



Barrie Market District

Master List of Buildings

Market District Task Force
Buildings Sub-Committee
December 2021

Market Building with Expansion

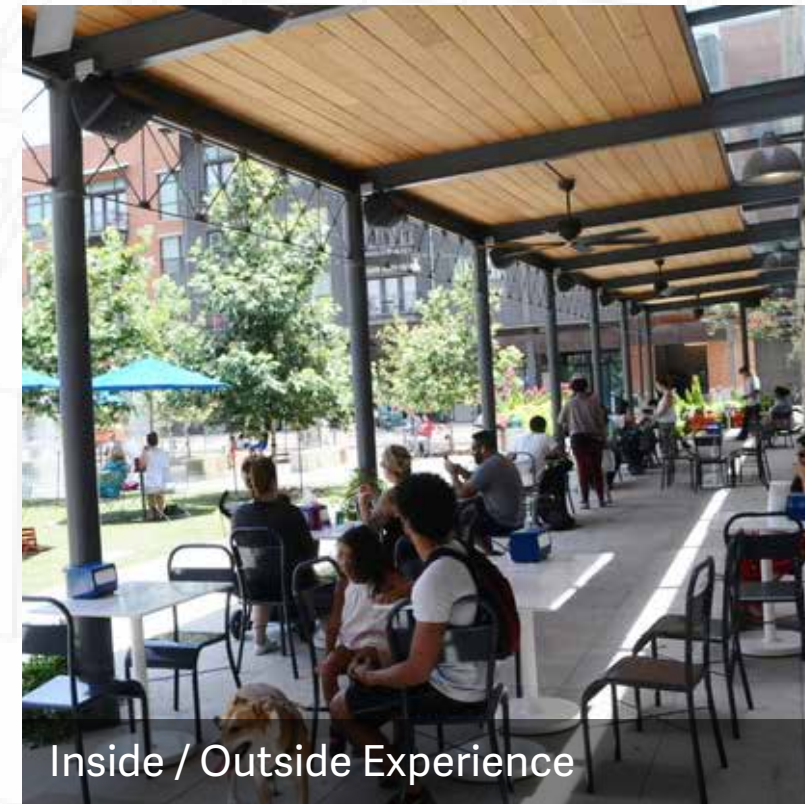
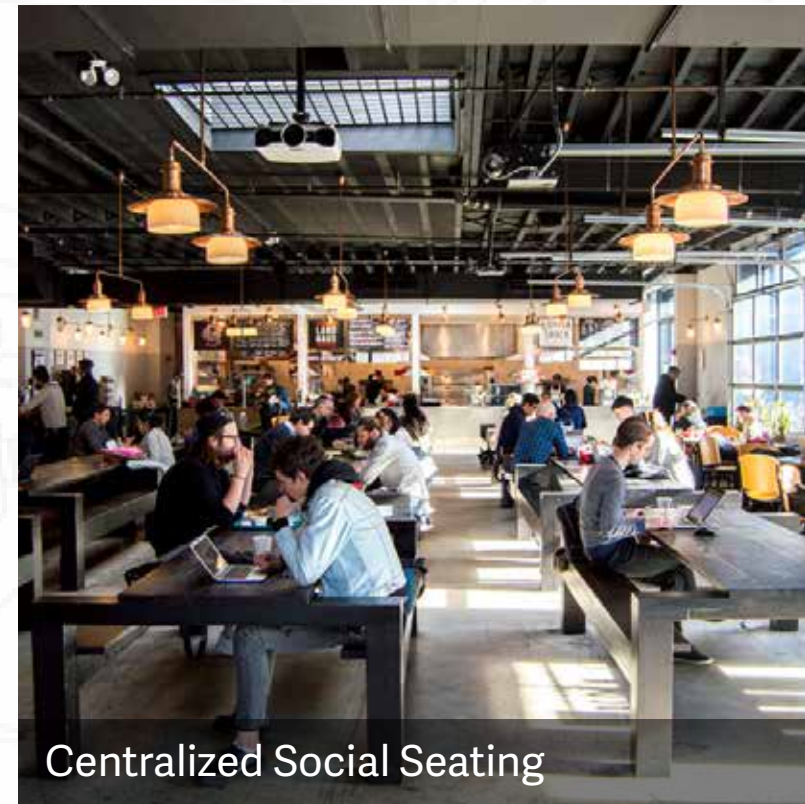
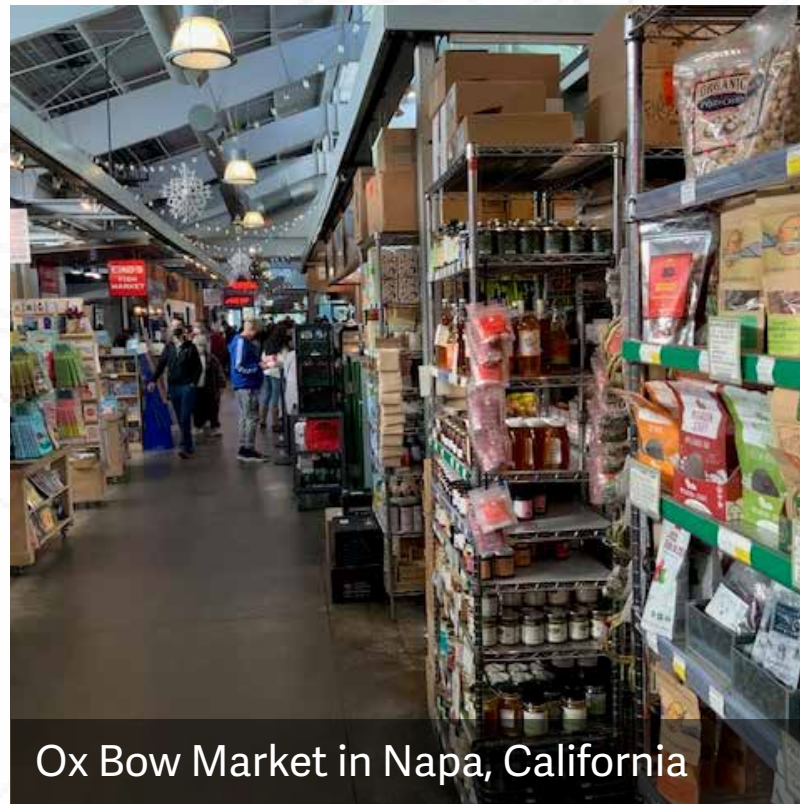
(Expansion is critical for getting it to a minimum effective size)

The former Burger King Rotunda space was difficult to connect openly with the rest of the Market Space. Now that it has been leased for the Mexican restaurant, the Permanent Market Space is greatly undersized. An addition would be needed on the North side, in the direction of the Debut Condos. The Police Station in the Transit terminal would definitely need to move for there to be enough space for the Permanent Market.



Market Building with Expansion

(Expansion is critical for getting it to a minimum effective size)



Triangle Permanent Market / Flex Use Building

Honouring the overhead geometric shape collection of the Market. Encourages dynamic, non linear pedestrian flow. Use of the existing overhead pedestrian canopies allows the opportunity for the canopy theme to flow throughout the downtown core and presents the opportunity for a covered outdoor Farmers Market or outdoor Market seating on all 3 sides. Please see the Lehman and Associates Barrie Streetscape Study and the Debut Condo images for reference on the overhead pedestrian covers.

This space would be indoor seating for the Permanent Market, overflow space for the Farmers Market and Flex Use Event Space.



The proposed best architectural style for this structure would be a wood beam and glass design with large stacking glass sliding doors that allow the space to open up to the outside during the nicer months.

(Similar to the Lake Club at Friday Harbour)

Triangle Permanent Market / Flex Use Building



Farmers Market Building

Located at Mary Street Parking Lot and possibly extending partly on to Mary Street. An open concept to the second floor would allow for a Test Kitchen, additional vendors and a Craft Beer Pub on the 2nd floor. The main floor could be used as an Conference / Event space when the Farmers Market is not operating.

Additional space could include use of the Triangle building for a wandering, experiential market, should the Farmers Market ever exceed the initial capacity. It would be nice to have in the Market District, but not essential to the Market Districts as many Market Districts do not contain the Local Farmers Market. The need for extensive parking expressed by the Farmer's Market Committee, may not make this location possible.



The alternative in the Mary Street parking lot would be a multi story parking garage with shopping on the first floor and a restaurant and Theatre on the top floor.

Farmers Market Building



Cut out to second floor for open concept



2nd Floor to include Test Kitchen and potential Craft Beer and Wine Area



Yee-Haw Brewing Co. in Johnson City, Tennessee

Parking Garage (Mary Street)

The alternative to the Farmers Market in the Mary Street parking lot would be a multi-story Parking Garage with Shopping on the first floor and a Restaurant and Theatre on the top floor.

This would be a model for activation of the main floor and roof for all potential Parking Garages.



Fab Cafe

Fab Cafe is a Maker Space that is built around a cafe and is intended to be more approachable for women and an excellent entry for women into Technology. It also has the ability to help introduce women, particularly from challenging environments, into good paying STEM jobs. The building would be 3 or 4 stories, with the main floor being split between Fab Cafe and other retail / food and beverage locations in order to increase the number of ground floor activations in the Market District.



Fab Cafe

Fab Cafe could be located in one of two places:

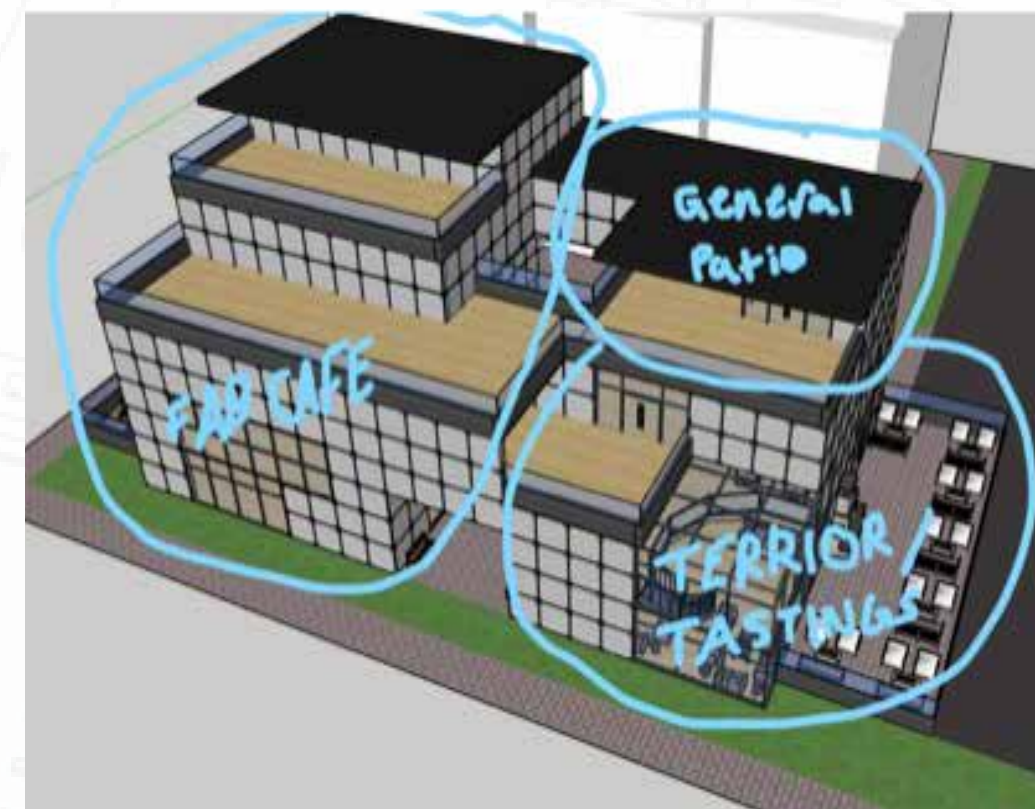
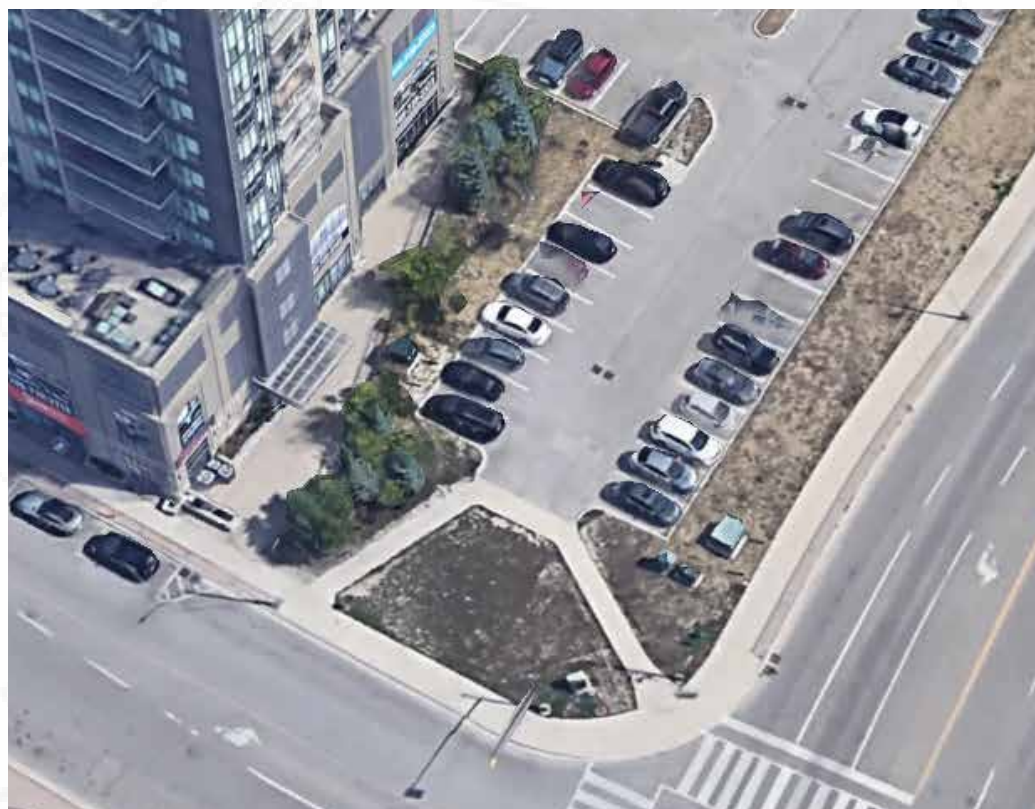
1. On the north side of the Alectra Transformer Station in the triangular unused space. This would depend on Alectra and the ability to be there. In this instance, the building would be triangular.



Fab Cafe

Fab Cafe could be located in one of two places:

2. On the south east corner of Simcoe and Maple on existing City land currently used for parking. In this instance, the building would be tiered back from the water to not block east/west views along the waterfront.



Reference for a Potential Building Style

Canada's Smallest Pub - Notable and Unique

One of the first elements that can be activated as there is nothing on this space now apart for a giant litter box. It allows for human activation and energy on 3 connected elevations of the Sandbox patio, overlooking the Mexican patio, which would be elevated over Canada's Smallest Pub patio. The Pub could serve half pints and half bottles of wines, along with biggest offering of potato chip flavours. Inspiration for this space came from a small, old city wall gatehouse pub outside of a London train station. The visible gathering and activity is an energy that would attract people to the Market.

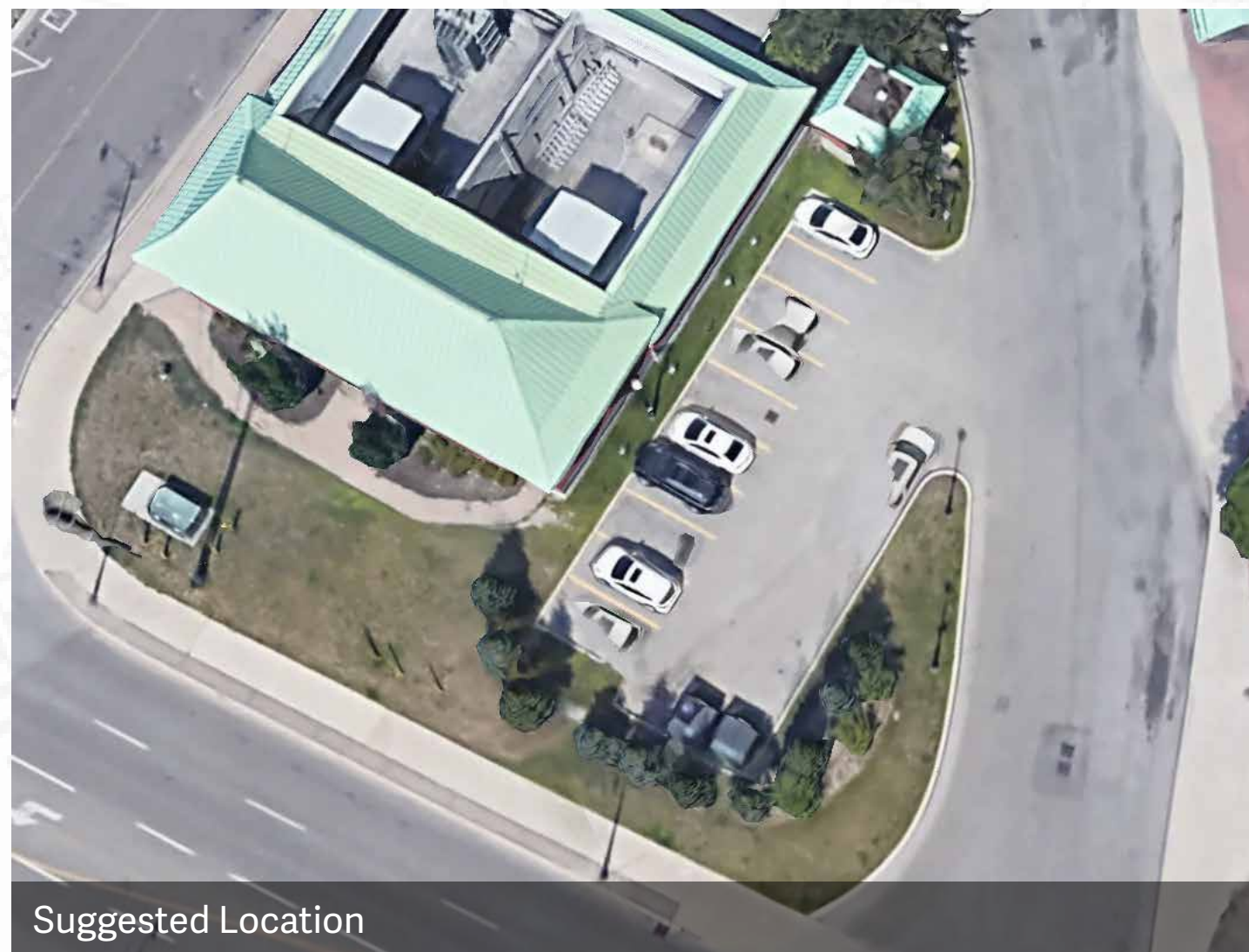


Canada's Smallest Pub - Notable and Unique

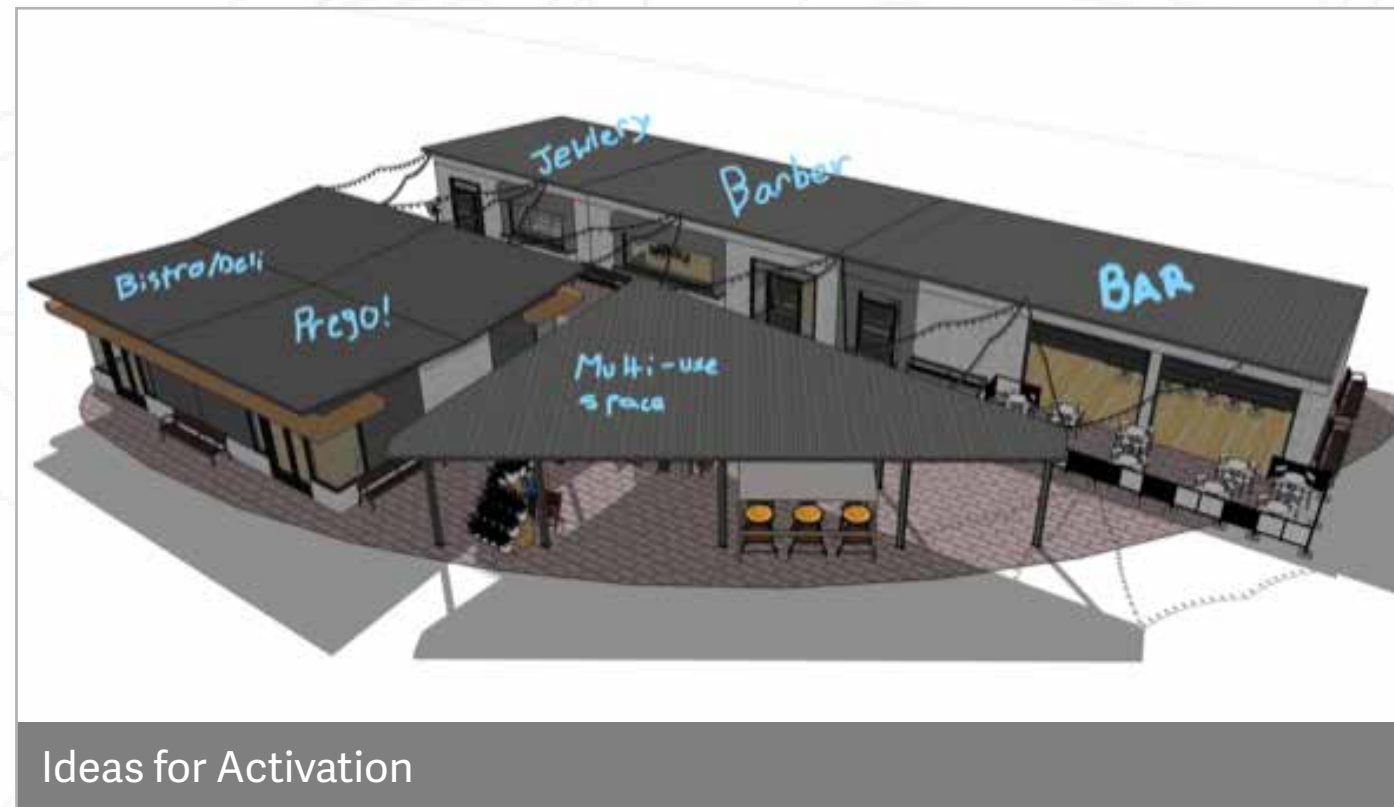


Market Alley

A variety of smaller retail / food locations in a small alley way / patio type setting to create a bit of European flair with a density of experiences and as a connector with the waterfront.



Market Alley



X Shaped Building

Restaurants, Cafés, Bike/Scooter Rentals, Athletic Supplies (jogging), Tourism Barrie(?)

With four different experiences (views) on the main floor, plus rooftop. Services the Skating Loop in Winter with hot drinks and food. An important connector between the Market and Innovations Square and the waterfront.

Creates shelter and experience with four unique views and experience from all sides.

Due to the 4 pronged shape, the X would contain between 4 and 8 retail / food elements (1-2 per prong) to create a density of attraction.

The walking path would travel directly through the center of the X to create a feeling of

interest, connection and community. A partially enclosed Children's Park is recommended on a land facing side, so that the parents can have comfort and socializing while easily monitoring their children. The X is another important component of the top view of Geometric Shapes of the Market. The patios would be fire lit with table fire pits and torches.



X Shaped Building

Restaurants, Cafés, Bike/Scooter Rentals, Athletic Supplies (jogging), Tourism Barrie(?)



Artisan District

Spanning both sides of Kidd's Creek and connection the Marina with the Market District. Multiple Buildings where Art is being created. Retail Artisan store and Authentic German Beer Garden service genuine German beer and sausages and other light German fare. Medium term affordable leases for Artist studios to craft and show off their work. Fosters Local Artisans and will magnetize other talented Artisans to Barrie. It should be run in connect with The MacLaren and other Artist Groups and participation should probably be Juried. Wide, flat connecting bridge that can serve as patio space. Also, a self guided Conservation Education Centre, for general education, but particularly for children and students.



Artisan District



Fold down Beer Garden building for beer and food, folds down into a secure box at night. MeerBusch, Germany



5 Buildings in a cottage (wood/glass) open concept style to connect the indoors and outdoors



Marina Restaurant Pavilion

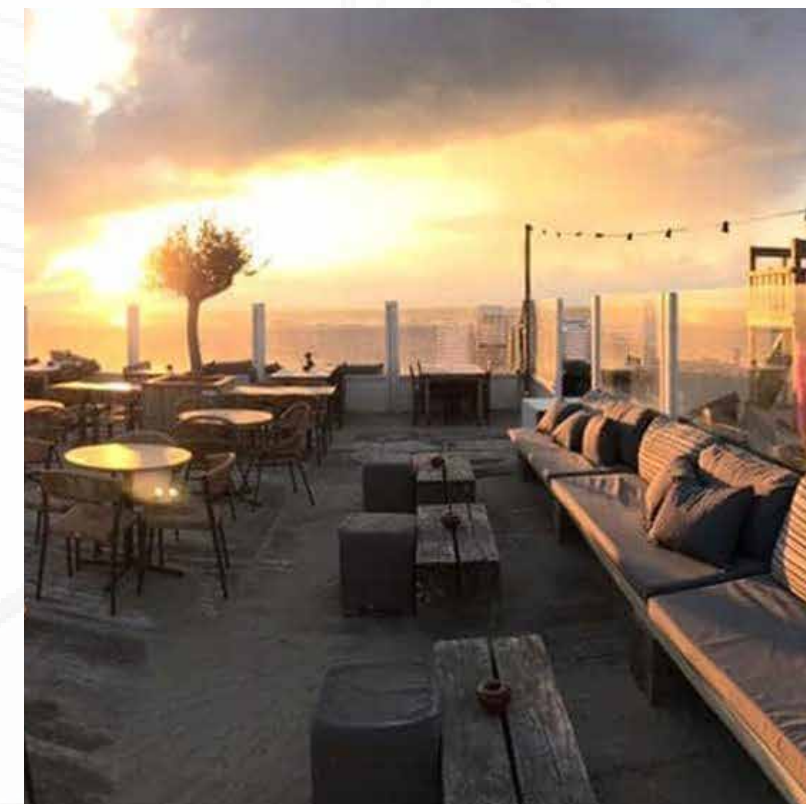
Two or three restaurants in 1 or 2 buildings (if space permits). Multiple decks and patios on all sides and the extension of the Pavilion over the water, would allow for significant views of the water and a variety of experiences and views. This may be run by one operator, creating 2 or more restaurant themes. The Pavilion could also include the Washrooms for the Marina. The architecture should honour the Lake Simcoe /Muskoka waterfront styles.



Marina Restaurant Pavilion

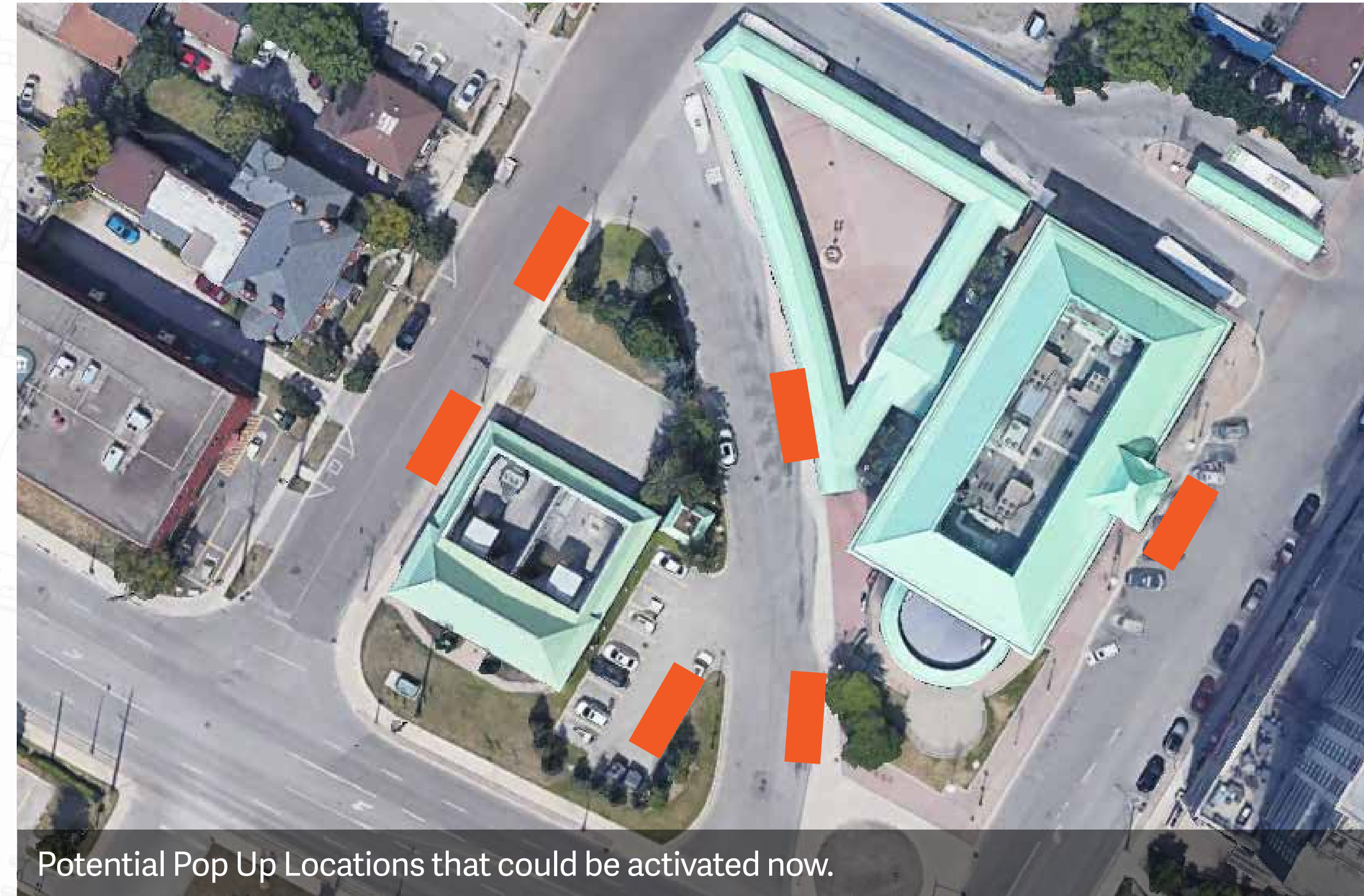


Gravenhurst. Decks are quite large, which probably decreases the feeling of intimacy and connection. The red roof is not particularly harmonious with the waterfront.



Market Square Pop Up Container Restaurants & Retail

Can be placed in multiple locations and periodically moved to create a dynamic and changing Market. Containers are one of the quickest ways to begin to activate the Market space and some could be done now!



Potential Pop Up Locations that could be activated now.

Market Square Pop Up Container Restaurants & Retail

Pop Ups have become pretty varied. There is a wide variety of sizes and heights. The Bayside Market would benefit from multistoried pop ups to create a 3rd dimension (height) of interest.



Spirit Catcher Container Pop Ups

A great way to activate the Spirit Catcher, these Pop ups can be done in an early stage to build interest and activation. Both the Market Square and Spirit Catcher Pop Ups might be ideal for Grant Funding for post Covid renewal.



Ice Skating Loop

Winter use for the walking path creates an engaging winter activation, that in conjunction with the Marina Pavilion Building(s), the Butterfly Pavilion, and the Permanent Market, creates a dynamic winter experience. Skate rentals could be a significant rental opportunity for Market funding (re: Bryant Park) and would be done out of the X Shaped Building.



Butterfly Pavilion

On adjacent land (not waterfront). Great for the image of Barrie and Creates a destination to bring tourists to downtown Barrie. Also creates an experience of the tropics to help us all get through winter.

