

BARRIE WATERFRONT DEVELOPMENTS INC.

MIXED - USE DEVELOPMENT PROPOSAL

39-67 DUNLOP STREET WEST & 35 & 37 MARY STREET, BARRIE

STATUTORY PUBLIC MEETING
COUNCIL CHAMBERS - 70 COLLIER STREET, BARRIE CITY HALL

WEDNESDAY JUNE 26TH, 2019

7:00 PM



WESTON
CONSULTING
planning + urban design

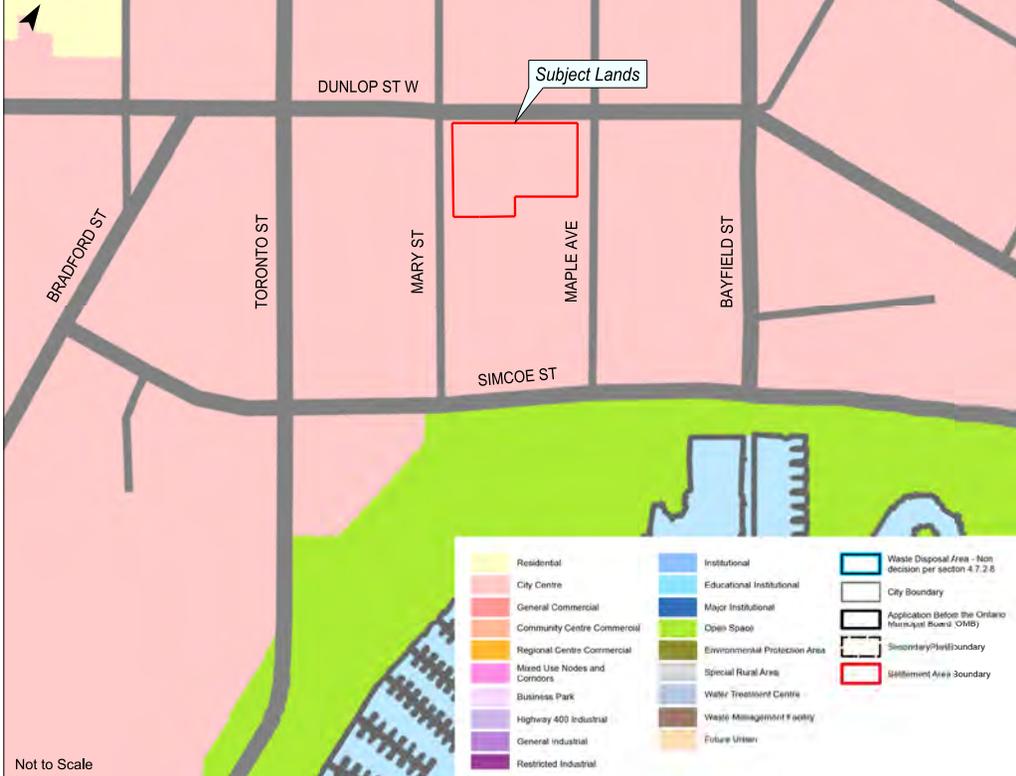
scott shields
architects

Oleson Worland
architect





BARRIE WATERFRONT DEVELOPMENTS INC. PROPOSAL

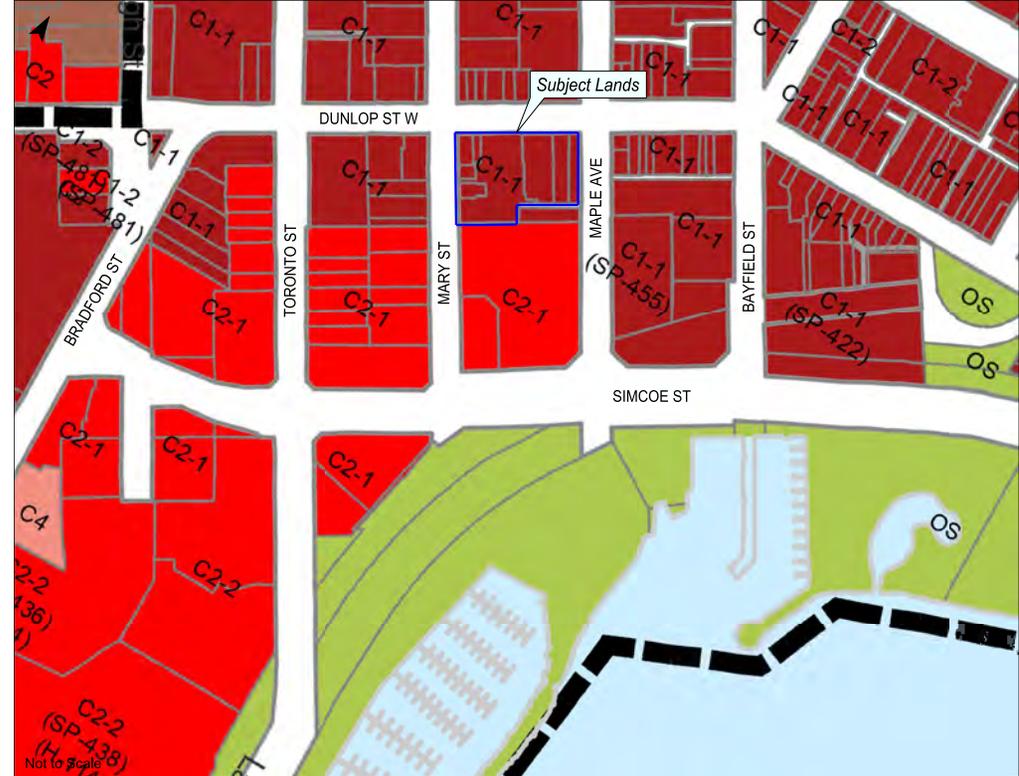


OFFICIAL PLAN SCHEDULE A - LAND USE

The subject property is designated as “City Centre.” A wide range of uses are permitted in this category including:

- Retail;
- Service;
- Office;
- Institutional;
- Public; and
- Residential.

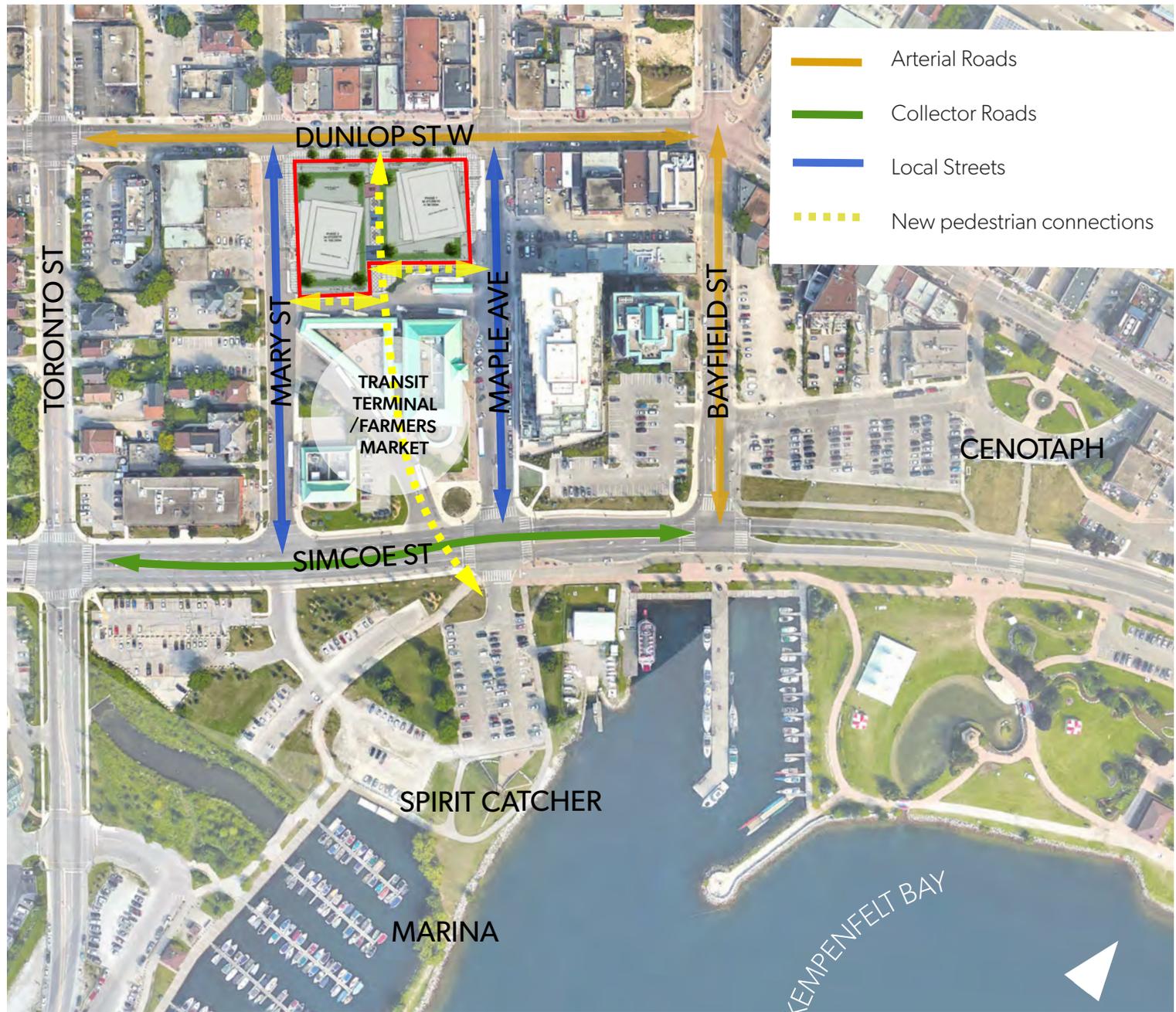
Increase of the residential population within the City Centre is encouraged to create a local market after business hours.



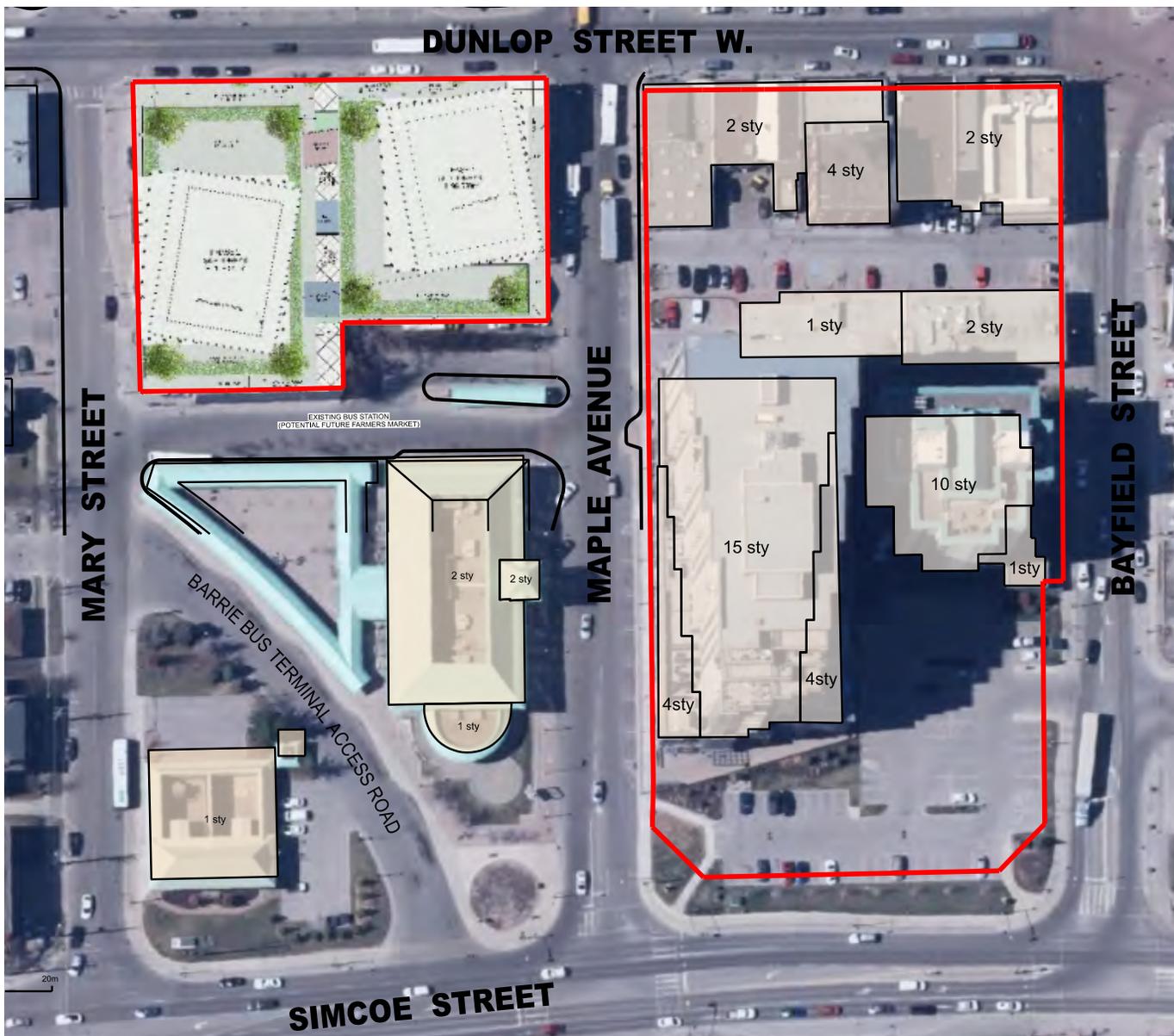
ZONING BY-LAW 2009-141

- Subject lands are zoned C1-1 - Central Area Commercial
- Permits a wide range of commercial uses
- Zoning By-law Amendment requests site specific provisions related to: height, gross floor area, parking ratio, live/work units, commercial coverage and landscape buffers.

- Contributes to planned Dunlop Street improvements
- Increased pedestrian connectivity
- Creates mid-block linkage
- Reinforces the block fabric
- Improved waterfront connections



SITE PLAN WITH SURROUNDING CONTEXT



Proposed FSI of Subject Block: 3.65

FSI of Existing East Block : 2.83

FLOOR SPACE INDEX

Development Statistics

Existing Site Area: 0.43 hectares (1.07 acres)

Total Proposed GFA: 42,213 m² (454,379 ft²)

Proposed Residential GFA: 40,341 m² (434,227 ft²)

Proposed Commercial GFA: 1,872 m² (20,150 ft²)

Floor Space Index (FSI): 9.71

Height: Phase 1 Tower – 30 storeys (95.65 metres)
Phase 2 Tower – 34 storeys (108.35 metres)

Access: Phase 1 – Maple Avenue
Phase 2 – Mary Street

Parking: Phase 1 - 277 Spaces
Phase 2 - 173 Spaces
Phase 3 - Future conversion of parking area to habitable space

} 0.9 spaces/unit

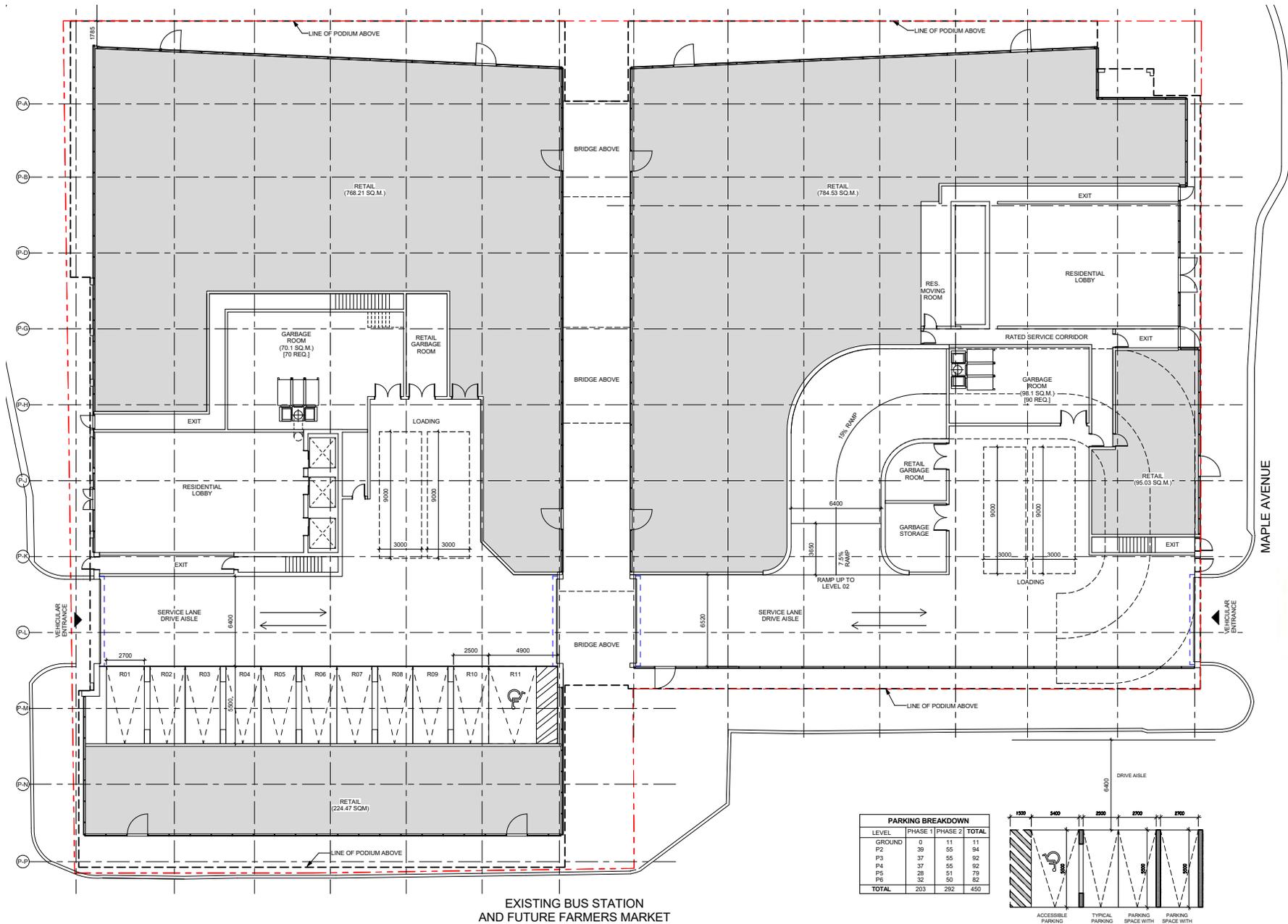
(450 parking spaces provided /495 units).

Loading: Two 9.0 x 3.0m space per phase

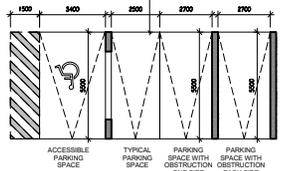
Servicing: Sufficient water, sanitary and storm capacity exists in Dunlop Street and Maple



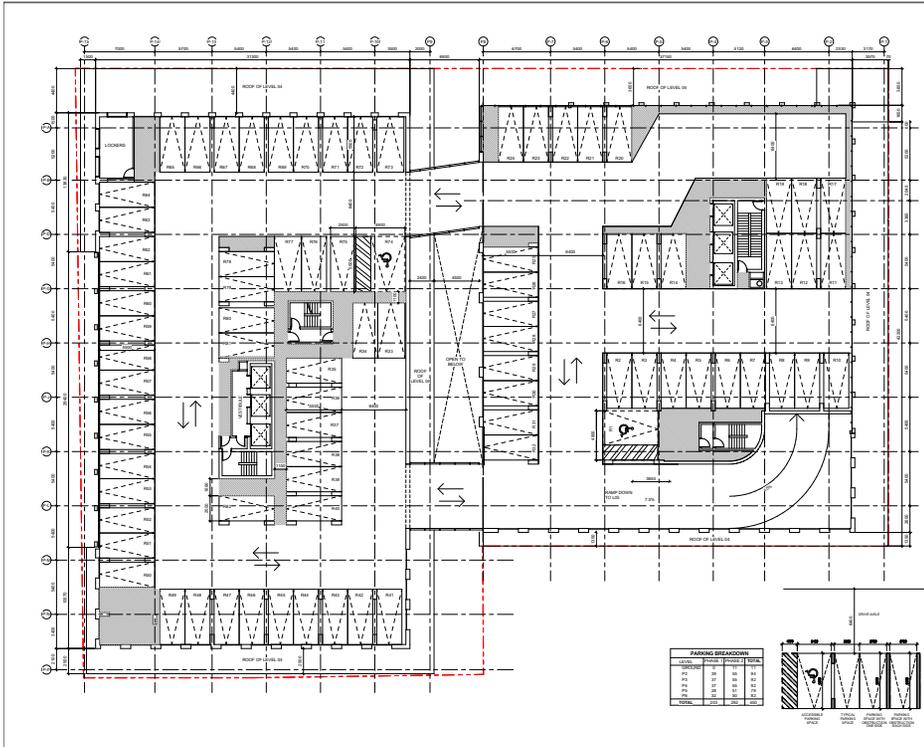
SITE PLAN & STATISTICS



PARKING BREAKDOWN			
LEVEL	PHASE 1	PHASE 2	TOTAL
GROUND	0	11	11
P2	39	55	94
P3	37	55	92
P4	37	55	92
P5	28	51	79
P6	32	50	82
TOTAL	203	292	450

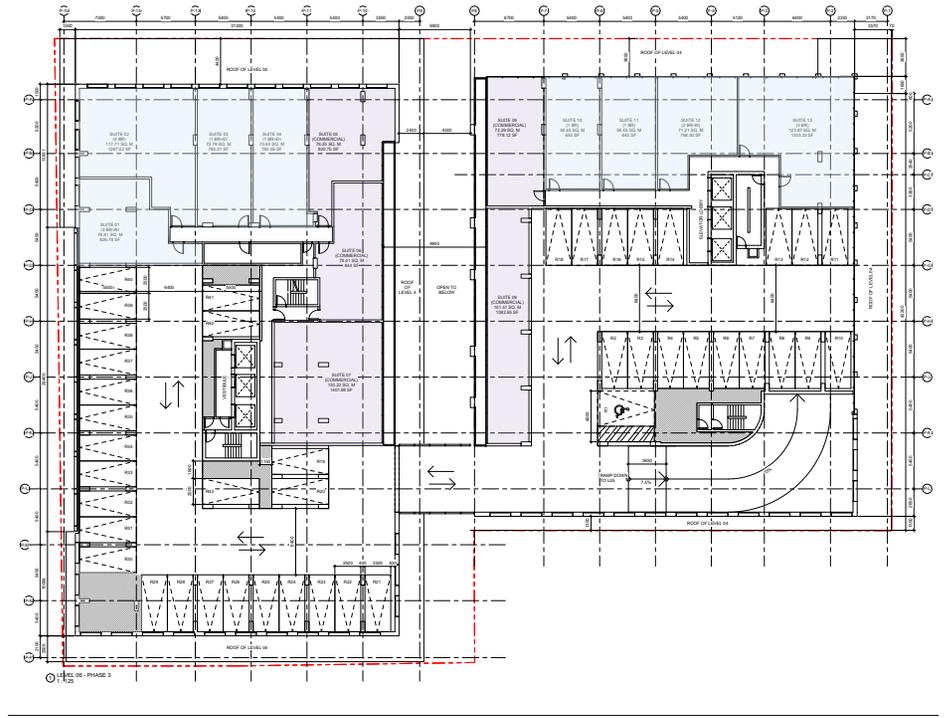


GROUND FLOOR PLAN



Typical Parking Level Floor Plan

Phase 2 Example showing parking configuration



Typical Parking Level Floor Plan

Phase 3 Example showing converted parking configuration

- Residential Units
- Commercial Units

FUTURE CONVERSION OF PARKING LEVELS



THE PEDESTRIAN REALM



FARMERS MARKET VIEW



THANK YOU

QUESTIONS?