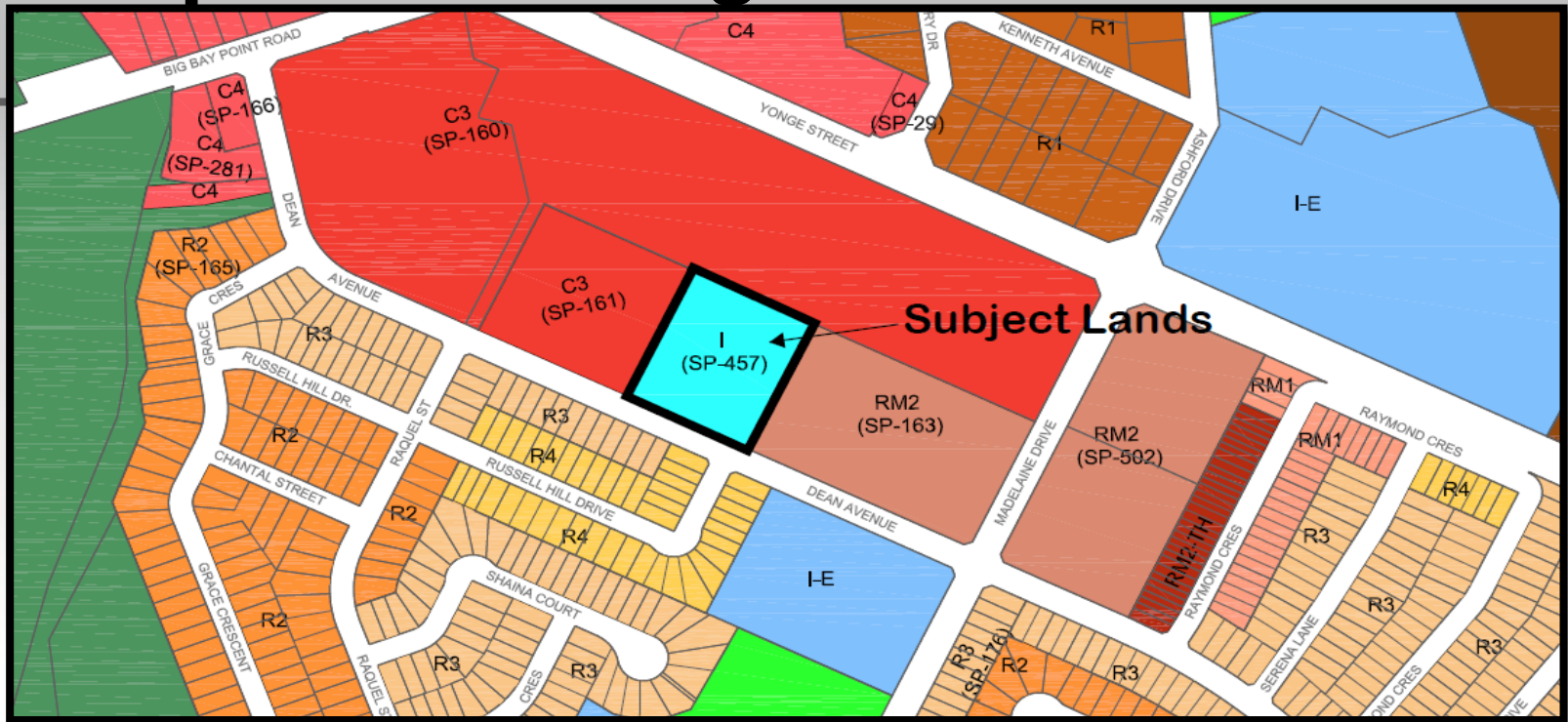
City of Barrie



Scale 1:8000
0 50m 100m 200m 300m

TOWN PLANNING CONSULTANTS INC.
Consulting Engineers and Planners

Proposed Zoning Amendment



Purpose is to rezone the lands from Institutional (I) (SP-457) to Residential Apartment Dwelling Second Density (RA2-1) (SP-xxx).

- Permit 40 tandem parking stalls to count toward the total parking requirement to a maximum of 0.2 spaces per unit.
- Permit a rear yard landscape strip of 1.5 metres (3 metres required).

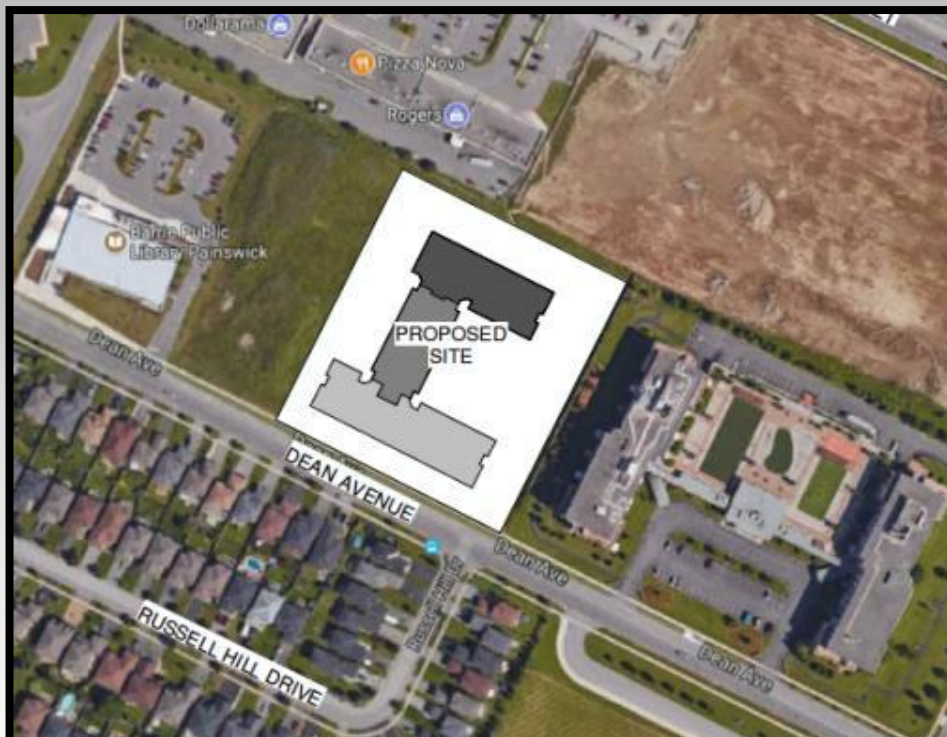
Supporting Information

Reports:

- Planning Justification Report & Urban Design Review (Jones Consulting)
- Traffic Impact Study (JD Engineering)
- Noise Impact Study (R. Bouwmeester & Associates)
- Geotechnical Investigation (WSP)
- Servicing & Stormwater Management Report (Jones Consulting)

Plans:

- Site Plan & Elevations (srm Architects)
- Context & Block Plan (srm Architects)
- Renderings (srm Architects)
- Shadow Study Plans (srm Architects)
- Detailed engineering plans (grading and servicing) (Jones Consulting)
- Boundary survey



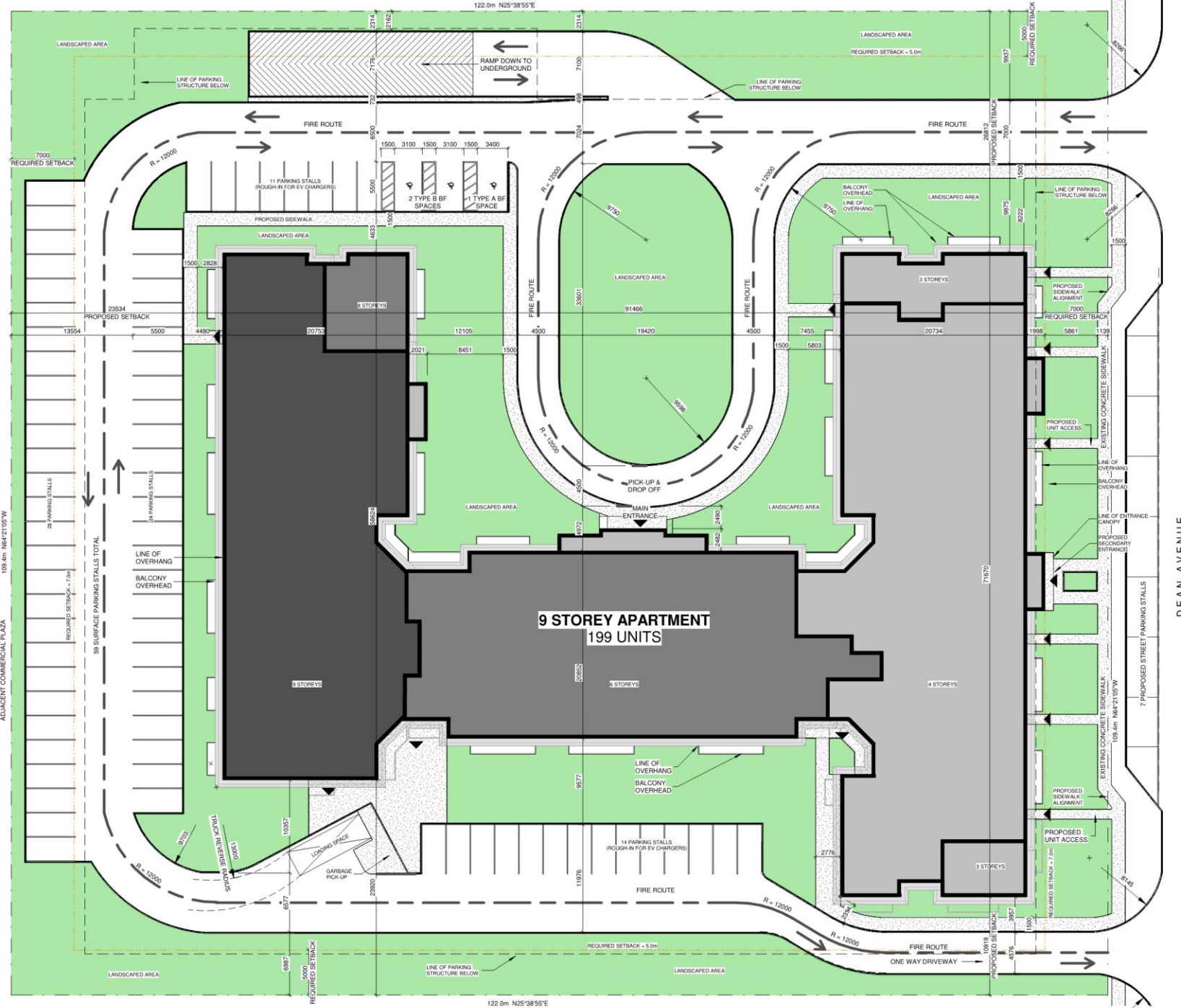
Context Plan

- One building.
- 3-9 storeys in height.
- Lowest height along Dean Avenue, tallest adjacent to commercial.
- 199 rental residential apartment units
- Underground parking.
- 40% of site Landscaped Open Space.



Conceptual Renderings





DEAN AVENUE

S I T E P L A N 1

S I T E P L A N 2

