



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)

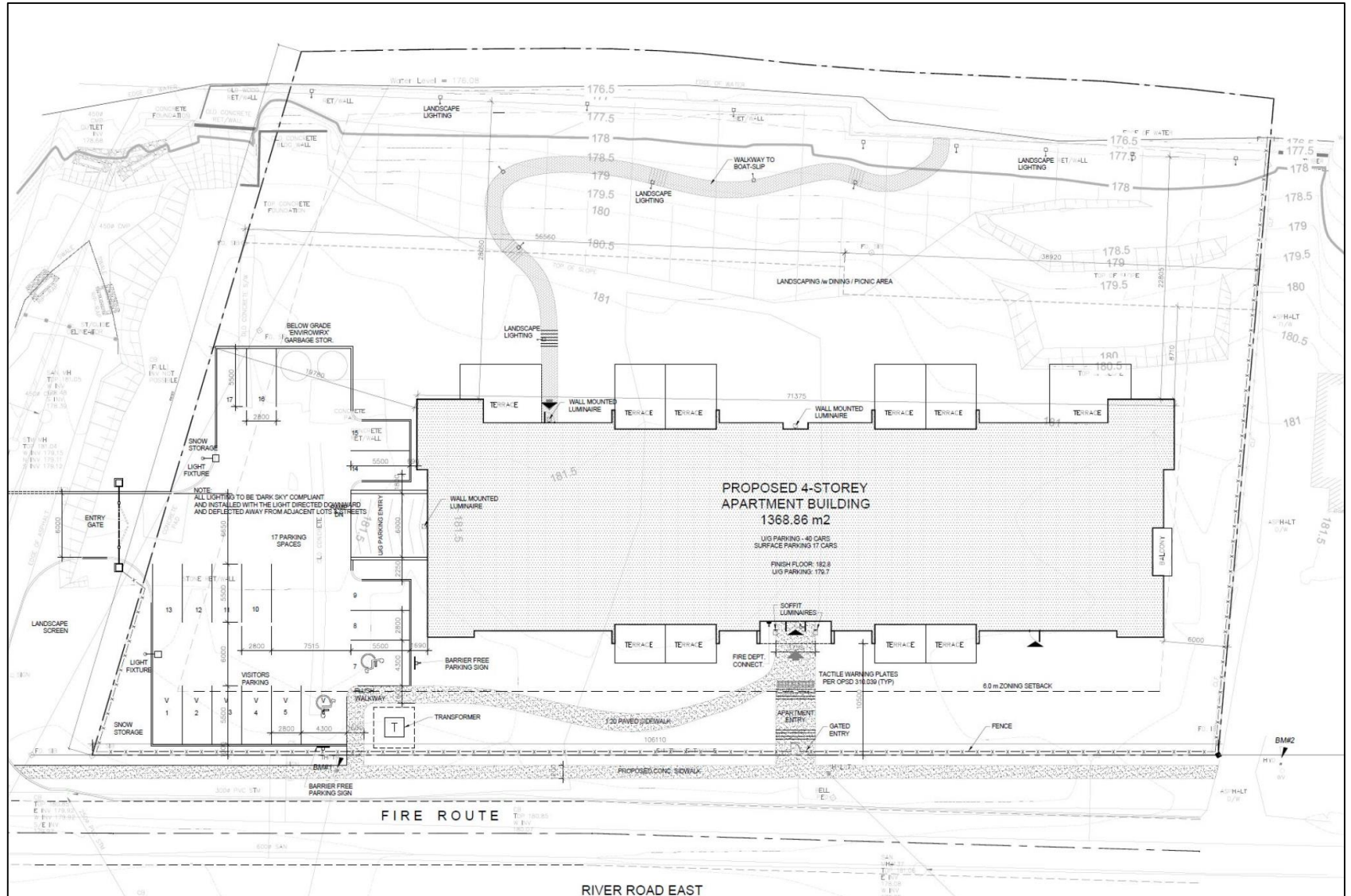
Surrounding:

- Residential
- Commercial
- Nottawasaga River

Subject Lands



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)**



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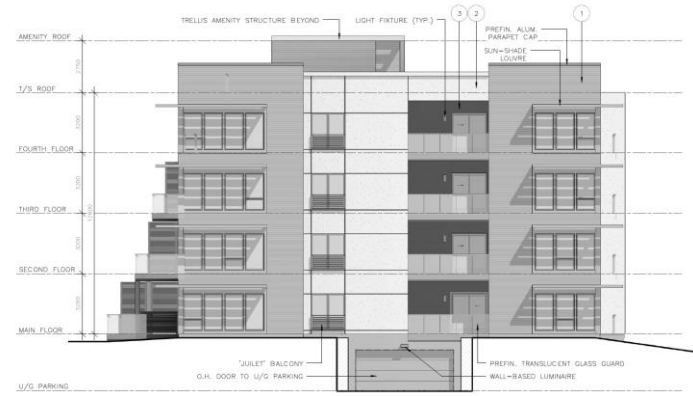
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174 BAYFIELD ST., BARRIE

ONTARIO CANADA

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DREAMWOOD DEVELOPMENTS INC.



WALL TYPE 1	PREFIN. WOOD PRINTED METAL SIDING 'A'
WALL TYPE 2	EIFS STUCCO SYSTEM
WALL TYPE 3	PREFIN. WOOD PRINTED METAL SIDING 'B'



NORTH
SCALE: 1/4" = 1'-0"



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!



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