



**THE CITY OF ORILLIA**  
**DEVELOPMENT SERVICES**  
**DEPARTMENT – PLANNING DIVISION**



**SUMMARY OF DEVELOPMENT PROJECTS AND PROPOSALS**  
**JANUARY 2013**

The following list outlines various projects within the City that are under consideration or are currently under construction. "Trade Names" or other "Identifiers" commonly used with regard to particular development files may also be noted for reference purposes.

**TYPE OF DEVELOPMENT AND STATUS**

**RESIDENTIAL ACTIVITY**

- 1. 85 Fittons Road West – 974511 Ontario Inc. (Saltzman)**  
Approved for 60 Apartment Dwelling Units and 7 Townhouse Dwelling Units. Development Agreement is required. There is no current development activity.
- 2. 679 Atherley Road – Group North International Inc.**  
Current zoning permits a maximum of 106 Apartment Dwelling Units, constructed in 3 apartment buildings. Development Agreement is required prior to any construction. There is no current development activity.
- 3. King Street & Cedar Island Road – Rexton Developments Inc.**  
The owners have revised their applications for an Official Plan Amendment and Zoning By-law Amendment to permit 899 dwelling units as follows: 23 linked semi-detached; 19 bungalow townhouses; 83 two-storey townhouses; 200 stacked townhouses; 5, 4-storey buildings with 214 dwelling units; 4, 8-storey buildings with 360 dwelling units; and a 2-storey commercial building. A Draft Plan of Subdivision and/or Condominium application, together with a Development Agreement will also be required.
- 4. 85 Barrie Road – Phase 2 – Serenity Residential Inc.**  
5-storey Apartment building with 103 rental dwelling units. Currently 77 of the 103 Apartment dwelling units are affordable housing units. Construction is complete, occupancy has been permitted, and final inspections are pending.
- 5. 354 Atherley Road – Panoramic Point**  
8-storey Apartment building with 98 condominium dwelling units. Occupancy has been permitted, and final inspections are pending.

- 6. 10 Invermara Court – Sophie’s Landing Orillia Inc. (Phase 2)**  
Approved for a maximum of 36 Link-Townhouse dwelling units and a Recreation Centre. Plan of Condominium approval, Development Agreement and Draft Plan of Subdivision Approval have been completed. Construction is underway, and final inspections are pending.
- 7. 19 Orchard Point Road – Senerra Driftwood**  
Zoning approval for a maximum of 24 Townhouse dwelling units. Site Plan Approval and a Final Plan of Common Elements Condominium are required. There is no current development activity.
- 8. 63 & 80 Orchard Point and 55 Clifford Street – Orchard Point Development Corp.**  
Zoning and Site Plan Approval for a maximum of 144 Apartment dwelling units that may be contained in up to 3 separate buildings. The first 6-storey building is generally complete with partial occupancy permitted and Condominium approval.
- 9. 145 Atherley Road - 1328539 Ontario Inc. (Saltzman)**  
Zoning approval for a 6-storey, 27 Unit Apartment dwelling. Development Agreement has been completed. There is no current development activity.
- 10. 1030-1040 Mississauga Street West – Monopoly Developments**  
Zoning approval for 2, 4-storey Apartment buildings containing 34 dwelling units each (combined total of 68 dwelling units). Development Agreement is required.
- 11. 395 Gill Street – 1628993 Ontario Inc. (Saltzman)**  
Zoning approval for 30 Condominium Townhouse dwelling units. Currently under construction. Final Condominium Approval and inspections are pending.
- 12. Inch Farm - Mark Rich Homes Limited  
(Draft Plan of Subdivision (Part of Lot 5, Concession 4))**  
On March 25, 1993 the Ministry of Municipal Affairs granted Draft Plan Approval for the creation of 125 Single Detached Dwelling Lots and 46 Semi-Detached Dwelling Lots, on approximately 9 hectares of land. There is no expiry date associated with this Draft Plan. Zoning approval has been granted for the proposed development. Development cannot proceed until municipal services have been extended to the site.
- 13. 591 Sundial Drive - Canterbury Circle - Landen Homes (Berholz)  
Plan of Subdivision & Common Element Plan of Condominium**  
Approved for 24 Link Townhouse Condominium dwelling units. Construction underway and final inspections are pending.



**14. Stone Ridge Subdivision – Charter Construction Limited  
(Lots 6 & 7, Part of Lot 8, Concession 2).**

Draft Plan Approval for the Stone Ridge Subdivision was granted on September 20, 2004. The Draft Plan consists of approximately 2,200 Dwelling Units consisting of a mix of Single Detached, Link Semi-Detached, Townhouse Dwelling Units, and Apartment Units. The Draft Plan covers approximately 100 hectares of land and includes a block for parkland and a block for a school. In June 2006, Phase 1 of the Subdivision was registered which enabled the creation of approximately 300 Dwelling Units. On November 1, 2010, Phase 2A was registered for 26 lots and 1 block of medium density development as 51M-960. On September 7, 2012, Phase 2B was registered for 8 link semi-detached dwelling units; 35 townhouse dwelling units and 4 single detached dwelling units on a portion of Diana Drive. as 51M-990.

**15. 25 Museum Drive & 298 Forest Avenue North – Orillia Long Term Care Centre Inc.**

Approved for a Retirement Lodge containing 110 units of which 44 of the units will be “Leisure Living Units” (with full kitchen and bathroom). The Zoning approval also permits a Medical Clinic within the existing Leacock Care Centre Nursing Home on the adjacent lands. Construction is currently underway.

**16. 248 Hilda Street – “Hilda House” - 717205 Ontario Ltd. (Erwin Kurtz)**

Approved for a 24-Unit Rental Stacked Townhouse Development. Construction is currently underway, and the developer has made application for Condominium tenure.

**17. 82 Fittons Road - Fiskin Developments**

Zoning approval for a 4-storey, 8-unit Apartment building. Development Agreement is currently underway. These units are proposed to be rental accommodations.

**18. 480 West Street South – Dondeb Construction Inc.**

Zoning approval for a 4-storey, 26-Unit “Adult Living Residence”. Development Agreement is required.

**19. 327 Old Muskoka Road - XP Reality Development**

Proposed 5-storey, 56-Suite Retirement Residence. Site Plan Approval is currently underway.

**20. 600 Laclie Street – Atlas Block – Saltzman**

Zoning, Draft Plan of Subdivision and Common Elements Condominium approval for up to 177 Townhouse Dwelling Units; together with zoning approval for 120 future Apartment dwelling units in multiple buildings with a maximum height of 8-storeys; and a future commercial block. Development Agreements and final approvals required.

**21. 395 Barrie Road – 1182637 Ontario Inc.**

Zoning approval for 2, 3-storey Condominium Apartment Buildings with a total of 65 residential units. Development Agreement required.

- 22. 530-540 Gill Street – Running Brooke Homes**  
Development Agreement executed for 14 Townhouse Dwelling Units of which 6 have been constructed. Final inspections are pending.
- 23. 114 Davey Drive – (Terracon Development Inc.)**  
Zoning and Draft Plan of Subdivision approval have been granted for 14 Townhouse dwelling units. Site Plan Approval is required.

### **COMMERCIAL / INDUSTRIAL / INSTITUTIONAL ACTIVITY**

- 1. 174 - 176 Memorial Avenue**  
The property owner has constructed a new Motor Vehicle Fuel Bar together with a Mac's Convenience Store. Site Plan Approval is complete and final inspections are pending.
- 2. 845-853 West Ridge Boulevard – Andaric Developments**  
The proposed development will be constructed in two phases. A Site Plan Agreement has been executed for phase 1 which consists of the construction of two commercial buildings with a combined floor area of 1,282m<sup>2</sup>. Site Plan Approval for Phase 2, which consists of 1 commercial building. There is no current development activity.
- 3. 95 – 175 Murphy Road – SmartCentres (Walmart)**  
The proposed development will be constructed in a number of phases. Phase 1 consisted of a 15,518 m<sup>2</sup> WalMart SuperCentre. A Master Site Plan Agreement has been approved for Phase 2, which will consist of 7 commercial buildings. 2 of the 7 buildings have been constructed. One building contains 2 commercial/retail tenants (Winners/ Dollerama). The other is a stand-alone commercial/retail tenant (Staples). Phase 4 has now been approved which will permit 1 new commercial retail building (Michaels). Construction is underway and final inspections will be pending.
- 4. 1 Hunter Valley Road – Calori-tech – CCI Thermal**  
The proposed development consists of a 4,645m<sup>2</sup> expansion to the existing industrial building. Site Plan Approval is currently underway. Construction is complete. Final inspections are pending.
- 5. 298 & 300 Memorial Avenue, 9 James Court – Ramprasad Engineering Inc.**  
Zoning Approval to permit an Automatic Automobile Washing Establishment (Car Wash) and standalone Convenience and/or Retail Store, not to be associated with the Gas Station Use, and to recognize the existing Storage Unit structure on the property. Renovations are required to house a coin operated Automobile Washing Establishment and a further expansion to the rear of the existing building to facilitate the Automatic Automobile Washing Establishment is proposed (Car Wash). A Site Plan Agreement is required. There is no current development activity.

- 6. 500 University Avenue - Lakehead University**  
The University Campus is expected to be developed in 3 phases. Phase 1 consists of an academic building, a cafeteria/bookstore, and a 7-storey student residence. Site Plan Approval has been granted, resulting in a Master Site Plan for the entire University campus, and Site Plan Agreements for the 1<sup>st</sup> phase of development. The buildings are constructed and occupied. Inspections are pending.
- 7. 36 Mississaga Street West - New Orillia Public Library**  
Includes a library building containing a total of 4,388.09m<sup>2</sup> of gross floor area and a new consolidated public parking lot containing a total of 81 public parking spaces with 6 barrier free spaces.
- 8. 150, 154, & 158 Mississaga Street West – Orillia Soldiers’ Memorial Hospital**  
Zoning approval for a Parking Lot, containing 57 Parking Spaces, to serve the Orillia Soliders Memorial Hospital. A Site Plan Agreement is required. There is no current development activity.
- 9. 777 Memorial Ave – OPP Regional Command Centre**  
The building is located on approximately 7.5 hectares of the northern portion of the larger 777 Memorial Ave. property. The main use of the building will be to accommodate the 911 Call Centre. Site Plan Approval has been granted, and construction commenced in the summer of 2011 and is nearing completion.
- 10. 255 Oxford – St. Bernard’s – School Replacement**  
Recently completed 4,073m<sup>2</sup> Elementary School replacement.
- 11. 14 Fittons Road – Monsignor Lee – School Replacement**  
Recently completed 3,842m<sup>2</sup> Elementary School replacement.
- 12. 575 Harvie Settlement Road – Orillia Storage Limited**  
The owners are working to construct Phase 3 of the development which proposes 4 additional storage buildings. Construction is currently underway, and final inspections are pending.
- 13. 201 Gill Street – Thor Motors – New Motor Vehicle Sales Establishment and Motor Vehicle Repair Shop**  
The property owner has consolidated a number of abutting parcels of land (including part of Front Street South), and proposes to redevelop and expand the existing Motor Vehicle Sales Establishment and Motor Vehicle Repair Shop on the property. The proposal includes the demolition of the existing motor vehicle showroom and sales office building, and construct a 1,669m<sup>2</sup> expansion of the existing Motor Vehicle Repair Shop building to create a single consolidated Motor Vehicle Sales and Service Establishment. Site Plan Approval is complete. The site is awaiting demolition and construction.

- 14. 255 Hughes Road – Parker Canada Holding Co. (Leadbetter Foods) – Expansion**  
The property owner proposes to expand the existing meat packaging facility by increasing the roof height of the existing building to allow greater clearances within the building. It is also proposed that the existing parking area to the east of the building be re-graded and re-paved. One existing entrance off Precision Drive will be decommissioned and the other two existing entrances off Precision Drive will be widened and improved to accommodate the proposed food processing facility. Site Plan Approval has been granted and construction is underway. Final inspections are pending.
- 15. 25 Commerce Drive – Kubota Metal Corporation**  
Site Plan approval has been granted for a stand-alone, 3,600m<sup>2</sup> industrial building. Construction is currently underway with anticipated completion in early 2013.
- 16. 3295 Monarch Drive – Time Horton’s redesign**  
Recently completed interior and exterior redesign. Now includes an outdoor patio seating area.
- 17. 1 Brammer Drive – J and M Birch Holdings Inc.- One new industrial Building**  
The property owner has proposed to develop 1 industrial 167.64m<sup>2</sup> building with the opportunity for future expansion (99.30 m<sup>2</sup>). Site Plan Approval is currently underway. Construction is planned to start in fall of 2012.
- 18. 8000 Highway 12 – RioCan Management Inc. (Former Walmart)**  
Zoning approval and Development Agreement in place to permit the existing building to be re-developed into 3 new retail units for a total of 4 on the site. Construction is underway and inspections are pending.
- 19. 825 Memorial Ave – Georgian College - New Student Residence Buildings**  
The applicant (Campus Development Corp) is proposing 4 new student residence buildings (3 proposed for construction and 1 to be considered as future expansion). Each building will be 648.69m<sup>2</sup>, 4-storey (3-storey with a 1/2 basement) and divided into 16 apartment units. The parking for the residence will be located on the east side of the property, in the general location where the previous entrance to the College once stood. Site Plan Approval is currently underway.
- 20. 8023 Highway 12 – Charter Construction – New restaurant and gas station**  
The property owner is proposing to develop the site for a new 397 m<sup>2</sup> Restaurant with associated Drive Thru and a 325m<sup>2</sup> Gas Bar and Convenience Store. Site Plan Approval is currently underway.
- 21. 654 and 660 Atherley Road – Moorsom North Inc**  
Parking lot upgrade and facade improvement to existing plaza. Completion anticipated late 2012.

