



BC



THE WEST

LAKEFRONT HOTEL & PRIVATE RESIDENCES

REZONING PUBLIC

MEETING  
Lakefront Hotel & Residences  
185-205 Dunlop Street E., Barrie ON

City File Numbers: D11-1593 & A20/1 & D14-1521

October 24, 2011

Presentation by:



IAN S  
MALCOLM  
ARCHITECTS

Ray Duhamel, The Jones Consulting Group Ltd  
Ian Malcolm, ISM Architects



## SITE CONTEXT

- 0.47 ha. (4,649 m<sup>2</sup>)
- 167m frontage on Dunlop St. E.





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Looking west across the site



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Looking east across the site



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Looking west on Dunlop St. from Poyntz St.



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Front View from Dunlop Street E. | Kempenfelt Bay | Barrie



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Aerial View from the Back of Building | Kempenfelt Bay | Barrie



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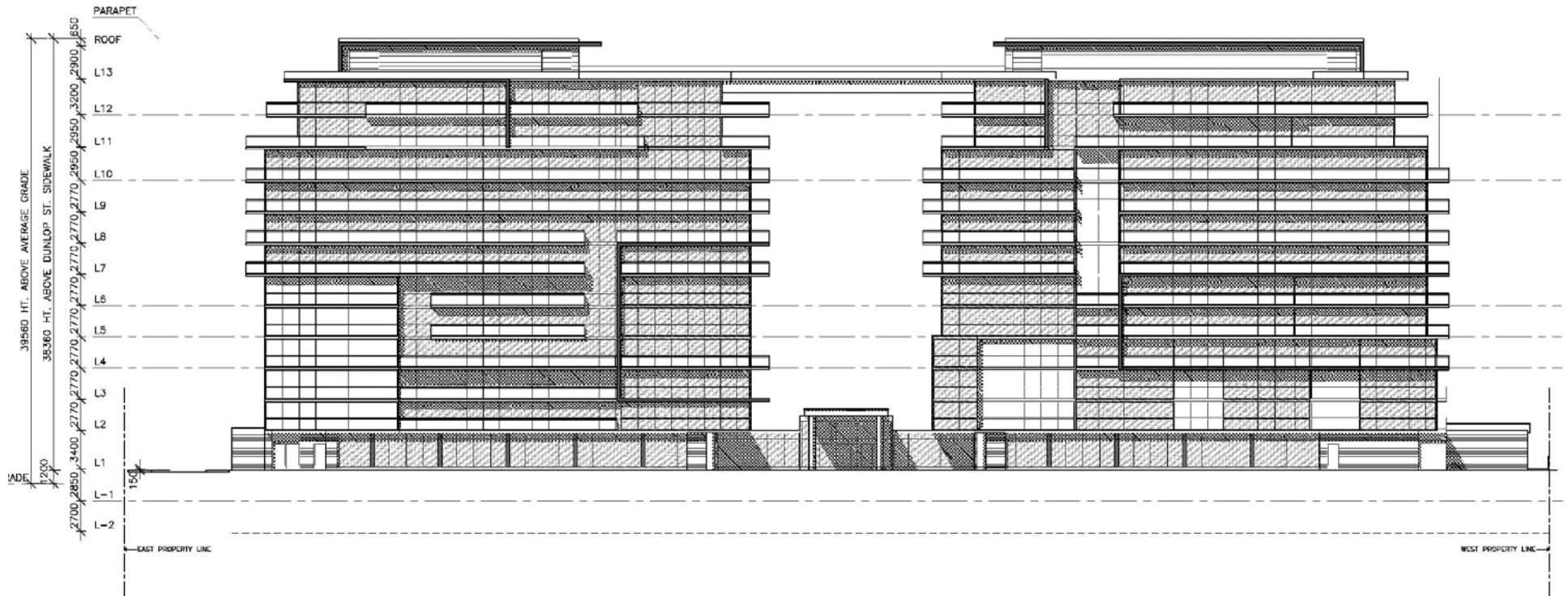
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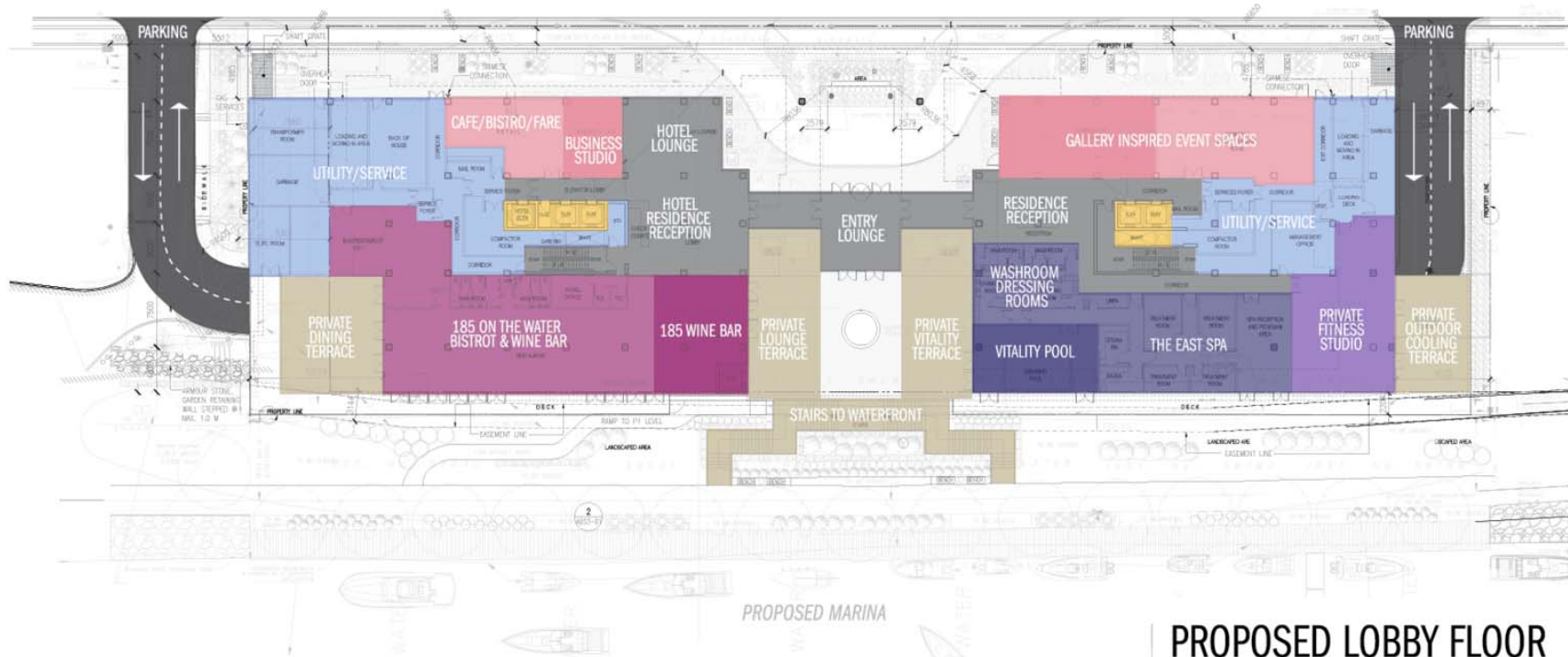
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DUNLOP STREET



## PROPOSED LOBBY FLOOR

Spa, Fitness And Dining Overlooking Kempenfelt Bay

PROJECT DEVELOPER: BE GROUPE // MARKETING CONSULTANTS: BLS DEVELOPMENT GROUPE // PROJECT LEAD ARCHITECT: B+H ARCHITECTS // HOTEL MANAGEMENT & EVENTS GROUP: CK ATLANTIS



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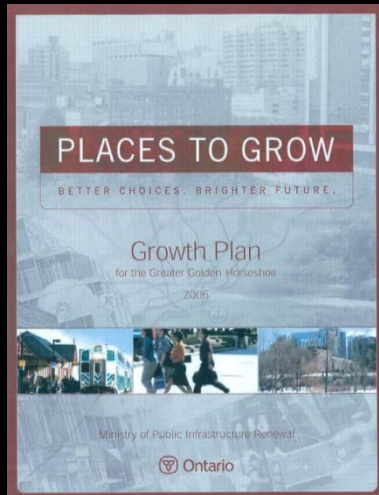
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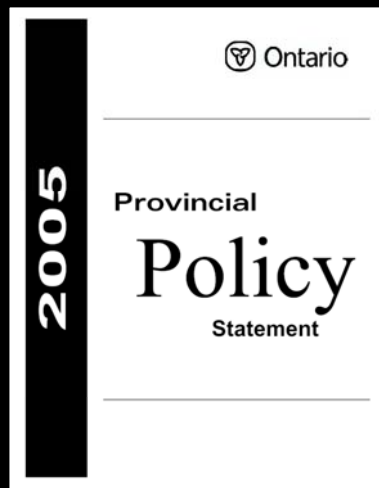


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## Provincial Plans & Policy: Why this site is suited for intensification?

- Focus in Urban Growth Centres (UGC), near major transit station areas and improving brownfield sites.
- Assist in achieving required density of 150 residents/jobs per ha. in the UGC, and 40% residential development in the built up area.
- Full range of uses in the immediate area including commercial, employment, cultural, recreational, institutional, and residential.
- Available and accessible public transit and less than 10 minute walk to a major transit terminal.
- Efficiently uses land and infrastructure.
- Located on an arterial road.



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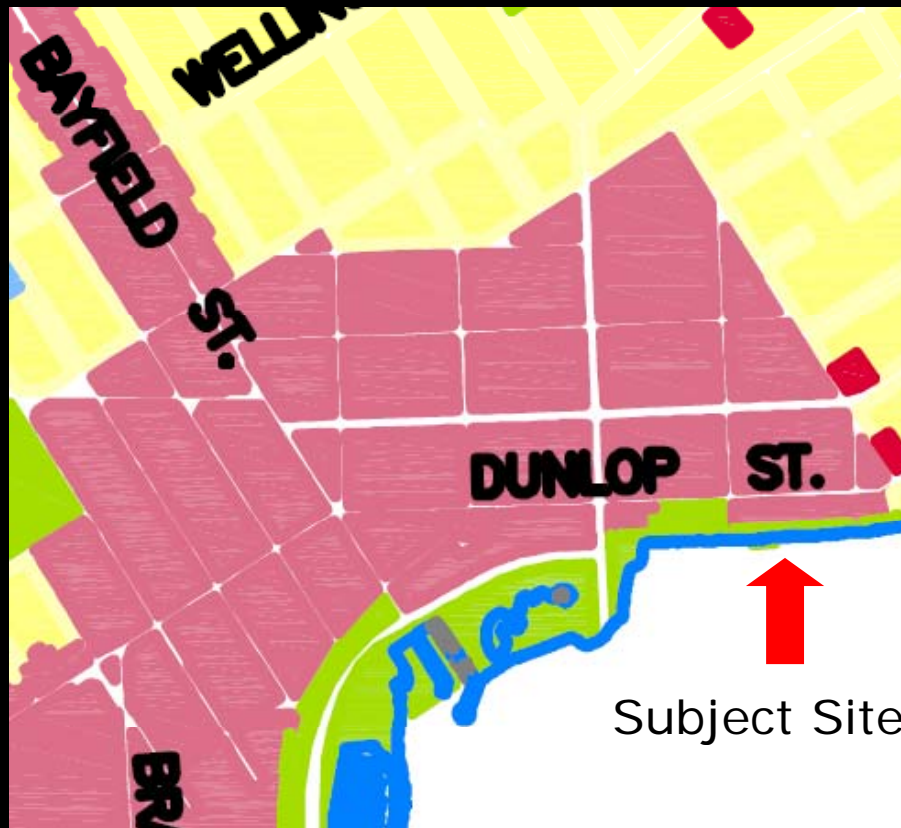
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# OFFICIAL PLAN



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- City Centre designation permits high density residential and mixed use as proposed.
- Encourages a variety of housing types at medium and high densities.
- Focus for residential intensification.
- Height governed by Zoning By-law.



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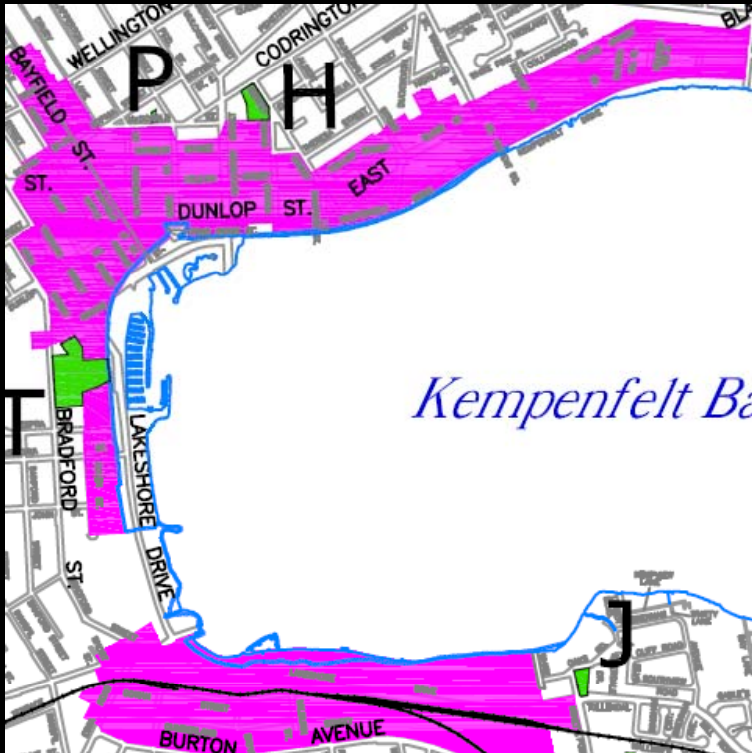
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# HEIGHT CONTROL



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- The street end views of Kempfenfelt Bay.
- The Algonquin Ridge from Kempfenfelt Bay and the mainland.
- Major geographical and building landmarks from Kempfenfelt Bay and principal viewing areas such as the Nelson St. and Vancouver St. lookouts.
- The waterfront from Kempfenfelt Bay and along the Lakeshore.
- Major entrances to the City.



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Looking south Worsley St.



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Looking south from the top of Berczy St./Poyntz St.



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Looking east from Bayfield St./Lakeshore Dr.



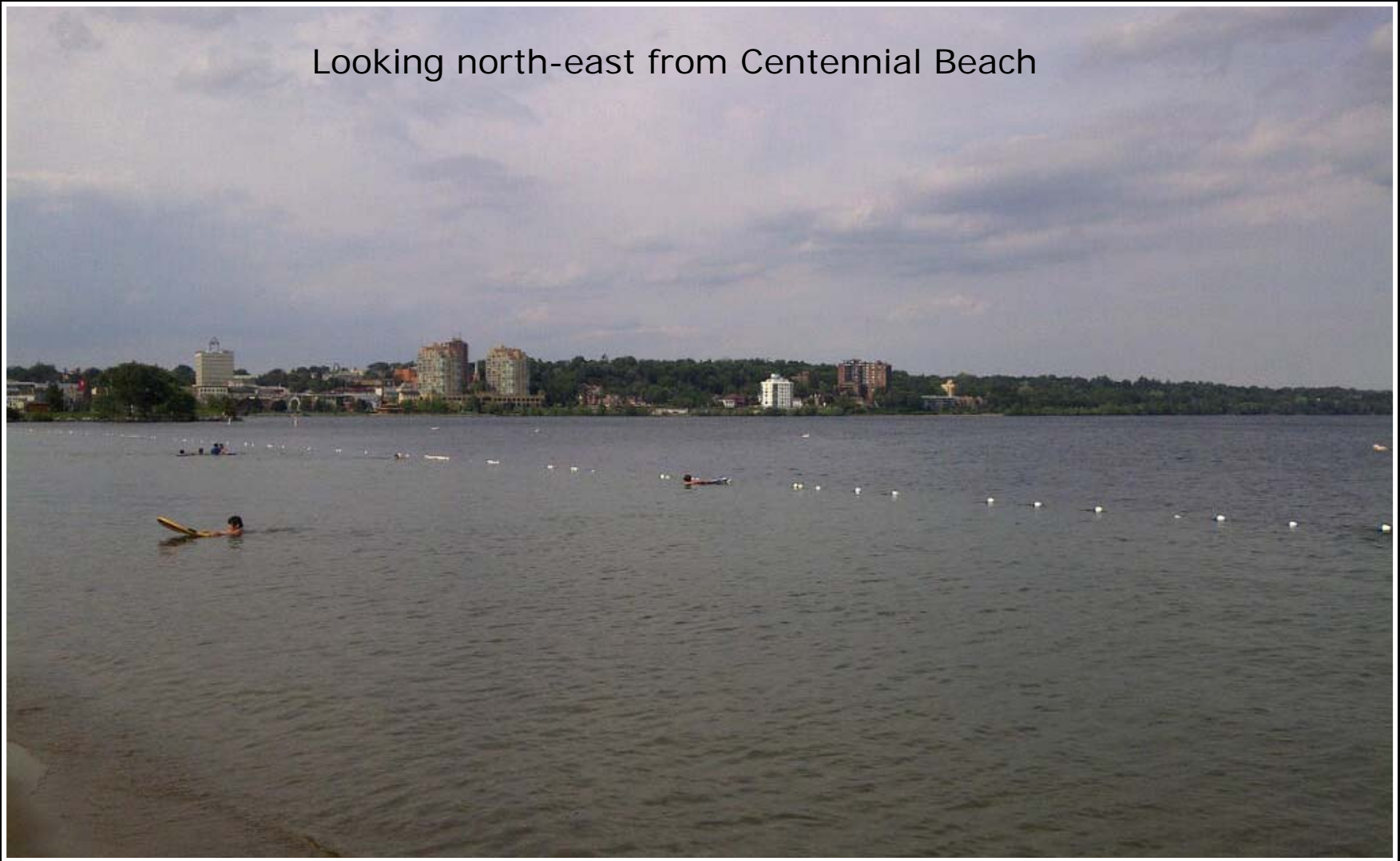
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Looking north-east from Centennial Beach



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## Looking north from Kempenfelt Bay



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# THE WEST



ALGONQUIN RIDGE - 51 METERS TALL (167 FT. From Walking Path Near Water)

BAYSHORE - 53 METERS TALL

THE WEST - REVISED TO 38.36 METERS TALL FROM DUNLOP STREET EAST

FLAMENCO - 26.5 METERS TALL

## Public Benefits:

- Improved waterfront trail & access
- Development of a brownfield site
- Mixed use, including boutique hotel in the Downtown
- Taxes & employment
- Assist with Prov. density targets
- Traffic improvements
- High Quality Urban/Arch. Design



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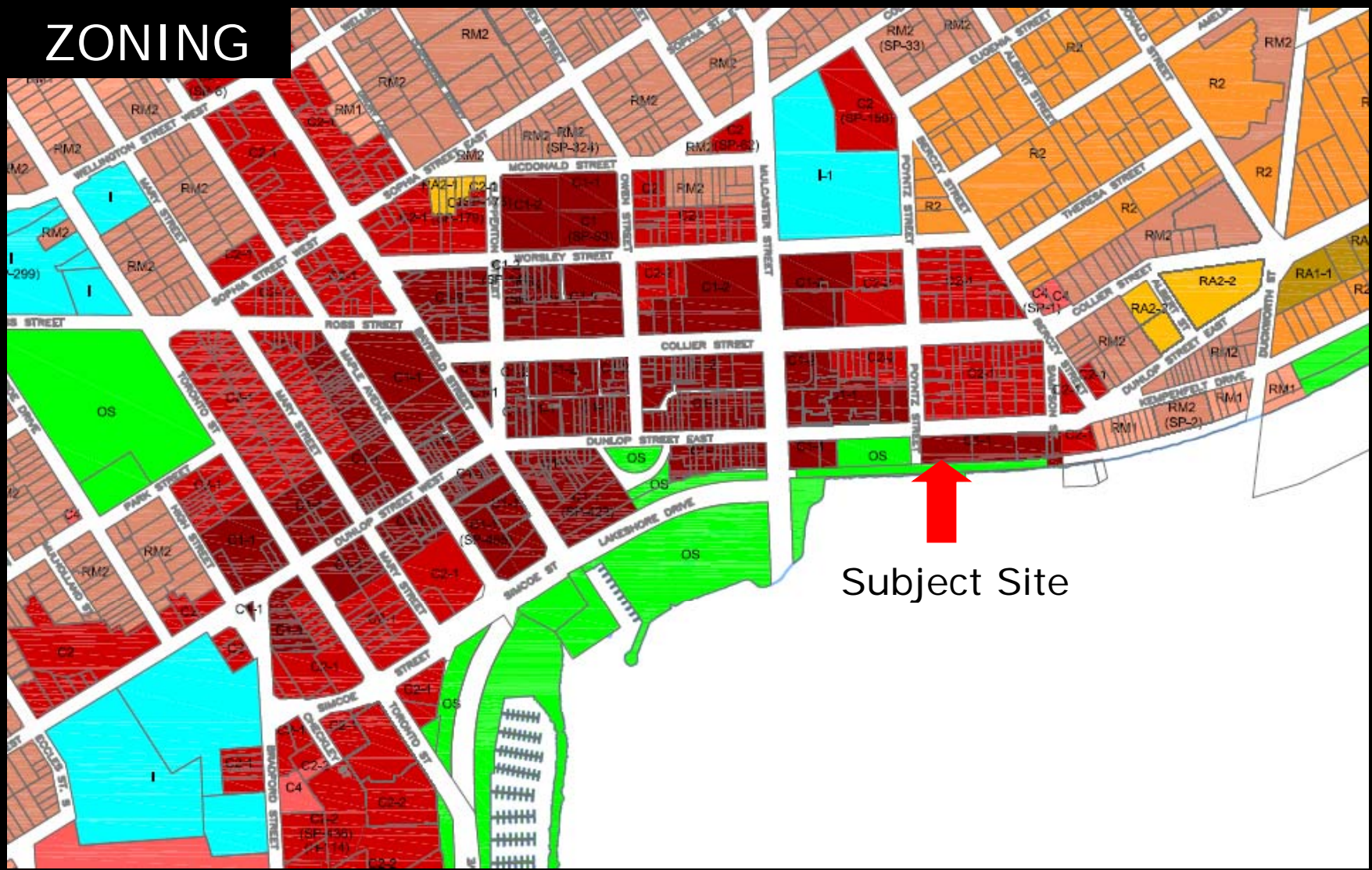


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# ZONING



Subject Site



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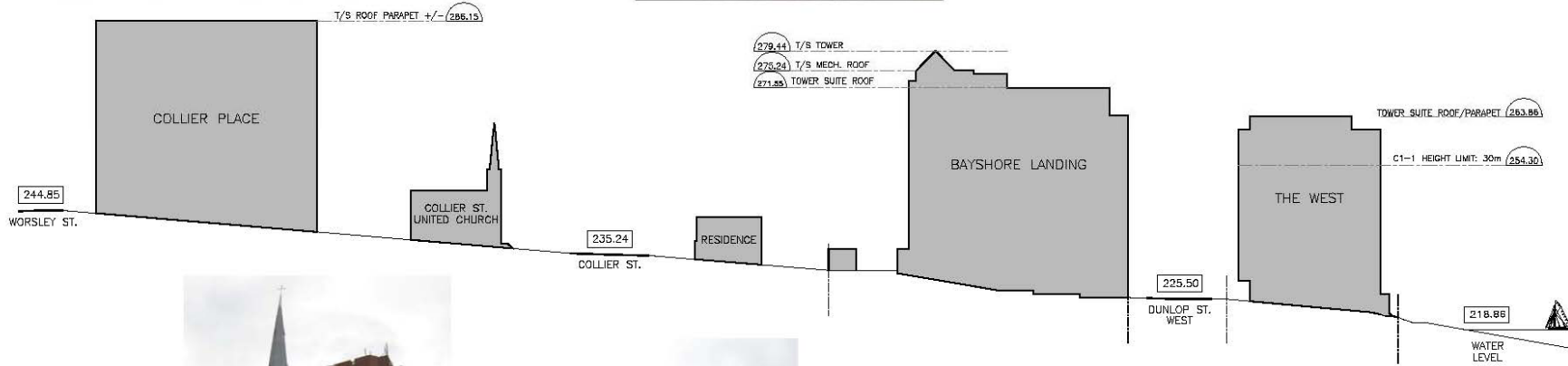


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# Cross-Section: Worsley St. to Kempenfelt Bay



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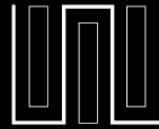
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Potential Traffic Improvements

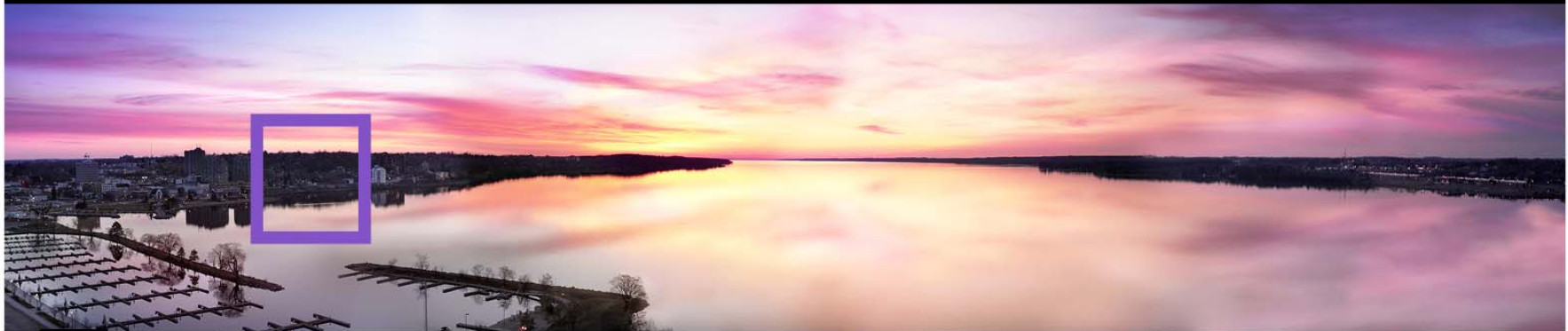




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REENERGISE. REDEFINE. REIMAGINE. LAKEFRONT LIVING IN BARRIE



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