66-90 RIVER ROAD EAST
OPA, ZBA, Site Plan Applications
Deputation to Wasaga Beach - October 19th, 2017
Application Context

Site:
- Frontage:
  - 106 m
- Area: 0.64 ha (1.59 ac)
- Existing – Vacant
- OP Designation – Tourism Accommodation
- Zoning – Accommodation Commercial (CA-14), Environmental Protection (EP)

Surrounding:
- Residential
- Commercial
- Nottawasaga River
Subject Lands

DREAMWOOD DEVELOPMENTS INC.
Proposed Site Plan
Proposed Site Plan

- 0.64 Hectare property/106 metres of frontage on River Road East
- 4 Storey – 50 unit Condominium Building
- Pedestrian access directly from River Road East
- Underground parking – 40 stalls + At-grade parking – 17 stalls (1.14 stalls/unit)
- Parking areas accessed via Beck Street
- Well landscaped front yard – aesthetic view from River Road East
- River side of building well landscaped with amenities such as patio area and boardwalk to boat slips
- Boat slips provided (seasonal- will be removed in winter months) for use of residents
- Roof top amenity space of approximately 600 sq. m. for passive use by building residents (may also include small gazebo)
ISM Architects

174 BAYFIELD ST., BARRIE
ONTARIO CANADA
705.726.2342
Proposed Amendments

- Amendments to Official Plan and Zoning By-law Requested

- Official Plan Amendment – Redesignate from “Tourism Accommodation” to “Residential” and Permit a Density of 78 Units/Hectare

- Zoning By-law Amendment - Rezone from “Accommodation Commercial (CA-14)” to “Residential (R4)”

- Exemptions Requested to Maximum Building Height; Minimum Parking; Minimum Persons with Disabilities Parking; and Step/Accessibility Ramp Encroachment Distance

- Current Environmental Zoning to Remain
Questions and Comments Welcome

Thank You!