

**FILE NO. D30-002-2021
RELATED FILE: D11-001-2021**

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
217 DUNLOP STREET EAST**

DATE: APRIL 27, 2021

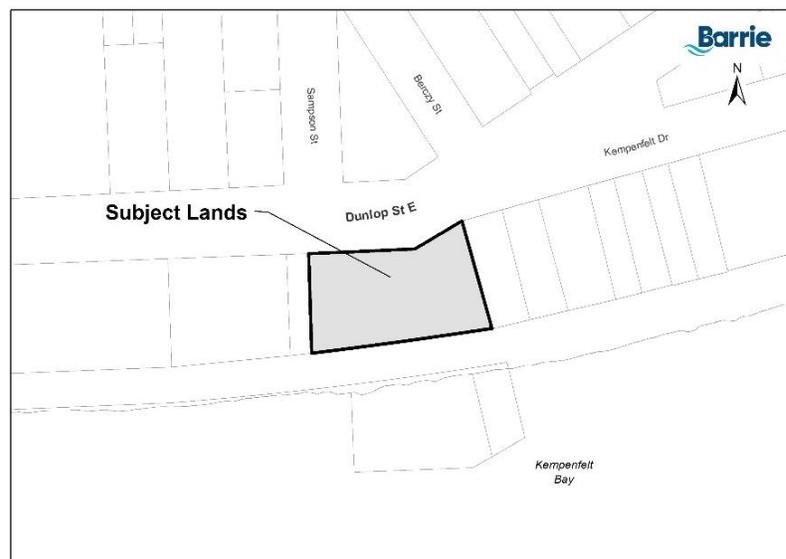
The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Mitchinson Planning and Development Consultants Inc. on behalf of PBM Realty Holdings Inc. to permit a mixed-use residential development consisting of 41 condominium units and 402 square meters of commercial space in a 15 storey building. A concurrent site plan application has also been made to the City.

The lands are municipally known as 217 Dunlop Street East and are located on the south side of Dunlop Street, between Sampson Street and Berczy Street.

The subject lands are designated 'City Centre' on Schedule 'A' – Land Use in the Official Plan.

The application proposes to rezone the lands from "Central Area Commercial-1" (C1-1) and "Transition Centre Commercial-1" (C2-1) to "Transition Centre Commercial-1" with Special Provisions (C2-1) (SP-XXX).

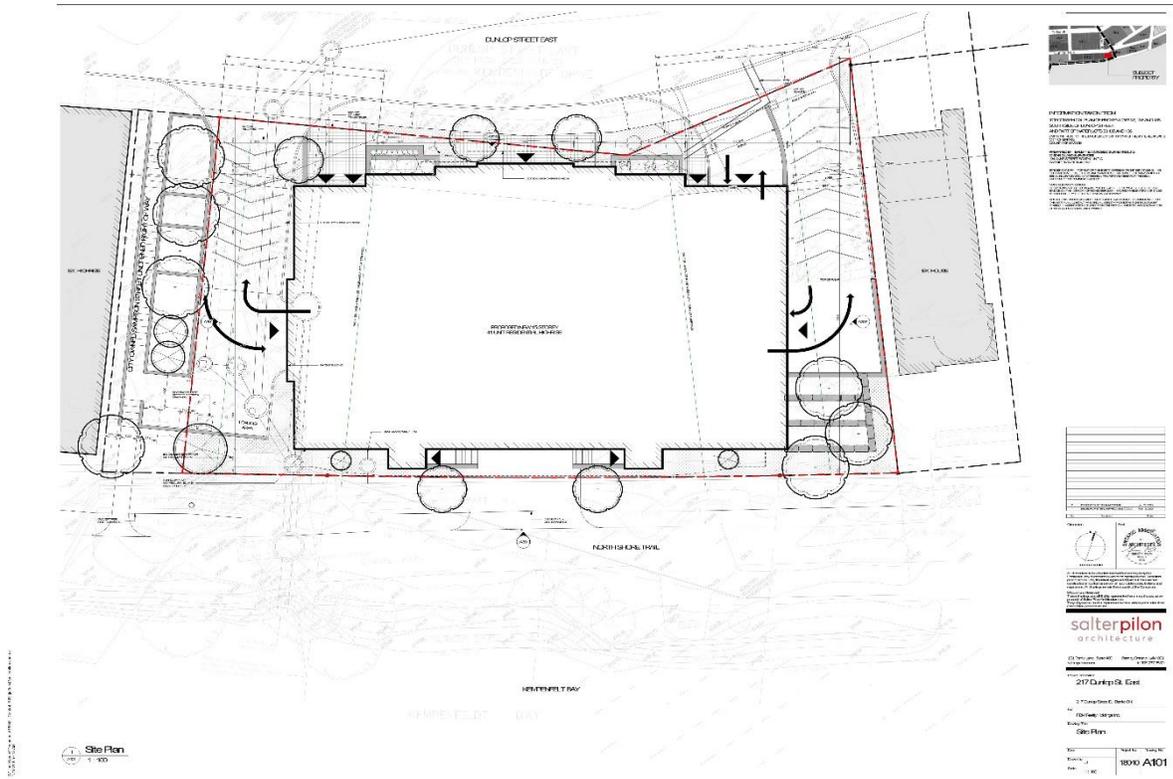
The site-specific zoning requested includes provisions for reduced side yard setbacks, increased gross floor area permissions, increased building height permissions, reduced minimum coverage requirements for commercial uses, reduced landscape buffer, and reduced commercial parking requirements.



217 Dunlop Street East
Barrie - ON

Development Services
10/2020

Proposed Site Plan



3D Renderings of the Front and Rear Elevations of the Proposed Building



The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 2](#).

Neighbourhood Meeting

A neighbourhood meeting was held virtually on October 22, 2020. The meeting had fifty-eight (58) registrants as well as the applicant, development representatives, Ward 2 Councillor Keenan Aylwin, Ward 1 Councillor Clare Riepma and Planning staff.

Comments from attendees have been summarized into three (3) themes:

1. The appropriateness of the building height including concerns with shadow impacts, privacy, loss of views and impacts on birds.
2. Concerns with setbacks, buffers, step-backs and transition to adjacent properties/buildings.
3. Concerns regarding traffic impacts generated by the proposed development.

Additional questions were raised regarding the:

- Unopened Sampson Street right-of-way and improvements to public access to the North Shore Trail;
- Inclusion of affordable housing;
- Type of commercial use being proposed;
- Type of waste removal being proposed; and
- Ownership of water lots adjacent to the development.
(where previous plans illustrated docks on the City-owned water lots, the applicant has expressed interest in requesting a similar consideration for dock access as was previously granted to the Lakhouse Development).

Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment application is currently undergoing a detailed technical review. The primary planning and land use matters being reviewed include:

- Justification and appropriateness of the proposed amendment and the requested site specific provisions;
- Potential impacts on the surrounding neighbourhood including traffic, access to the North Shore Trail and servicing; and,
- Integration of the proposed development into the surrounding area.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application.

A Staff Report to Planning Committee is anticipated to be brought forward in late Summer/early Fall 2021 for consideration of the application. If approved, staff would work to coordinate approvals for the submitted Site Plan Control and Condominium Exemption applications.

For more information, please contact Jordan Lambie, Senior Urban Design Planner at 705-739-4220 ext. 4324 or by email at jordan.lambie@barrie.ca.