



# PUBLIC MEETING

8859 Beachwood Road

Town of Wasaga Beach

OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT  
& DRAFT PLAN OF SUBDIVISION

JULY 29, 2024

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# SUBJECT LANDS



Subject Lands

- Municipally known as 8859 Beachwood Road & 65 Robert Street South.
- Lands are located between Highway 26 and Beachwood Road.
- Total landholdings of 12.24 ha
- Frontage of 240 m along Beachwood Road, 465 m along Highway 26, and 52 m along Robert Street South.
- The property is currently vacant.

# COMMUNITY CONTEXT



Subject Lands

## **North:**

Beachwood Road, a provincial highway still under MTO jurisdiction and functioning as a collector road.

## **East:**

Vacant lands identified for future residential development known as 'Beachwood Terrace', and vacant lands identified as the future site of the Town's new public works depot.

## **South:**

A vacant future development parcel currently owned by the MTO, and Highway 26, under MTO jurisdiction.

## **West:**

Single-detached residential lots fronting both Robert Street South and Beachwood Road, and an unbuilt irregularly shaped parcel with narrow frontages on both Robert Street South and Beachwood Road.

# DEVELOPMENT CONCEPT



510-unit residential condominium including:

- A public park
- 2 - 6-storey apartment buildings each with 73 units
- 154 - 3-storey back-to-back townhouse units
- 78 - 3-storey standards townhouse units
- 90 - 2-storey standard townhouse units
- 42 - 2-storey semi-detached dwelling units
- A stormwater bypass channel and stormwater management pond
- A series of private parks and recreational areas including pickleball courts

All units are intended to be part of a common element condominium, and oriented to face a private internal street network

# ARCHITECTURAL ELEVATION PLANS

**IPS**  
CONSULTING



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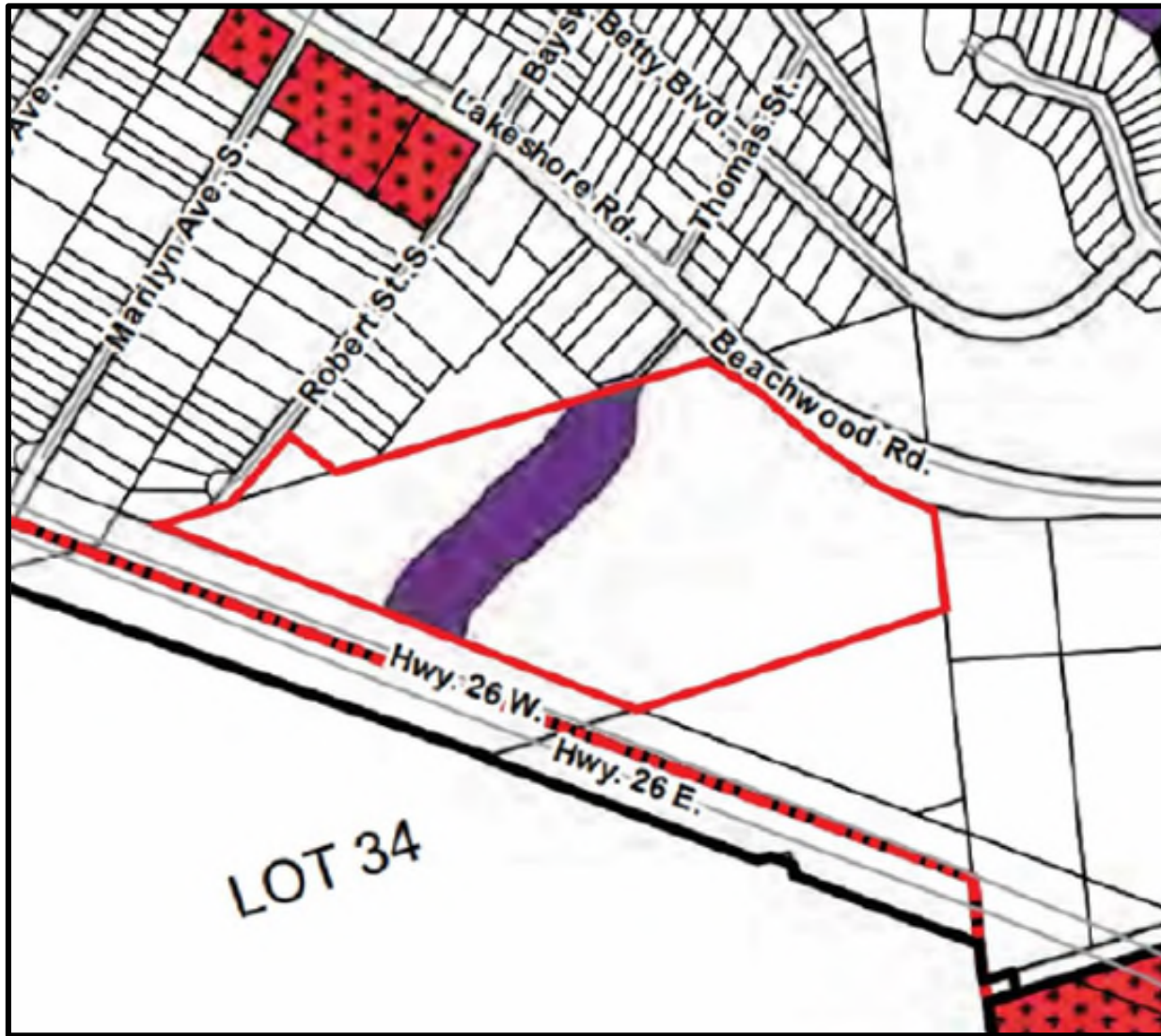


# ARCHITECTURAL ELEVATION PLANS

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# OFFICIAL PLAN MAP I



## LEGEND



Subject Lands



Residential



Natural Heritage  
System Category 1



Source: Town of Wasaga Official Plan Schedule A-1 Land Use Plan

# OFFICIAL PLAN MAP II



## LEGEND



Subject Lands

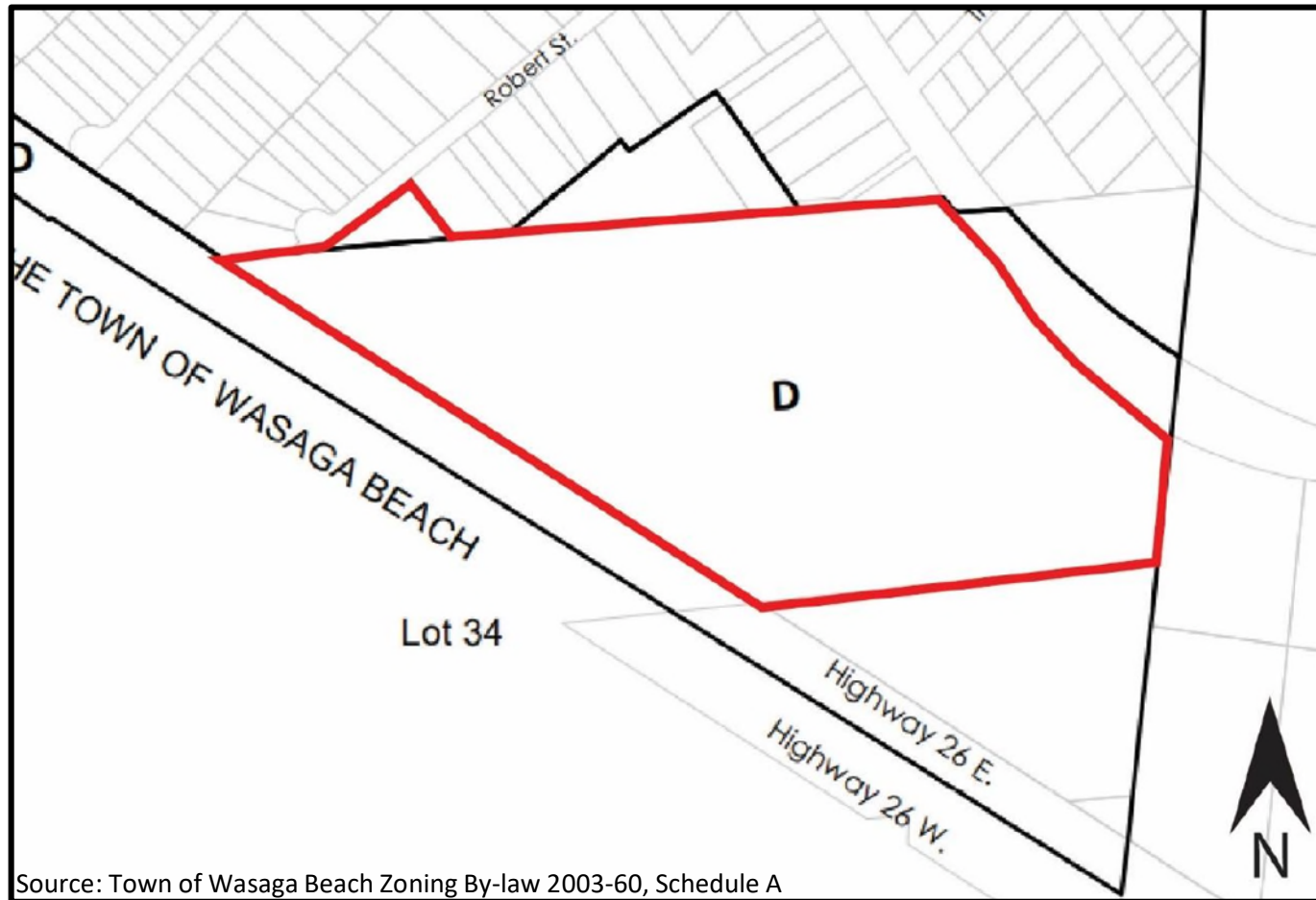


Natural Heritage System  
Category 1 & 2 Lands



Source: Town of Wasaga Official Plan Schedule D Natural Heritage System

# ZONING BY-LAW MAP



## LEGEND



Subject Lands, zoned 'Development' (D)  
and 'Residential Type 1' (R1)

# DRAFT PLAN OF SUBDIVISION

- Draft Plan of Subdivision is required to place the lands into separate common element blocks and residential blocks.
- A total of 66 blocks are proposed:

LAND USE STATISTICS			
LAND USE	BLOCK NO.	UNITS	AREA (ha)
Residential Blocks (semidetached)	1 - 21	42	0.97
Residential Blocks (townhomes/back-to-back townhomes)	22 - 58	322	4.61
High Density Residential (residential apartments)	59	146	0.72
Common Element Area	60		2.91
Public Park	61		0.37
S.W.M. Pond	62		0.80
S.W.M. Channel	63		1.73
Maintenance access	64		0.01
Cul-de-Sac Conveyance	65 - 66		0.06
<b>Total</b>	<b>66</b>	<b>510</b>	<b>12.18</b>

- The Draft Plan of Subdivision applies largely to the lands known as 8859 Beachwood Road, excluding a small portion of lands adjacent to 65 Robert Street South and a small portion of 65 Robert Street South required to expand the existing cul-de-sac.
- The lands not included in the Draft Plan of Subdivision fronting Robert Street are anticipated to move forward under separate Committee of Adjustment applications.

- **Site Plan** – IPS
- **Planning Justification Report** – IPS
- **Functional Servicing Report & Stormwater Management Plan** – R.J. Burnside & Associates Ltd.
- **Traffic Impact Study** – R.J. Burnside & Associates Ltd.
- **Environmental Noise Feasibility Assessment** – R.J. Burnside & Associates Ltd.
- **Grading Plan** – R.J. Burnside & Associates Ltd.
- **Architectural Drawings & Conceptual Renderings** – Urbanscape Architects and Rahshahr Canada
- **Stage 1 and 2 Archeological Assessments** – Irvin Heritage
- **Tree Preservation & Protection Plan** – Cotyledon Environmental Consulting
- **Geotechnical Investigation Report** – Alston Geotechnical Consultants Inc.
- **Hydrogeological Report** – Palmer
- **Scoped Environmental Impact Study** – Cotyledon Environmental Consulting
- **Floodplain Hydraulic Report** – R.J. Burnside & Associates Ltd.
- **Property Survey** – Bowers Jones Fournier Surveying Ltd.

- The purpose of the **Official Plan Amendment, Zoning By-law Amendment**, and **Draft Plan Subdivision** applications is to facilitate a new 510-unit residential condominium development.
- The proposed development offers a compact urban form that is directed to support intensification and efficiently utilize land, infrastructure, and services in an economical manner.
- The development offers a permanent solution to alleviate flooding concerns within the community.
- The development provides a variety of unit types and provides more attainable housing options to accommodate the needs of all residents.
- The proposal conforms to and does not conflict with Provincial, County, and Municipal land use planning policies.

# THANK YOU

Questions & Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)



# APPENDIX I: SITE PLAN



<ul style="list-style-type: none"> <li><b>Subject Land</b></li> <li>• Area: 121,766.74m<sup>2</sup> (12.18ha)</li> </ul>	<ul style="list-style-type: none"> <li><b>3 Storey Townhouse Dwelling Units - Type 'B' (78 D/Us)</b></li> <li>• Bldg. Area: 80.75m<sup>2</sup></li> <li>• Bldg. G.F.A.: 224.25m<sup>2</sup> (excl. garage)</li> </ul>	<ul style="list-style-type: none"> <li><b>Public Park Area</b></li> <li>• Area: 3,680.14m<sup>2</sup> / 0.37ha</li> </ul>
<ul style="list-style-type: none"> <li><b>Condo Area</b></li> <li>• Area: 92,124.25m<sup>2</sup> (9.21ha)</li> </ul>	<ul style="list-style-type: none"> <li><b>3 Storey Back-To-Back Dwelling Units (154 D/Us)</b></li> <li>• Bldg. Area: 86.88m<sup>2</sup></li> <li>• Bldg. G.F.A.: 182.64m<sup>2</sup> (excl. garage)</li> </ul>	<ul style="list-style-type: none"> <li><b>Storm Water Management Pond</b></li> <li>• Area: 7,995.85m<sup>2</sup> / 0.80ha</li> </ul>
<ul style="list-style-type: none"> <li><b>2 Storey Semi - Detached Dwelling Units - Type 'A' (8 D/Us)</b></li> <li>• Bldg. Area: 100.50m<sup>2</sup></li> <li>• Bldg. G.F.A.: 183.00m<sup>2</sup> (excl. garage)</li> </ul>	<ul style="list-style-type: none"> <li><b>6 Storey Apartment Building (146 D/Us)</b></li> <li>• Size: 20.00m x 51.92m</li> <li>• Bldg. Area: 1,038.40m<sup>2</sup> / bldg.</li> </ul>	<ul style="list-style-type: none"> <li><b>Storm Water Management Channel</b></li> <li>• Area: 17,343.57m<sup>2</sup> / 1.73ha</li> </ul>
<ul style="list-style-type: none"> <li><b>2 Storey Semi - Detached Dwelling Units - Type 'B' (34 D/Us)</b></li> <li>• Bldg. Area: 88.50m<sup>2</sup></li> <li>• Bldg. G.F.A.: 159.00m<sup>2</sup> (excl. garage)</li> </ul>	<ul style="list-style-type: none"> <li><b>Amenity Area Area: 8,675.29m<sup>2</sup> (0.86ha)</b></li> </ul>	<ul style="list-style-type: none"> <li><b>3.0m Easement (utility, fire protection, snow storage)</b></li> </ul>
<ul style="list-style-type: none"> <li><b>2 Storey Townhouse Dwelling Units - Type 'A' (80 D/Us)</b></li> <li>• Bldg. Area: 88.49m<sup>2</sup></li> <li>• Bldg. G.F.A.: 158.98m<sup>2</sup> (excl. garage)</li> </ul>	<ul style="list-style-type: none"> <li>Provided Parking: 973 (incl. 17 B.F. spaces)</li> </ul>	