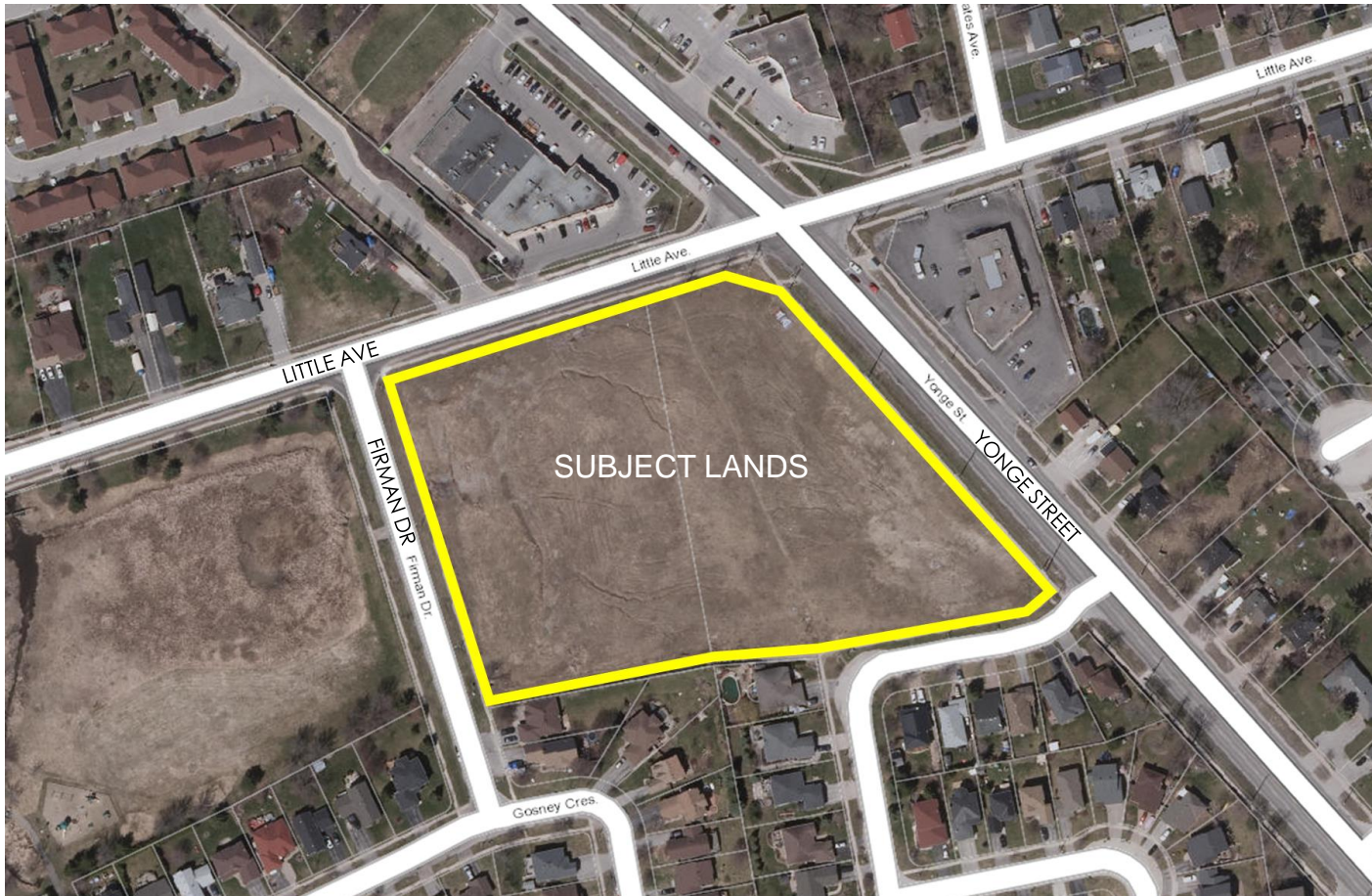


Mason Homes

410 Yonge St & 343 Little Ave
Official Plan and Zoning Bylaw Amendment



Application Context



Site:

- Frontage on Yonge Street (157 m), Little Avenue (137 m), Firman Drive (122 m) & Hardwood Drive (84 m)
- Area: 2.27 ha
- Lands are vacant
- Lands slope substantially downward in an east to west direction
- Lands are along the Yonge Street Intensification Corridor & within an Intensification Node

Surrounding:

- Residential
- Environmental Protection
- Commercial






Official Plan Amendment



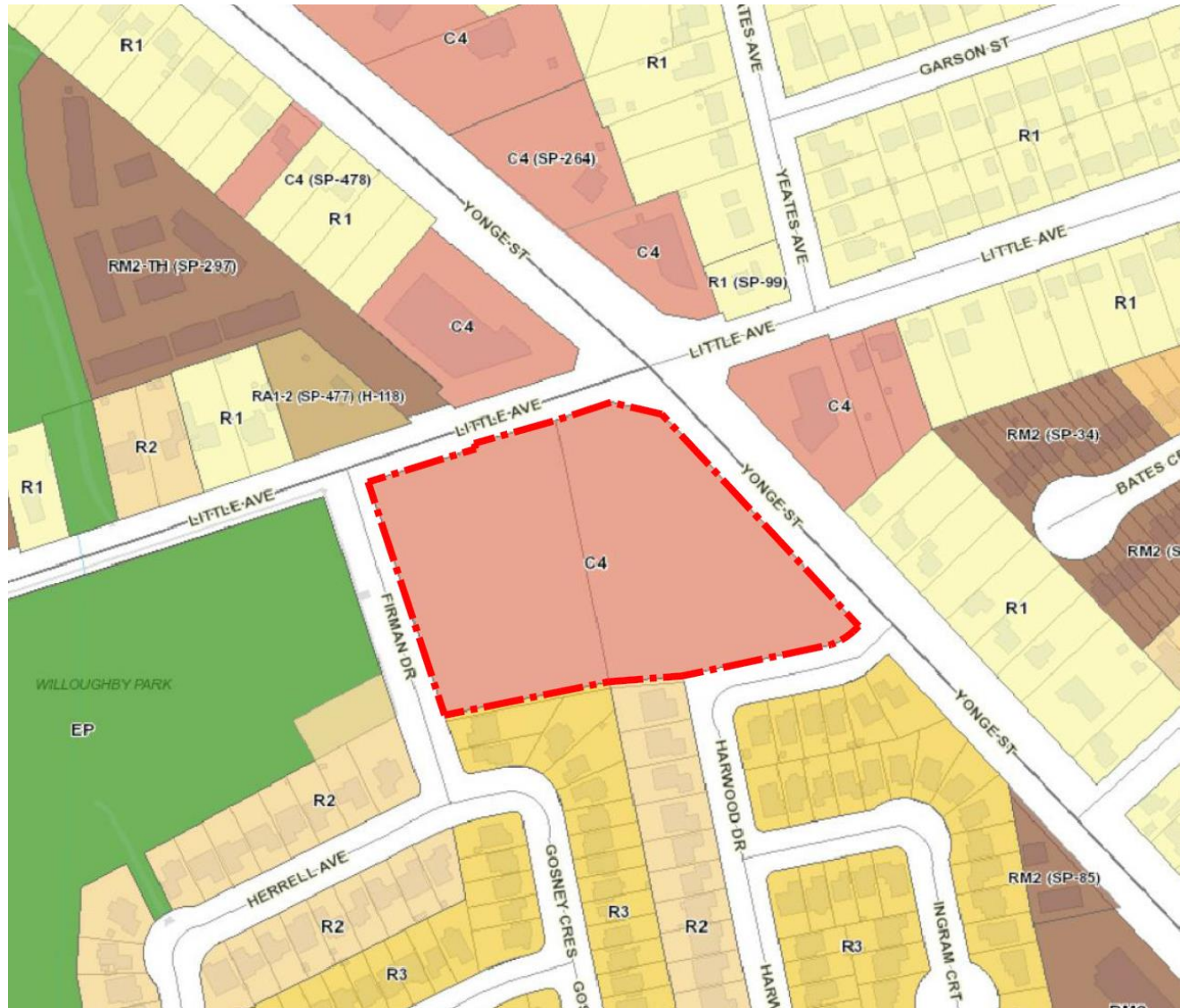
Official Plan Land Use:

- The lands are designated “General Commercial”
- Redesignate the lands to “Residential”

LEGEND

-  Subject Lands
-  Residential
-  General Commercial
-  Open Space
-  Environmental Protection

Zoning Bylaw Amendment



Zoning Bylaw:





- The lands are zoned "General Commercial (C4)" by Comprehensive Zoning By-law 2009-141
- The Application proposes to rezone the lands to "Residential Multiple Dwelling Second Density Zone" with Special Provisions (RM2- SPXX)
- This will permit the proposed townhouse development

LEGEND

-  Subject Lands
-  General Commercial (C4)
-  Residential Single Detached 1st Density (R1)
-  Residential Single Detached 2nd Density (R2)
-  Residential Single Detached 3rd Density (R3)
-  Residential Multiple Dwelling 2nd Density (RM2)
-  Environmental Protection Area (EP)

Proposed Site Plan

- 153 unit condominium townhouse development
- 73 units/ha
- Sewer easement along south property line
- Urban Square at Yonge/Little, landscaped & pedestrian connections
- Road widening along Yonge & Little

	15 standard units
	36 back to back units
	76 back to back stacked units
	26 reverse frontage units



BACK TO BACK STACKED TOWN YONGE STREET



- Back to back stacked towns along Yonge Street
- 4 storey's in height
- 2 Bedroom & 2 Bedroom with Den Towns
- Underground Parking Garage



BACK TO BACK TOWNS WITHIN DEVELOPMENT



BACK TO BACK TOWNS
(TYPICAL ELEVATION)

- Back to back towns within development
- 3 storey's in height
- 2 Bedroom & 3 Bedroom Towns
- Private garage and driveway parking



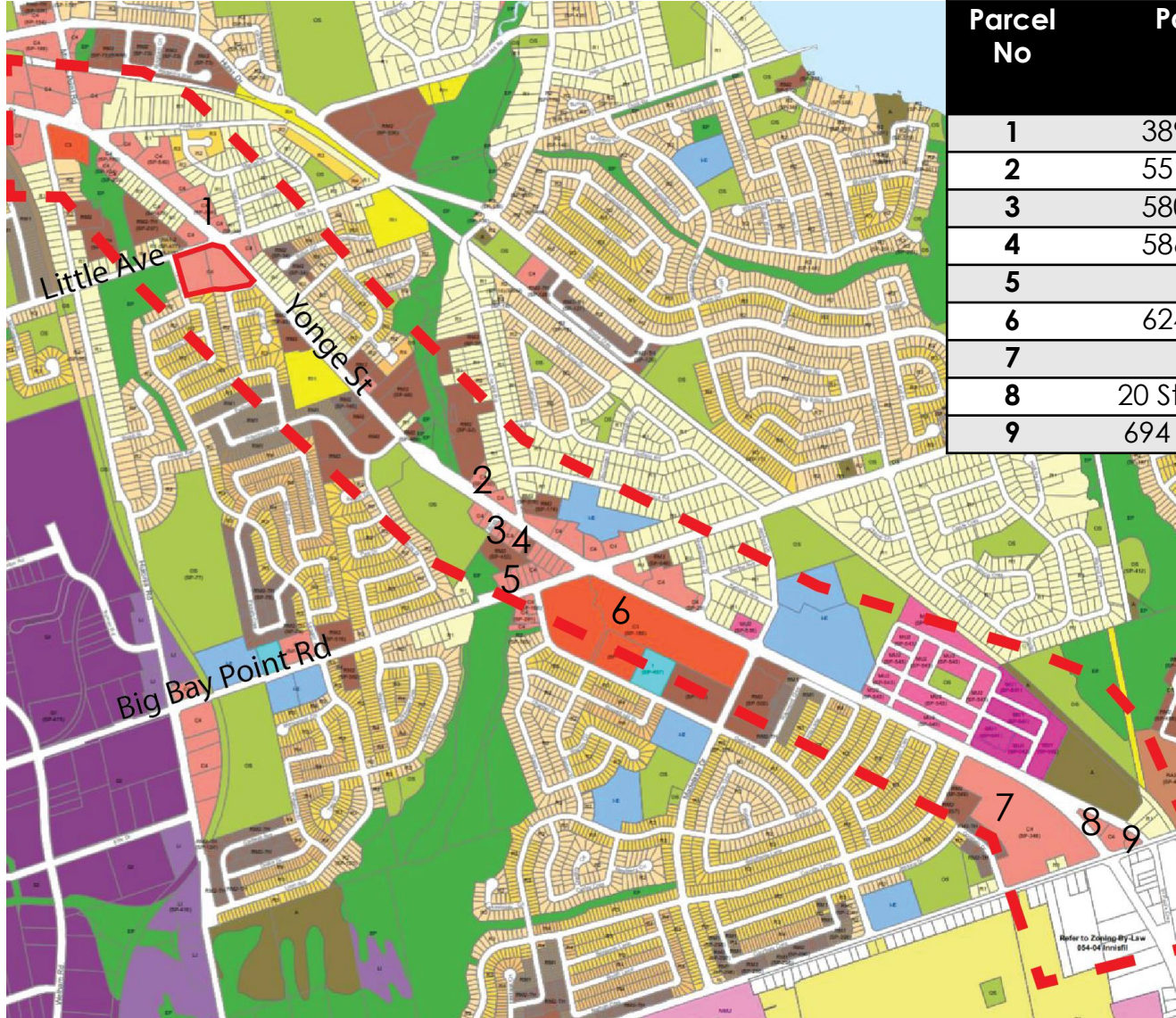
REVERSE FRONTAGE TOWNS LITTLE AVE & FIRMAN DR



- Reverse Frontage Towns along Little Ave and Firman Dr
- 3 storey's in height
- 4 Bedroom Towns
- Private garage and driveway parking (at rear)



Commercial Needs Justification



Parcel No	Parcel Address	Parcel Area (approx.)
1	389 Yonge Street	0.60 ac
2	551 Yonge Street	1.20 ac
3	580 Yonge Street	0.70 ac
4	586 Yonge Street	0.35 ac
5	n/a	0.55 ac
6	624 Yonge Street	8.12 ac
7	n/a	21.24 ac
8	20 St Paul's Crescent	0.95 ac
9	694 Mapleview Dr E	0.45 ac

- Study Area: Yonge Street Corridor from Huronia Rd to Mapleview Dr E
- Intensification Corridor & 3 Intensification Nodes (Little Ave, Big Bay Point and Mapleview Dr E.)
- Surplus of commercial lands within study area
- Underutilized lands



Studies

The following reports have been completed to support the succeeding application:

- Planning Justification Report
- Functional Servicing Report and Stormwater Management Report
- Urban Design Brief
- Noise and Vibration Study
- Geotechnical Report
- Traffic Impact Study

IPS

INNOVATIVE
PLANNING
SOLUTIONS



CLIENT: MASON HOMES
PROJ NUM: 17.103
SCALE: NTS.
DATE: NOV. 23, 2018

410 YONGE ST. AND 343 LITTLE AVE.
BARRIE, ON



GUTHRIE MUSCOVITCH
ARCHITECTS