

NOTICE OF OPEN HOUSE

FOR ZONING BY-LAW AMENDMENT

117, 119, 125, 127, 139 & 155 BARRIE ROAD

Innovative Planning Solutions (IPS) is the planning consultant for Magma Development Inc. (c/o South Bond Investments). This notice is being provided to introduce a development proposal for the properties located at 117, 119, 125, 127, 139 & 155 Barrie Road. This Public Open House will be your first opportunity to hear about this forthcoming development proposal.

The Public Open House will be held on Wednesday, May 17th at 6:00pm. The meeting will be held electronically via Microsoft Teams. The Open House will include a brief presentation describing the proposal, after which questions and comments from members of the public will be received. In addition, written comments can be submitted by email to info@ipsconsultinginc.com; please include "117-155 Barrie Road" in the subject line.

The proposed application is to amend the City of Orillia Zoning By-law (2014-44) to rezone the subject lands from 'Residential Four – Intensification Area (Holding One) R4i (H1)' to 'Residential Five – Intensification Area with site-specific performance standards (R5i-XX)'. The proposal represents an opportunity to provide for redevelopment and intensification within a planned Intensification Area along Barrie Road and in proximity to the City's Downtown Area. The proposal comprises of an 8-storey building providing a total of 248 residential units. The proposal will result in a total gross floor area (GFA) of approximately 24,127m². The proposal will also provide approximately 645m² total amenity space and a total of 188 parking spaces.

Open House Details

Date: Wednesday, May 17, 2023

Time: 6:00 pm

Microsoft Teams Meeting ID: 249 914 942 951

Link to the meeting – shorturl.at/hsvBF

Call in (audio only) – +1 437-747-0431 (Phone Conference ID: 807 946 530#)

This Notice has been circulated to all property owners within 120 metres (400 feet) of the subject property.

Questions or requests for further information regarding this notice may be directed to Innovative Planning Solutions - info@ipsconsultinginc.com



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