

# City of Barrie General Committee Meeting

November 14, 2016

357 Yonge Street



Bronte Development Group Inc./  
MTCO Holdings Inc.

# MTCO Holdings

- MTCO creates communities that provide seniors with quality health and lifestyle options
- MTCO develops and operates seniors retirement communities across Ontario



# Retirement Community Living

## ■ Independent Supportive Living

- Daily meal service in dining room
- Life enrichment and activity programs
- Amenities (library, craft rooms, theatre, indoor pool, exercise room, pub, cafes, gardens)
- Housekeeping
- Laundry service (linens & towels)
- Resident laundry facilities
- Transportation services

## ■ Personal Care Services

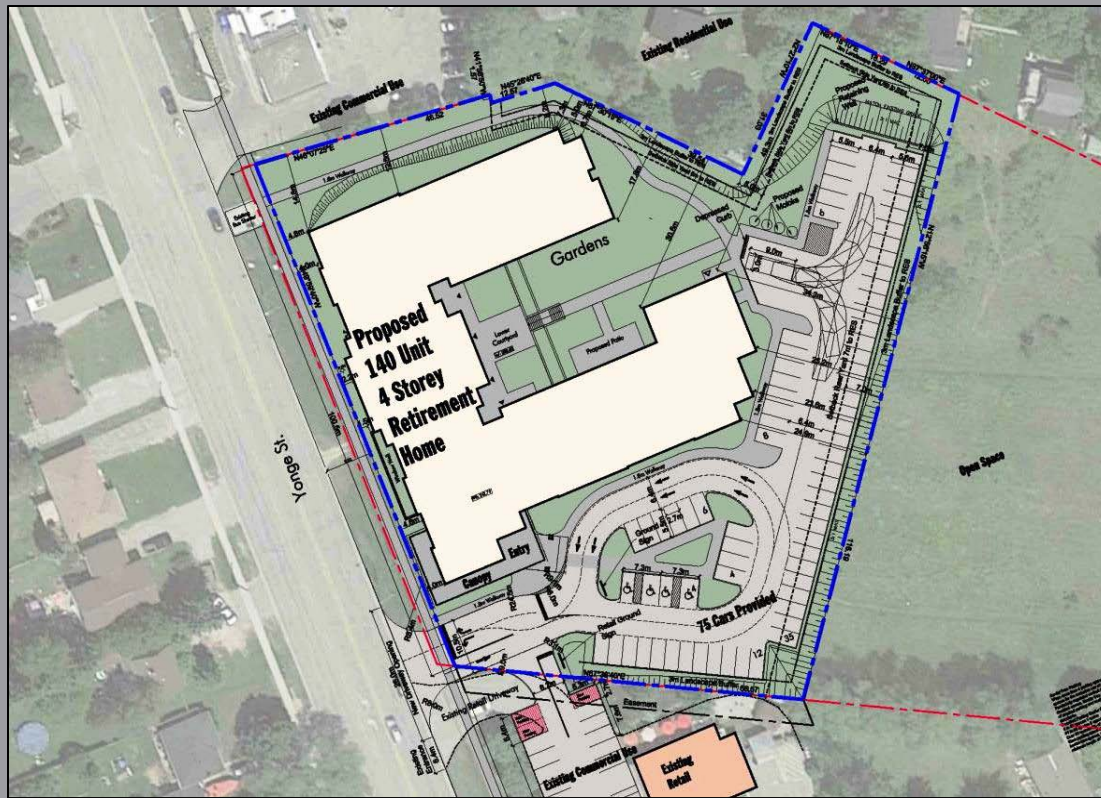
- Medication management
- Assistance with activities of daily living (dressing, hygiene, bathing, etc.)
- Personal health assessments & plans of care
- Emergency response system
- 24 hour care staff



# Location: 357 Yonge Street



# Proposed Development



- Development Statistics
  - 10,823 m<sup>2</sup> site area
  - 140 Units
    - 22 Assisted Living
    - 118 Independent Living
  - 4 Floors
  - 75 Parking Spaces

# Proposed Development



View from  
Yonge Street



View from  
Forecourt to  
Yonge Street

# Elevations

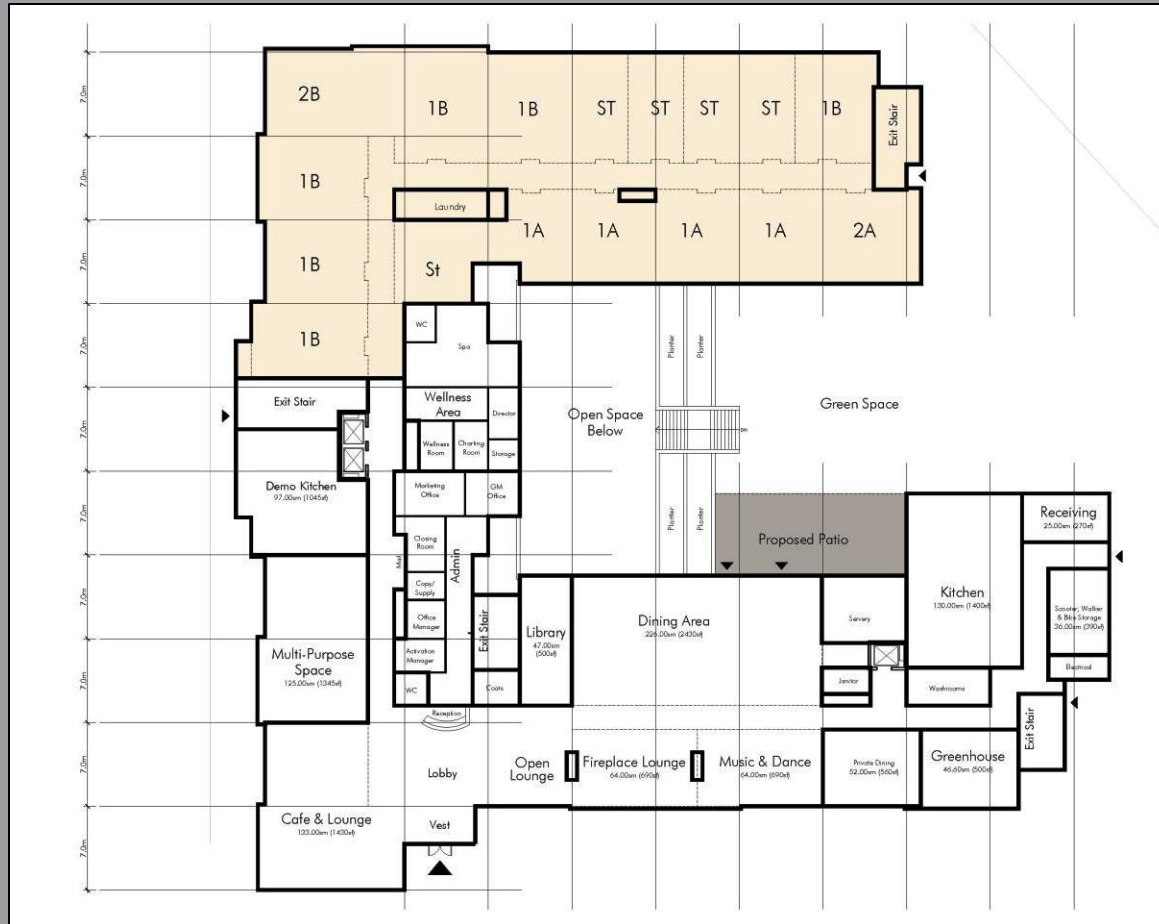


Yonge Street  
Elevation



South  
Elevation

# Ground Floor Plan





# Shadow Studies

March 21 - September 21



8:18 am



9:18 am



10:18 am



11:18 am



12:18 pm



1:18 pm



2:18 pm



3:18 pm



4:18 pm



5:18 pm



6:18 pm

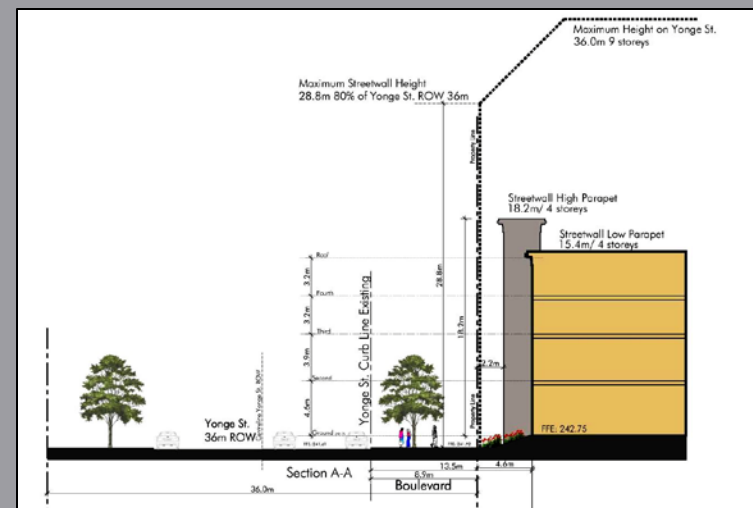
# Planning Framework



- General Commercial OP Designation
  - Permits :
    - Range of commercial uses
    - Medium density residential and apartment uses
- Located in an Intensification Corridor
- C<sub>4</sub> (H6<sub>1</sub>) Zone
  - Retirement Home use requires rezoning
  - Proposed RA<sub>2</sub>-1(SP) Zone
  - Based on MU<sub>2</sub> Mixed Use Zone standards

# Urban Design Guidelines

- Satisfies Barrie's Guidelines for:
  - Building design, form and siting
  - Pedestrian circulation
  - Parking areas
  - Landscaping
  - Energy efficiency
  - Tall building height and massing



# Conclusion

- **Proposed Retirement Home Development:**
  - Provides accommodation and lifestyle options for seniors in Barrie
  - Suited to Yonge Street location and fits context
  - Consistent with Barrie's growth management and land use planning policies
  - Satisfies Barrie's Urban Design Guidelines