



**DEVELOPMENT SERVICES  
MEMORANDUM**

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**TO: MAYOR, A. NUTTALL AND MEMBERS OF COUNCIL**

**FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES, EXT. 5466**

**NOTED: B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF  
INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: DOWNTOWN AND URBAN GROWTH CENTRE APPLICATION STATUS  
THIRD QUARTER 2022 UPDATE (WARDS 1, 2 AND 8)**

**DATE: DECEMBER 7, 2022**

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The purpose of this Memorandum is to provide members of Council with a quarterly status update on development applications within the City's downtown and Urban Growth Centre.

This quarterly update to Council provides the status of existing applications as they move through the development approvals process, as well as updates on when new development applications are received. In between these quarterly updates, the [Development Projects](#) page on the City's website is updated as new information becomes available and new milestones are reached.

The second quarter update for 2022 was provided to Council in September. The third quarter update for 2022 is attached to this memorandum. As part of this update, two new development applications have been included, for 181 Burton Avenue and 66 Tiffin Street. The applications for 43-45 Maple Avenue, 30-42 Bayfield Street (D11-022-2017), and 49 Collier Street (D11-002-2021/ D11-007-2020) listed in previous reports as #1 and #5, respectively, were removed since they have been withdrawn by the applicants.

For more information, please contact Michelle Banfield, RPP, Director of Development Services at 705-739-4220 ext. 5466, or by email at [michelle.banfield@barrie.ca](mailto:michelle.banfield@barrie.ca).

**APPENDIX "A"**

**Submitted Development Applications**



1. D11-016-2020 - HIP/ Barrie Central Collegiate & Red Storey Field (600 units)
2. D11-001-2018 - Lakhouse - A mixed-use, residential condominium 10-storey building (174 units)
3. D11-015-2020 - Theatre Block - Mixed-use, high rise development consisting of two residential towers (495 units)
4. D11-016-2021 - Owen/Worsley - 6-storey mixed-use podium building with two residential towers above; an 8-storey tower and a 20-storey tower (307 units)
5. D11-020-2020 - Smart Centres - 4 buildings with approximately 1900 residential units, commercial space (230 units in Phase 1)
6. D11-026-2020 - Coral Housing: NE Corner Bayfield & Sophia - 8-storey apartment building with purpose built rental residential units (108 units)
7. D11-013-2020 - NW Corner Bayfield & Sophia - 34-storey mixed-use condominium building with ground floor commercial uses and 8 townhouse units (480 units)
8. D11-007-2020 - 2020 Bradford St- 14-storey apartment building with ground floor commercial use (121 units)
9. D11-023-2020 - 79 Collier Street - 17-storey mixed-use building (136 units)
10. D11-019-2022 - 272 Innisfil Street - 17-storey apartment building with a townhouse podium (164 units)
11. D14-1691 - 79 Gowan Street - 4-storey residential building (7 units)
12. D11-001-2021 - 217 Dunlop Street East - 15-storey, mixed-use condominium (41 units)
13. D30-013-2021 - 17 Jacobs Terrace- Two residential towers, 24 and 26 storeys in height (565 units)
14. D30-016-2021 - 41- 43 Essa Road & 259 Innisfil St - Four mixed-use buildings, between 20 to 37 storeys (1267 units)
15. D30-005-2022 - 129 Collier St - Two 12-storey residential buildings with a total of (293 units)
16. D30-012-2022 - 17 Sophia St E, 3,5,7,11 McDonald St, 58 & 60 Clapperton St 21 storey-tower with a four-storey podium; 253 residential units
17. D30-010-2021 - 181 Burton Ave - 3-storey, 22 units residential condominium
18. D11-013-2022 - 66 Tiffin St - 4-storey walk up with 4 units

Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
1	D11-016-2020 / D30-006-2022 <b>HIP/ Barrie Central Collegiate &amp; Red Storey Field</b> 34-50 Bradford Street and part of 125 Dunlop Street West Celeste Kitsemety/ Nadine Rush/ Bill McGregor Consultant:	Nov-22	A mixed-use development comprised of three residential towers with 630 residential units (Tower 1 is 30-storeys; Tower 2 is 26-storeys; and Tower 3 is a 6-storey podium) and 1176.22 m2 ground floor commercial uses.  <a href="#">Barrie Central Collegiate &amp; Red Store Field - Development Project</a>	Zoning approved May 2020 (D14-1681) Site Plan resubmission anticipated Neighbourhood meeting for revised proposal set for February 15, 2022 Re-zoning application (D30-006-2022) received February 2022.  Public meeting set for May 17, 2022.  Planning Report will be considered on Tuesday November 29 for phase 1 approval (Decision unknown at time of finalizing this memo)	630	Awaiting Site Plan Resubmission / Re-zoning Under Review		
2	D11-001-2018 <b>Lakhouse</b> 185-205 Dunlop Street East Celeste Kitsemety/ Gary Matthie Consultant: AALTO Development Inc	Nov-22	A mixed-use, 10-storey building with 174 residential condominium units, including a total of 248 parking spaces (129 underground parking spaces) and 1,764.0 m2 of ground floor commercial area. Roof gardens are also proposed for the 2nd, 4th and rooftop levels of the building.  <a href="#">185-205 Dunlop St E - Development Project</a>	Zoning approved January 2022 (D30-002-2021)  Site Plan Agreement executed Registered – January 2020	174	Site Plan Registered		Building Permit Issued
3	D11-015-2020 <b>Theatre Block</b> 39, 41, 43, 55, 59 67 Dunlop St W and 35 and 37 Mary Street Celeste Kitsemety/ Gary Matthie Consultant: Gary Silverberg	Nov-22	A mixed-use, high-rise development consisting of two residential towers comprised of 490 units, including a 33-storey building (Phase I) with 273 units, as well as a 33-storey building (Phase II) atop a 6-storey podium (with ground floor retail/commercial uses and parking; 88 hotel rooms; and 217 units).  <a href="#">39-67 Dunlop St W and 35-37 Mary St - Development Project</a>	Zoning approved – December 2019 (D14-1676) Site Plan Agreements registered October 18, 2021  Shoring building permit issued – December 2021	490	Site Plan Registered		Shoring Building Permit Issued (December 2021)  Building Permit for a 35-storey residential building issued October 25, 2022



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4	D11-016-2021 <b>Owen/Worsley</b> 53, 55, 59, 61, 67 Owen St; 70-74, 76, 78 Worsley St; 55, 57 McDonald Street Andrew Gameiro Consultant:	Nov-22	6-storey mixed-use podium building with two residential towers above, an 8-storey tower at the corner of Owen Street and McDonald Street, and a 20-storey tower at the corner of Owen Street and Worsley Street. Will have 307 units, though recent discussions are referencing 278 units.  <a href="#">Owen St Worsley St &amp; McDonald St - Development Project</a>	Zoning approved – September 2018 (D14-1645)  Site Plan Conditions approved May 16, 2022	307	Site Plan Approved		
5	D11-020-2020 <b>Smart Centres</b> 51-75 Bradford Street & 20 Checkley Street Celeste Kitsemety Consultant: Greenwin Barrie Inc.	Nov-22	4 buildings with approximately 1900 residential units, commercial space, potential hotel space and public corridor. Phase 1: 45 hotel units and 230 residential units.  <a href="#">51-75 Bradford St and 20 Checkley St - Development Project</a>	Zoning/ OPA approved – January 25, 2021 (D14-1692/ OPA 078)  Site Plan Conditions Phase 1 - issued – June 28, 2021	230 (Phase 1)	Site Plan Approved		
6	D11-026-2020 <b>Coral Housing: NE Corner Bayfield &amp; Sophia</b> 113 & 117 Bayfield Street and 6,8 & 12 Sophia Street East Andrew Gameiro Consultant: Jones	Nov-22	8-storey apartment building that will contain 108 purpose built rental residential units. Rezoning from Transitional Centre Commercial (C2-1) to Residential Apartment Dwelling Second Density.  <a href="#">113 and 117 Bayfield St, 6, 8 and 12 Sophia St E - Development Project</a>	Public Meeting held – October 2020 Zoning approved – March 22, 2021 (D14-1701)  Site Plan approved – April 15, 2021 Registered – April 7, 2022	108	Site Plan Registered		Building permit for Site Servicing under review.  Building Permit for a new 8-storey residential building awaiting revision
7	D11-013-2020 <b>NW Corner Bayfield &amp; Sophia</b> 136 & 112 Bayfield Street, 14 Sophia Street West, 113 & 115 Maple Avenue Andrew Gameiro Consultant: KLM	Nov-22	12-storey mixed-use building and 8 townhouses, with a total of 300 units. Rezoning from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling First Density' (RA1-1(SP-XXX) and 'Residential Multiple Dwelling Second Density – Townhouse' RM2-TH.  <a href="#">136 and 112 Bayfield St, 14 Sophia St W &amp; 113 and 115 Maple Ave - Development Project</a>	Public Meeting held – October 2020 Zoning approved - January 31, 2022 (D14-1702)  Revised site plan submission received – April 2022  Site Plan approved - October 5, 2022	300	Site Plan approved		



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8	D11-007-2020 <b>220 Bradford Street</b> Celeste Kitsetmetry Consultant: Chayell	Nov-22	14-storey (121 unit) apartment building with ground floor commercial use.  <a href="#">220 Bradford St - Development Project</a>	Revised site plan drawings submitted November 2020 and are currently under review	121	Site Plan Under Review / Awaiting Revised Submission		
9	D11-023-2020 <b>79 Collier Street</b> Next to Armory Building Andrew Gameiro/ Nadine Rush Consultant: Vitmont Holdings	Nov-22	17-storey mixed-use building containing 136 residential units, 8 of them proposed to be affordable and 425.78 m2 ground floor commercial space, and underground parking.  <a href="#">79 Collier St - Development Project</a>	Site Plan submission – September 28, 2020. waiting a resubmission at some point. Minor Variance Application A67/21 that was approved in May 2022 was appealed	136	Site Plan Under Review		
10	D11-019-2022 <b>272 Innisfil Street</b> Celeste Kitsetmetry/ Nadine Rush Consultant: IPS	Nov-22	Proposed 17-storey, 333 units residential condominium building  <a href="#">272 Innisfil St - Development Project</a>	Zoning approved – August 10, 2020(D14-1689)  Zoning amendment for a Removal of holding received May 25, 2022 (D30-016-2022)  Site Plan submitted May 10, 2022	164	Removal of holding in process/ Site Plan Under Review		
11	D14-1691 <b>79 Gowan Street</b> Andrew Gameiro/ Gary Matthie Consultant: IPS	Nov-22	Rezoning from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2)(SP-XXX). If approved, the application would facilitate the development of a 4-storey residential building with 7 units and associated parking.  <a href="#">79 Gowan St - Development Project</a>	Zoning approved – October 5, 2020	7	Zoning Approved		

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12	D11-001-2021 <b>217 Dunlop Street East</b> Jordan Lambie/ Nadine Rush Consultant: Salter Pilon	Nov-22	15-storey, 41-unit mixed-use condominium  <a href="#">217 Dunlop St E – Development Project</a>	Public Meeting held – April 27, 2021 Zoning approved January 31, 2022(D30-002-2021)  Site Plan received January 15, 2021	41	Zoning Approved/ Site Plan Under Review		
13	D30-013-2021 <b>17 Jacobs Terrace</b> Celeste Kitseometry Consultant: IPS	Nov-22	Two residential towers, 24 and 26-storeys in height  <a href="#">17 Jacob's Terrace - Development Project</a>	Received September 2021, Rezoning application Public meeting held in November 2021	565	Rezoning Under Review		
14	D30-016-2021 <b>41 Essa Road</b> 41 & 43 Essa Road, 259 Innisfil Street Celeste Kitseometry Consultant: IPS	Nov-22	Four buildings, between 20 to 37-storeys (mixed-use buildings); 896 m2 of commercial  <a href="#">41 Essa Rd and 259 Innisfil St- Development Project</a>	Received September 2021, Rezoning application Public meeting held in November 2021	1267	Rezoning Under Review		
15	D30-005-2022 <b>129 Collier Street</b> Jordan Lambie Consultant: Pinemount Developments	Nov-22	Two 12-storey residential buildings with a total of 293 units  <a href="#">129 Collier Street – Development Project</a>	Zoning amendment received February 24, 2022  Public meeting held on May 17, 2022	293	Zoning Amendment Under Review		
16	D30-012-2022 <b>17 Sophia Street East</b> <b>3-11 McDonald St &amp; 58/60 Clapperton St</b> Andrew Gameiro Consultant: Weston Consulting	Nov-22	21-storey tower with a 4-storey podium; 253 residential units  <a href="#">17 Sophia St E and 3-11 Mc Donald St and 58-60-Clapperton St - Development Project</a>	Zoning amendment received April 14, 2022 Public meeting held on June 14, 2022	253	Rezoning Application Under Review		
17	D30-010-2021 181 Burton Avenue Michele Freethy Consultant Celeste Phillips	Nov-22	3-storey, 22 units residential condominium  <a href="#">181 Burton Ave- Development Project</a>	Zoning amendment received July 26, 2021	22	Zoning Amendment Under Review		
18	D11-013-2022 66 Tiffin Street Madeline Snow Consultant: Design Plan Services	Nov-22	4-storey walk up with 4 units  <a href="#">66 Tiffin St- Development Project</a>	Site Plan application received March 29, 2022	4	Site Plan Under Review		



## Downtown/UGC Application Status Updates

*Planning Status	Description
Official Plan & Zoning Amendments Under Review	OPA and Rezoning applications received and under review
Official Plan & Zoning Amendments Approved	OPA and Rezoning approved
Re-Zoning Under Review	Rezoning application received and under staff review
Re-Zoning Approved	Rezoning approved
Site Plan Under Review	Site Plan application received and under staff review
Awaiting Site Plan Resubmission	A resubmission of the Site Plan is anticipated.
Site Plan Approved	Site Plan approved/ conditions have been issued. After conditions of site plan approval have been issued the applicant has two years to satisfy the conditions and register the site plan. The applicant has a total of three years to apply for a Building Permit before the approval expires.
Site Plan Approval Expired	Site Plan Approval expires two years after issuance, if applicant has not registered nor successfully applied for an extension in that time
Draft Plan Under Review	Draft Plan of Subdivision application received and under staff review
Draft Plan Approved	Draft Plan of Subdivision application has been approved/ conditions have been issued. Once Draft Plan Approval has been issued, the applicant has 3 years to register or apply for extension before the approval expires. If the applicant applies for and is granted approval for the red line revisions, the approval date is extended 3 years from that date.
Redline Revision under Review	Redline Plan for Draft Plan of Subdivision has been received and under staff review.
Redline Revision Approved	Redline Plan approved and conditions have been issued.
Registered	Site Plan Agreement or Draft Plan of Subdivision (M-plan) registry and all conditions have been satisfied and the Plan of Subdivision is registered with the Land Registry Office.