INNOVATIVE
PLANNING
SOLUTIONS

IPS

City of Orillia · Public Open House

233, 249 and 261 Coldwater Road West

Zoning By-law Amendment and Site Plan Control

City File D14-926

November 4th 2026

Client: Auroville Ltd.

SUBJECT LANDS



Coldwater Road West, City of Orillia

1.54 ha

3.81 ACRES · SUBJECT LANDS

- 118 m of frontage on Coldwater Road West, an Arterial Road
- Vacant lands with intermittent tree cover and open areas
- There is an existing access on the site to Coldwater Road West
- Coldwater Road West is identified as an Intensification Corridor
- Slopes downward from north to south

SURROUNDING AREA



- **North:** townhomes, a retirement residence, single-detached homes and small businesses
- **South:** Low Density Residential
- **West:** Church, extensive commercial amenities
- **East:** Church of the Guardian Angels Cemetery, Downtown Orillia
- **Schools:** Orillia Secondary School and Samuel-De-Champlain Elementary School
- **Parks:** Victoria Park and Franklin Carmichael Park
- **Daily needs:** Grocery store, pharmacy, banks and restaurants within approximately 1 km
- **Getting around:** Orillia Transit, a bike lane and sidewalk on Coldwater Road, with quick access to Highway 11

DESIGNATION AND ZONING

OFFICIAL PLAN · SCHEDULE A

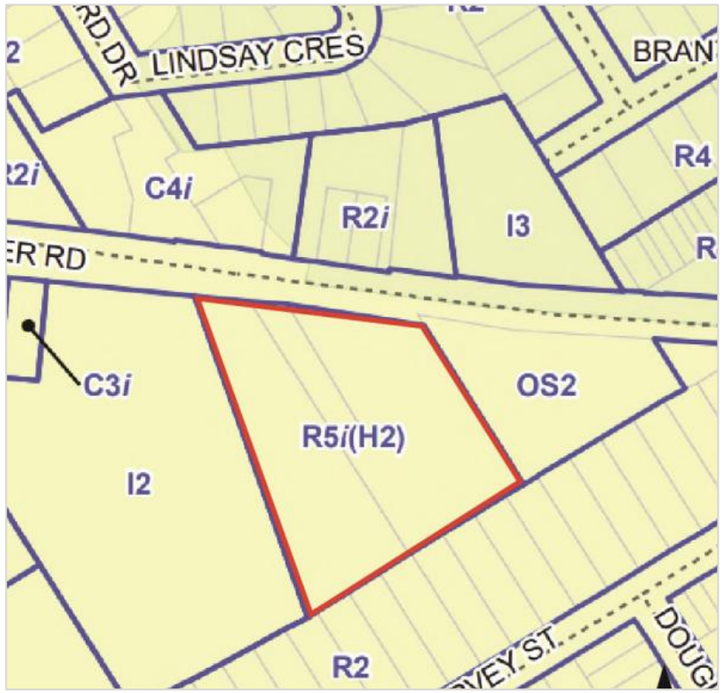
Living Area - Intensification Area



Subject Lands

ZONING BY-LAW 2014-44

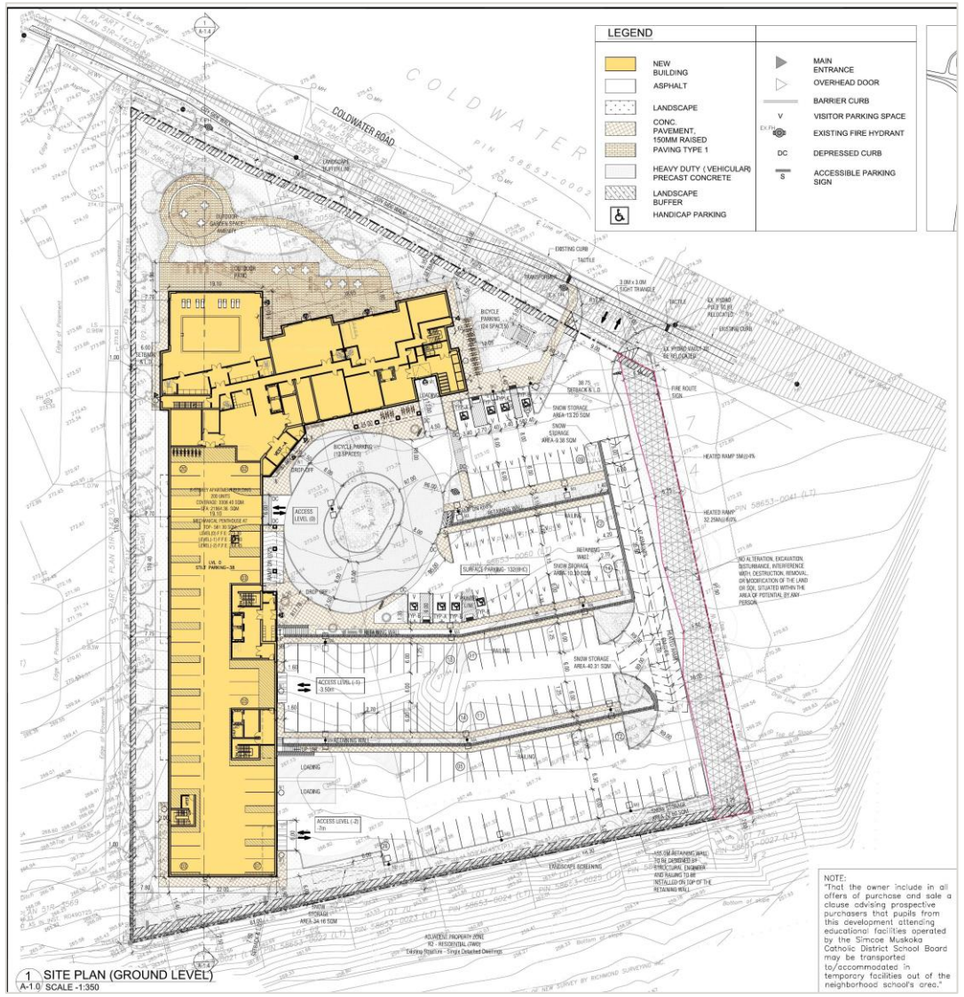
Residential Five Intensification Hold Two, R5i(H2)



- Living Area - Intensification Area designation permits permits 8 storeys buildings (OP Section 3.3.6.4 c)
- A 45-degree angular plane applies to the southern property limit which is met



PROPOSED DEVELOPMENT



Current Site Plan nArchitecture Inc. (September 9, 2026)

200
RESIDENTIAL UNITS

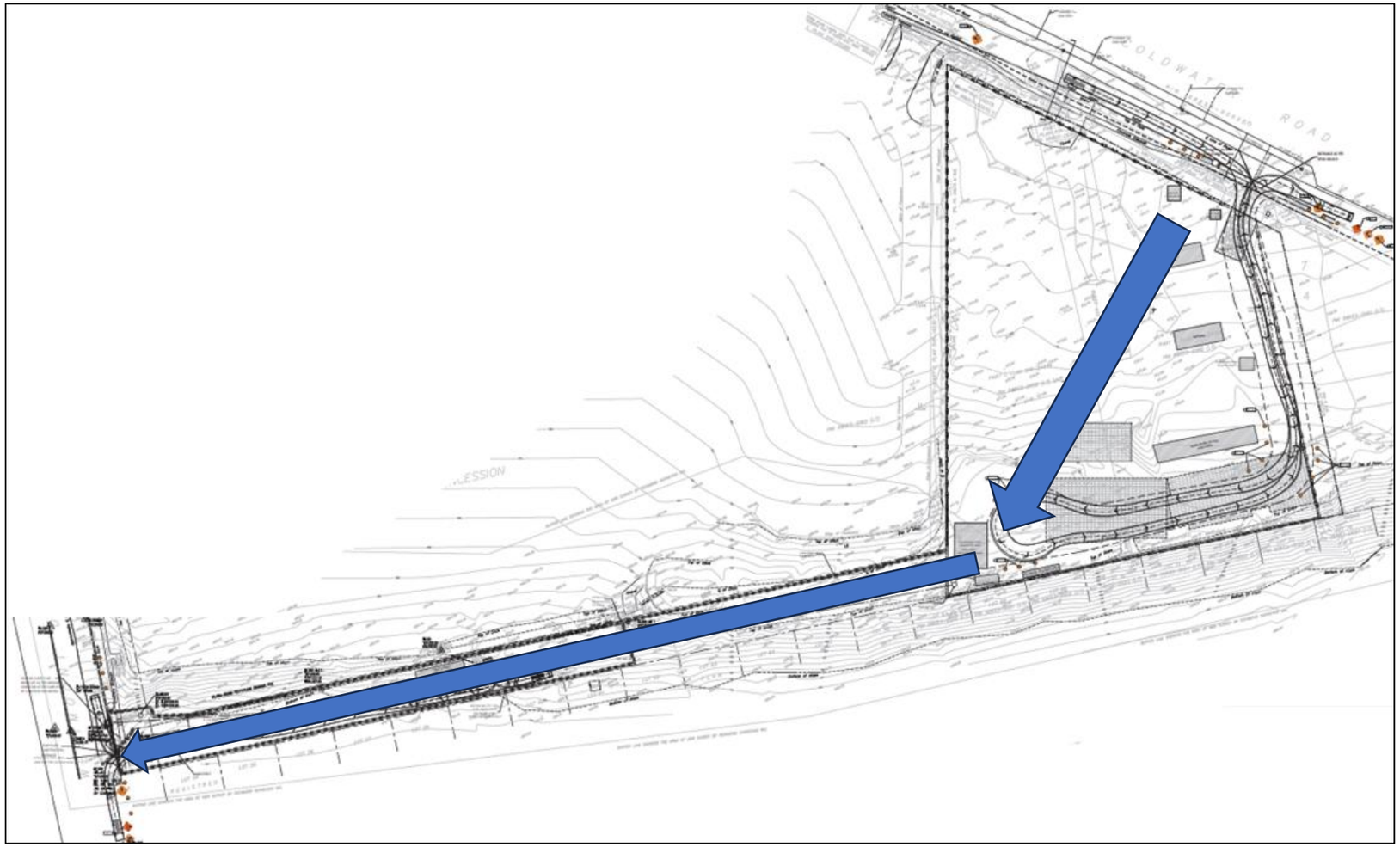
8
STOREYS

255
PARKING SPACES

WHAT HAS CHANGED SINCE THE 2023 OPEN HOUSE

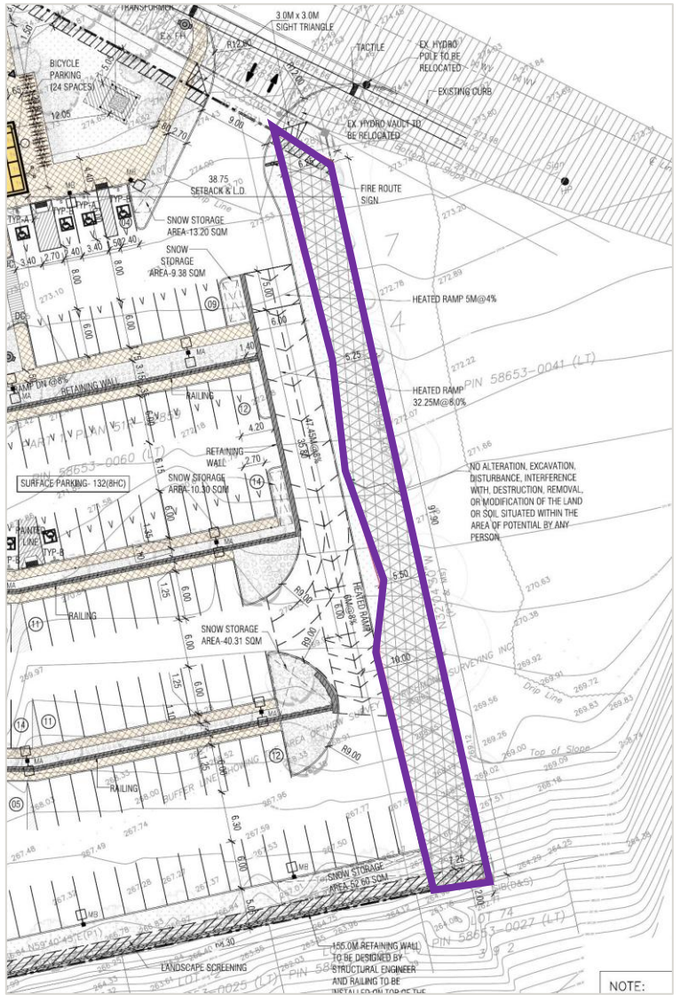
	2023	CURRENT
Residential units	225	**200**
Parking spaces	265	255
Parking ratio	1.18 per unit	**1.275 per unit**
Structured parking	105	124
Building height	28.35 m	28.20 m
Landscaped open space	27%	27%

STORMWATER MANAGEMENT



Construction Management Erosion & Sediment Control Plan
- nEngineering Inc. (October 14, 2026)

ARCHAEOLOGICAL PROTECTION



Protected area outlined in purple

607 m²

AREA OF ARCHAEOLOGICAL POTENTIAL PROTECTED

- Owners of cemetery to east did not want to impact/remove boundary trees to complete the analysis and as such, the area is being preserved and prohibited from development
- No archaeological sites or resources were found in the Stage 2 survey, and archaeological clearance has been received
- The Ministry of Citizenship and Multiculturalism directed that an area along the eastern edge, next to the cemetery, be excluded from all development impacts
- No alteration permitted through the Site Plan Agreement
- Snow storage, screening, the retaining wall and fire route sign moved out of the area
- The Chippewas of Rama First Nation confirmed they have no further concerns

ZONING BY-LAW AMENDMENT PROPOSED PROVISIONS

Rezone from Residential Five Intensification Hold Two, R5i(H2), to Residential Five Intensification with Special Provisions, R5i(SP-XXX) with the following special provisions:

PROVISION	CURRENT · R5i ZONE	PROPOSED · R5i(SP-XXX)	PLANNING RATIONALE
Maximum building height	12.5 m	**29.0 m (8 storeys)**	*Official Plan permits this height / 8 storeys; City of Orillia does not have any residential zones that permit 8 stories*
Minimum landscaped open space	40%	**27%**	*Open landscaped open space still provides sufficient green space, permeable area, supports healthy vegetation, and stormwater infiltration*
Minimum parking ratio	1.5 spaces per unit	**1.275 spaces per unit**	*Supported by parking study, parking ratio was increased through the application process*

SUPPORTING MATERIALS

- Site Plan, Floor Plans and Elevations
- Planning Justification Report and 2026 Addendum
- Draft Zoning By-law Amendment
- Stage 1 and 2 Archaeological Assessment
- Phase One Environmental Site Assessment
- Geotechnical Investigation
- Hydrogeological Assessment
- Species at Risk Study
- Tree Inventory and Preservation Plan
- Landscape Plan
- Functional Servicing and Stormwater Management Report
- Grading and Servicing Plans
- Traffic Impact Study
- Parking Justification Study
- Shadow Study and Lighting Plan

IPS INNOVATIVE PLANNING SOLUTIONS

n Architecture Inc

n Engineering Inc

msla MARTON SMITH LANDSCAPE ARCHITECTS

SLR

Jain

ARA ARCHAEOLOGY | HERITAGE | OUTREACH | CONSERVATION

REPRESENTS GOOD PLANNING

In our professional opinion, the proposed Zoning By-law Amendment represents good planning.

1

Consistent with the PPS 2024

- Growth focused in a settlement area and the City's Intensification Area
- 200 new homes with a mix of 1, 2 and 3 bedroom units
- Transit-supportive density of approx. 130 units per hectare & positioned on a current transit route
- Full municipal services

2

Conforms to the Official Plan

- Designated Living Area · Intensification Area
- Within the Built Boundary, on an Arterial Road
- 8 storeys permitted for this property within the current Official Plan
- Located on Coldwater Road West Intensification Corridor

3

Maintains the Intent of the Official Plan

- Higher density housing directed to intensification areas
- Compatible transition to the neighbourhood through stepped heights and the angular plane
- Efficient use of land and existing infrastructure

4

Maintains the Intent of the Zoning By-law

- Height within what the Official Plan permits, with setbacks met
- Landscaped open space provides sufficient green space, permeable area, supports healthy vegetation, and stormwater infiltration
- Parking supply increased and above observed demand

Q&A

THANK YOU

Questions & Comments

CONTACT & FILE

Email

info@ipsconsultinginc.com

ipsconsultinginc.com

IPS File

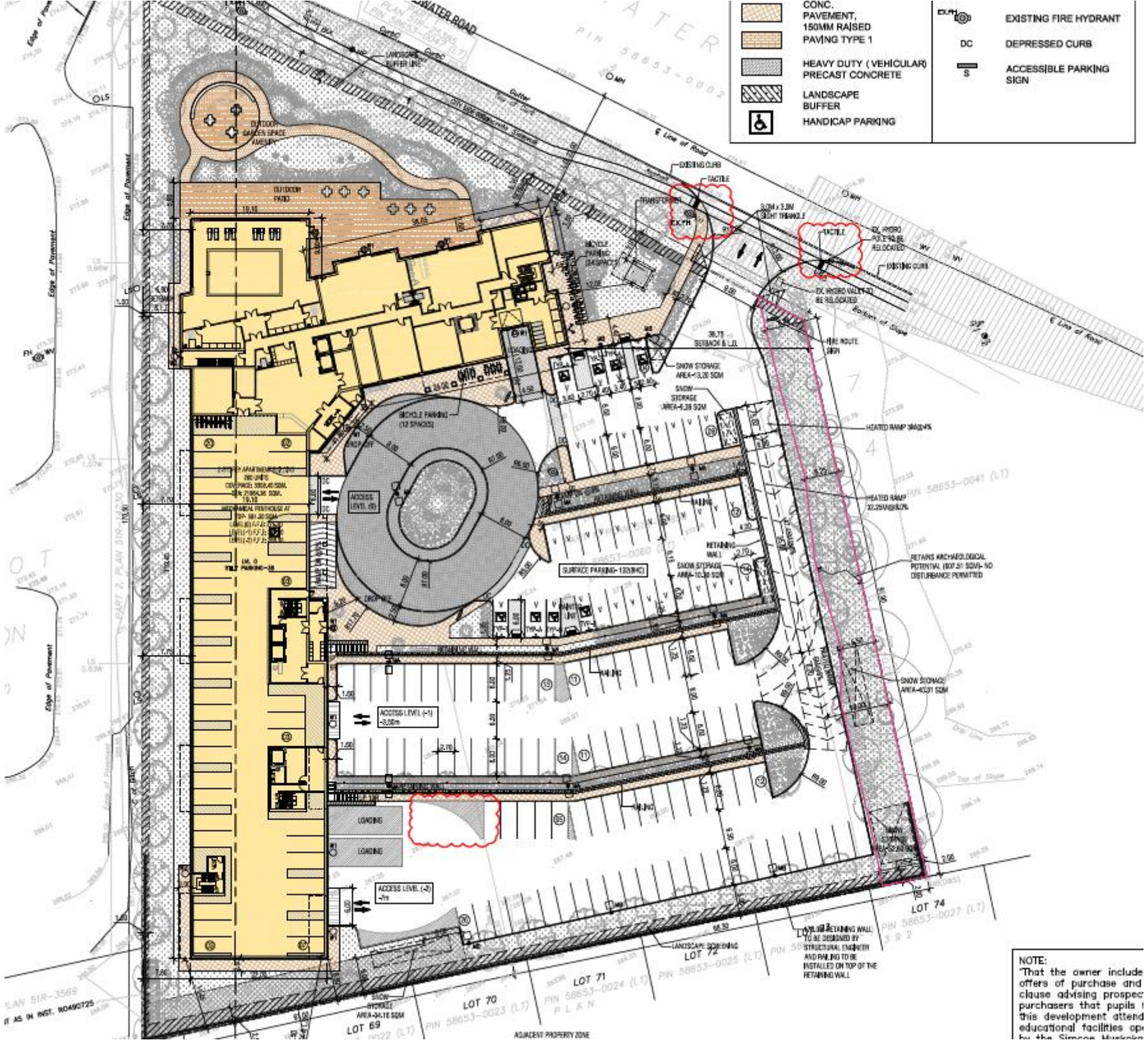
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City File D14-926

Offices

Barrie · Vaughan · Markham

705-812-3281


CONC. PAVEMENT, 150MM RAISED
PAVING TYPE 1
HEAVY DUTY (VEHICULAR) PRECAST CONCRETE
LANDSCAPE BUFFER
HANDICAP PARKING
EXISTING FIRE HYDRANT
DC DEPRESSED CURB
ACCESSIBLE PARKING SIGN
WATER ROAD
OUTDOOR GARDEN SPACE AMENITY
OUTDOOR PATIO
BICYCLE PARKING (12 SPACES)
ACCESS LEVEL (0)
SURFACE PARKING- 132(INCL)
ACCESS LEVEL (-1)
ACCESS LEVEL (-2)
LOADING
LOADING
SNOW STORAGE AREA-13.26 SQM
SNOW STORAGE AREA-6.28 SQM
HEATED RAMP SLOPE 5%
HEATED RAMP 32.25M@8.0%
RETAINING WALL
SNOW STORAGE AREA-10.38 SQM
RETAINS ARCHAEOLOGICAL POTENTIAL (807.51 SQM)- NO DISTURBANCE PERMITTED
SNOW STORAGE AREA-40.31 SQM
SNOW STORAGE AREA-32.63 SQM
SNOW STORAGE AREA-34.18 SQM
LANDSCAPE SCREENING
RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER AND RAILING TO BE INSTALLED ON TOP OF THE RETAINING WALL
EXISTING CURB
TACTILE
TRANSFORMER
EX. FH
3.0M x 3.0M SIGHT TRIANGLE
EX. HYDRO POLE TO BE RELOCATED
EX. HYDRO VAULT TO BE RELOCATED
38.73 SETBACK & L.O.
FIRE ROUTE SIGN
Edge of Pavement
Bottom of Slope
Top of Slope
℄ Line of Road
LOT 74
LOT 72
LOT 71
LOT 70
LOT 69
ADJACENT PROPERTY ZONE
NOTE:
'That the owner include
offers of purchase and
clause advising prospec
purchasers that pupils
this development attend
educational facilities op