

STATUTORY PUBLIC MEETING

97 & 101 BRADFORD STREET
+
22, 28 & 34 VESPRA STREET

CITY OF BARRIE

ZONING BY-LAW AMENDMENT
CITY FILE NO. D30-018-2024

NOVEMBER 27, 2024

WESTON
CONSULTING



CONSULTANT TEAM

WESTON
CONSULTING



STUDIO JCI

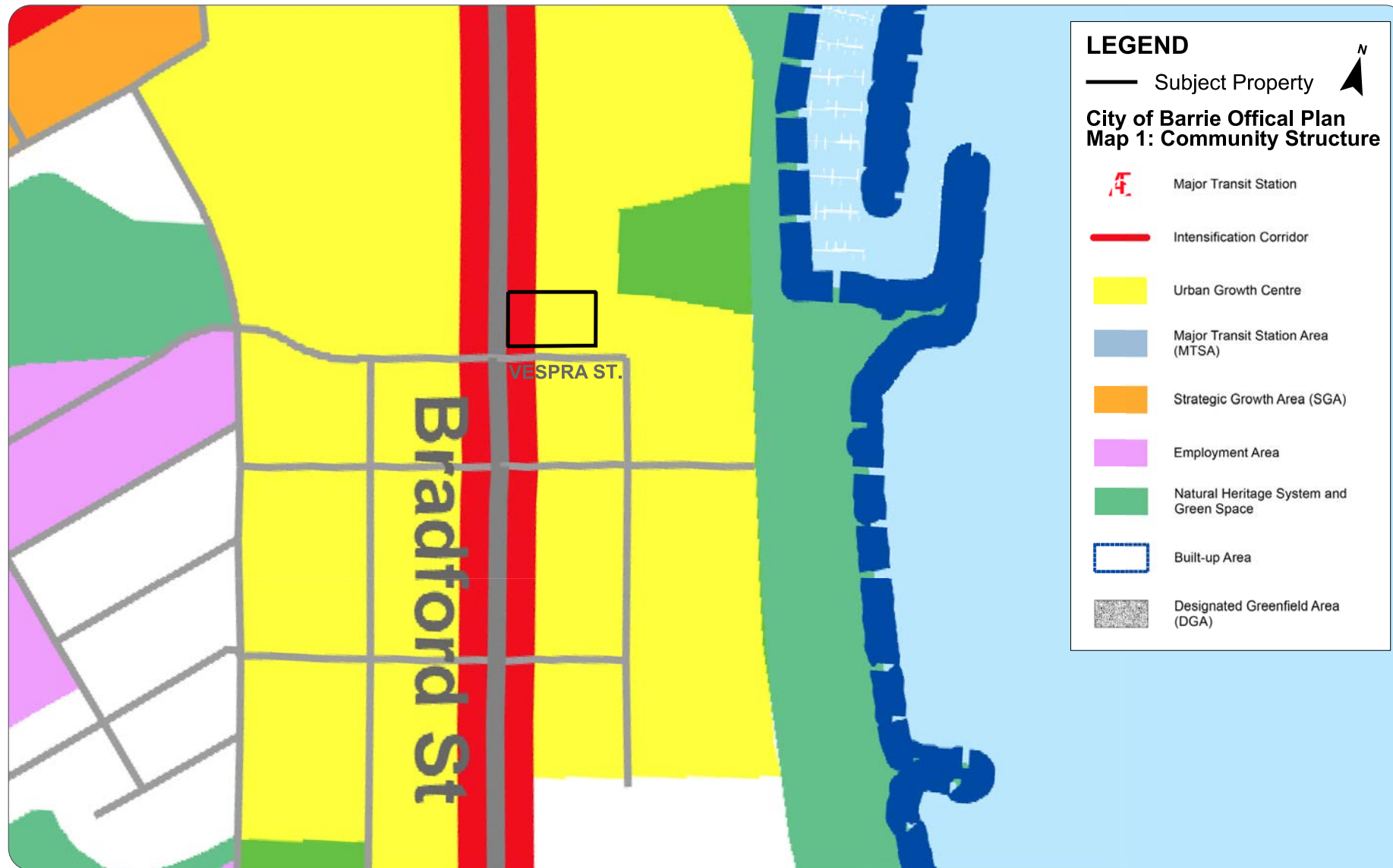
LANDARTDESIGN
landscape architects inc.

AREA CONTEXT



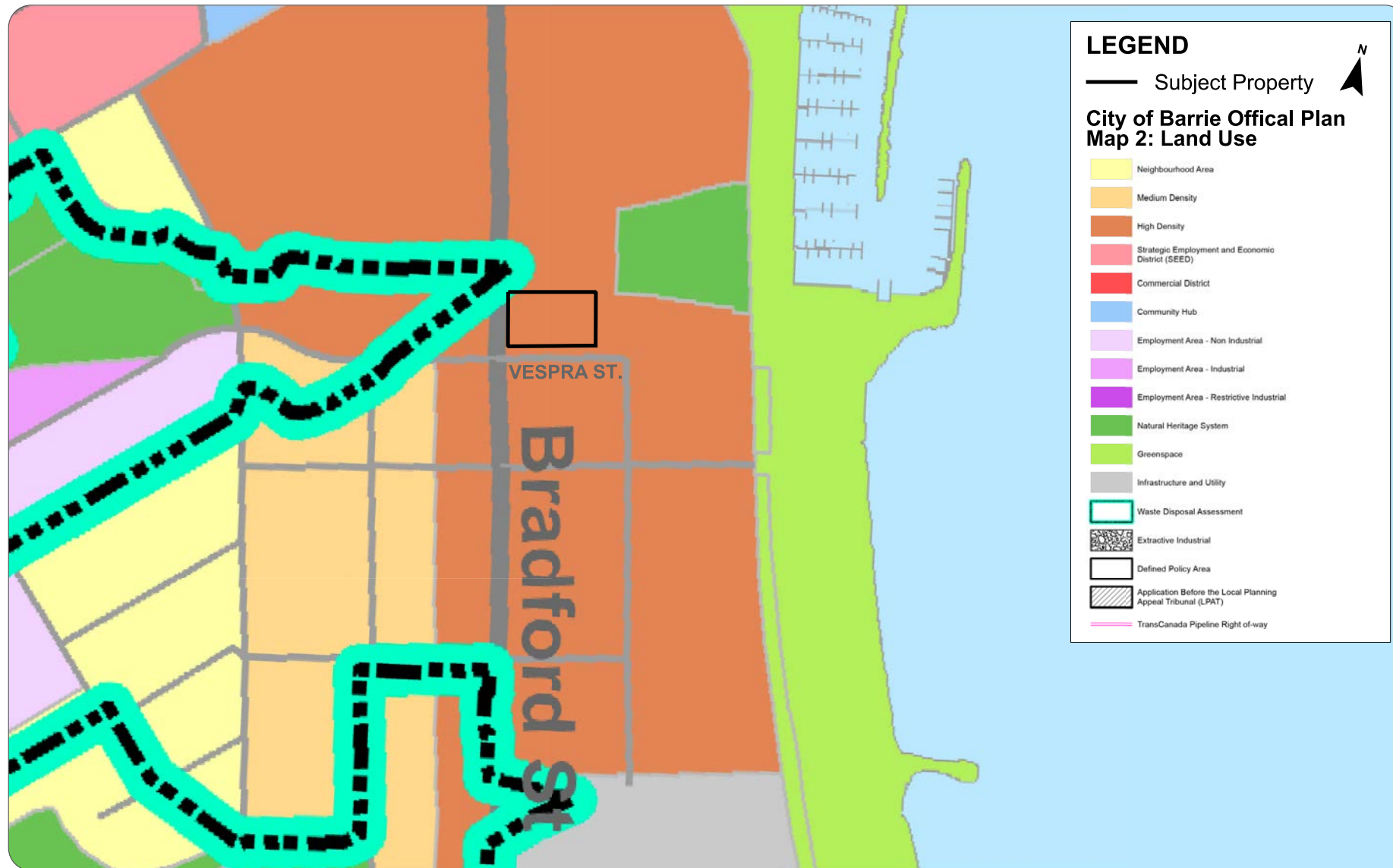
- Located in the Downtown Waterfront Area
- **Site Frontage:**
 - 82 metres along Vespra Street
 - 50 metres along Bradford Street
- **Site Area:** 4,121.7 m² (1.02 acres)
 - Comprised of 4 existing parcels

POLICY CONTEXT – BARRIE OFFICIAL PLAN



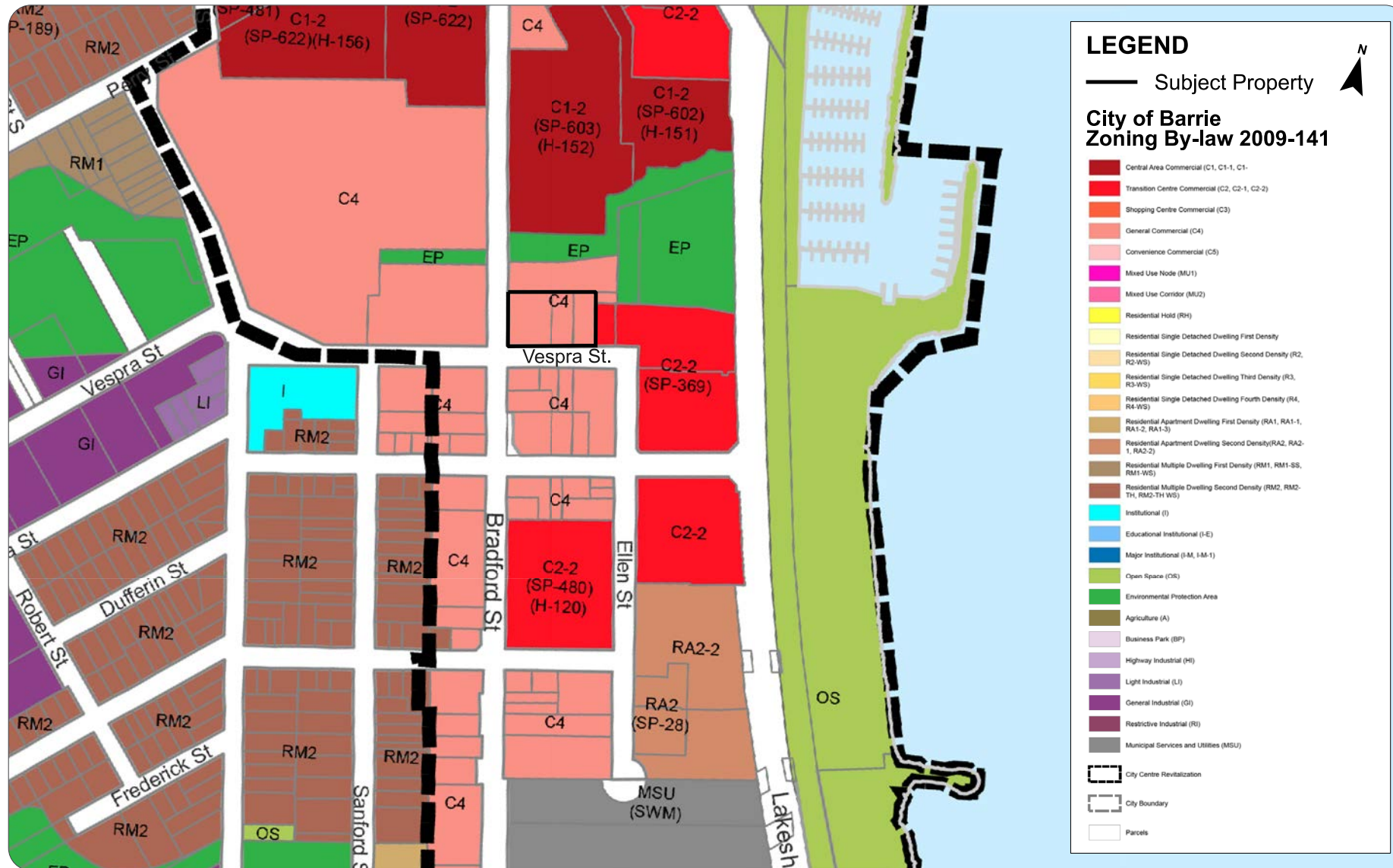
- Located in the *Urban Growth Centre*
- Located on an *Intensification Corridor*
- Downtown Barrie is a focal point for growth and intensification within a mixed-use context, with the intent of establishing a complete community.
- Minimum population target of 150 persons and jobs per hectare is planned for this area.

POLICY CONTEXT – BARRIE OFFICIAL PLAN



- **Land Use Designation:** High Density
- Permits a mix of residential, institutional and commercial land uses.
- **Minimum Density:** 300 units/hectare

POLICY CONTEXT – BARRIE ZONING BY-LAW 2009-141



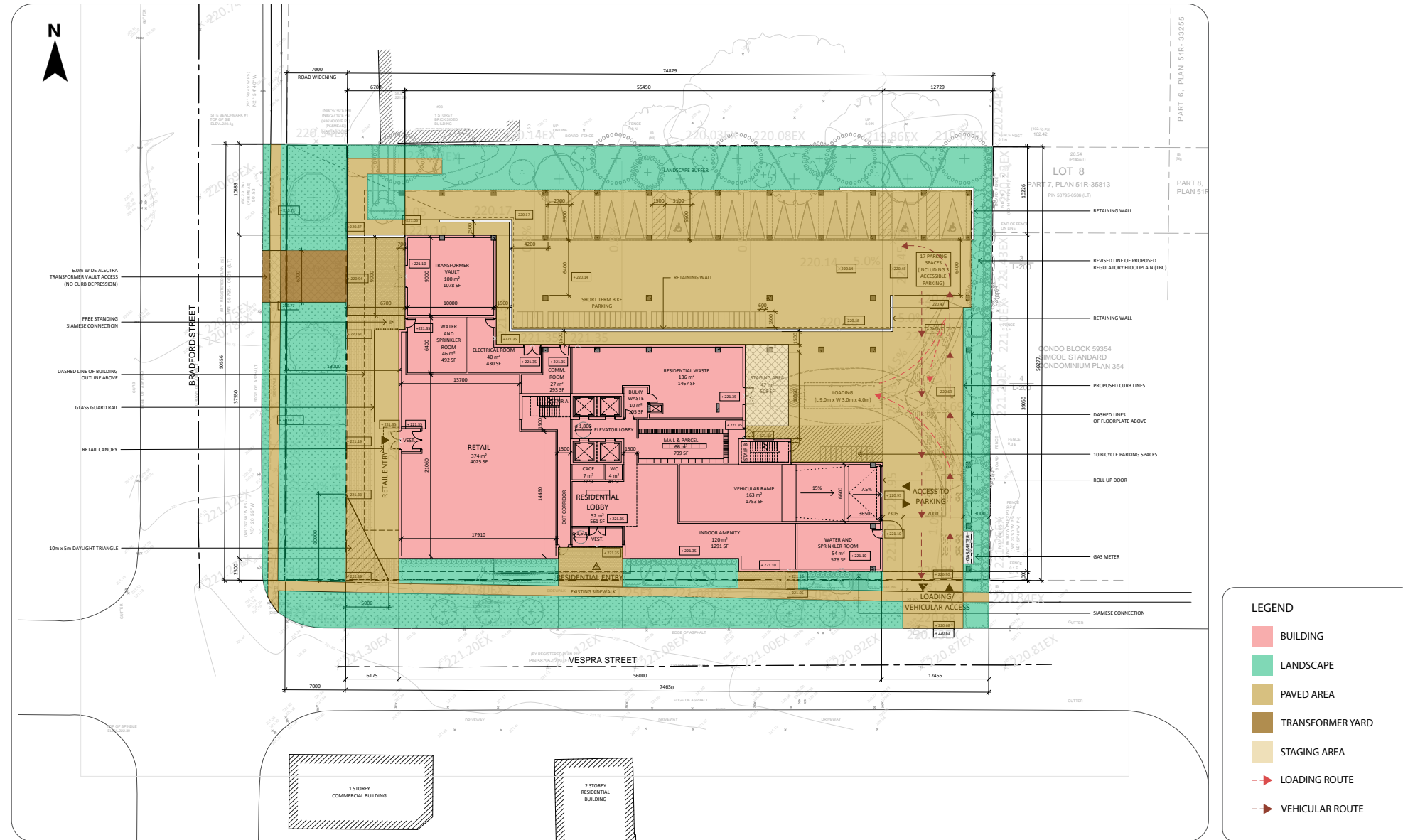
- **Zoned: C4 - General Commercial**
- Permits a mix of Commercial, Institutional, and minimum Residential Uses
- No maximum Gross Floor Area

PROPOSED DEVELOPMENT



- Mixed-Use High-Rise Building
- 36 Storeys
- **Units: 462**
- **Gross Floor Area: 27,925 m²**
- **Floor Space Index: 7.41**
- **Retail Area: 374 m²**
- **Residential Area: 27,552 m²**
- **Parking: 320 space (0.69/unit)**

SITE PLAN



Ground Floor Plan prepared by Studio JCI

STREETSCAPE



Rendering prepared by Cena Studios

AMENITY



Imagery prepared by Cena Studios

SUSTAINABILITY FEATURES



Sustainability Features by Studio JCI



1
Window Wall System with Insulated Glazing



2
Extension of Green Network Into the Rooftop



3
Retail Canopy & Shaded Areas



4
Potential Trail Connection at Northwest Corner



5
High-Albedo Concrete Pavings



6
Accessible Semi-covered Walkways



7
Permeable Landscape Buffers with Pollinator-Friendly



8
Internalized Loading, Servicing & Vehicular Circulation



9
At-grade Bicycle Parking

DEVELOPMENT APPLICATIONS

Zoning By-law Amendment

Rezone the site to the *C1 - Central Area Commercial Zone* and add the following site-specific zoning exceptions to implement the development as proposed:

- Permit a Maximum Building Height of 122 metres (36 storeys);
- Permit a Maximum Gross Floor Area (% of lot area) of 741%; and,
- Permit a Minimum Parking Rate of 0.69 parking spaces per dwelling unit.

*Other site specific zoning exceptions may be determined as part of the technical review process.

DEVELOPMENT APPLICATIONS

- The formal Zoning By-law Amendment application was submitted to the City on September 11, 2024, and all departments and external commenting agencies are now in the process of completing a comprehensive technical review.
- Address any technical review comments and resubmit the application until all technical comments are addressed.
- Staff will prepare a final recommendation report for the application to be considered by the Affordability Committee and City Council once all comments have been addressed.

Thank You
Comments & Questions?

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