

# Brown Bear Condos

901 Essa Road & Block 281, City of Barrie

Owner : Brown Bear Dev Ltd.

Public Meeting

June 14<sup>th</sup>, 2023

**BIGLIERI**  
**GROUP.**

Source: Kirkor Architects, 2022



# MEETING AGENDA

- Introduction
- Overview of the Subject Site
- Summary of the Planning Context
- Outline Proposed Development
- Planning Process
- Next Steps
- Question Period

# CONSULTING TEAM

## Owner

- Brown Bear Dev Ltd.

## Team

- Planning: The Biglieri Group
- Architect: Kirkor Architects and Planners
- Landscape Architect: MHBC
- Civil Engineering: IBI Group
- Transportation and Archaeological: AECOM
- Soil Engineer: Terraprobe
- Arborist: Azimuth Environmental Consulting Inc.

# SUBJECT SITE

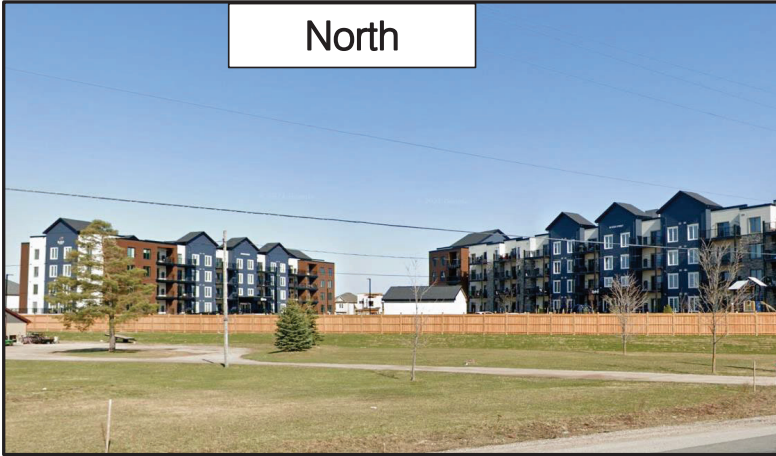


Source: Google Maps, 2022



# SUBJECT SITE

North



East



South

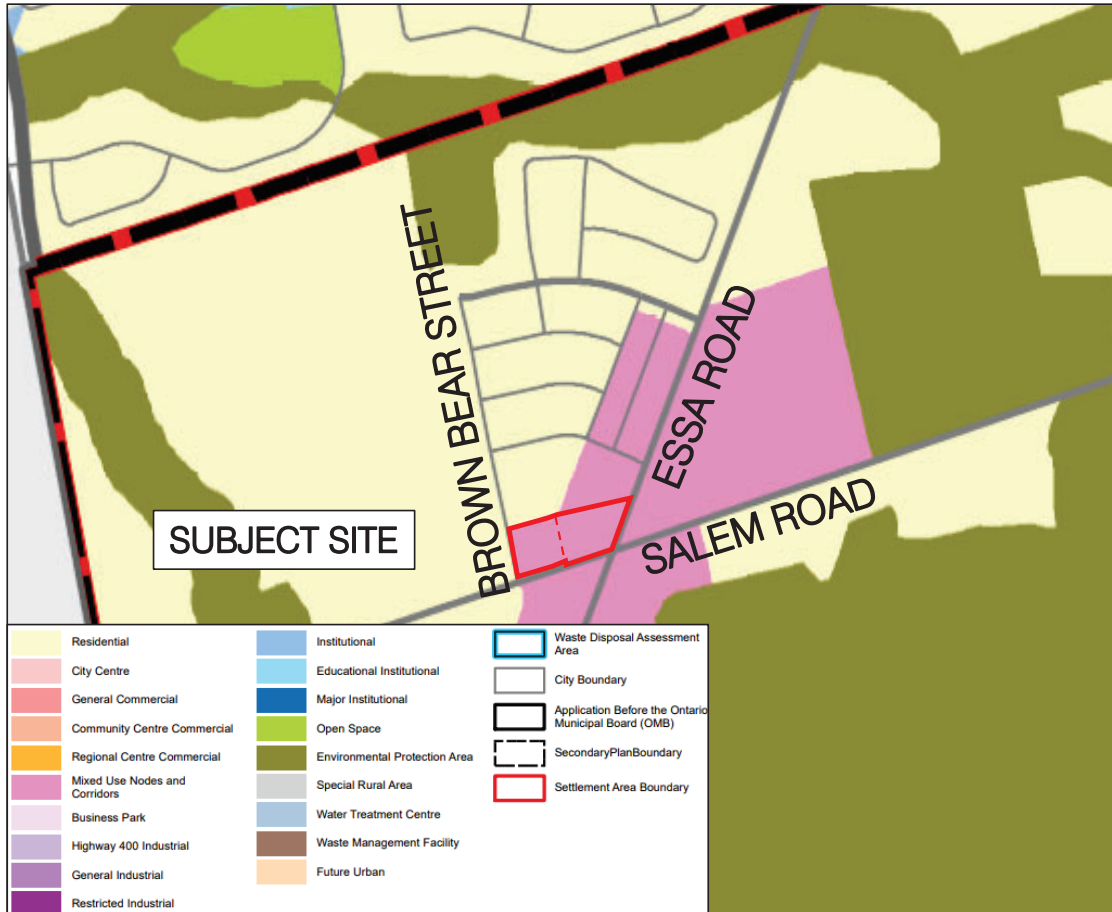


West



Source: Google Maps, 2022

# PLANNING CONTEXT

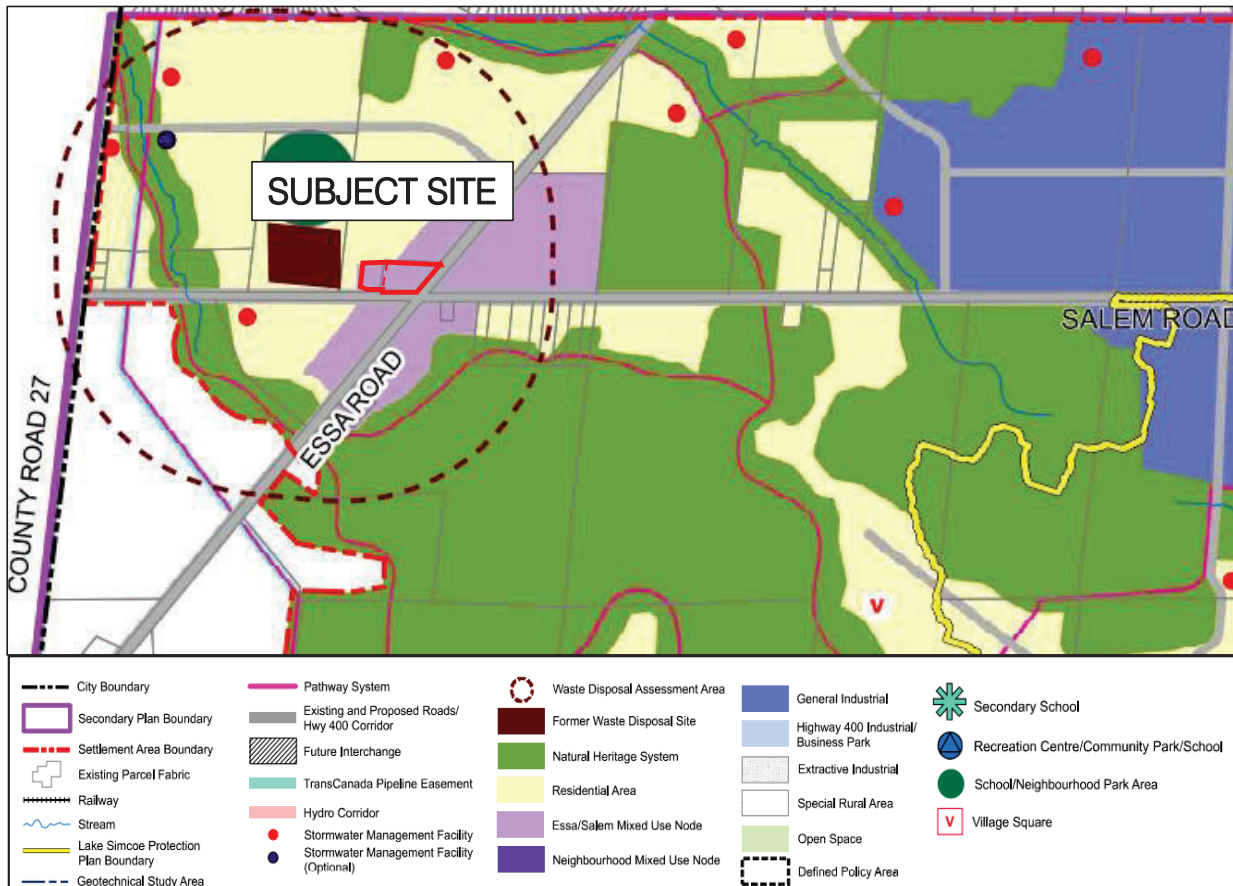


Source: Schedule "A" - Barrie Official Plan, 2018

## Barrie Official Plan (2018)

- Designated *Mixed Use Nodes and Corridors*
- Allows for **residential, commercial and institutional** uses
- It is strongly encouraged to have multiple uses in one building

# PLANNING CONTEXT



## Salem Secondary Plan

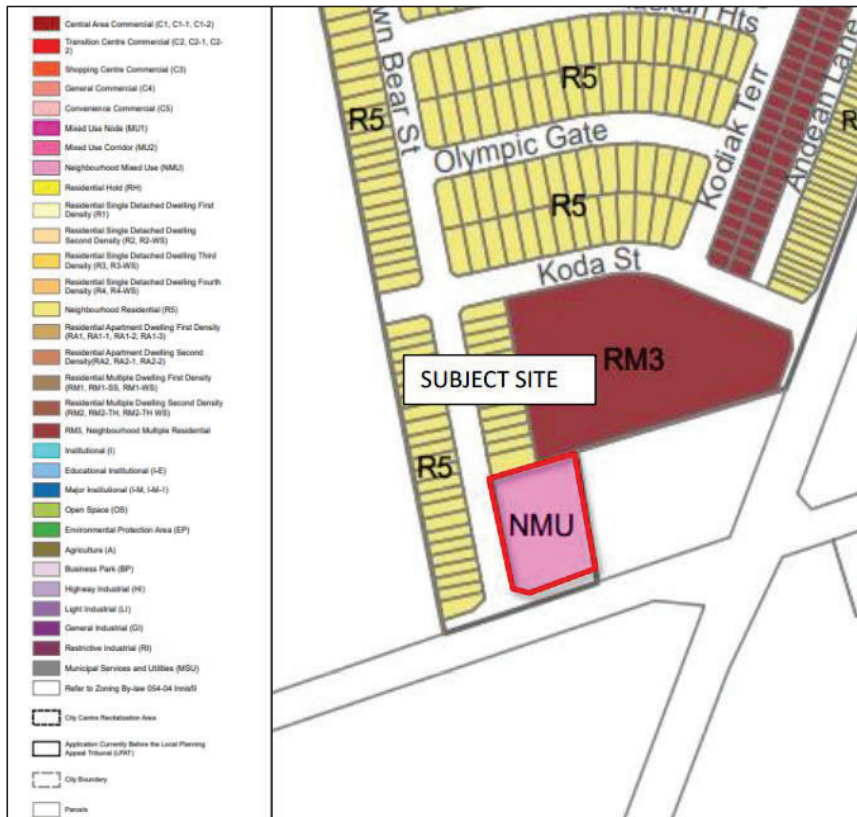
- Designated *Essa/Salem Mixed Use Node*
- Allows for medium and high density residential, retail and service commercial, business, live-work, institutional and cultural uses
- Highest buildings oriented to Essa Road and Salem Road

Source: Schedule "8A" - Barrie Official Plan, 2018

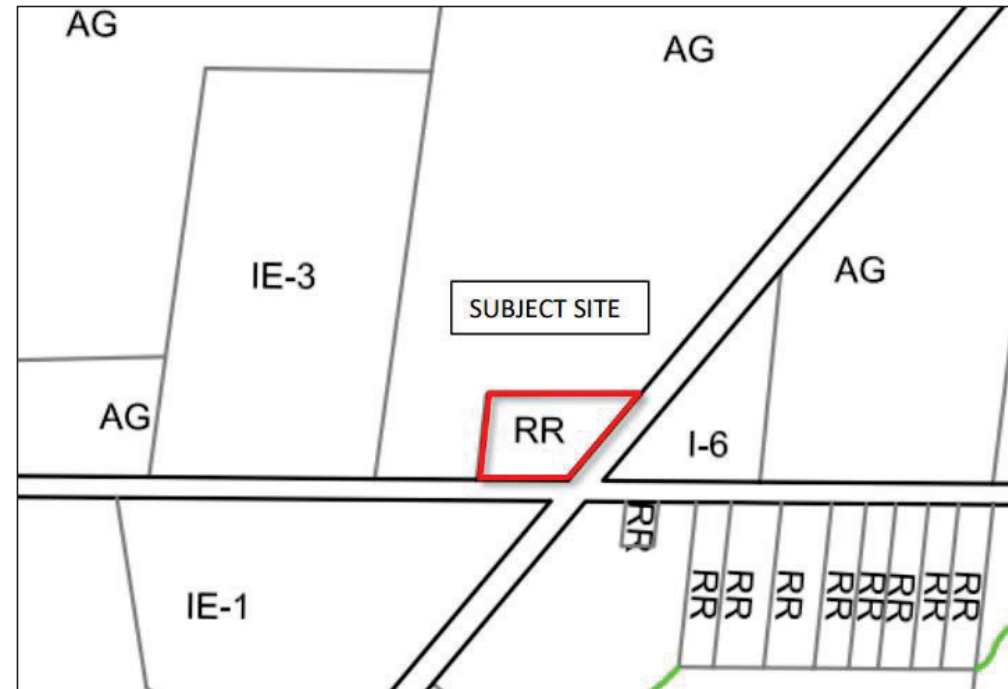


# PLANNING CONTEXT

City of Barrie By-law 2009-141



Town of Innisfil Zoning By-law 054-04

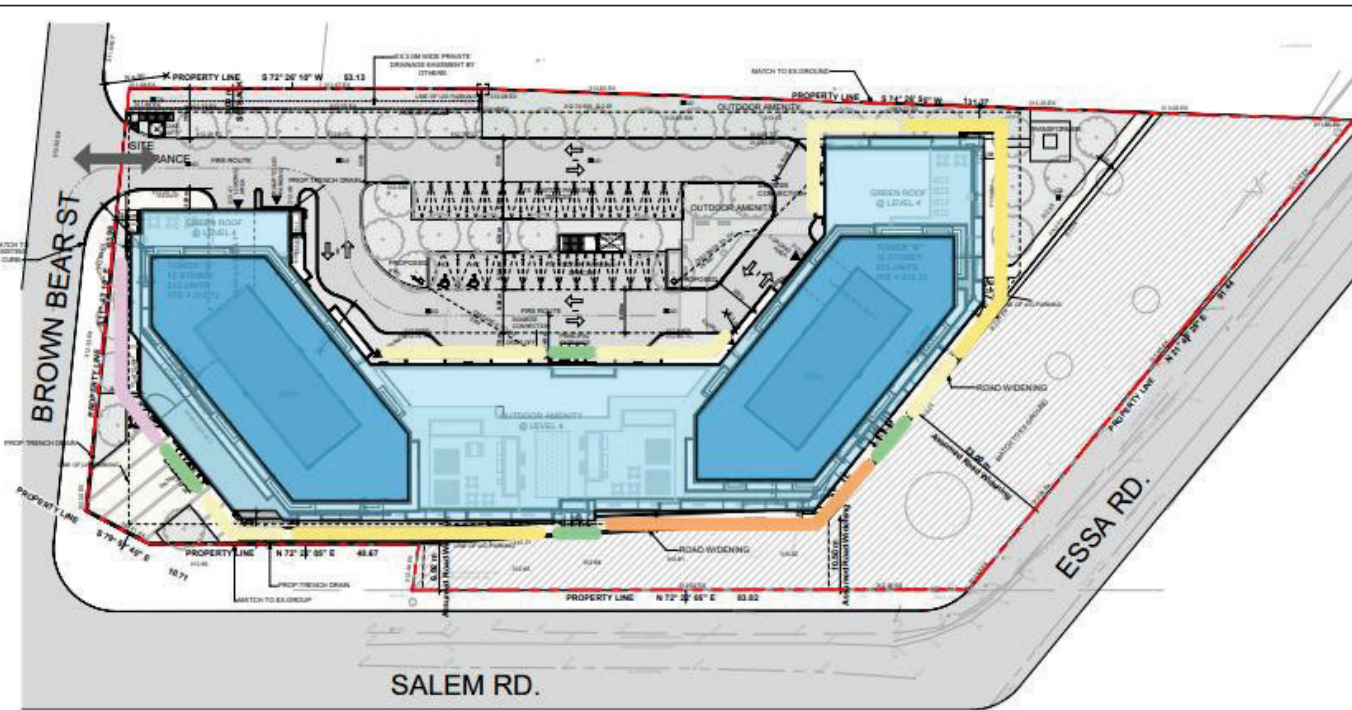


Source: Schedule "8A" - Barrie Official Plan, 2018





# SITE ORGANIZATION



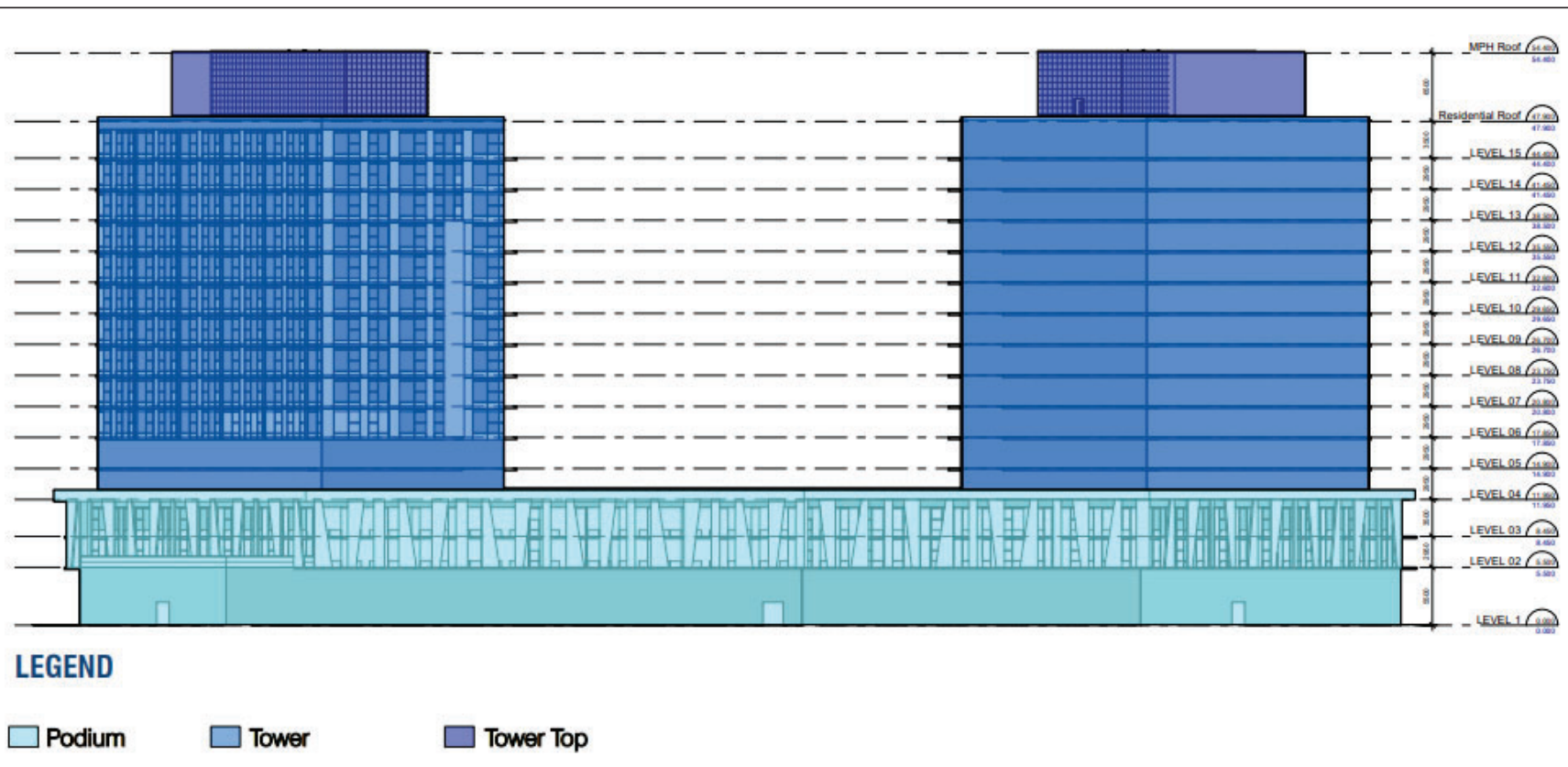
## LEGEND

- Subject Site
- Tower Element
- Podium Element
- Lobby Frontage
- Indoor Amenity Frontage
- Townhouse Unit Frontage
- Live/Work Unit Frontage
- Retail Frontage
- ↔ Vehicle Access

Source: Kirkor Architects and Planners / Biglieri Group, 2022



# PODIUM, TOWER, TOWER TOP

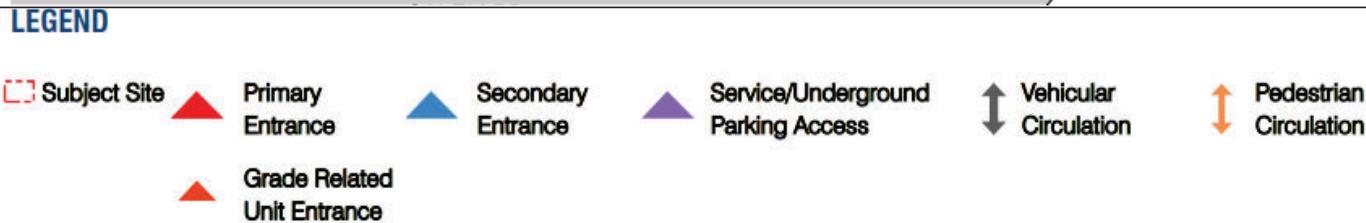
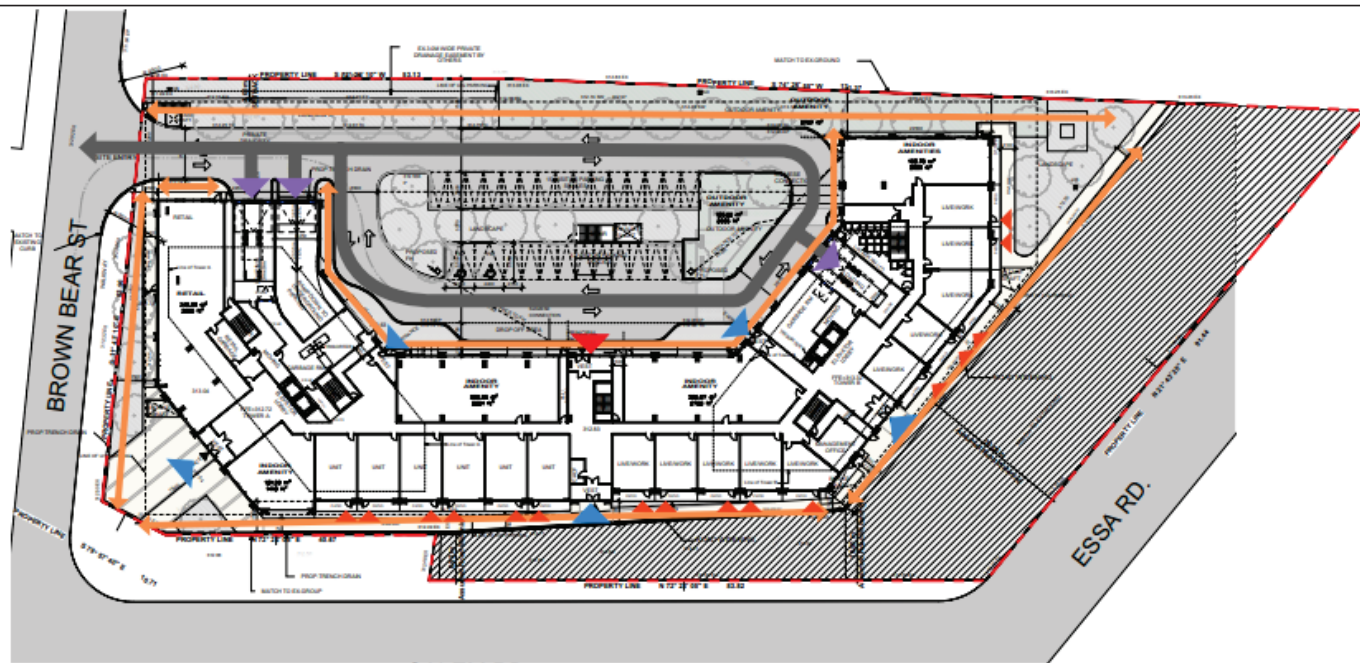


Source: Kirkor Architects and Planners / Biglieri Group, 2022



# CIRCULATION AND ACCESS

- Pedestrian access from all streets and courtyard
- Sidewalks proposed along all street connecting to internal walkways
- Vehicular access from Brown Bear Street
- Underground parking access from private driveway



Source: Kirkor Architects and Planners / Biglieri Group, 2022



# LANDSCAPE AND AMENITY AREAS



## SITE FURNISHINGS

- 1. Terrace Paving  
Del Rio Stone - Pavers
- 2. Outdoor Bistro Set  
Honor
- 3. Bench  
Honor
- 4. Pergola  
Honor
- 5. Uda Paving  
Global Concrete
- 6. Waste Receptacle  
Honor
- 7. Bike Rack  
Honor
- 8. SBO  
Nippon

## LEGEND

- Subject Site
- Level 4 Outdoor Amenity
- At-Grade Outdoor Amenity
- Road Widening
- Intake Shaft

Source: Kirkor Architects and Planners / Biglieri Group, 2022



# SOUTHWEST ELEVATION



Source: Kirkor Architects and Planners, 2022

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# NORTHEAST ELEVATION



Source: Kirkor Architects and Planners, 2022

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# NORTH ELEVATION



Source: Kirkor Architects and Planners, 2022

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# PLANNING APPLICATIONS

## Official Plan Amendment (Site Specific Policy)

- Permit a maximum Floor Space Index (FSI) of 3.2 times
- Permit 480 units per hectare

## Zoning By-law Amendment (Rezoning and Site Specific Regulations)

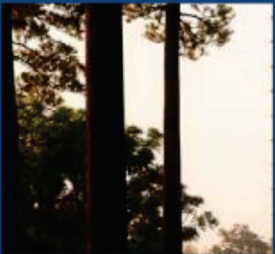
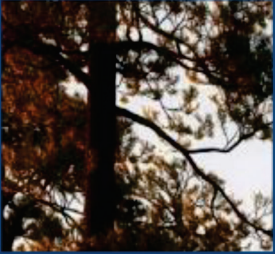
- Rezone 901 Essa Road to Neighbourhood Mixed – NMU
- Site-specific regulations
  - Building height
  - FSI
  - Parking requirements
  - Outdoor amenity space
  - Façade setbacks

## Future Applications

- Site Plan Approval
- Draft Plan of Condominium

# NEXT STEPS

- Neighbourhood Meeting – March 9<sup>th</sup>, 2023
- Statutory Public Meeting (Receive Input) – *Here Now*
- Review comments
- Second Submission
- Council Decision



# QUESTIONS?

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**GROUP** 

Source: Kirkor Architects & Planners, 2022