

# IAN S. MALCOLM ARCHITECTS

126 Wellington Street West, Suite 207, Barrie L4N 1K9, Tel: 705 726-2342, Fax: 705 725-5355

August 24, 2011

**Planning Presentation  
For  
Rezoning 14-18 Saunders Road**

Canadian Crane (PFG Holdings Ltd.) is a successful Barrie manufacturing company who is now maturing to their third facility, having outgrown their previously 1999 built plant at 60 Saunders Road facing Hwy 400.

During their growth they have improved manufacturing processes and as a result they require outside storage of pre-worked steel beams and occasionally completed cranes. Canadian Crane has purchased the subject property, zoned Highway Commercial EM2 which does not permit outside storage due to the bylaws intention to present the best possible presence to the high volume of highway traffic. The purpose of the rezoning to EM2 (SP) is to allow outdoor storage and the building to "front elevation" towards Saunders Road rather than the highway.

It is the contention of Canadian Crane that the developed site will achieve the zoning bylaw's objective by a combination of the following site and design factors.

The primary building's west end will screen approaching south bound highway travelers. The north bound lane cannot see the site due to their travelling uphill with a high bank obscuring any outside stored material.

In addition to these natural geographic conditions, the applicant intends to plant suitable screening along their open highway frontage that would deal with any yard visibility of stored beams and the two outside craneways. This will also enhance the "City of Barrie" sign and garden in the highway right-of-way.

It should be noted that the applicant values the highway exposure and intends to announce their presence by way of an attractive building and signage, much as how they have done in their current 60 Saunders facility, only the front door and office will be facing Saunders Road due to the location of the hydro right-of-way forcing the building to the east.

The last City owned 30m lot to the south of 22 Saunders would be included in this rezone application if the current offer to purchase is successful. This lot has an easement road access to service the City sign on the highway 400. Although not a zoning issue, Canadian Crane's intent would be to use this for their long delivery trucks to access the west end of the new manufacturing plant.

In conclusion, it is practice in the case of a rezoning to address the impact on Provincial Planning Guidelines. This application clearly respects the policys' intention to provide work places within communities by allowing a successful business continued growth. The rezoning will facilitate the sale of the last lots facing the highway that are still undeveloped after 25 years due to the constraints of this site.

Respectfully,



Ian S. Malcolm, Architect



Mapleview Dr. E

Hooper Rd.

Welham Rd.

Swindlers Rd.

400

Blyne Dr.

Blyne Dr.

Mills Rd.

Commerce Park Dr.

Lockhart Rd.

**SITE**

N 50th Dr

Garfield View Dr

Mapleview Dr. W

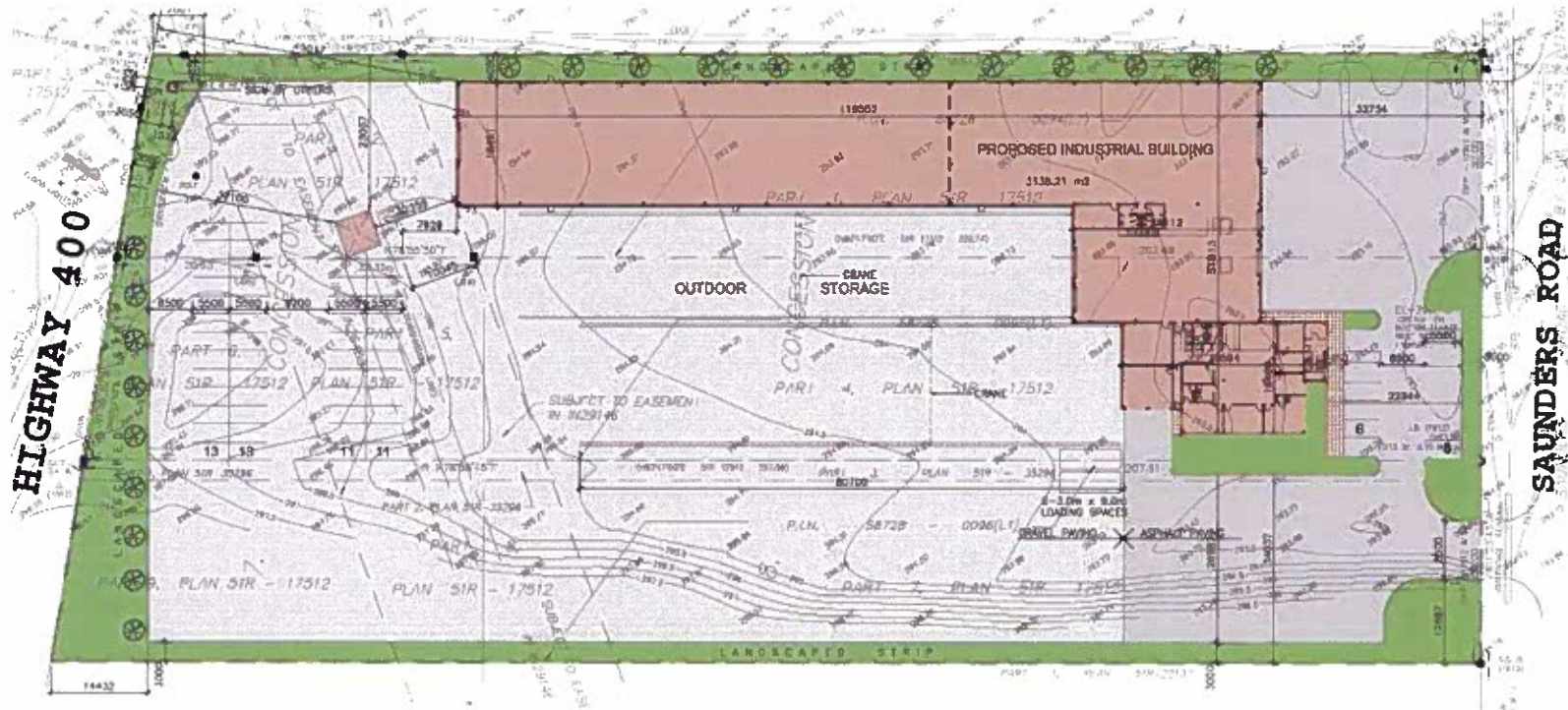


**AREA VIEW OF THE TWO LOTS (14 &18 SAUNDERS ROAD )WITH HYDRO TOWER AND EASEMENT HIGHLIGHTED**



# SITE PLAN

THE MAIN PLANT IS 120M LONG TO ACCOMODATE MANUFACTURE OF LONG CRANES IN AN EFFICIENT LINEAR FASHION.



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