

**THE CORPORATION OF THE
CITY OF BARRIE**

APRIL 27, 2021 PUBLIC MEETING

**PROPOSED ZONING BY-LAW AMENDMENT
217 DUNLOP STREET EAST**

(BARRIE FILE NO. D30-002-2021)

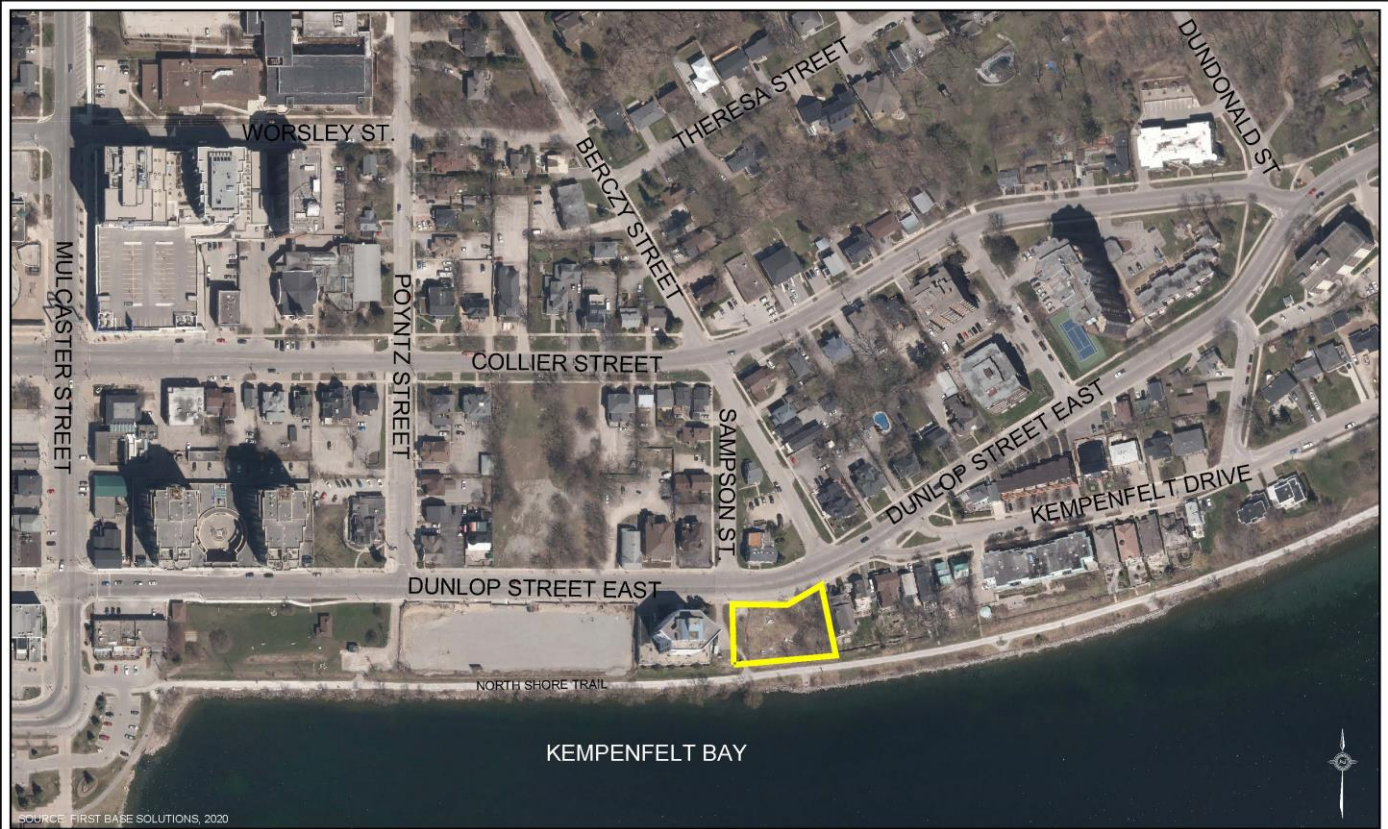
PURPOSE OF PLANNING ACT PUBLIC MEETING

- ❖ To present an application to amend City of Barrie Comprehensive Zoning By-law No. 2009-141 to rezone land located at 217 Dunlop Street East from “Central Area Commercial” (C1-1) and “Transition Centre Commercial” (C2-1) to “Transition Centre Commercial Special Provisions” (C2-1)(SP-xxx).
- ❖ The rezoning will facilitate development of a 15-storey mixed use condominium building comprised of 41 residential units, approximately 402 sq.m of commercial space and a 3-storey integrated parking structure.
- ❖ The building and Site have been carefully designed to:
 - ❖ conform with Provincial and City of Barrie planning policies
 - ❖ implement Barrie’s City Centre, Urban Growth Centre (“UGC”) and intensification objectives
 - ❖ compliment and enhance Barrie’s UGC, waterfront skyline and the surrounding neighbourhood
 - ❖ minimize potential impacts on adjoining uses.

PROPERTY DESCRIPTION

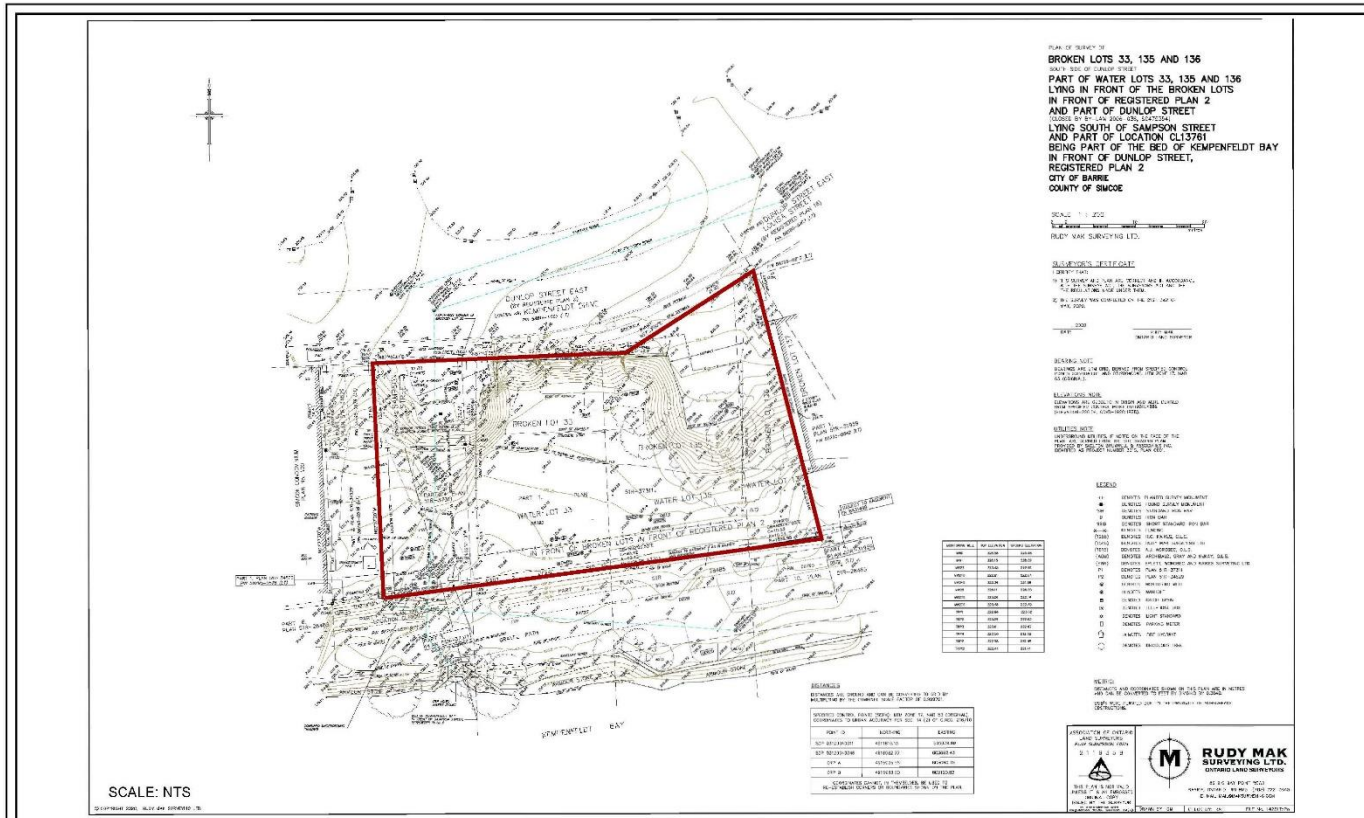
- ❖ 217 Dunlop Street East is owned by Mr. Peter B. Moore (217 Dunlop Street E. Limited / PBM Realty Holdings Inc.).
- ❖ The Site is approximately 0.2 ha (0.49 acres) in size and is located on the south side of Dunlop Street East, between Sampson Street to the west and Berczy Street to the east.
- ❖ The Site is vacant with scattered scrub vegetation and trees. The grade falls from north to south toward the North Shore Trail and Kempenfelt Bay with an average slope of approximately 15%.
- ❖ The property is a registered brownfield site (former Cotty's Cleaners). It has been approved for development by the Ministry of the Environment, Conservation and Parks through the Ministry's issuance of a Record of Site Condition and Certificate of Property Use.

SITE LOCATION – 217 DUNLOP STREET EAST



 SUBJECT SITE
217 DUNLOP STREET EAST

SITE SURVEY – 217 DUNLOP STREET EAST



 **SUBJECT SITE**
217 DUNLOP STREET EAST

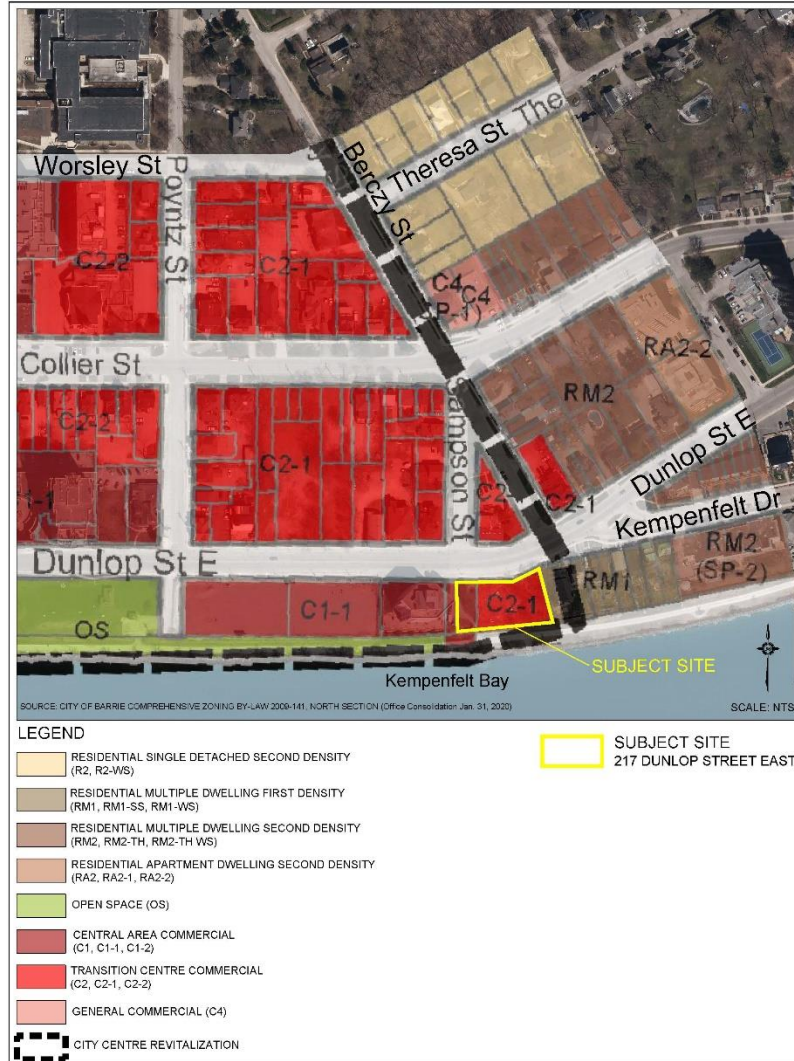
BARRIE OFFICIAL PLAN DESIGNATION



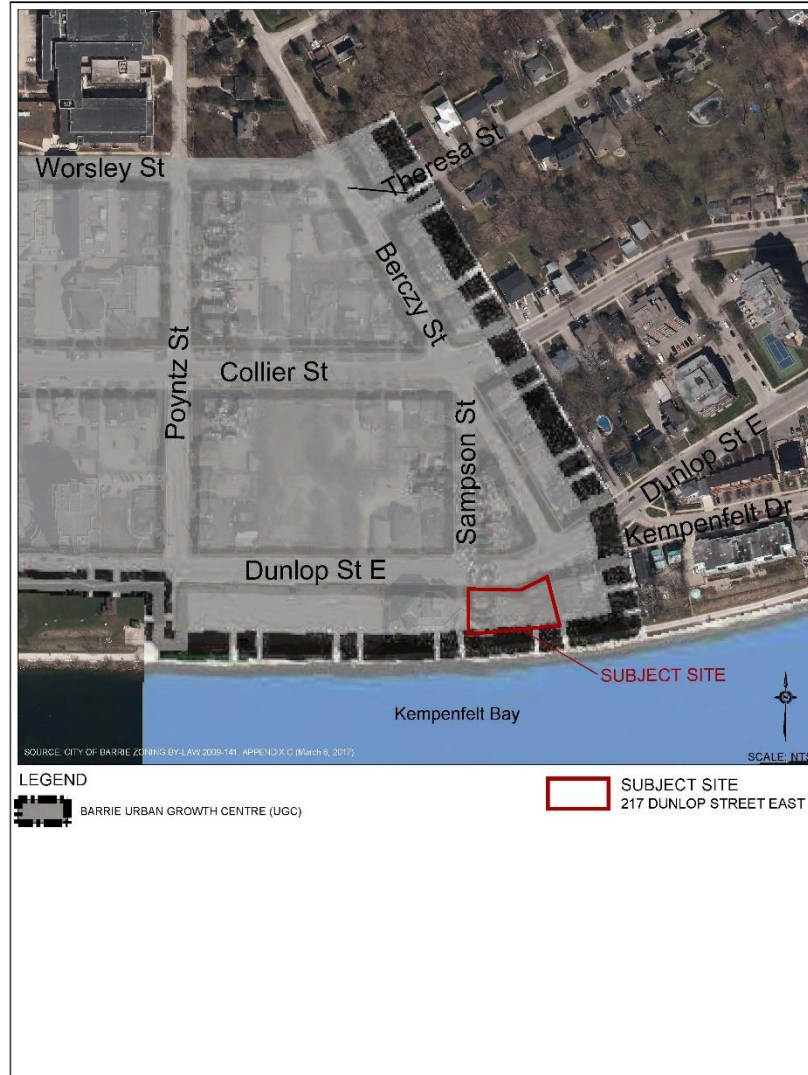
BARRIE OFFICIAL PLAN INTENSIFICATION AREA



BARRIE ZONING BY-LAW 2009-141



BARRIE ZONING BY-LAW UGC



PROJECT SUMMARY

217 Dunlop Street East is envisaged to be one of Barrie's most desirable downtown waterfront locations. Key features include:

- ❖ unit options from 2,200 ft² to 4,100 ft² and a penthouse over 7,400 ft²
- ❖ direct elevator access into each suite for enhanced security and privacy
- ❖ gourmet kitchens, great rooms, fireplaces, floor to ceiling glazing and smart home technology
- ❖ large balconies with amenities such as outdoor kitchen, spa and three season enclosures
- ❖ extra parking - 113 spaces including 53 standard spaces and 60 tandem / vehicle lift spaces
- ❖ bicycle storage room as well as individual private storage lockers adjacent to each parking space
- ❖ sustainable elements designed to a LEED standard.

PROJECT SUMMARY (Cont.)

- ❖ The built form is founded on innovative architecture utilizing high quality materials and finishes to promote design excellence including a variety of reliefs and architectural elements within the façade to enhance the visual presentation of the building.
- ❖ The development adjoins Kempenfelt Bay and is located within walking and cycling distance to public transit and a range of office, retail, entertainment, institutional and public service facilities located downtown.
- ❖ The project proposes improvements (grading, stairs, landscaping) to the City owned Sampson Street unopened right-of-way to provide enhanced public access from Dunlop Street to the City's North Shore Trail and waterfront park system.

TECHNICAL REPORTS

In accordance with Barrie's application requirements, several technical reports were prepared for the project related to planning, urban design, environmental and engineering requirements, including:

- ❖ ***Planning Justification Report*** – addresses Provincial and City of Barrie planning policy consistency and conformity
- ❖ ***Urban Design Report*** – addresses urban design and tall building requirements, blockplan and context plans, lighting, shadow cast, wind and microclimate
- ❖ ***Environmental and Engineering Reports*** – address brownfield site requirements, natural heritage features and functions, geotechnical, hydrogeological, functional servicing (water, sanitary, utilities), stormwater management, and traffic.

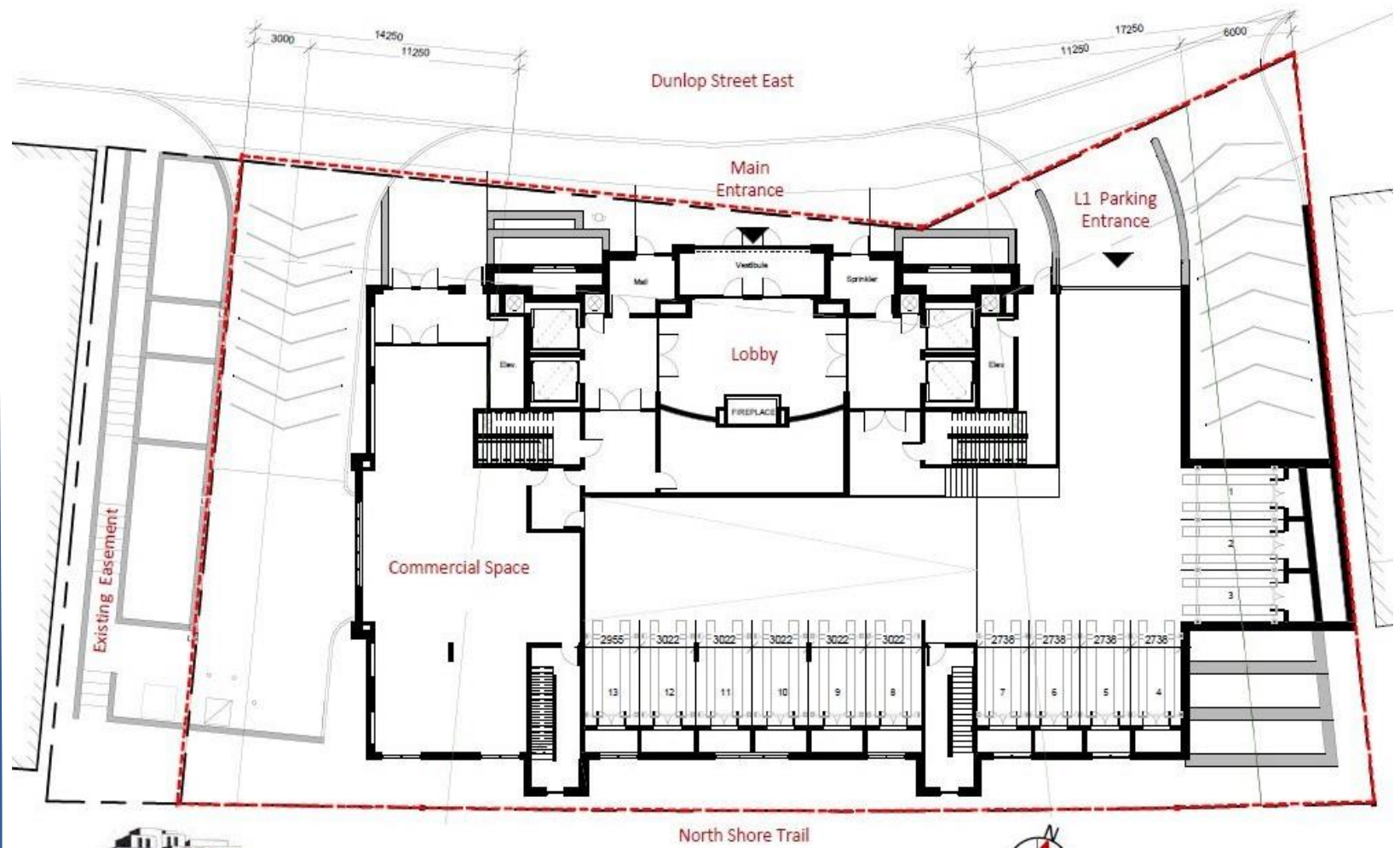
The reports' analysis and conclusions confirm the project can be supported from both a planning policy and technical perspective.

NORTH & SOUTH ARCHITECTURAL RENDERINGS



MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

BUILDING FLOOR PLAN (L1 PLAN)



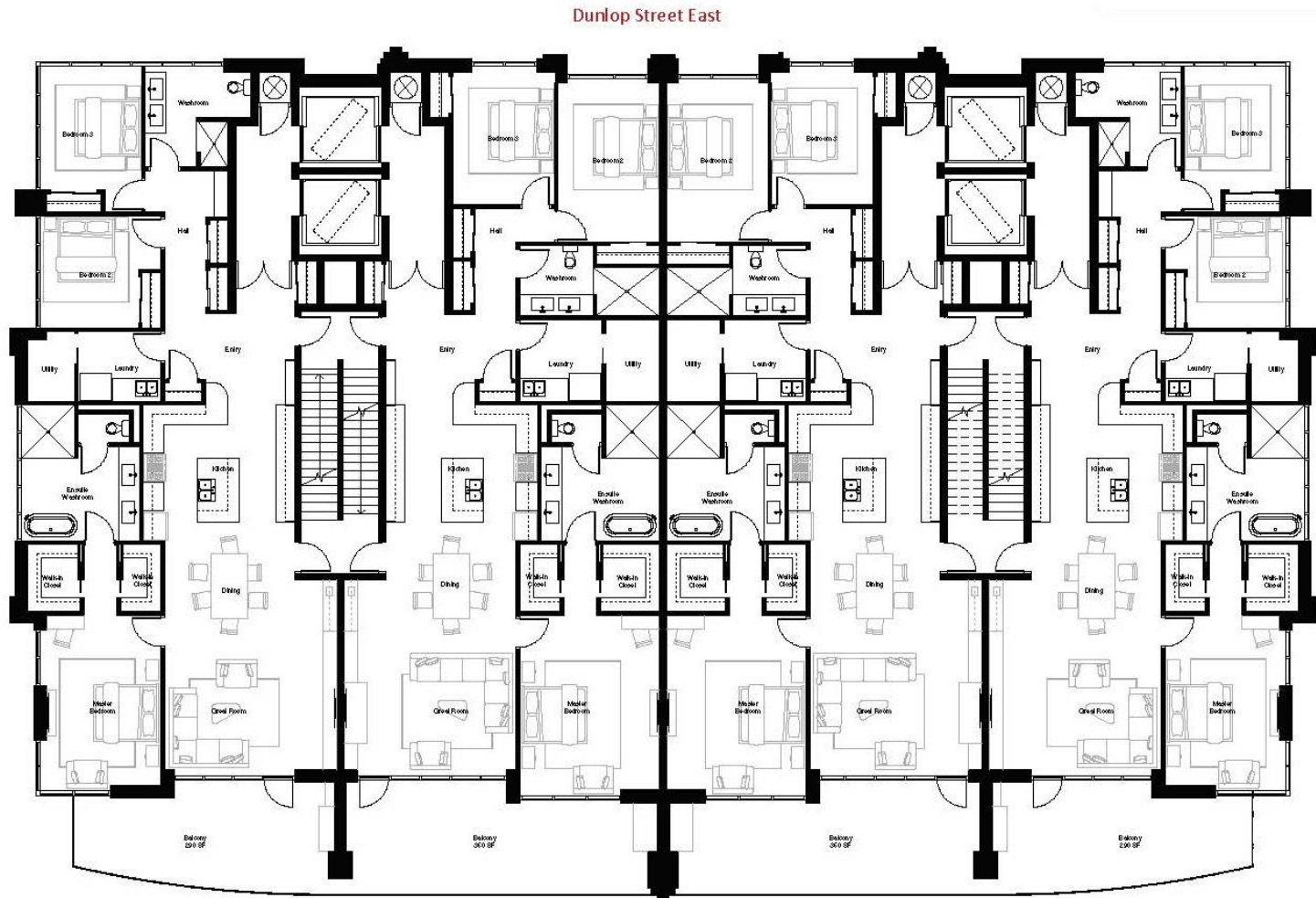
217 Dunlop Street East



salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

BUILDING FLOOR PLAN (L4-10 PLAN)



217 Dunlop Street East

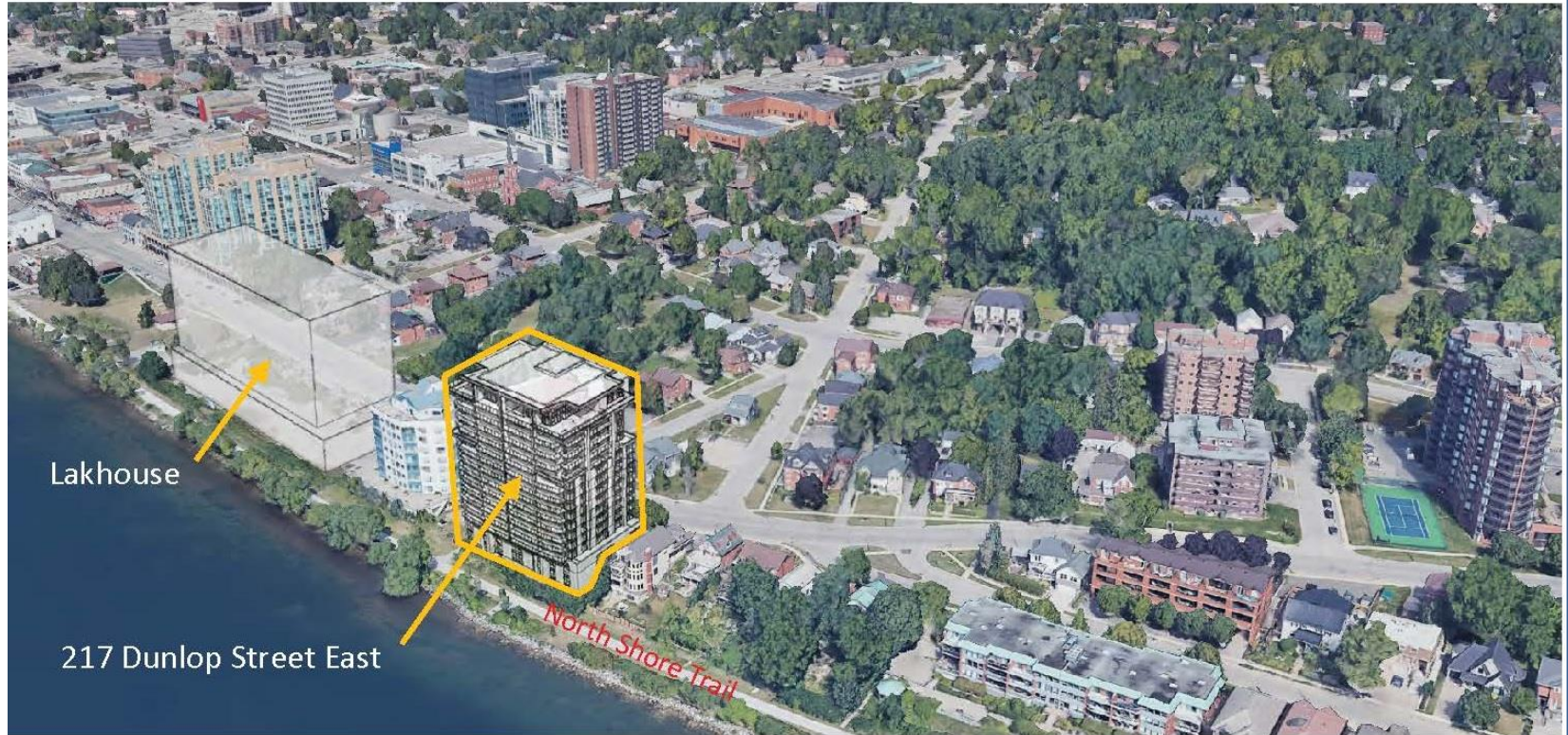
North Shore Trail



salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

CONTEXT PLAN – AERIAL VIEW



217 Dunlop Street East

salterpilon

BLOCK PLAN LOOKING NORTHWEST



217 Dunlop Street East

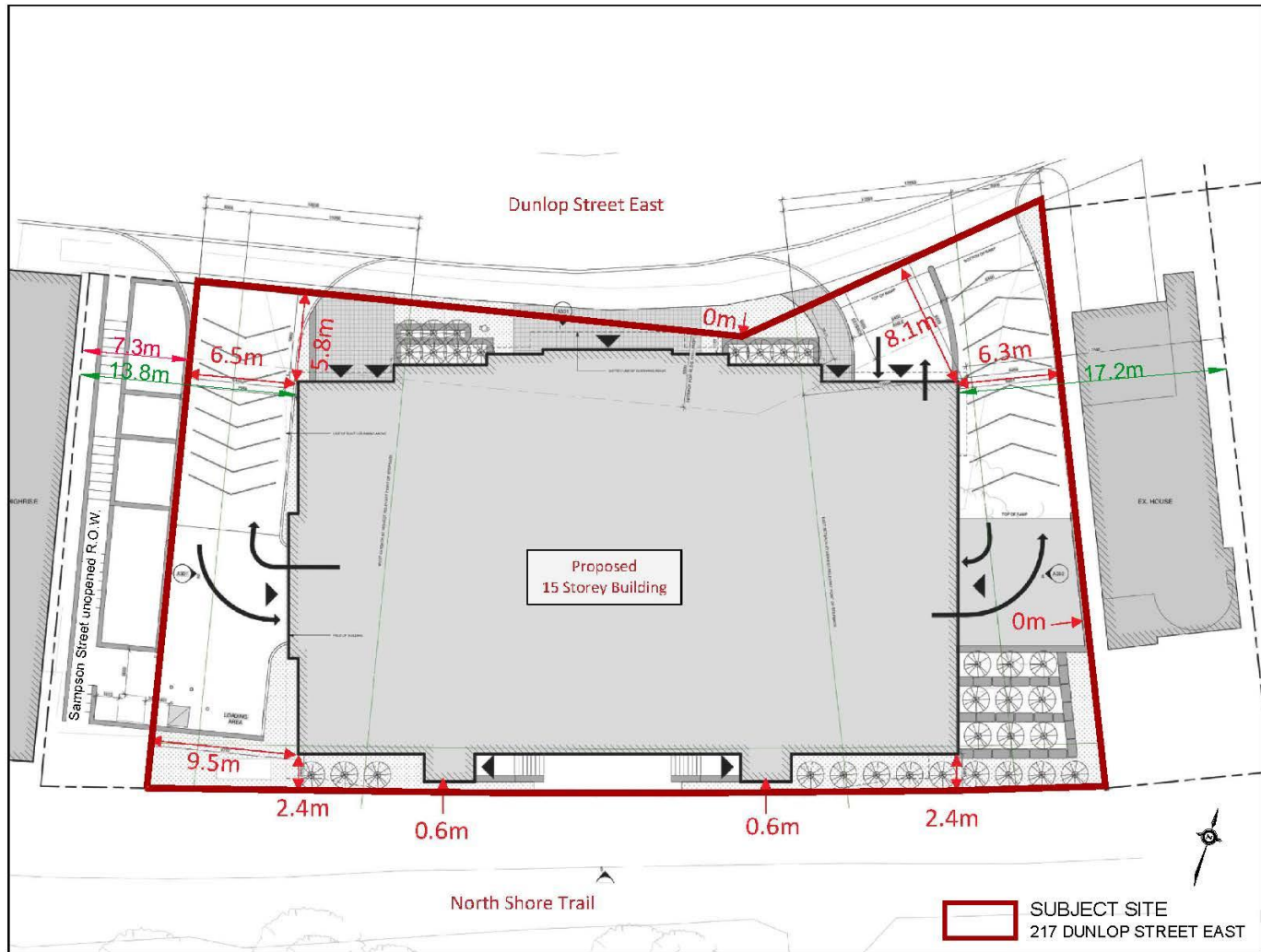
salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

COMMUNITY CONTEXT



CONCEPTUAL SITE PLAN



BARRIE COMMERCIAL C1 & C2 ZONE STANDARDS

ZONE STANDARD	REQUIRED	PROVIDED Special Provisions (yellow highlight)
Lot Area (min.)	-	0.2 ha (2,007.9m ²)
Lot Frontage (min.)	-	58.0 m
Front Yard Setback (min.)	-	0.5 m (varies: 5.8 m west, 3.8 m east, 1.1 m narrowest)
East Side Interior Side Yard Setback from Residential Zone (min.)	C1: 6.0 m C2: 6.0 m + 11.25 m above 11 m = 17.25 m	6.0 m
West Side Interior Side Yard Setback from Commercial Zone (min.)	C1: 0.0 m C2: 3.0 m + 11.25 m above 11 m = 14.25 m	6.0 m
Exterior Side Yard Setback (min.)	-	n / a
Rear Yard Setback (min.)	-	0.5 m (varies up to 2.6 m)
Lot Coverage (max.)	-	58 % (1,161 m ²)
Lot Coverage for Commercial Use (min.)	50%	20.0% (402 m ²)

BARRIE COMMERCIAL C1 & C2 ZONE STANDARDS

ZONE STANDARD	REQUIRED	PROVIDED Special Provisions (yellow highlight)
Gross Floor Area (max. % of lot area)	C1: 600% C2: 400%	595% (11,882 m ²)
Building Height (max.)	C1-1: 30.0 m C2-1: 30.0 m	56.0 m
Building Height (max.) Within 5 m & Beyond 5 m of Front Lot Line	C1-1: 10.0 m & 30.0 m C2-1: 10.0 m & 30.0 m	56.0 m
Landscaped Open Space (min.)	-	20.0 % (415 m ²)
Continuous Landscape Buffer Width along Side and Rear Lot Lines (min.)	3.0 m	0.0 m (varies up to 8.0 m)
Continuous Landscape Buffer Width Adjacent to a Residential Zone (min.) (Section 4.8.2.1)	3.0 m	0.0 m (varies up to 8.0 m)
Residential Parking Spaces - 1 space per unit (min.) including 3 Barrier Free spaces (min.)	41	113 Residential (includes 53 typical, 60 tandem / stacked, 3 barrier free spaces)
Commercial Parking Spaces - 1 space per 24m ² (min.)	C1 = 0 C2 = 17	0 Commercial
Loading Space (min.)	1	1

CONCLUSIONS

Based on an analysis of applicable Provincial and City of Barrie planning policies and on the findings and conclusions of the various technical reports, the Zoning By-law Amendment proposed for 217 Dunlop Street East:

- ❖ is consistent with the relevant policies of the Provincial Policy Statement 2020;
- ❖ conforms with the relevant policies of A Place to Growth: Growth Plan for the Greater Golden Horseshoe 2020;
- ❖ conforms with the applicable policies of the Lake Simcoe Protection Plan 2009;
- ❖ conforms with the applicable policies of the City of Barrie Official Plan;
- ❖ conforms and complies with the applicable provisions of City of Barrie Comprehensive Zoning By-law 2009-141 (with the exception of the special provisions proposed by the zoning amendment);

CONCLUSIONS (Cont.)

- ❖ represents an infill, intensification project located in Barrie's built-up area, downtown City Centre and UGC which encourage a broad range uses and are the local and regional focus for growth, development and intensification;
- ❖ assists the City in achieving its intensification and density targets (site density of 205 units/ha and a UGC density of 351 persons/jobs per ha);
- ❖ enables the safe, effective and efficient redevelopment of an underutilized brownfield site with an MECP approved Record of Site Condition and Certificate of Property Use;
- ❖ enables servicing in an environmentally sound manner in accordance with Provincial, City of Barrie and Lake Simcoe Region Conservation Authority servicing requirements and best management practices;
- ❖ will not negatively impact significant natural heritage features and functions, sensitive surface water features and functions, sensitive ground water features and functions, or public health and safety.

CONCLUSIONS (Cont.)

- ❖ contributes to the achievement of a complete community by:
 - ❖ permitting high density residential condominium units with residents who will help support downtown commercial, institutional and public service facilities
 - ❖ providing commercial space and employment opportunities which will promote continued investment and revitalization downtown and along Barrie's main-street (Dunlop)
 - ❖ optimizing the efficient and cost-effective use of existing municipal infrastructure / servicing capacity, utilities and public transit
 - ❖ supporting active transportation and providing improved public access to Barrie's North Shore Trail and waterfront park system.

CONCLUSIONS

- ❖ implements a compact built form which:
 - ❖ is founded on innovative, high quality urban design, building design and landscape treatments
 - ❖ is attractive, functional and sustainable
 - ❖ enhances the public realm and the relationship between public and private spaces
 - ❖ is consistent and compatible with the neighbourhood and minimizes impacts on surrounding uses.

- ❖ is in the public interest and represents good planning.

~ THANK YOU ~