



185 Robinson St.
Simcoe, On

Perspective View
Queen St Looking North

185 Robinson Street, Simcoe

Council Meeting

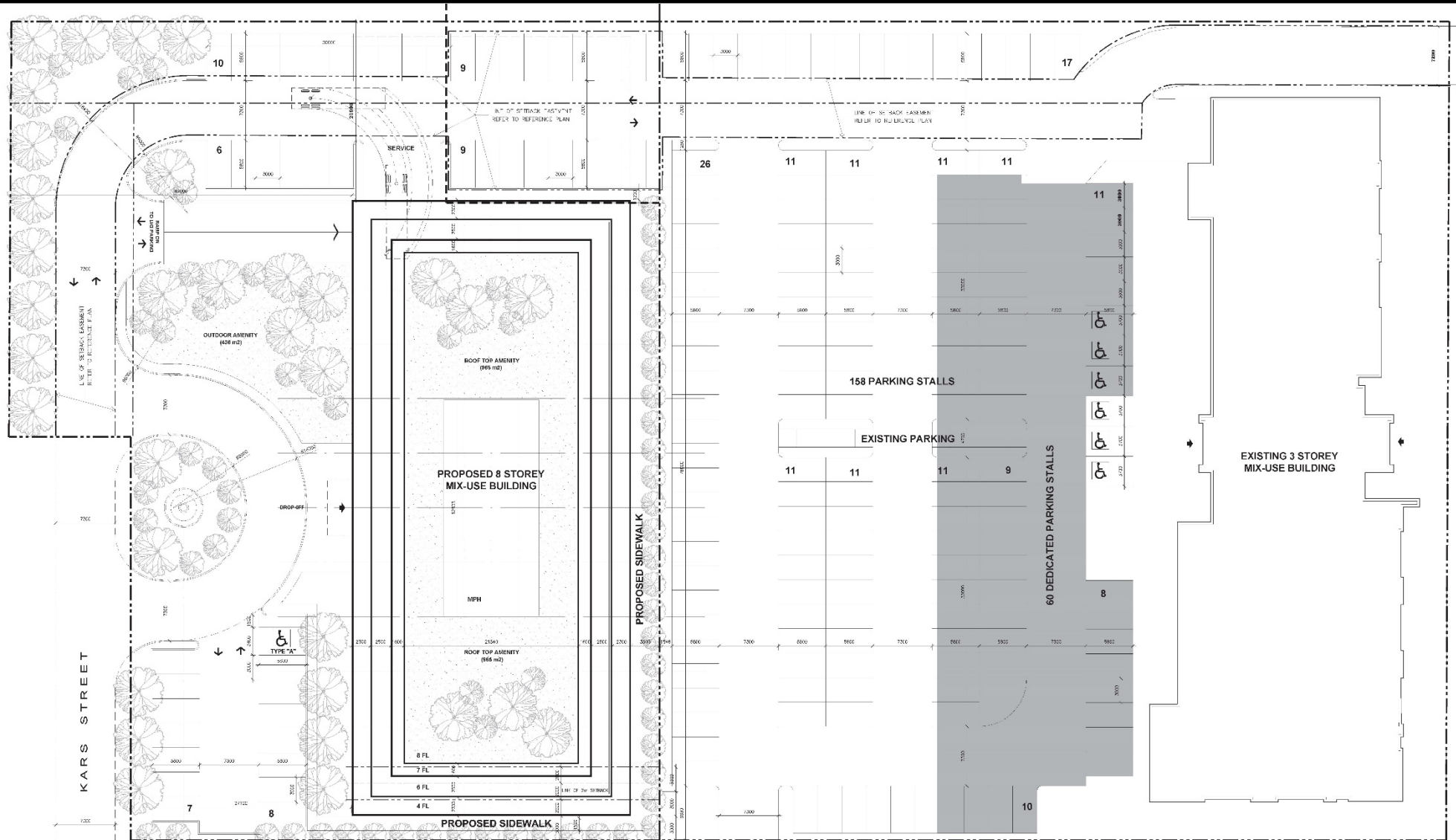
October 16th, 2024

Site Location

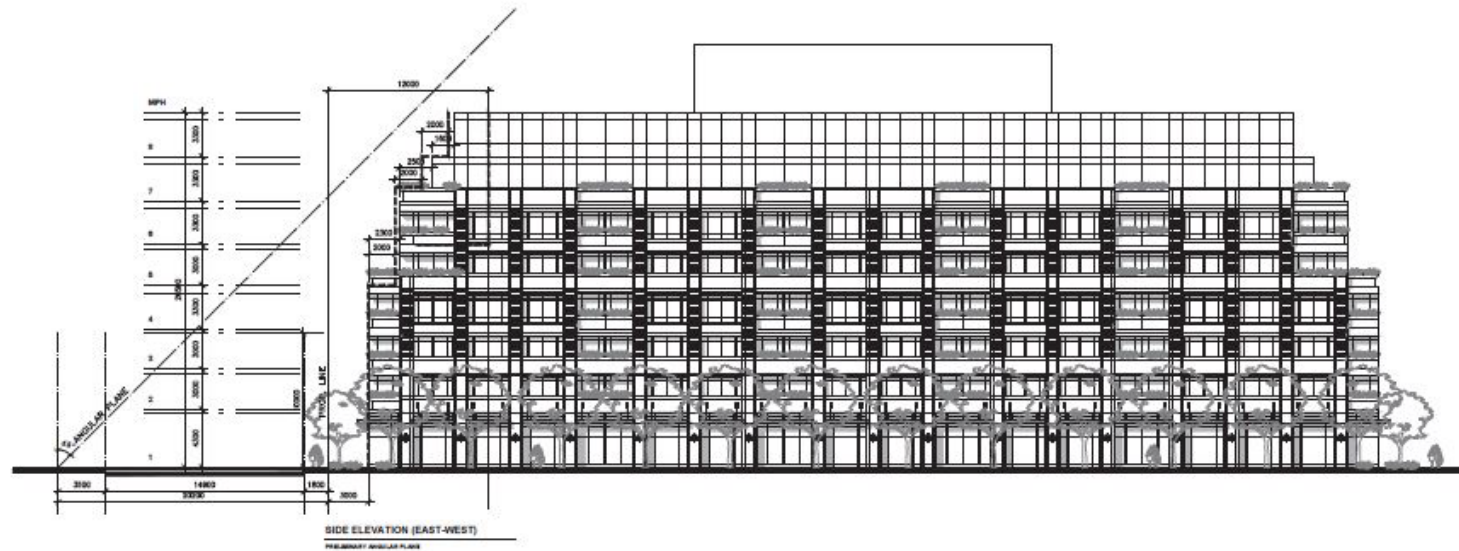
- The Subject Property is located at Robinson Street and Queen Street North
- Subject Property is bounded by:
 - Robinson Street to the south;
 - Queen Street North to the west;
 - Head Street North to the east; and
 - Union Street to the north.



Description of Proposal



Description of Proposal (Cont.)



Proposal Renderings

Current View



Proposed View

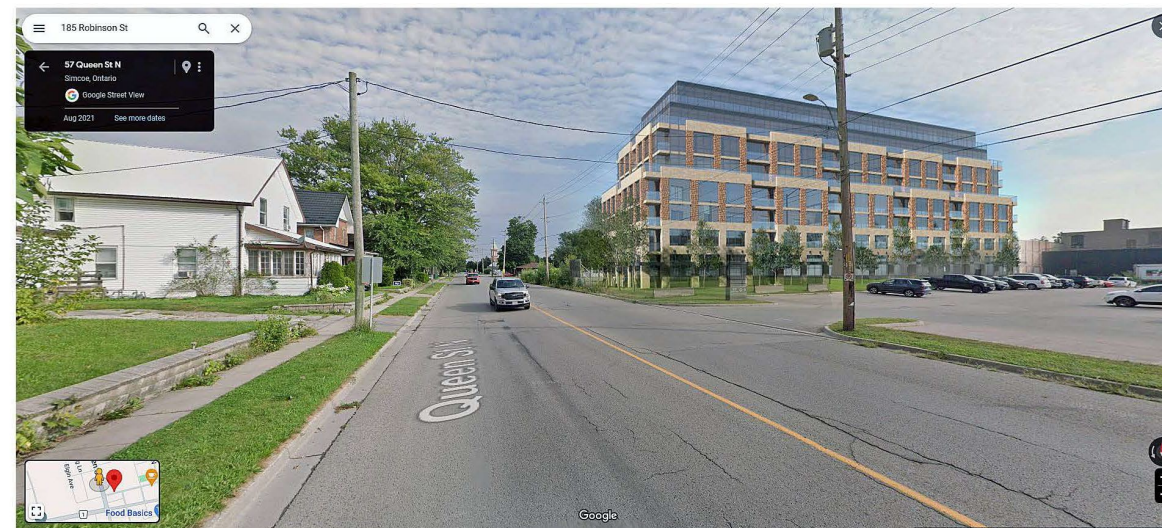


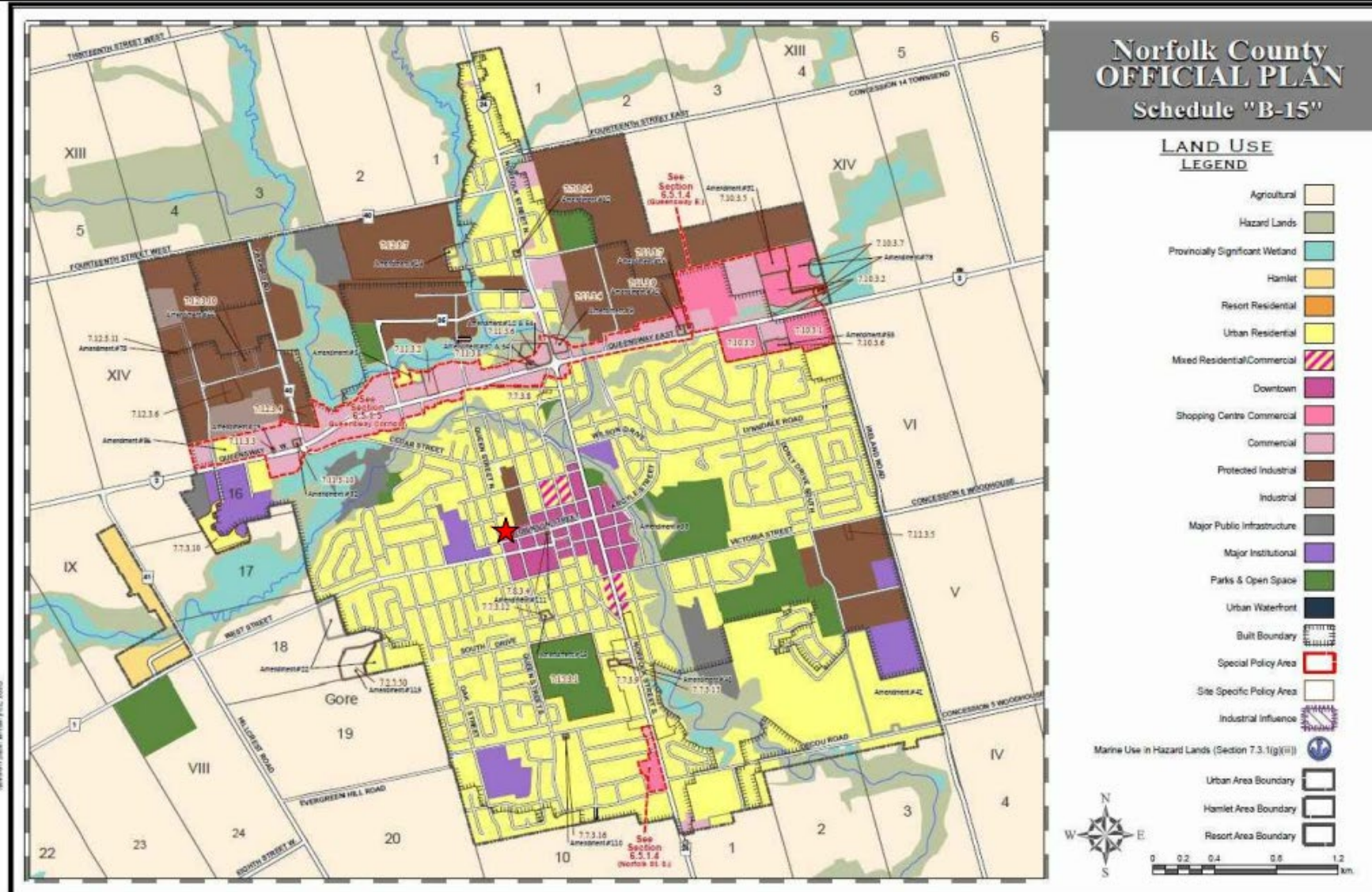
Proposal Renderings (Cont.)

Current View




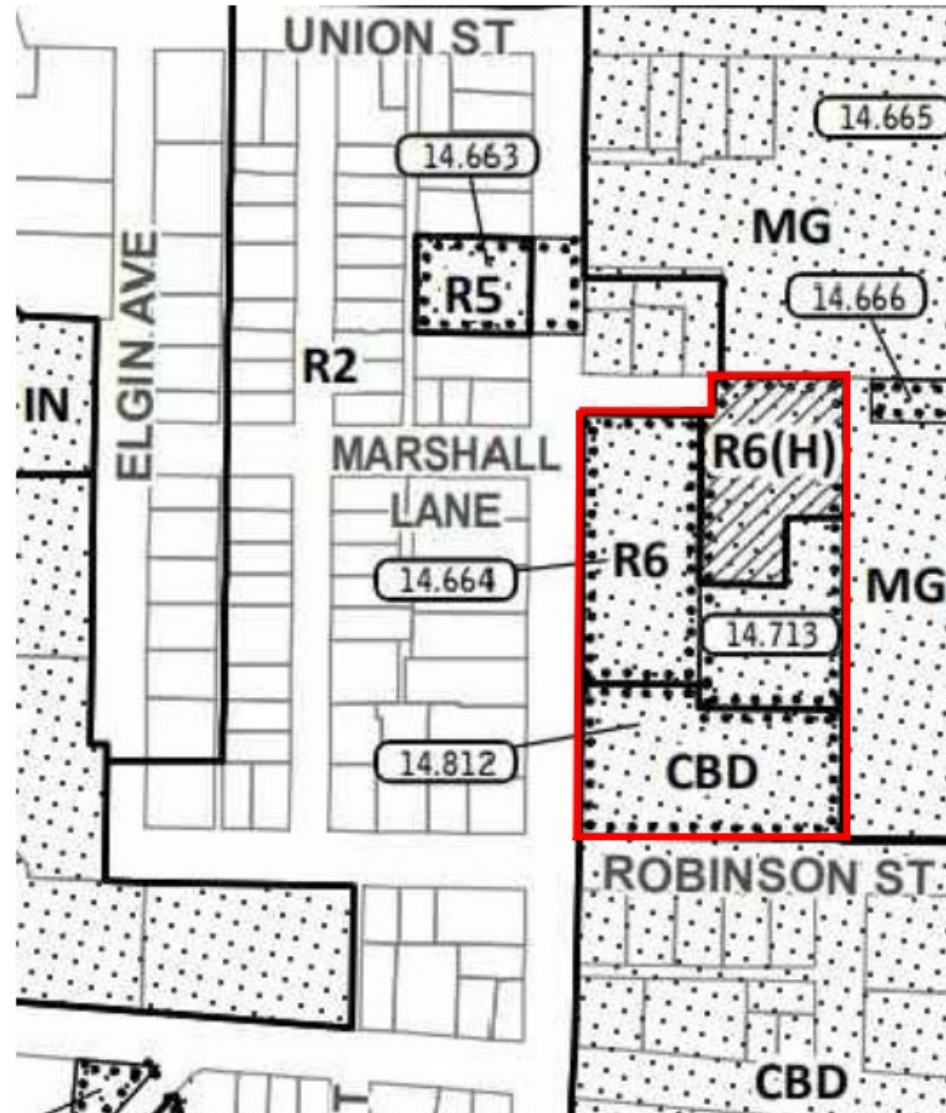
Proposed View





Current Planning Framework (Cont.)

 SUBJECT
PROPERTY



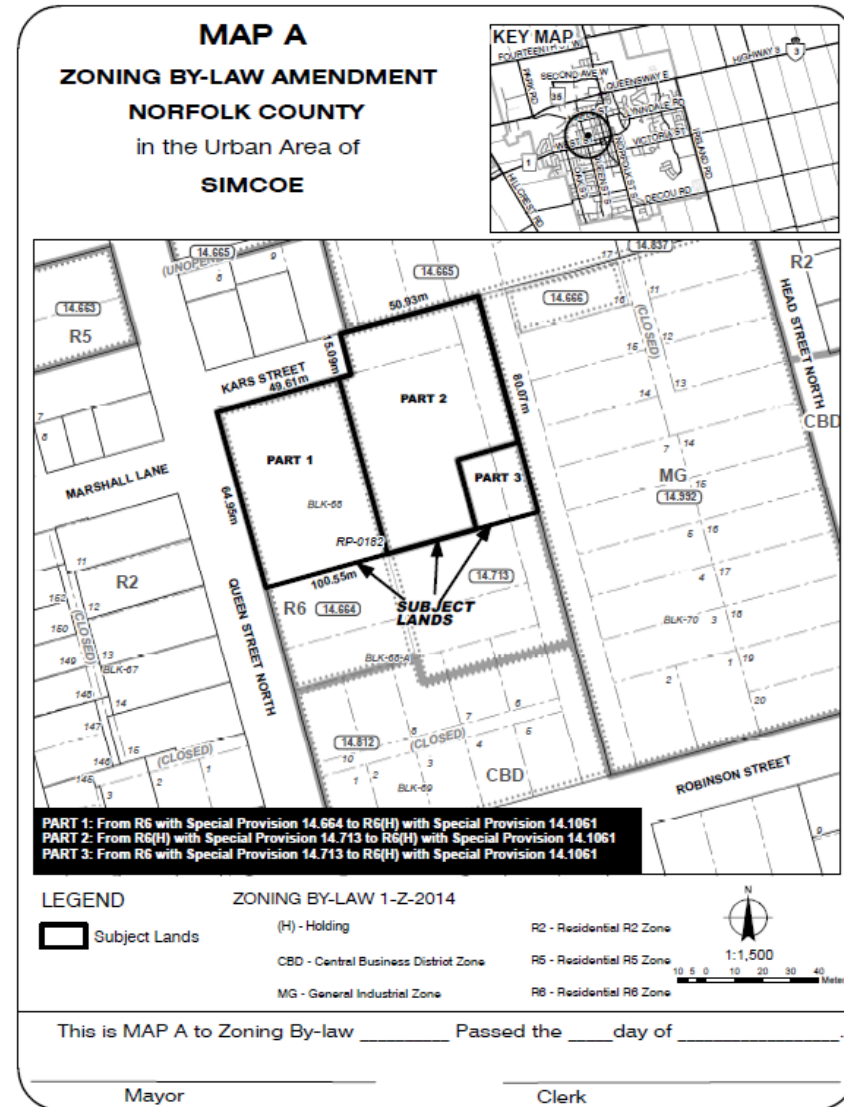
Proposal Revisions and Proposed Amendments to ZBL

Green indicates no change to existing R6 Provisions

Red indicates proposed change to existing R6 provisions

LAND USE	PERMITTED	PROPOSED
	Apartment, Dwelling Home Occupation Retirement Home	Retail Store Office
PROVISIONS	REQUIREMENT	PROPOSED
LOT FRONTAGE (min.)	30 m	90.49 m
FRONT YARD (min.)	3 m	27.1 m
INTERIOR SIDE YARD (min.)	5 m	21.9 m
EXTERIOR SIDE YARD (min.)	3 m	3 m
REAR YARD (min.)	9 m	3.5 m
BUILDING HEIGHT (max.)	8 Storeys	8 Storeys
FAR FOR 8 STOREY BUILDING (max.)	1 FAR	1.6 FAR
STEP BACK OF UPPER FLOORS	The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2m from the exterior wall of the 4th storey and each floor above six (6) storeys shall be setback an additional 2m from the exterior wall facing a street.	5th and 6th Floor - 2.3m from 4th floor 7th Floor - 2.5m from 5th and 6th floors 8th Floor - 1.6m from 7th floor
ANGULAR PLANE	Where an R6 Zone abuts an Urban Residential Zone (R1-A, R1-B or R2), no portion of an apartment dwelling shall exceed the height of a 45 degree angular plane originating at the lot line of the nearest R1-A, R1-B or R2 Zone	Proposal does not penetrate the angular plane
PARKING SPACE PROVISION TABLE	REQUIREMENT	PROPOSED
RESIDENTIAL APARTMENT DWELLING	1.5 parking spaces for each dwelling unit = 215 spaces required based on 143 residential units	219 spaces to be allocated to residential use
VISITOR	1 visitor space for every 3 dwelling units = 48 visitor spaces required based on 143 residential units	48 spaces to be allocated for visitors
RETAIL	1 parking space for every 30 square metres of usable floor area = 10 parking spaces based on 299.6 sq.m of retail GFA	10 spaces to be allocated for retail uses
OFFICE	1 parking space for every 30 square metres of usable floor area = 30 parking spaces based on 894.8 sq.m of office GFA	30 spaces to be allocated for office uses
TOTAL	303 spaces required	307 spaces proposed, proposal compliant
ACCESSIBLE PARKING SPACE PROVISION TABLE	REQUIREMENT	PROPOSED
TYPE A - ACCESSIBLE SPACE	4	9 total spaces proposed - 5 spaces will be type A accessible space
TYPE B - ACCESSIBLE SPACE	5* (*Where an uneven number of accessible parking spaces are required, the extra type B space may be changed to a type A space)	9 total spaces proposed - 4 spaces will be type B accessible space

Proposal Revisions and Proposed Amendments to ZBL (Cont.)





Thank You

- **Design Plan Services Inc. Consultant Information:**

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