



MDM Developments

233, 237, 241, 245 Dunlop Street West
City of Barrie

Official Plan Amendment and Zoning By-law Amendment Applications
Public Meeting – December 10th, 2018



Application Context



Site:

- Frontage: 80.89 metres
- Area: 0.52 ha
- Currently one (1) single detached dwelling

Surrounding Land Uses:

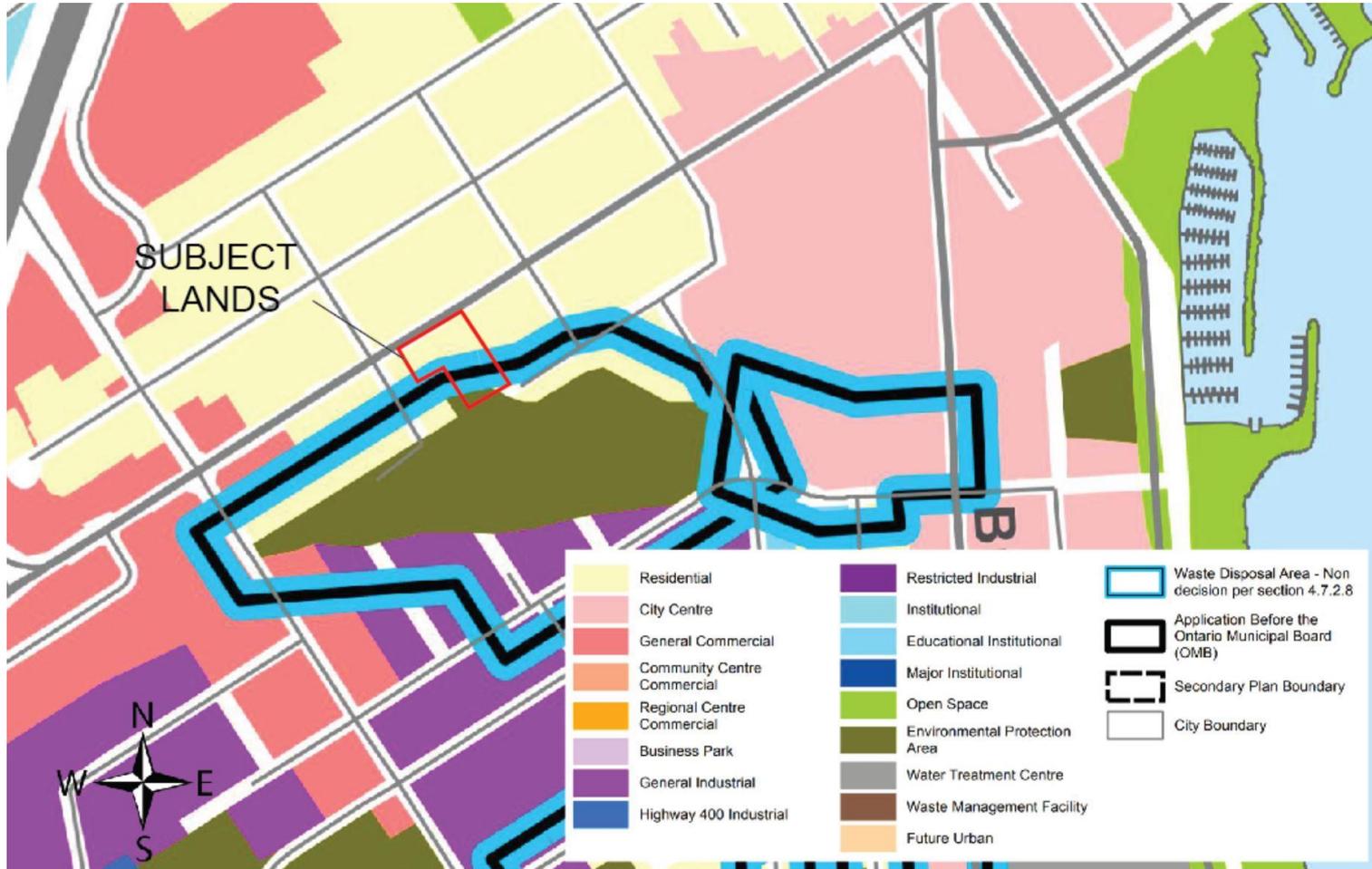
- Low/ Medium Density Residential
- Mixed Use and Commercial
- Bunker's Creek

Application Context



Official Plan Designation

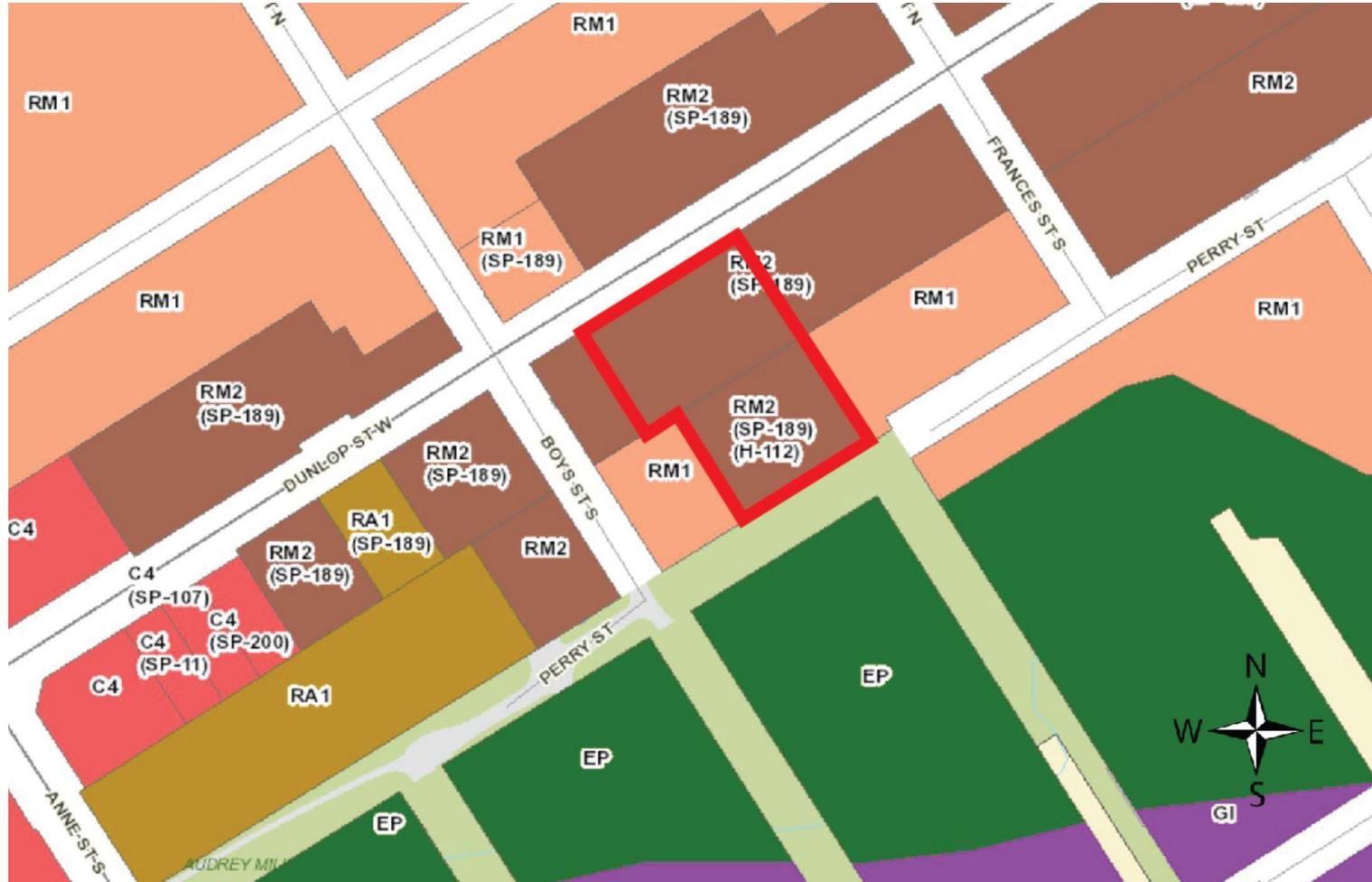
City of Barrie Official Plan Schedule A – Land Use



Designation: Residential, Environmental Protection

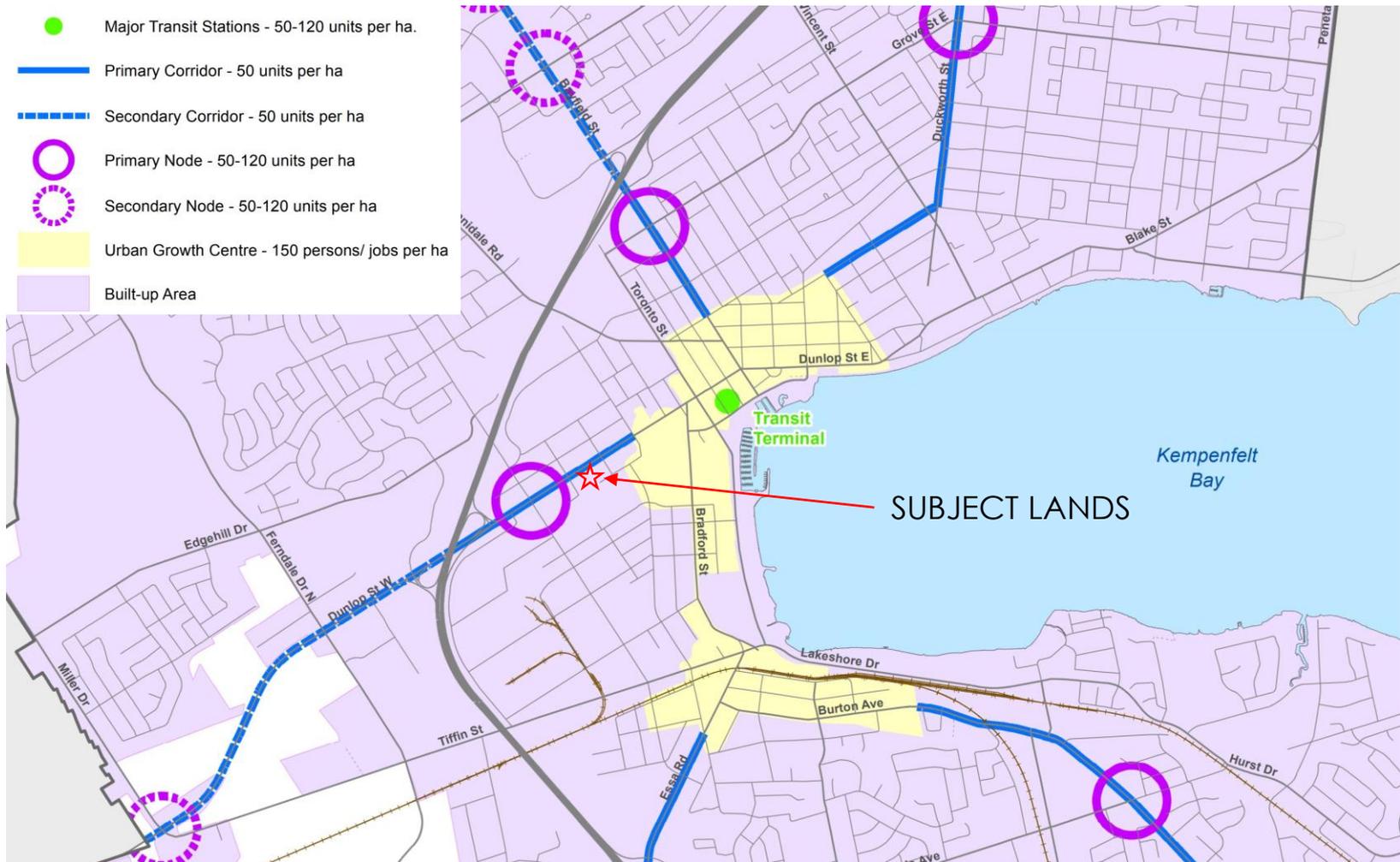
Zoning

City of Barrie Comprehensive Zoning By-law 2009-141



Zoning: RM2 (SP-189) (H-112)

Schedule I – Intensification Areas



Located along a Primary Intensification Corridor, proximate to Primary Intensification Node

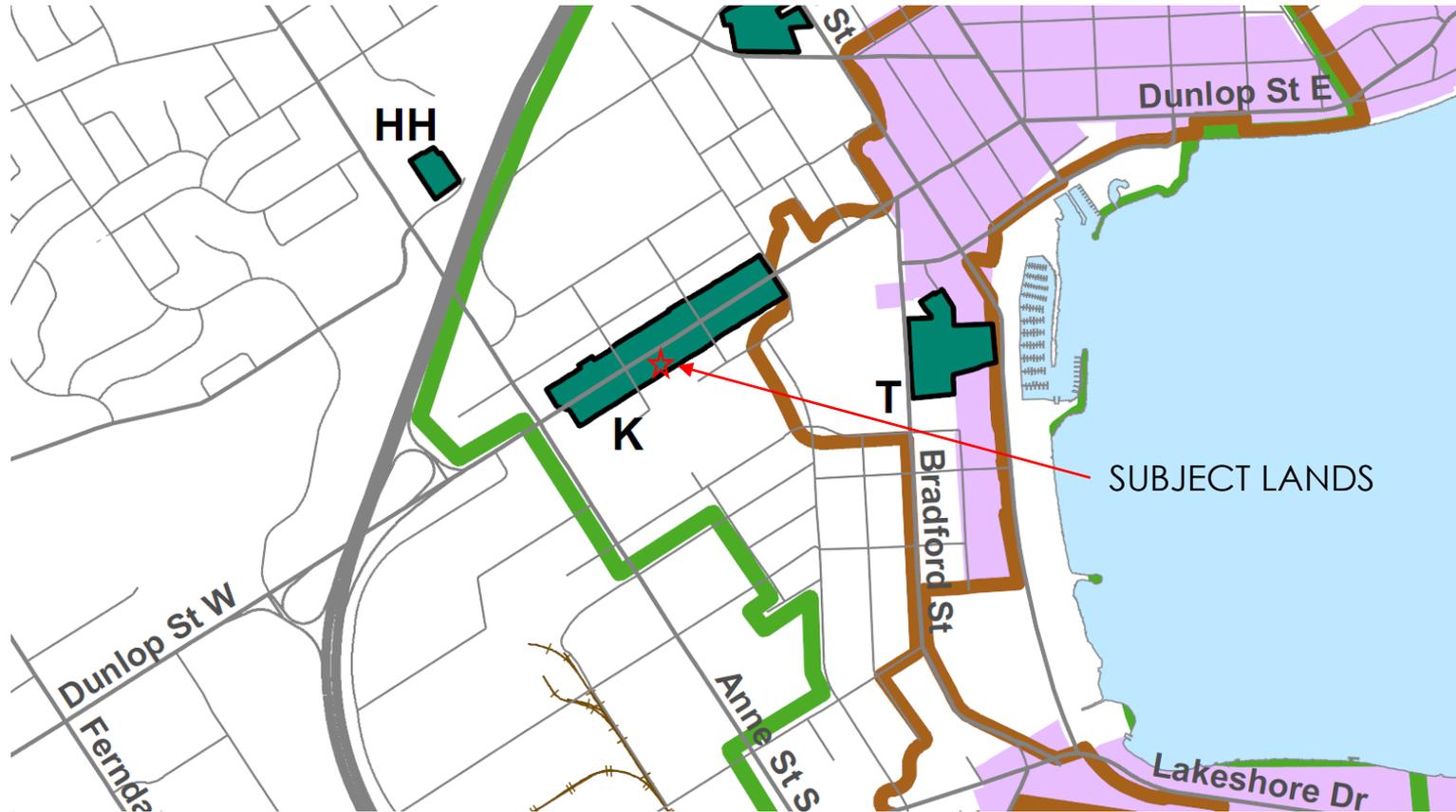
Development Proposal

DUNLOP STREET WEST



- 8 Storey Apartment Building
- 96 Rental units
- Mixture of one and two bedroom units, ranging from 559 - 1,076 ft²
- Two ground floor commercial units (
- 103 Parking spaces
- Individual (Balconies)
- Common Amenity Areas (2 rooftop & 1 at grade)

Official Plan Amendment



- Subject site located within Special Policy Area [K] – Schedule C
- Amendment to Special Policy Area to permit a maximum density of 186 units/hectares on a site specific basis



Zoning By-law Amendment

PROVISION	MU2 REQUIREMENT	PROVIDED
Lot Area (min.)	-	5,185.21 m ²
Lot Frontage (min.)	-	80.89 m
Setbacks		
Front Yard (min.) Front Yard (max.)	1m for 75% of frontage 5m for 25% of frontage	0.53 m
Side Yard (min. abutting street or laneway) Side Yard (max.)	3m 3m	3.0 m
Rear Yard (min. abutting street or laneway) Rear Yard (min. abutting Res, OS, or EP)	1.5m 7m	20.89 m
Front Façade Step-back (min.)	45 degree angular plane at height above 80% equivalent of right-of-way using 3m minimum step-backs	Compliant
Rear Façade Step-back (min.)	45 degree angular plane above 7.5m using minimum 3m step-backs	Compliant
Lot Coverage (max. % of lot area)	-	23.70%
Gross Floor Area (max. % of lot area)	-	171.70%
Street Level Floor Height (min.)	4.5m	4.5 m
Building Height (min.) Building Height (max. with commercial use)	7.5m 25.5m	25.85m
Minimum Coverage for Commercial Uses	50% of GFA of street level floor area	60.4%
Parking – Residential (min.) Parking – Commercial (min.)	96 (w/ 4 BF, 2 'A' & 2 'B') 7 (w/ 1 Type 'A' BF)	96 (w/ 4 BF, 2 'A' & 2 'B') 7 (w/ 1 Type 'A' BF)
Landscaped Buffer for Parking Areas abutting a Residential Zone (min.)	3 m	1.3 m
Landscape Buffer for Apartment Buildings (min.)	3 m	1.5 m



Architectural Rendering

ISM ARCHITECTS
Inc.



Shadow Impact Study



7:00 JUN 21
 N.T.S.
 DESCRIPTION - EARLY MORNING SHADOW AFFECTS ADJACENT PROPERTY TO THE WEST AND PARTIALLY AFFECTS THE TOWNSHOMEK BEYOND



8:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW AFFECTS ADJACENT PROPERTY TO THE WEST



9:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTIES TO THE WEST



10:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTY TO THE WEST



11:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTY TO THE WEST



12:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW HAS NO AFFECT ADJACENT PROPERTIES



1:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW HAS NO AFFECT ADJACENT PROPERTIES



2:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW HAS NO AFFECT ADJACENT PROPERTIES



3:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTY TO THE EAST



4:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTY TO THE EAST

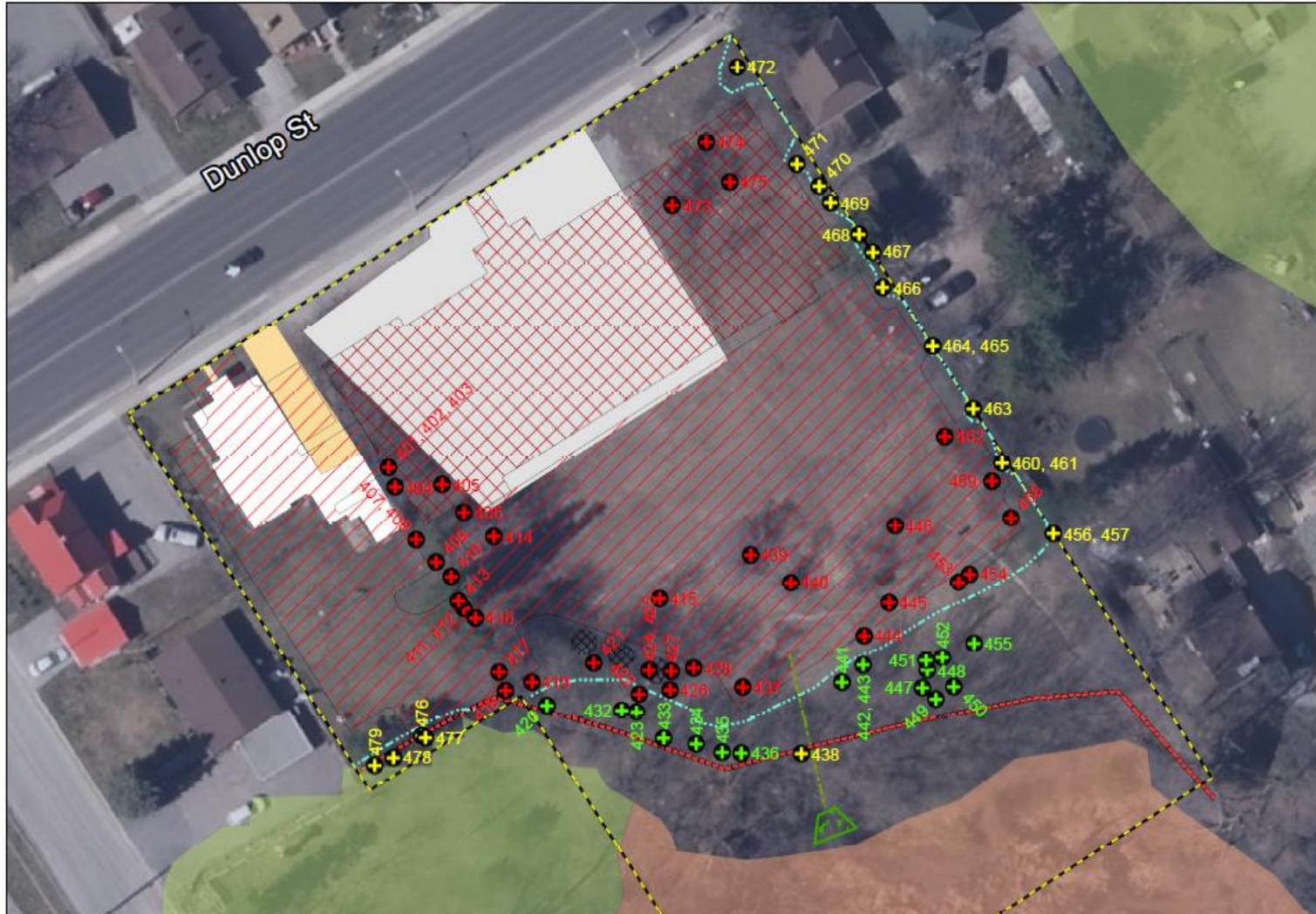


5:00 JUN 21
 N.T.S.
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTY TO THE EAST



6:00 JUN 21
 N.T.S.
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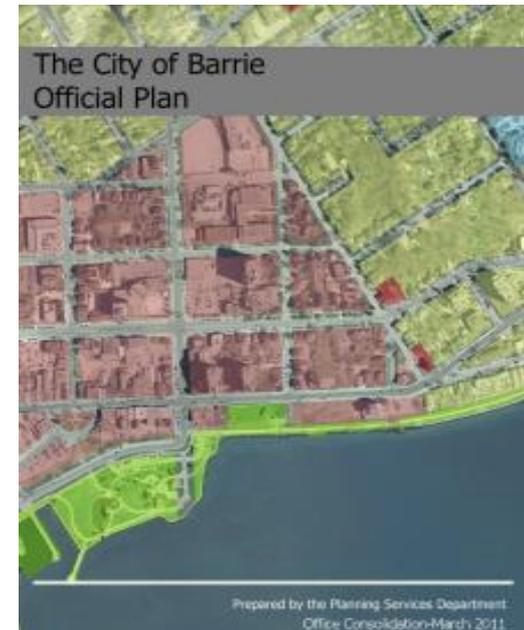
Tree Preservation Plan



Legend: Red (removed), Green (preserved), Yellow (being surveyed)

Planning Policy

- Proposed development makes efficient use of existing infrastructure, is located along a primary intensification corridor, and proximate to a primary intensification node.
- Offers a diversified housing stock through mixture of size and tenure.
- Accessible and conducive to active and public transit.
- Proposed application is in conformity with the goals and objectives of the Provincial Growth Plan, Provincial Policy Statement, and the City of Barrie Official Plan.





Conclusion

- Official Plan Amendment and Zoning By-law Amendments are required to permit the proposed development.
- OPA proposes to create a Special Policy for the subject lands to permit the proposed density.
- ZBA proposes to rezone the lands to Mixed Use Corridor (MU2 SP-XXX) Zone.
- Development provides appropriate, compact, and functional residential and community growth.

Questions & Comments

