



## DEVELOPMENT SERVICES MEMORANDUM

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**TO:** MAYOR, J. LEHMAN 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 FOURTH  
QUARTER 2021 UPDATE (WARDS 1, 2 AND 8)

**DATE:** FEBRUARY 28, 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.

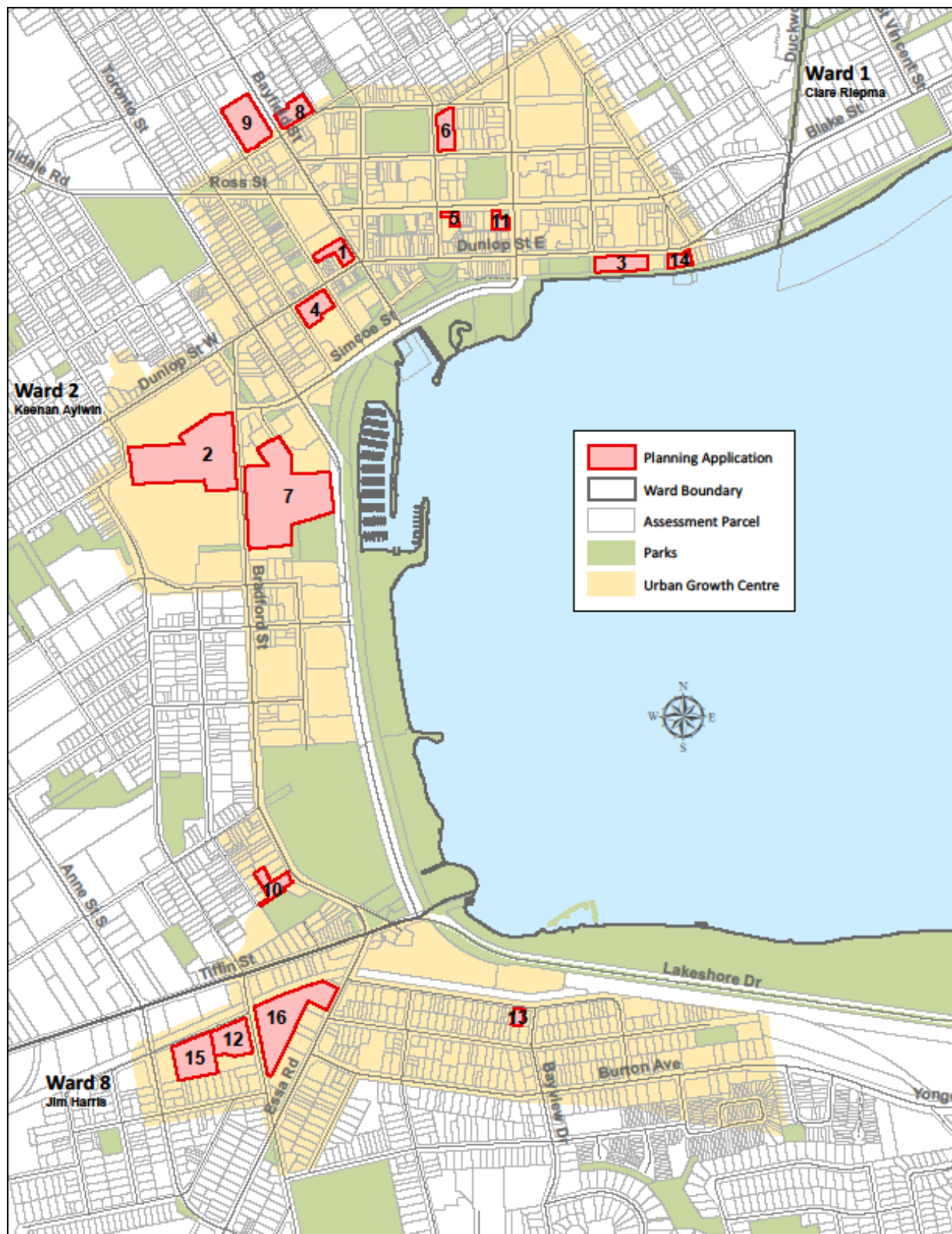
This quarterly update to Council provides the status of existing applications as they move through the development approvals process, as well as providing updates to Council when new development applications are received. In between these quarterly updates, the [Proposed Developments](#) page on the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

The third quarter update for 2021 was provided to Council in October 2021. The fourth quarter update for 2021 is attached to this memo. There has been some progress, such as zoning approvals for the site on the northwest corner of Bayfield and Sophia, as well as for 217 Dunlop Street East; and a shoring building permit issued for Theatre Block.

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 Documents



1. D11-022-2017 - The 5 Points - Residential Condo (203 units)
2. D11-016-2020 - HIP/ Barrie Central Collegiate & Red Storey Field (600 units)
3. D11-001-2018 - Lakhous - A mixed-use, residential condominium 10-storey building (174 units)
4. D11-015-2020 - Theatre Block - Mixed-use, high rise development consisting of two residential towers (495 units)
5. D11-003-2020 - Revera - 16-storey, retirement residence, with ground floor commercial space (314 units)
6. 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)
7. D11-020-2020 - Smart Centres - 4 buildings with approximately 1900 residential units, commercial space (230 units in Phase 1)
8. D11-026-2020 - Coral Housing: NE Corner Bayfield & Sophia - 8-storey apartment building with purpose built rental residential units (108 units)
9. D14-1702 - NW Corner Bayfield & Sophia - 34-storey mixed-use condominium building with ground floor commercial uses and 8 townhouse units (480 units)
10. D11-007-2020 - 2020 Bradford St - 14-storey apartment building with ground floor commercial use (121 units)
11. D11-023-2020 - 79 Collier Street - 17-storey mixed-use building (136 units)
12. D14-1689 - 272 Innisfil Street - 17-storey apartment building with a townhouse podium (164 units)
13. D14-1691 - 79 Gowan Street - 4-storey residential building (7 units)
14. D11-001-2021 - 217 Dunlop Street East - 15-storey, mixed-use condominium (41 units)
15. D30-013-2021 - 17 Jacobs Terrace - Two residential towers, 24 and 26 storeys in height (565 units)
16. D30-016-2021 - 41- 43 Essa Road & 250 Innisfil St - Four mixed-use buildings, between 20 to 37 storeys (1267 units)

Date: 1/27/2022



## Downtown/UGC Application Status Updates

Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
1	D11-022-2017 The 5 Points 43 & 45 Maple Avenue, 30-42 Bayfield Street Andrew Gameiro/ Gary Mattie Consultant: Joe Santo	Oct-21	20-storey apartment building with 203-unit residential condominium with associated parking and 835.3 m2 ground floor commercial uses.  <a href="#">5 Points - Proposed Development</a>	Zoning approved Site Plan Agreement/Registration pending Condominium Approval-Exemption application received – January 2020 (Submission 2 comments sent to applicant)	203	Site Plan Under Review		
2	D11-016-2020 HIP/ Barrie Central Collegiate & Red Storey Field 34-50 Bradford Street and part of 125 Dunlop Street West Jordan Lambie/ Nadine Rush/ Bill McGregor Consultant:	Oct-21	A mixed-use development comprised of three residential towers (20 storeys - Building 1; 20 storeys - Building 2; and, 10 storeys - Building 3).  <a href="#">Barrie Central Collegiate &amp; Red Storey Field - Proposed Development</a>	Zoning approved Site Plan resubmission anticipated Neighbourhood meeting for revised proposal set for February 15, 2022		Awaiting Site Plan Resubmission		
3	D11-001-2018 Lakhouse 185–205 Dunlop Street East Celeste Kitsetmetry/ Gary Matthie Consultant: AALTO Development Inc	Oct-21	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 - Approved Development</a>	Zoning approved Site Plan Agreement executed Registered – January 2020	174	Registered		Building Permit Issued
4	D11-015-2020 Theatre Block 39, 41, 43, 55, 59 67 Dunlop St W and 35 and 37 Mary Street Celeste Kitsetmetry/ Gary Matthie Consultant: Gary Silverberg	Oct-21	A mixed-use, high rise development consisting of two residential towers comprised of 495 units, including a 30-storey building (Phase I) and 34-storey building (Phase II) atop a 6-storey podium (with ground floor retail/commercial uses and parking on Levels 2-6).  <a href="#">39-67 Dunlop St W and 35-37 Mary St - Proposed Development</a>	Zoning approved – December 2019 (D14-1676) Site Plan Agreements sent to Applicant for review – October 2020 Shoring building permit issued – December 2021	495	Registered		Shoring Building Permit Issued (December 2021)



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5	D11-007-2018/ D11-003-2020 <b>Revera</b> 9-17, 21, 23, 25 Owen Street & 47, 49, 51, 53 Collier Street Jordan Lambie/ Larry Klein Consultant: Revera	Oct-21	16-storey, 314-unit retirement residence, with ground floor commercial space.  <a href="#">9-17, 21, 23 and 25 Owen St and 47, 49, 51 and 53 Collier St - Proposed Development</a>	Required Minor Variances approved Site Plan Conditions issued Working with legal to execute Site Plan Agreement Contact has been made for site servicing and requirements for Building Permit		Site Plan Approved		
6	D14-1645/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:	Oct-21	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 - Proposed Development</a>	Zoning approved – September 2018 Site Plan Submission received – June 30, 2021	307	Site Plan Under Review		
7	D14-1692/ OPA 078/ D11-020-2020 <b>Smart Centres</b> 51-75 Bradford Street & 20 Checkley Street Celeste Kitsetmetry Consultant: Greenwin Barrie Inc.	Oct-21	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 - Proposed Development</a>	Zoning approved – January 25, 2021 Site Plan Conditions Phase 1 - issued – June 28, 2021	230 (Phase 1)	Site Plan Approved		
8	D14-1701/ 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	Oct-21	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 - Proposed Development</a>	Public Meeting held – October 2020 Zoning approved – March 22, 2021 Site Plan approved – April 15, 2021 Getting close to registration	108	Site Plan Approved		

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Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
9	D14-1702 NW Corner Bayfield & Sophia 136 & 112 Bayfield Street, 14 Sophia Street West, 113 & 115 Maple Avenue Andrew Gameiro Consultant: KLM	Oct-21	34-storey mixed-use condominium building with ground floor commercial uses and 8 townhouse units, for a total of 480 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 113 and 115 Maple Ave - Proposed Development</a>	Public Meeting held – October 2020 Zoning approved; by-law passed January 31, 2022	480	Zoning Approved		
10	D11-007-2020 220 Bradford Street Celeste Kitsetmetry Consultant: Chayell	Oct-21	14-storey (121 unit) apartment building with ground floor commercial use.  <a href="#">220 Bradford St - Proposed Development</a>	Revised site plan drawings submitted November 2020 and are currently under review	121	Site Plan Under Review		
11	D11-023-2020 79 Collier Street Next to Armory Building Andrew Gameiro/ Nadine Rush Consultant: Vitmont Holdings	Oct-21	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 - Proposed Development</a>	Site Plan submission – September 28, 2020	136	Site Plan Under Review		
12	D14-1689 272 Innisfil Street Celeste Kitsetmetry/ Nadine Rush Consultant: IPS	Oct-21	Rezone from Transition Centre Commercial (C2)(SP-113) to Transition Centre Commercial with Special Provisions (C2-2)(SP) to permit the redevelopment of the 0.7 hectare site located at the southeast corner of Innisfil Street and Jacobs Terrace. To facilitate a 17-storey apartment building with a townhouse podium for a total of 164 residential units.  <a href="#">272 Innisfil St - Proposed Development</a>	Zoning approved – August 10, 2020	164	Zoning Approved		





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Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
13	D14-1691 79 Gowan Street Andrew Gameiro/ Gary Matthie Consultant: IPS	Oct-21	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 - Proposed Development</a>	Zoning approved – October 5, 2020	7	Zoning Approved		
14	D11-001-2021 217 Dunlop Street East Jordan Lambie/ Nadine Rush Consultant: Salter Pilon	Oct-21	15-storey, 41-unit mixed-use condominium  <a href="#">217 Dunlop St E - Proposed- Development</a>	Public Meeting held – April 27, 2021 Zoning approved; by-law passed on January 31, 2022 Awaiting second submission for Site Plan	41	Zoning Approved Site Plan Under Review		
15	D30-013-2021 17 Jacobs Terrace Celeste Kitsemety Consultant: IPS	Oct-21	Two residential towers, 24 and 26 storeys in height	Received September 2021, Rezoning application Public meeting held in November 2021	565	Rezoning Under Review		
16	D30-016-2021 41 Essa Road 41 & 43 Essa Road, 259 Innisfil Street Celeste Kitsemety Consultant: IPS	Oct-21	Four buildings, between 20 to 37 storeys (mixed-use buildings); 896 m2 of commercial	Received September 2021, Rezoning application Public meeting held in November 2021	1267	Rezoning 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.
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.