

PUBLIC MEETING

989 YONGE STREET

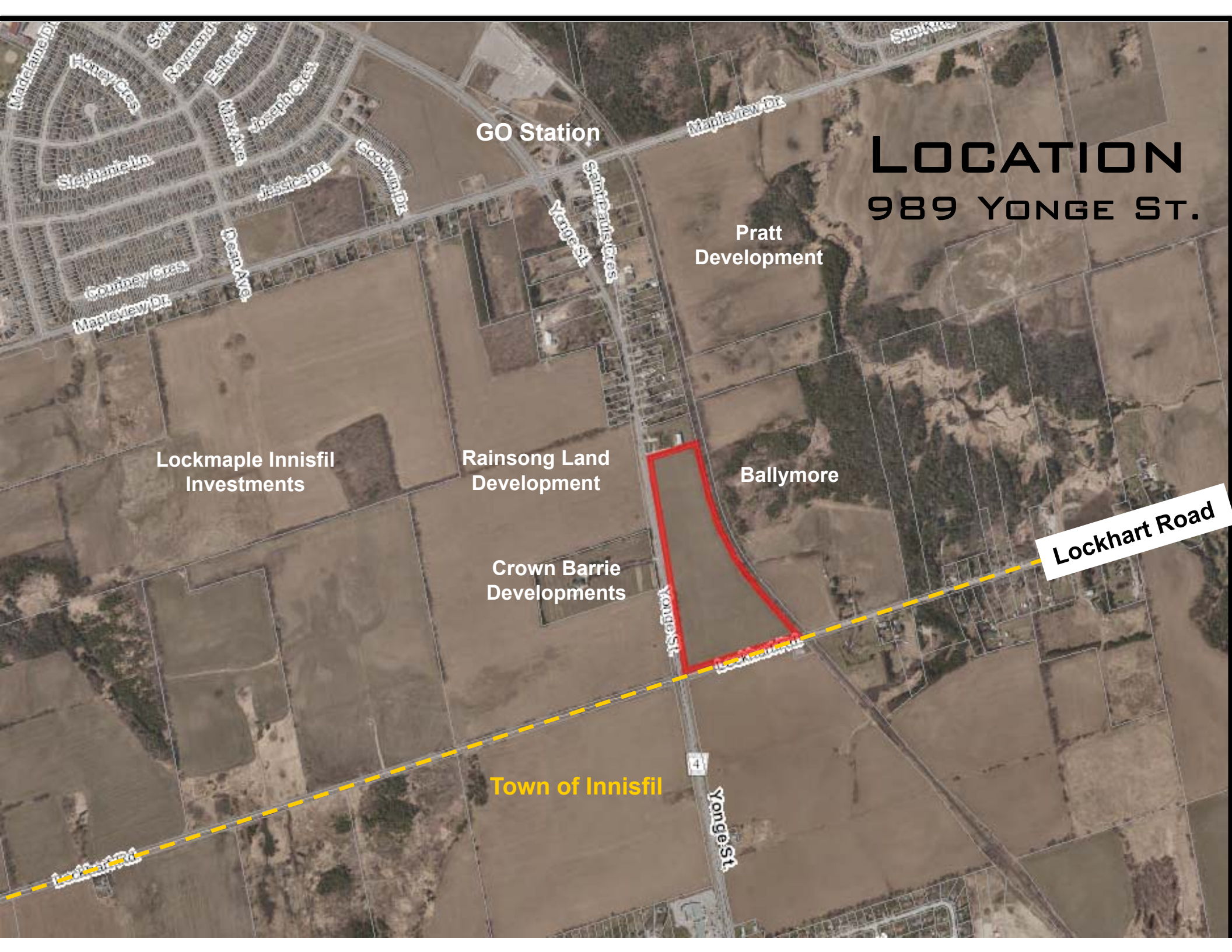
ASA DEVELOPMENT INC.

APPLICATION FOR ZONING BY-LAW AMENDMENT (D14-1694)



JUNE 15, 2020

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.



GO Station

Maplevue Dr

Yonge St

LOCATION 989 YONGE ST.

Pratt
Development

Lockmaple Innisfil
Investments

Rainsong Land
Development

Ballymore

Crown Barrie
Developments

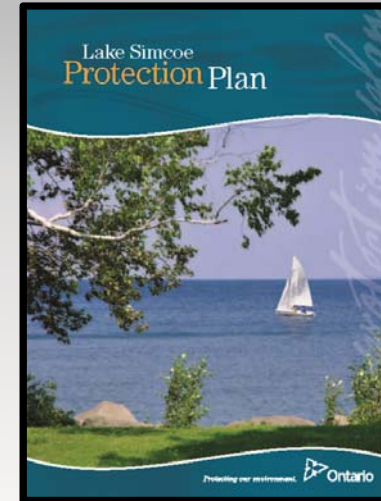
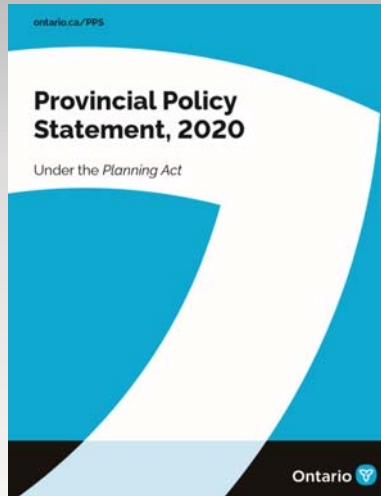
Lockhart Road

Town of Innisfil

Yonge St

Yonge St

PPS, GROWTH PLAN & LSPP



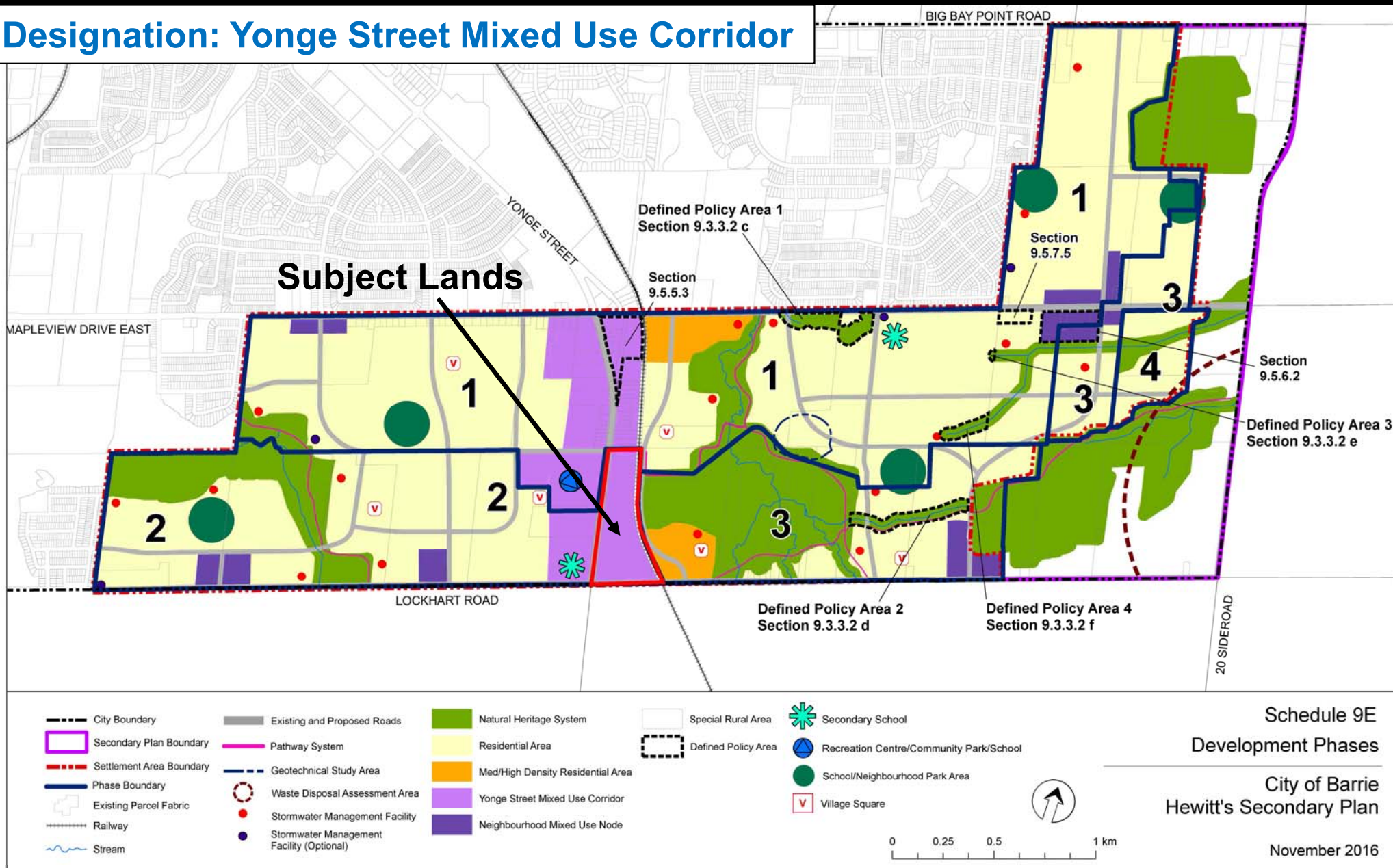
- Compact development that efficiently uses land.
- Mixed-use & high density supports complete communities
- Range and mixture of residential unit types and sizes
- Efficient use of proposed/existing infrastructure
- Transit-supportive densities, located in close proximity to a Major Transit Station Area, and planned schools, parks, recreation centre and library.
- Enhanced stormwater management & Low Impact Development
- Protection of key natural heritage and hydrologic features.

MASTER PLANS

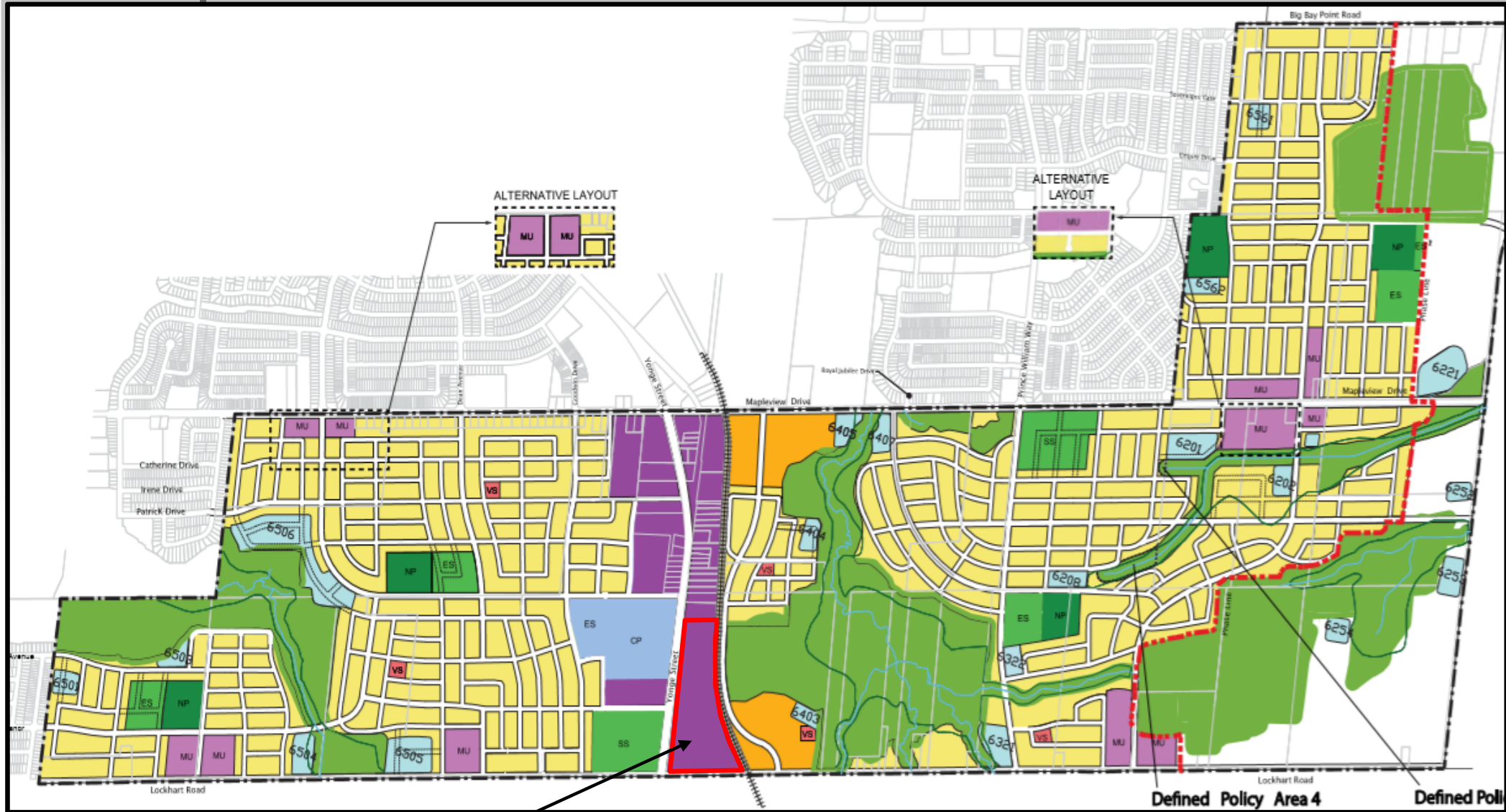
- Agricultural Impact Assessment
- Archaeological Resource Assessment
- Biosolids Management Plan
- Commercial Needs Study
- Cultural Heritage & Built Heritage Resources Report
- Drainage and Stormwater Master Plan
- Electricity and Utility Master Plans
- Employment Lands Municipal Comprehensive Review
- Financial Impact Assessment
- Fire Master Plan
- Growth Management Strategy
- Hydrogeologic Framework
- Infrastructure Implementation Plan
- Intensification Study
- Multi-Modal Active Transportation Master Plan
- Natural Heritage System Framework
- Operations Master Plan
- Options Reports
- Parks & Recreation Strategic Master Plan
- Population & Employment Forecasts
- Residential Intensification Assessment
- Sub-watershed Impact Study
- Urban Design Guidelines
- Wastewater Collection Master Plan
- Wastewater Treatment Master Plan
- Water Supply Master Plan
- Water Storage and Distribution Master Plan
- Master Transportation Study
- Zoning Framework
- Well Evaluation & Monitoring Study

HEWITT'S SECONDARY PLAN

Designation: Yonge Street Mixed Use Corridor

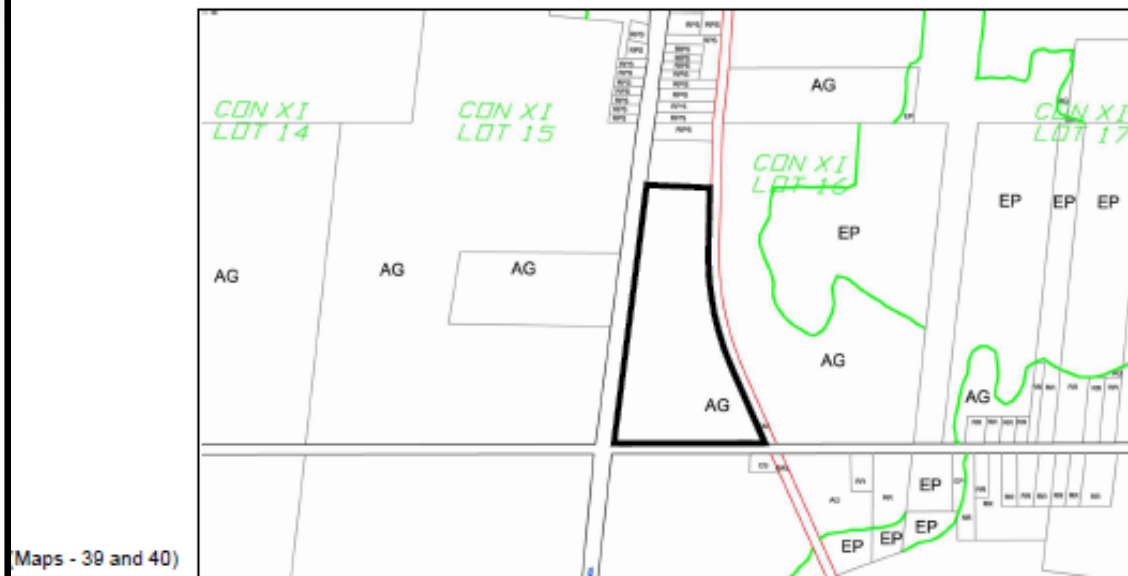




HEWITT'S MASTER PLAN



Subject Lands

Neighbourhood Mixed Use (NMU)



-  Lands Subject To Zoning By-law Amendment
 Lands to be Zoned Neighbourhood Mixed Use (NMU) Zone.

SUPPORTING INFORMATION

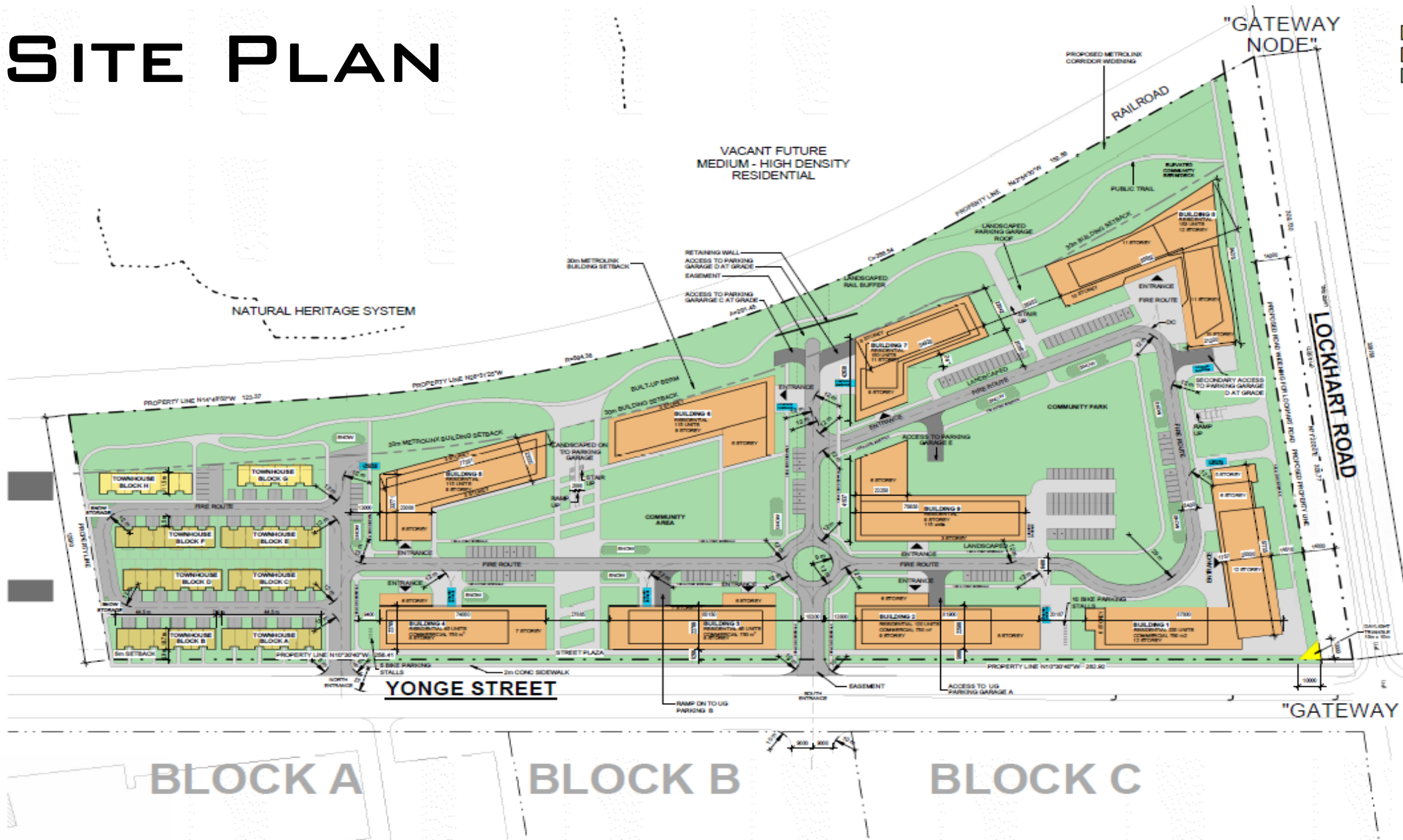
REPORTS:

- Planning Justification Report & Urban Design Brief
- Hydrogeological and Geotechnical Study
- Functional Servicing & Stormwater Management Report
- Traffic Brief
- Noise Impact Study
- Archaeological Assessment
- Existing Conditions & Species at Risk Assessment

PLANS:

- Site Plan, Elevations, Renderings, Shadow Study Plans
- Tree Inventory & Preservation Plan
- Pedestrian Circulation Plan
- Boundary & topographic surveys

SITE PLAN



Total Area = 10.15ha.

Net Developable = 9.72 ha.

Total Units = 1,218

Density = 120uph

Total Commercial GFA = 3,000m²

Total Parking = 1,390

DEVELOPMENT STATISTICS

1,218 UNITS & 3,000m² COMMERCIAL GFA - 215 PEOPLE & JOBS PER HA.

- 60 Townhouses
- Apt. 1: 220 units and 750m² of commercial space (5, 6, and 12 storeys)
- Apt. 2: 120 units and 750m² of commercial space (6, 8 and 9 storeys)
- Apt. 3: 85 units and 750m² of commercial space (6, 7 and 8 storeys)
- Apt. 4: 85 units and 750m² of commercial space (6, 7 and 8 storeys)
- Apt. 5: 115 units (3, 6, and 9 storeys)
- Apt. 6: 115 units (3, 6 and 9 storeys)
- Apt. 7: 150 units (6, 9 and 11 storeys)
- Apt. 8: 153 units (10, 11 and 12 storeys)
- Apt. 9: 115 units (3, 6 and 9 storeys)

1,390 PARKING STALLS

- Underground: 1,167 residential, 22 commercial.
- Surface: 97 residential (+ 60 townhouse garage stalls), 104 commercial.

SITE OVERVIEW 1



SITE OVERVIEW 2



989 YONGE STREET, BARRIE

ASA Development Inc.
SRM Architects Inc.

View 2 - NW Lockhart/Metrolinx - Gateway

LOCKHART/YONGE GATEWAY



View 5 - Yonge & Lockhart Gateway Corner

989 YONGE STREET, BARRIE

ASA Development Inc.
SRM Architects Inc.

YONGE ST. STREETSCAPE



SITE INTERIOR



View 9 - South Entrance Roundabout View

Internal View

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