

**HERITAGE COMMITTEE PRESENTATION**  
**BARRIE WATERFRONT DEVELOPMENTS INC.**  
**39-67 DUNLOP STREET WEST & 35-37 MARY STREET**

Presented By: Gordon Dickson, RPP, Senior Planner  
Date: October 9, 2019



# Development Proposal & Context

## Development Proposal

- Mixed-use; high-density residential with 6-storey podium (ground floor retail/commercial uses and parking on Levels 2-6)
- Two towers atop podium (30 storeys – Phase 1 and 34 storeys – Phase II)
- 495 residential dwelling units proposed (in addition to 12 live/work units)
- Pedestrian arcade and streetscape improvements

## Development Context

- Full-block development (single ownership) with 4,348.330. m<sup>2</sup> (0.435 hectares) of lot area and technical frontage of 47.53 metres along Maple Avenue
- Adjacent to Barrie Transit Terminal (south) and small portion of City-owned lands
- Combined Gross Floor Area for Phase 1 and Phase 2 (including, residential, commercial and live/work) is 39,643.76 m<sup>2</sup> (426,721.88 ft<sup>2</sup>)
- Proposed building heights of 103.75 metres (Phase I) and 116.75 metres (Phase II)

# Proposed Amendments to Zoning By-law

Official Plan: 'City Centre' designation ('Urban Growth Centre')

Current Zoning: Central Area Commercial – 1 ('C1-1') Zone

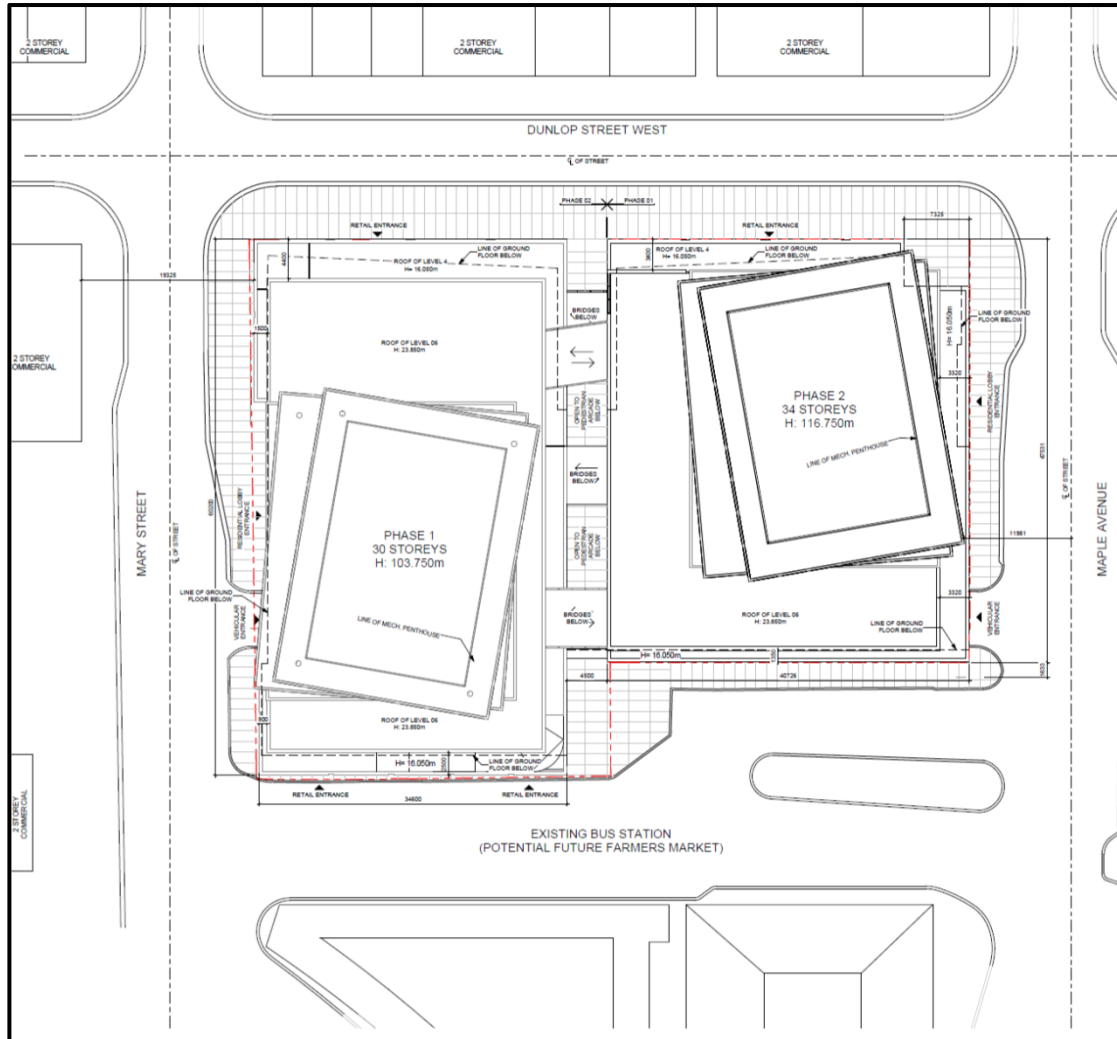
Proposed Zoning: Central Area Commercial – 1 ('C1-1') Zone, SP

Zoning By-law Amendment Application (D14-1676) deemed complete on May 1, 2019

## **Proposed Amendments Include:**

1. Increase in Maximum Permitted Building Height
2. Decrease in Minimum Required Lot Coverage for Commercial Uses
3. Increase in Maximum Permitted Gross Floor Area (% of Lot Area)
4. Decrease in Minimum Required Parking (Phased Parking)
5. Decrease in Minimum Required Dwelling Unit Floor Area (Live/Work)
6. Landscape Buffer Areas
7. Front Lot Line – Identification of Dunlop Street West as Front Lot Line

# Site Plan



## Site Statistics:

**Lot Area: 4,348.33 m<sup>2</sup> (0.435 ha)**

**Lot Frontage: 47.53 metres**

**Lot Coverage: 94.06%**

**Lot Coverage (Commercial): 35%**

**Gross Floor Area: 912% (9.12x FSI)**

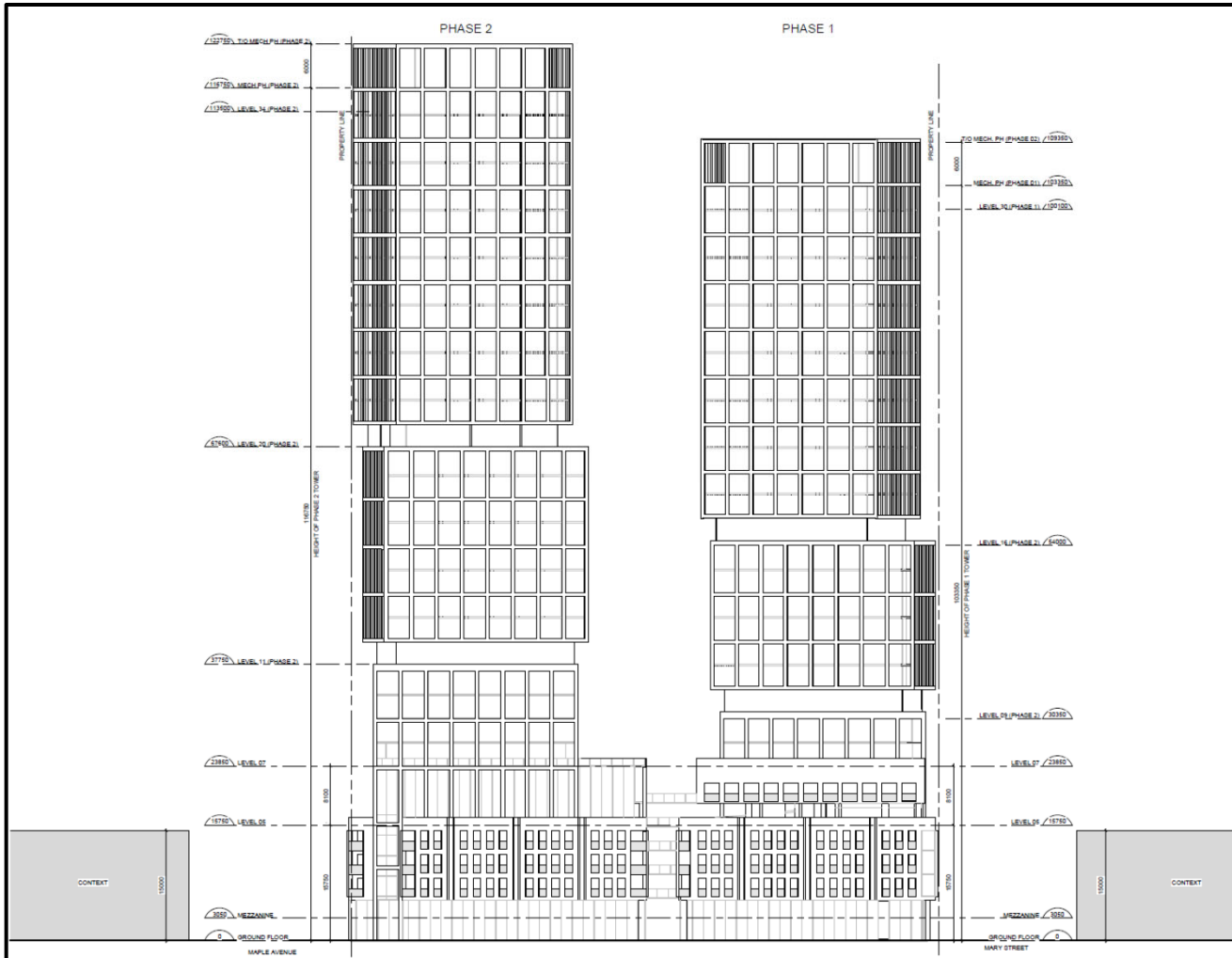
**Building Height:**

**Phase 1: 103.75 metres (30)**

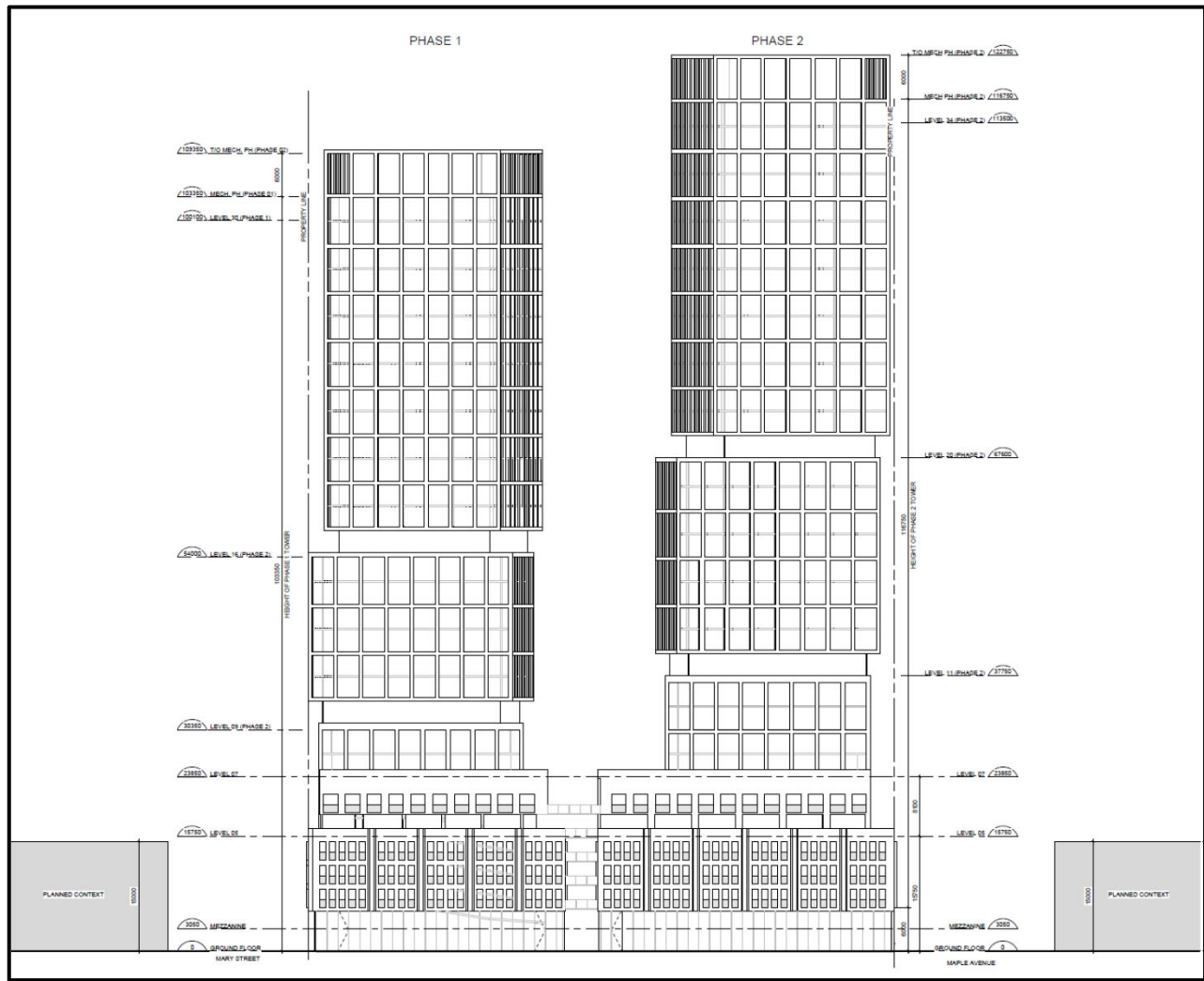
**Phase 2: 116.75 metres (34)**

**Parking: 495 parking spaces (Phased)**

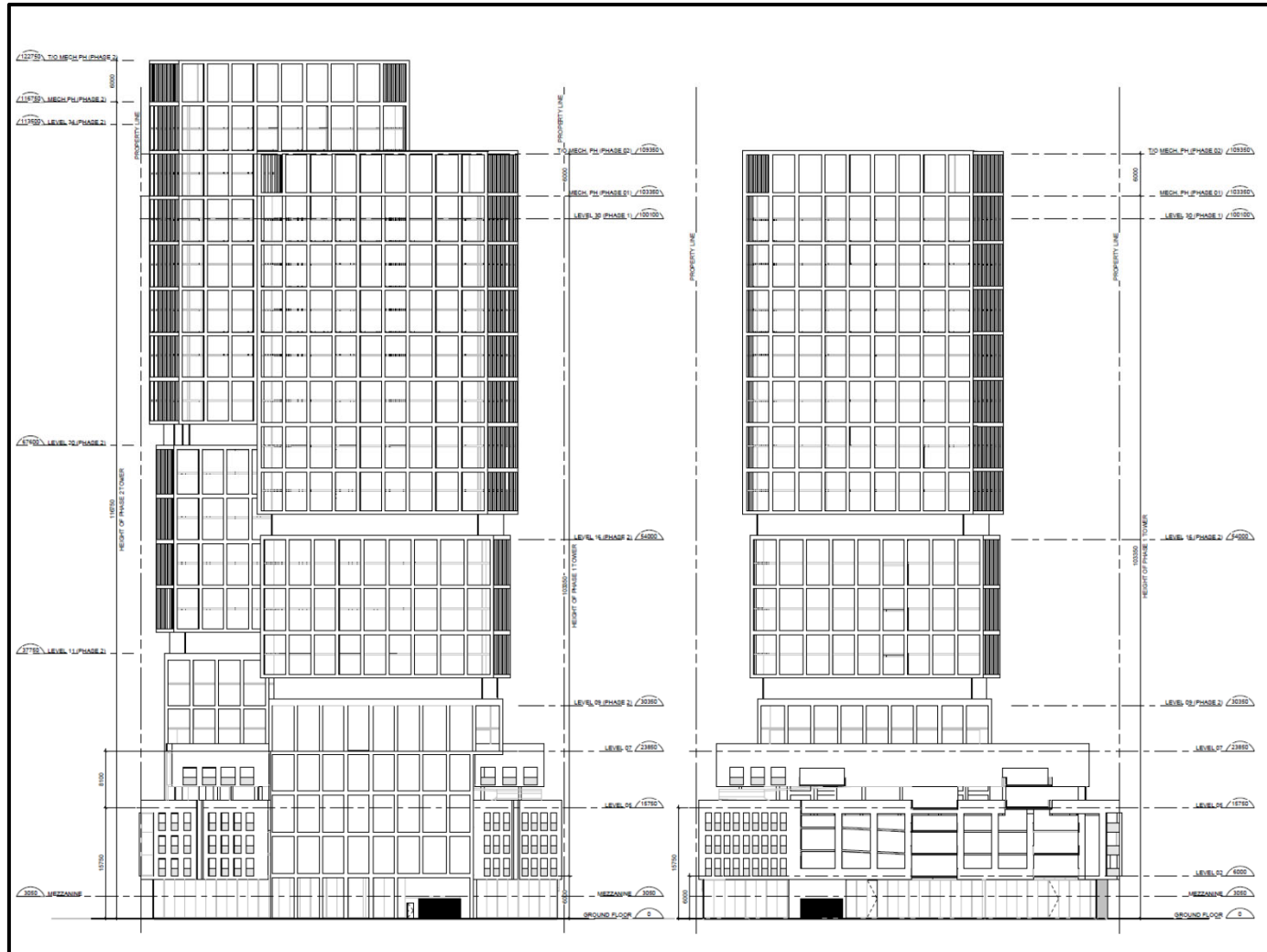
# Building Elevations - North



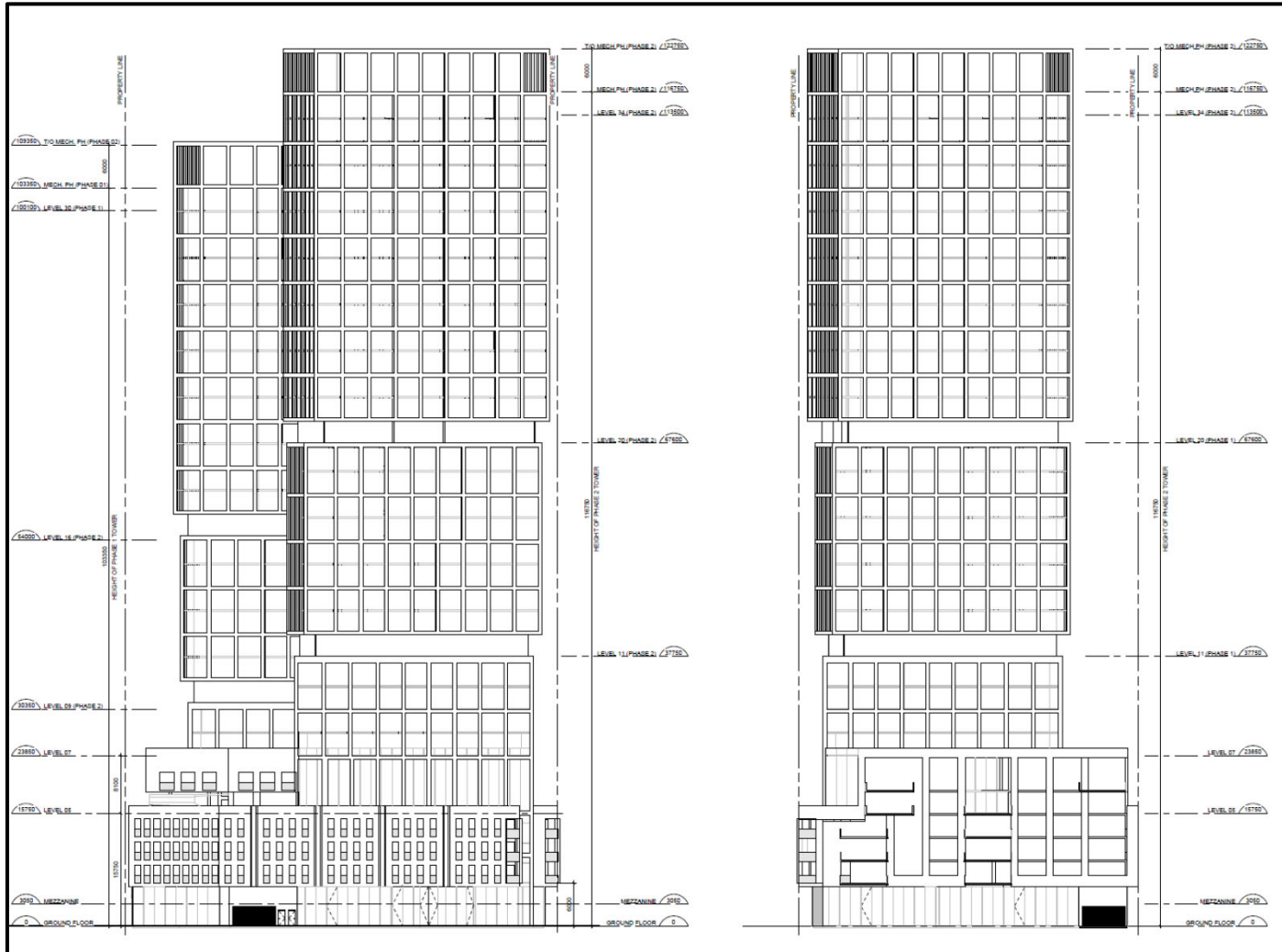
# Building Elevations - South



# Building Elevations - West



# Building Elevations - East





# Dunlop Street Perspective



# Skyline Perspective

