



Y O N G E
G O
V I L L A G E
T H E C O M P L E T E
C O M M U N I T Y



Building Communities in Barrie for Over 30 Years

Commercial



Residential



Building the Complete Community



Directly Adjacent to Barrie South GO Station



Community Beside Existing Schools



Retail Adjacent to GO



Parks and Trails Form Pedestrian Walking Links in the Community



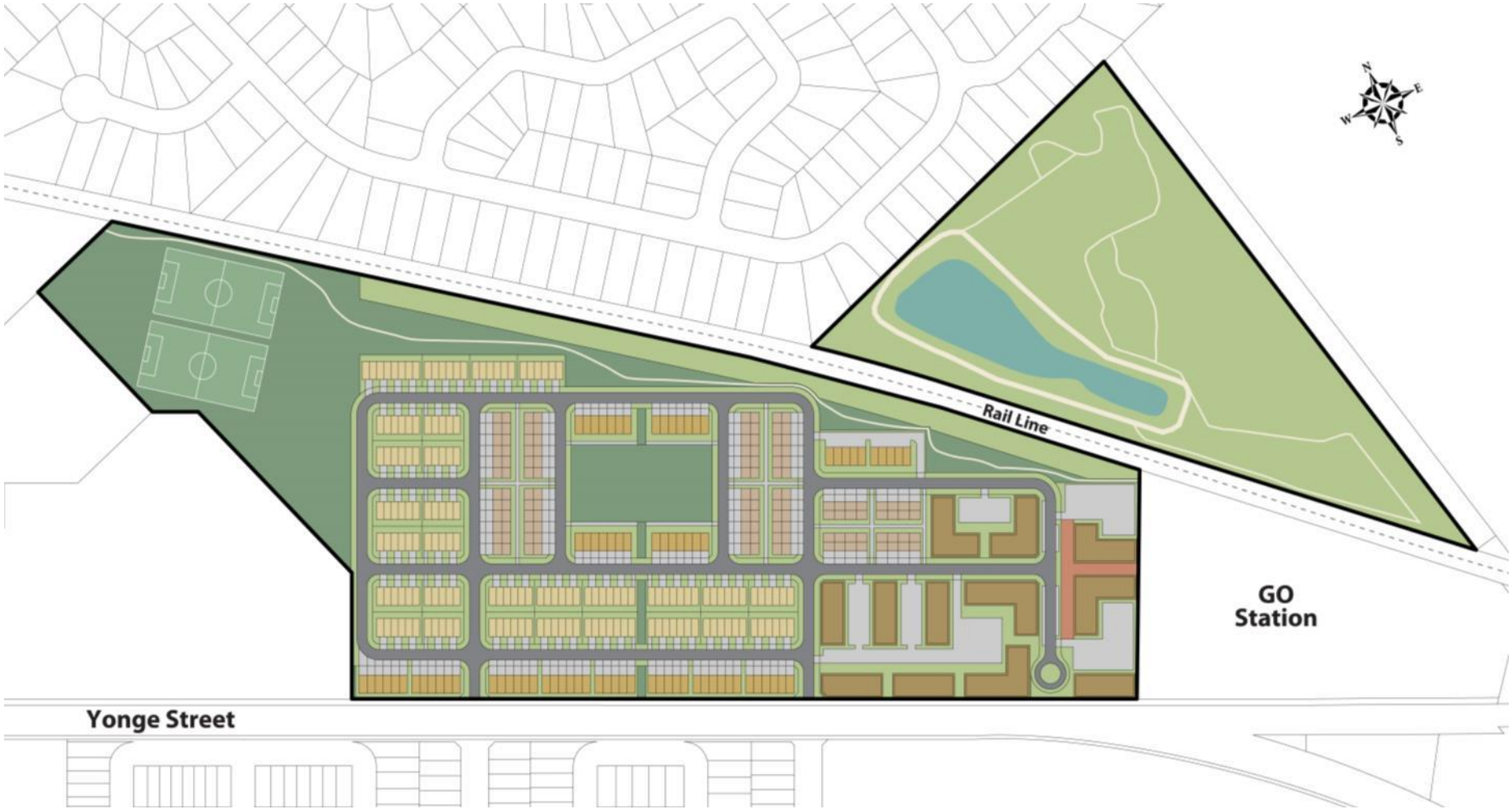
Variety of Housing Types



C O N C E P T
P L A N



Concept Plan



Retail & GO Station



Concept Only



Park



Concept Only

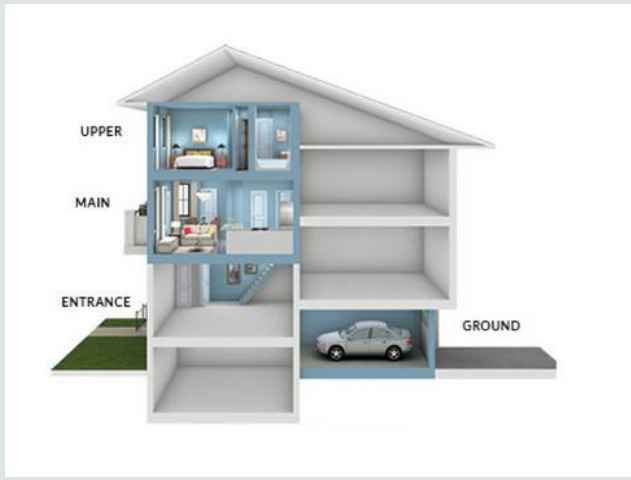


Trail



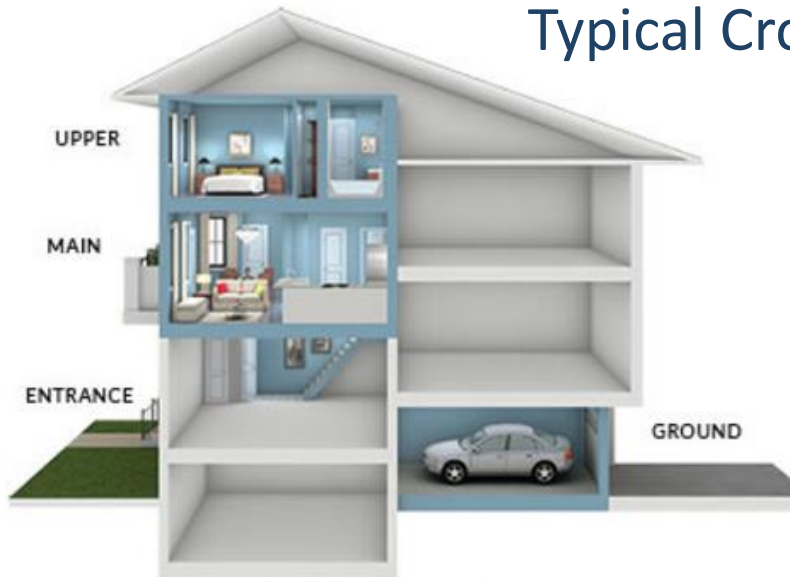


H O U S I N G T Y P E S



Back to Back Stacked Townhouse

Typical Cross Sections





P L A N N I N G



Application Summary

1. Official Plan Amendment

- To realign the designations to reflect proposed development.

2. Zoning By-law Amendment

- To rezone to the City of Barrie MU1 – E and MU2 – E zones with site specific provisions

3. Draft Plan of Subdivision

- To create development blocks, road pattern and parkland location.

Completed Studies

Planning Justification Report

MHBC Planning, July 2016;

Functional Servicing Report

AECOM, July 2016;

Environmental Impact Study And Hydrogeology Study

Azimuth Environmental Consulting Inc., June 2010;

Natural Heritage Conditions Technical Memo

Azimuth Environmental Consulting Inc., July 2016;

Hydrogeology Consolidation Brief

Azimuth Environmental Consulting Inc., July 2016;

Urban Design Brief

MHBC Planning, July 2016;

Shadow Impact Study

MHBC Planning, July 2016;

Noise Feasibility Assessment

RWDI Consulting Engineers and Scientists, August 2016;

Traffic Impact Study

BA Group, August 2016;

Archaeological Assessment

D.R. Poulton and Associates Inc., October 2006.

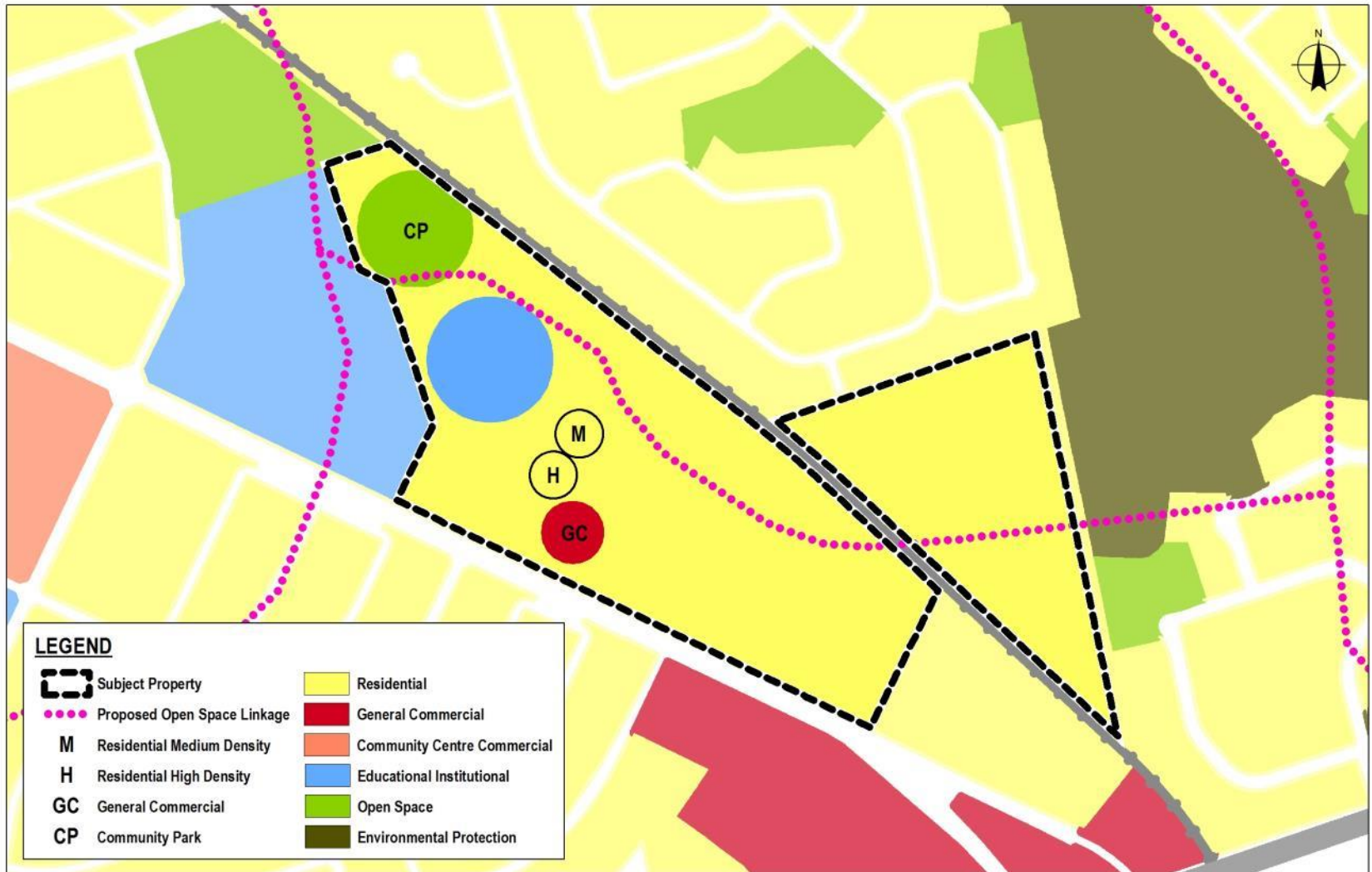


Site Location



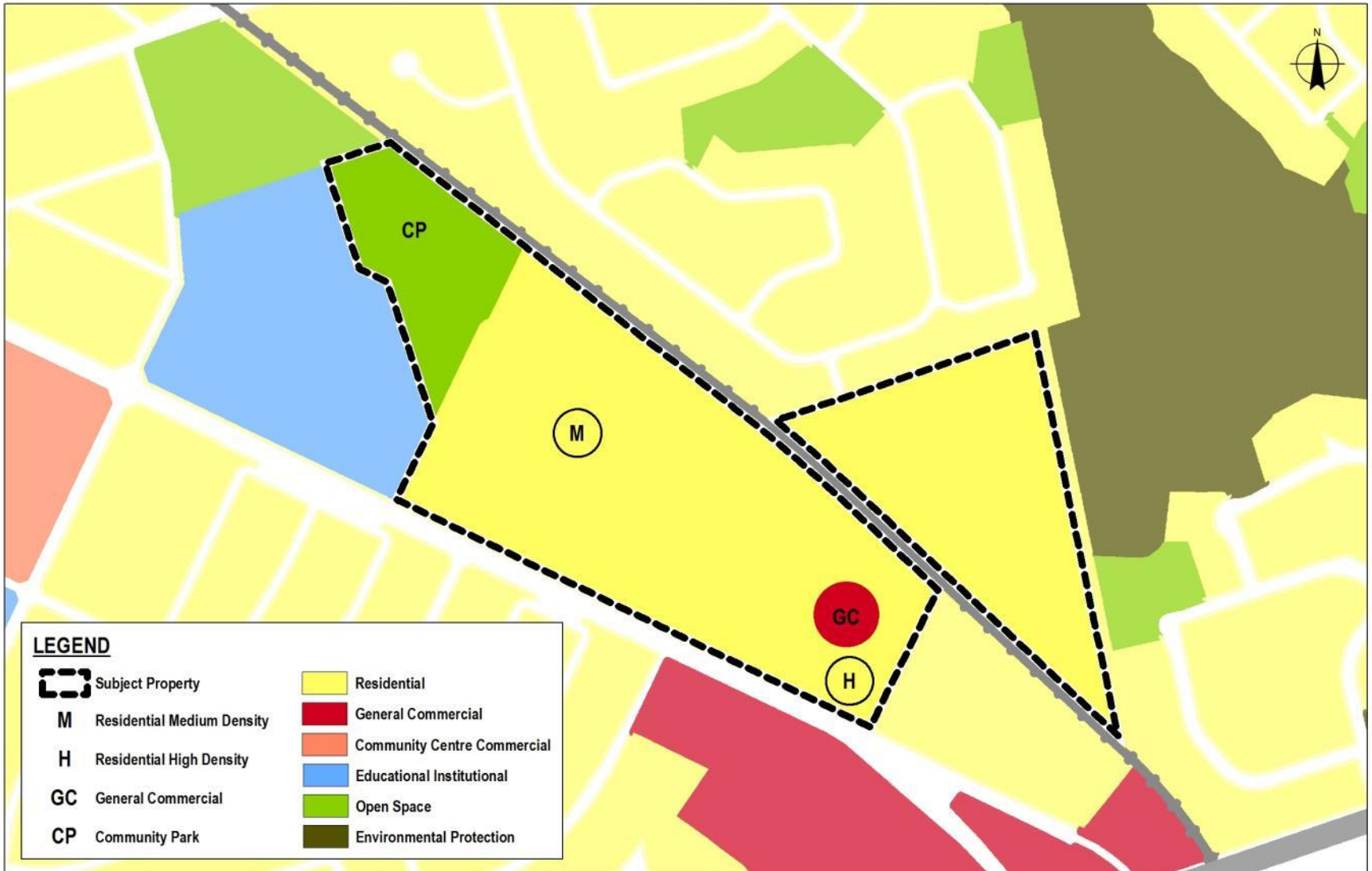
Sources: City of Barrie Official Plan Schedule A and City of Barrie Hewitt's Secondary Plan Schedule 9C Land Use

Existing Official Plan Designation

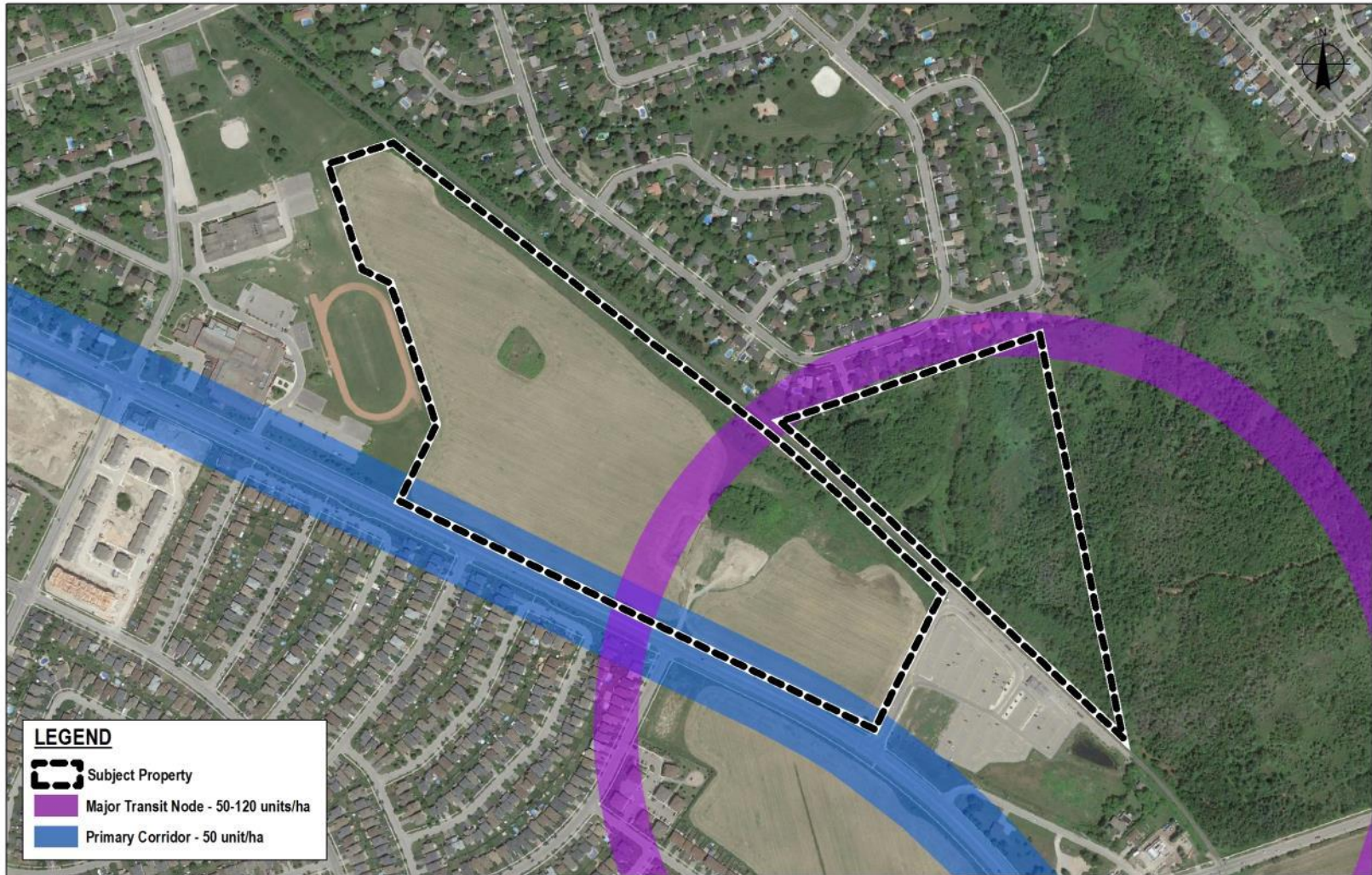


Sources: City of Barrie Official Plan Schedule A, Painswick South Planning Area Secondary Plan Map 3 and Painswick South Master Parks Plan

Proposed Official Plan Designation

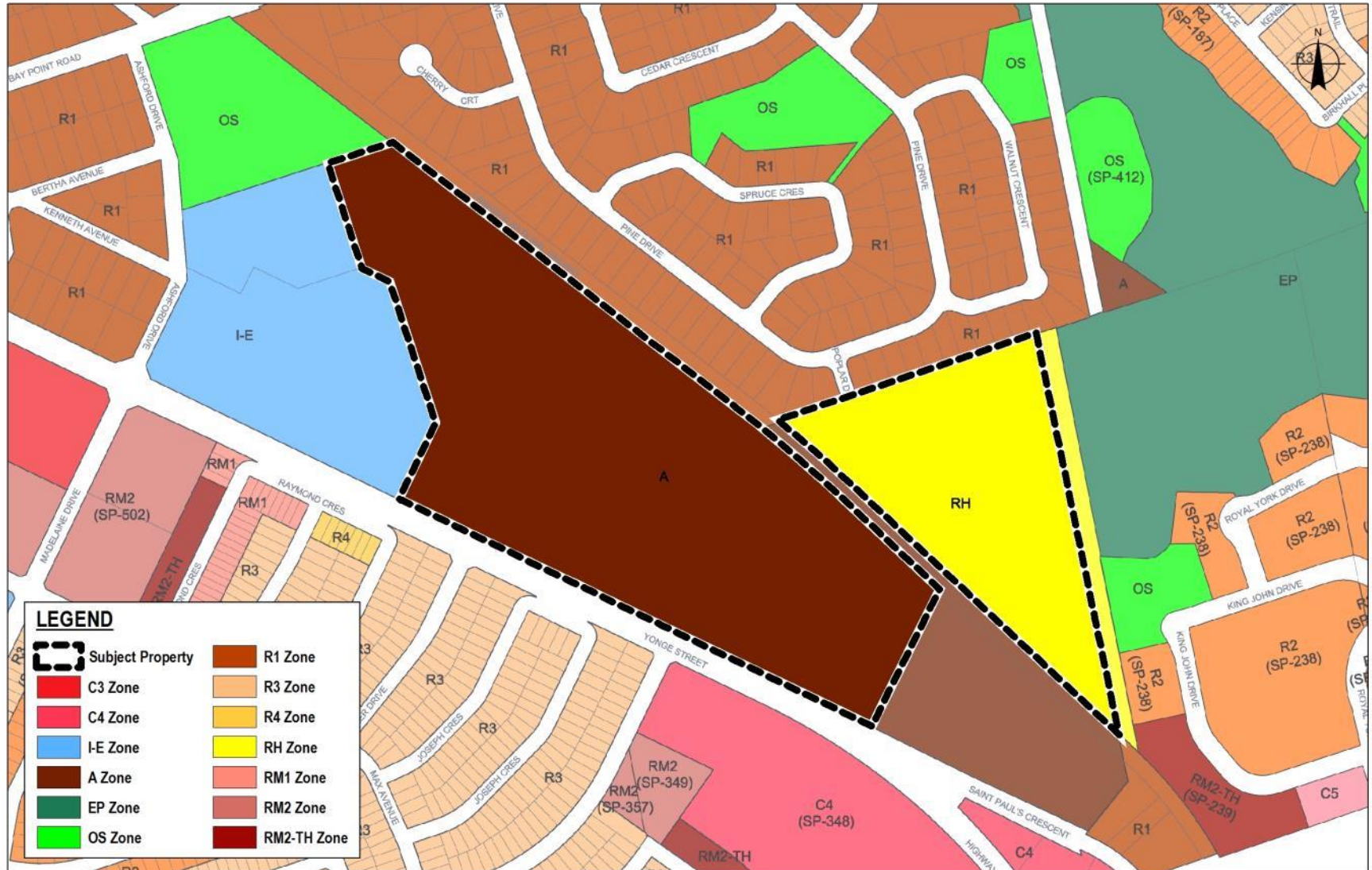


Major Transit Node and Corridor Intensification Area



Sources: City of Barrie Official Plan Schedule I and City of Barrie Intensification Study

Existing Zones



Source: Zoning By-law 2009-141 Map South

Proposed Zones



Proposed Zones

Zoning		Summary of Amendment	
Permitted Uses	Added Uses <ul style="list-style-type: none"> • Back to Back Townhouse • Street Townhouse • Outdoor Patio • Night Clubs • Printing or Publishing • Private Academy, Philanthropic or Religious School; • Park, Playground, Trails 	Deleted Uses <ul style="list-style-type: none"> • Building Supply Centre • Funeral Establishment • Nursery or Garden Centre • Shopping Centre • Arena • Court House 	
Zoning Standards	Amendments To Adjust The Following Standards: <ul style="list-style-type: none"> • Front Yard Setbacks • Rear Yard Setbacks • Facade Step Backs • Street Level Floor Height • Building Height • Minimum Coverage for Commercial Uses on a First Floor 		

Proposed Zones

Zoning	Summary of Amendment
General Provisions	<ul style="list-style-type: none">• Special Setback for buildings that abut an outdoor public plaza• Minimum outdoor amenity area of 12m² not required• Increase Parking coverage for Apartment dwellings• Standardize Parking Ratio for Commercial Uses• Permission to park in front of Townhouse units• Flexibility for location of parking• Loading Spaces not mandatory• Outdoor Patio provisions amended• Night Club provisions amended

Proposed Zones

Zoning	Summary of Amendment
Definitions	<p>Stacked Townhouse</p> <ul style="list-style-type: none">• shall mean either block/cluster townhouse development or street townhouse development in which 1 unit is located above another unit, no more than 3 storeys in height with no common enclosed corridor system;• Existing definition modified to clarify that 3 units are permitted per Townhouse. <p>Back to Back Townhouse</p> <ul style="list-style-type: none">• Currently a definition does not exist;• New definition:• shall mean either a Block/Cluster Townhouse or Street Townhouse in which separate Townhouse structures are attached by a rear common wall and no rear yard amenity space is provided. A Back to Back Townhouse may be a Stacked Townhouse.

Draft Plan





THANK-YOU

Public Meeting

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