



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

290, 294, 298 & 302 GEORGIAN DRIVE

Public Meeting

June 26, 2019

SITE LOCATION



Application Summary

1. Official Plan Amendment

- Re-designate from “Residential” to “Residential Exception”

2. Zoning By-law Amendment

- Re-zone from ‘Residential Apartment Dwelling Second Density-2 Special Provision No. 499’ (RA2-2)(SP-499) to Residential Apartment Dwelling Second Density-2 Special’ (RA2-2)(SP).

3. Site Plan Approval

PROPOSED OFFICIAL PLAN AMENDMENT

- To accommodate a density of 500 units per net residential hectare outside of the City Urban Growth Centre, whereas developments in excess of 150 units per hectare is restricted to sites located within the City Centre

PROPOSED ZONING BY-LAW AMENDMENT

Zoning	Summary of Amendment
Site Specific Provisions	<ul style="list-style-type: none"> • Permit a front yard setback of 0.5 metres for a parking structure • Permit a front yard setback of 5 metres for balconies • Permit a front yard setback of 0 metres for stairs/ • Permit west interior side yard setback of 1 metre for a parking structure • Permit a maximum lot coverage of 60% • Permit a maximum GFA of 453% • Permit building height of 65 metres • Permit a residential parking ratio of 1.19 spaces per unit • Permit 8 Type A and 7 Type B barrier-free parking spaces • Permit a landscape buffer strip of 0.6 metres along the west side lot line and 0 metres along the east side lot line • Permit a maximum density of 502 units per hectare.

COMPLETED STUDIES

Planning Justification Report,
MHBC Planning

Urban Design Report,
MHBC Planning

Shadow Impact Study,
Atria Development

Transportation Study,
WSP

**Functional Servicing and
Stormwater Management,**
Pearson Engineering

**Geotechnical and Hydrogeological
Investigations**
Golder

**Arborist Report, Landscape Plan and
Tree Preservation Plan**
JDB Associates

Water Balance Assessment
Golder

Environmental Impact Study
Azimuth Environmental

Noise Impact Feasibility Study
J.E. Coulter Associates

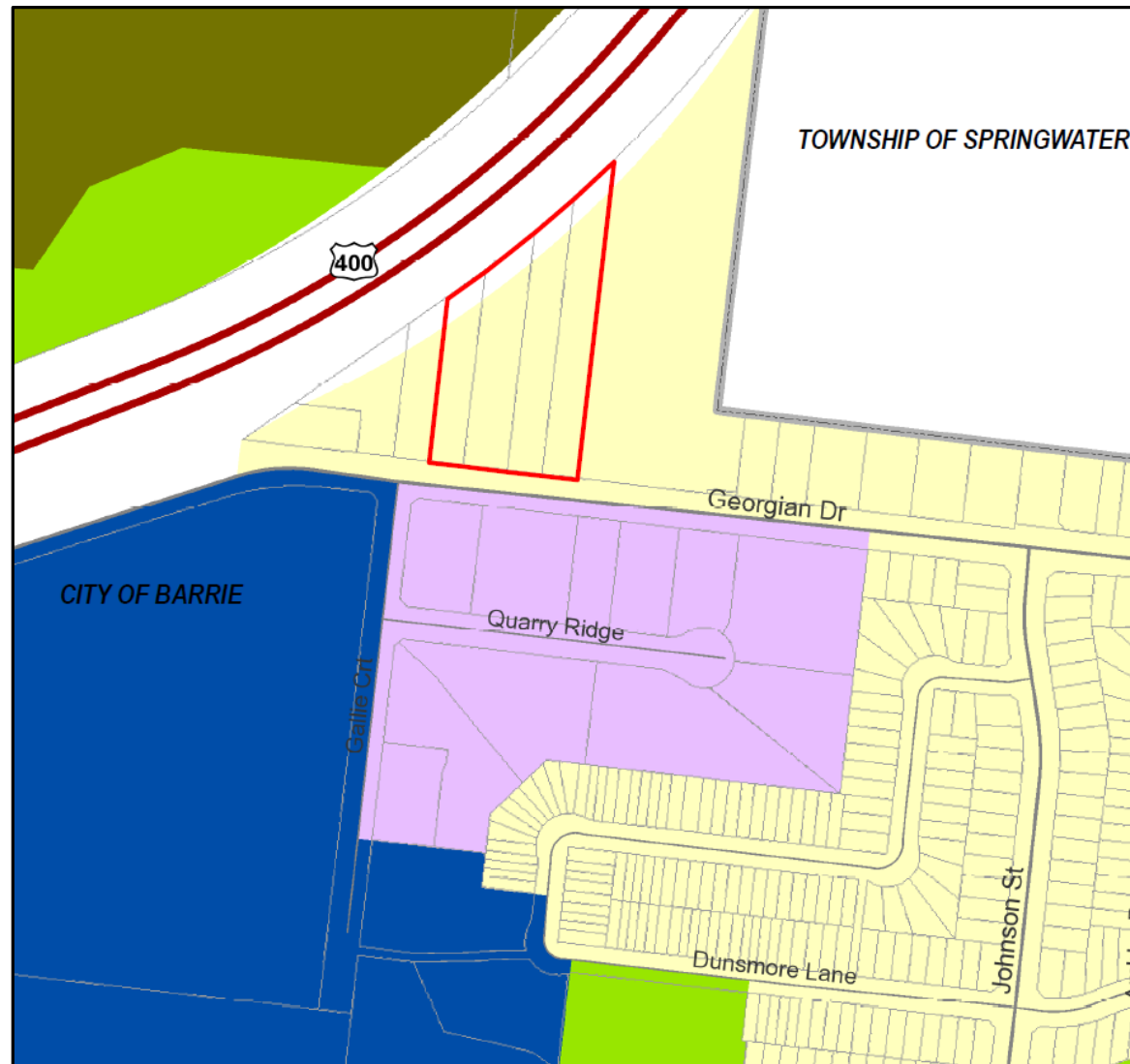


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CITY OF BARRIE OFFICIAL PLAN - LAND USE SCHEDULE



Legend

-  Subject Property
-  Residential
-  Business Park
-  Major Institutional
-  Open Space

EFFICIENT USE OF EXISTING INFRASTRUCTURE

- The site is located on an arterial road.
- The site makes efficient use of municipal water and sewage.
- The site is located on Barrie Transit Routes 3A and 3B.
- The site is located to promote active transportation.
- The Site is in close proximity to the Hospital, Georgian College and commercial uses.

SERVICING AND STORMWATER MANAGEMENT

- Proposed water and sanitary servicing networks to connect into existing City Infrastructure.
- Existing sloping and general drainage pattern of the site to be maintained. Elevations along boundaries with all existing lands will be maintained.
- Stormwater Management (SWM) Pond to treat, infiltrate and control site runoff in accordance with the NVCA, MECP, and City Standards.
- Low Impact Development Techniques (LIDs) will be implemented to promote groundwater infiltration and runoff filtration.

PROPOSED SITE PLAN



ELEVATION RENDERINGS



North-West View from Georgian Drive



North-East View from Georgian Drive

ELEVATION RENDERINGS



South View from Highway 400

SUMMARY

- Application is to develop lands designated for residential uses in the City of Barrie Official Plan.
- Proposed municipal water and sanitary servicing to connect in with existing City infrastructure.
- Consistent and conforms with Provincial Policy.



THANK YOU
&
QUESTIONS?