



Proposed by Penady (Barrie) Ltd.

Cundles Rd. E & Duckworth St.

Zoning By-Law Amendment – City of Barrie

JUNE 15, 2015 PUBLIC MEETING PRESENTATION

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Site Area: 17.96 ha (179,600 sm)

- Vacant land, SW corner of Cundles Road East & Duckworth Street
- 3 phased mixed use development



PROPOSAL

SITE CONTEXT

PROPOSAL

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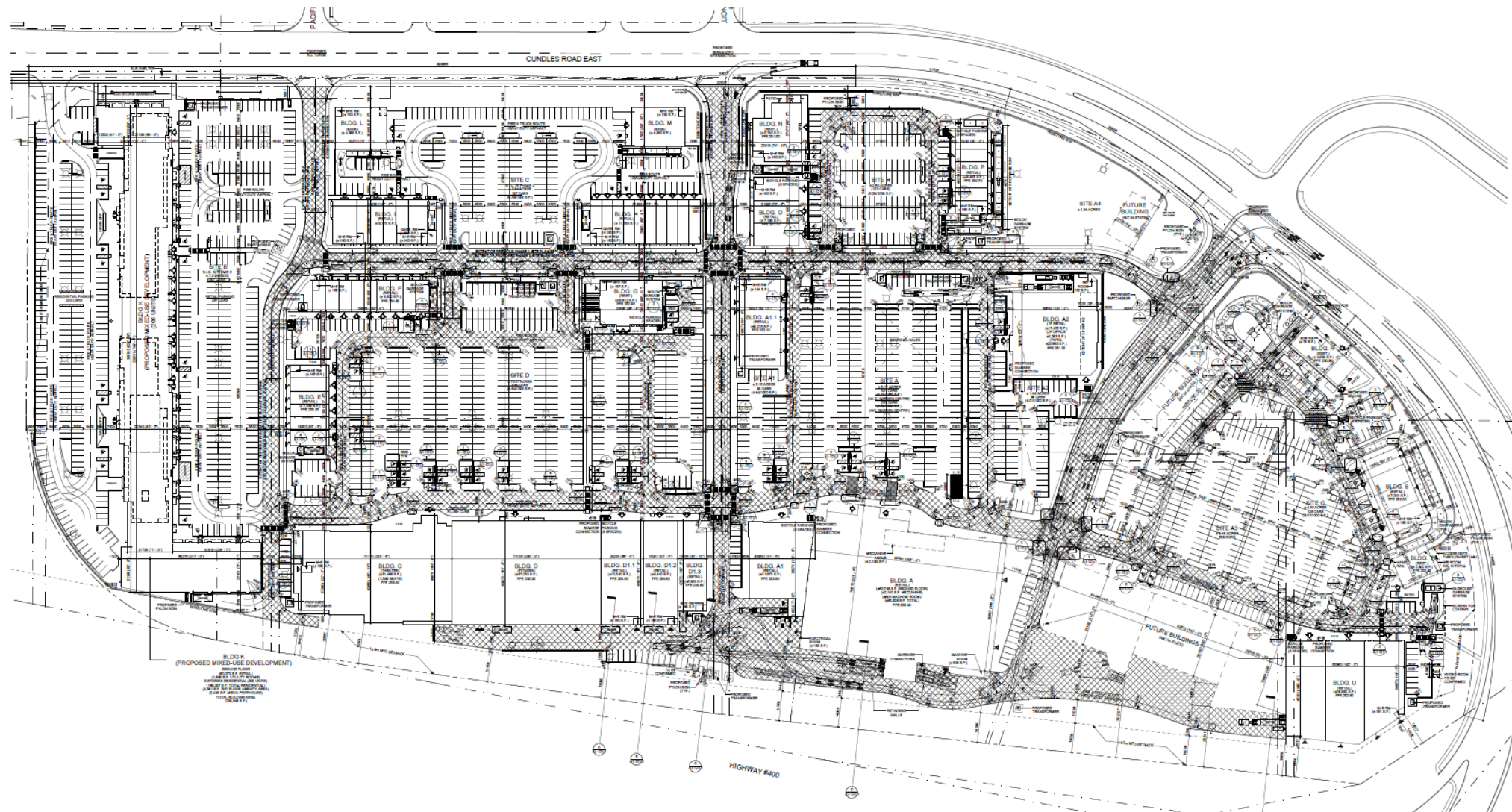
ZONING BY-LAW
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CONCLUSIONS

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Purpose of the Zoning By-Law Amendment is to:

- Standardize parking rate across entire site
- Increase maximum commercial gross floor area permitted on subject lands to allow additional commercial tenants



OFFICIAL PLAN

Designated “General Commercial” which permits:

- Large scale retail/service commercial uses
- Automotive Commercial
- Furniture and home furnishing uses
- Garden Centres
- Supermarkets and food stores
- Smaller scale retail, service commercial and personal service uses
- Financial institutions and services
- Business, professional and medical offices
- Restaurants
- Recreation, entertainment and other community facilities (i.e. libraries, day care centres)
- Medium density residential uses

SITE CONTEXT

PROPOSAL

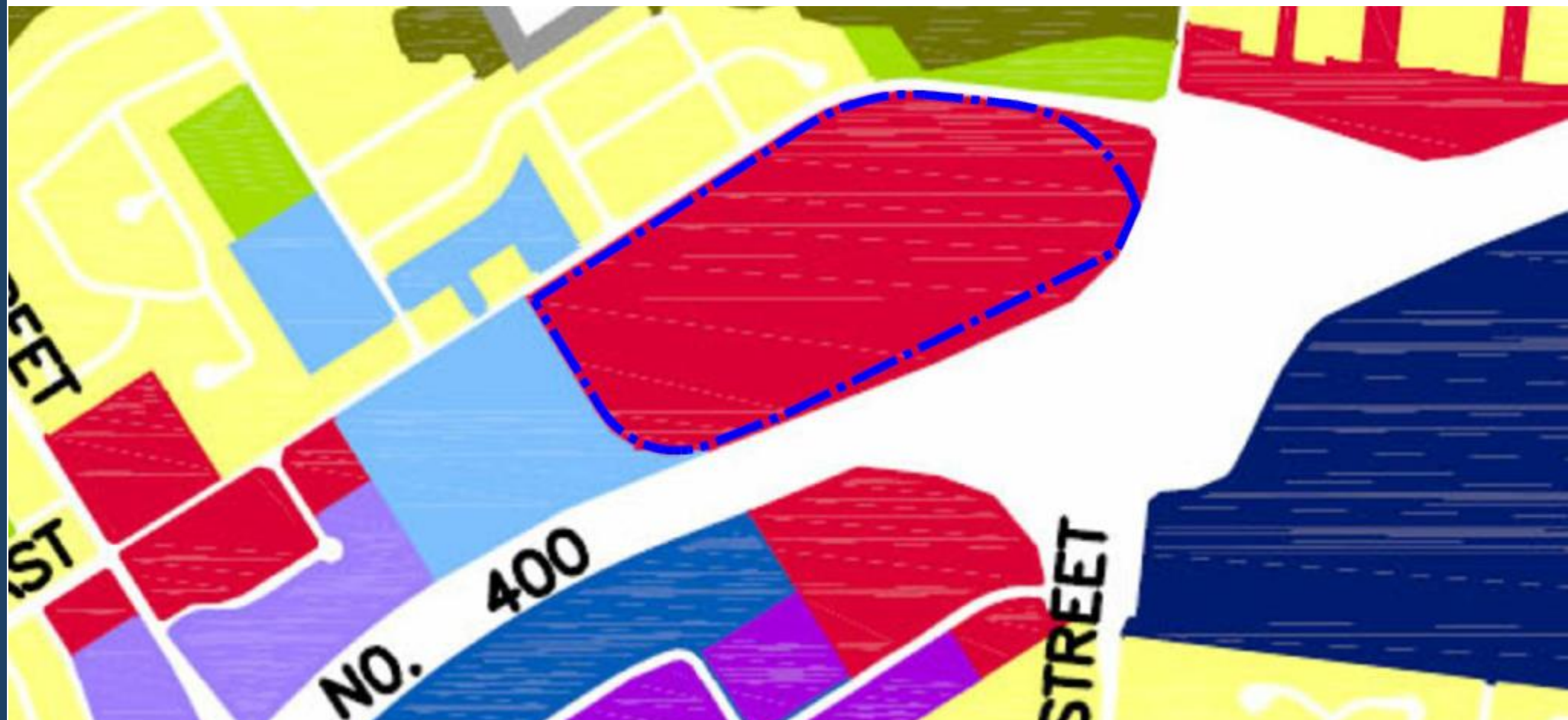
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City of Barrie Zoning By-law 2009-141

- Zoned “General Commercial C4 (SP-382) Zone”
Permits a diverse range of commercial, institutional and residential uses.



ZONING BY-LAW AMENDMENT

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1. Standardize Parking Rate

- Parking study prepared by LEA Consulting ensures site can accommodate total GFA of 49,157 sm
- Commercial: 3.87 spaces/1000 sf
- Residential: 1.1 spaces/unit (includes visitors)



Total of 1,629
commercial spaces
+ 220 residential
spaces

2. Increase Maximum Commercial Gross Floor Area

- From 41,800 sm (449,931 sf) to 49,157 sm (529,129.5 sf)



CONCLUSIONS

- **Proposal seeks to maximize development potential afforded by the site**
- **Allows for greater amount of commercial uses and services to serve immediate area/residents, thereby meets intent of General Commercial designation**
- **Parking demand study by LEA Consulting ensures the site can accommodate an increase to 49,157 sm in commercial GFA**
- **BA Group Traffic Analysis confirms that increase in GFA can be accommodated on the existing road network**
- **Proposal is compatible with surrounding context of uses and does not cause impediment to existing residential neighbourhoods or pedestrian ROWs along Cundles Rd. E**

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