



**JONES**  
CONSULTING GROUP LTD.

PLANNERS, ENGINEERS, SURVEYORS

# Blue Sails Condominiums



**Client: Blue Simcoe Developments Ltd.**

**Location: Lakeshore, City of Barrie**

**Services: Project Management, Planning Report and Approvals**

Blue Simcoe Developments retained the services of The Jones Consulting Group Ltd. to undertake planning works related to facilitating the approval of two new residential towers and a mixed-use building in the City Centre of Barrie. This would create 590 new residential units and deliver approximately 1,905 square metres of commercial space. The land is located close to Kempenfelt Bay, recreational waterfront uses, and City-owned marina. The subject lands represent one of the final parcels available for development along the waterfront in Barrie. The parking garages are proposed to include innovative design features such as a green roof with some passive recreational areas. The taller of the two towers is proposed to include a restaurant on the top floor.



The owners and TJCG understand the importance and significance of this project for downtown Barrie and the waterfront. In order to improve the design of the site plan, 7 months of extensive consultation were undertaken to collect feedback on various design elements. The project is consistent with the key elements of Provincial Policy, conforms to City Centre land use policies in the City of Barrie Official Plan, and represents a desirable and compatible form of development in this area. This project will enhance the downtown and assist the City with meeting the provincial density targets. Once completed, one of the towers will be the tallest in Barrie.