

149 Dunlop Street East

# Public Meeting

February 26, 2025

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Simcoe St

Dunlop St E



# SUBJECT SITE



MULCASTER ST

DUNLOP ST E

SIMCOE ST

SUBJECT SITE

# SURROUNDING AREA

## NORTH

- Commercial/Retail Uses
- Mixed Use Building with 2 towers

## EAST

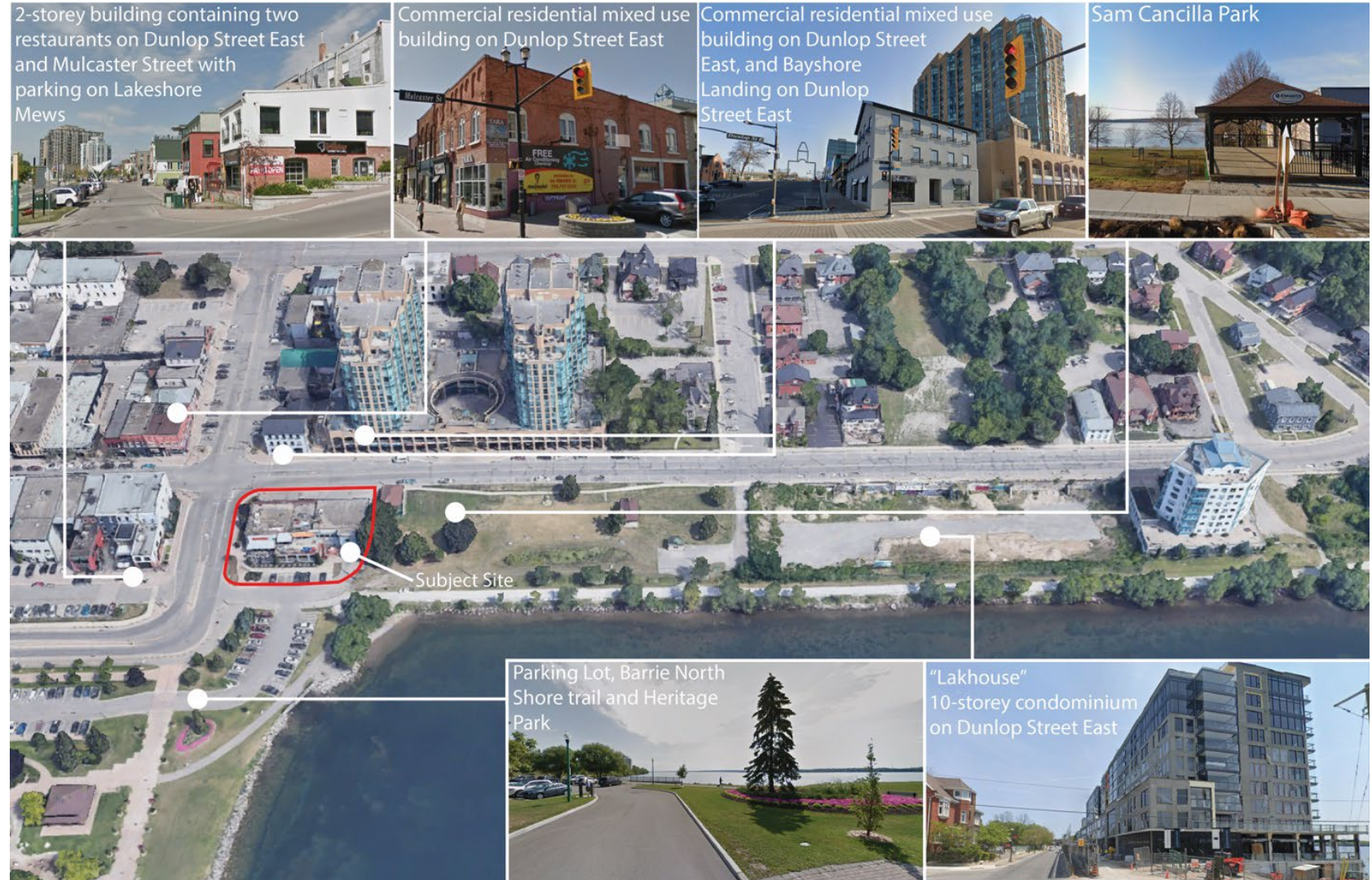
- Sam Cancilla Park
- Condominium (under construction)

## SOUTH

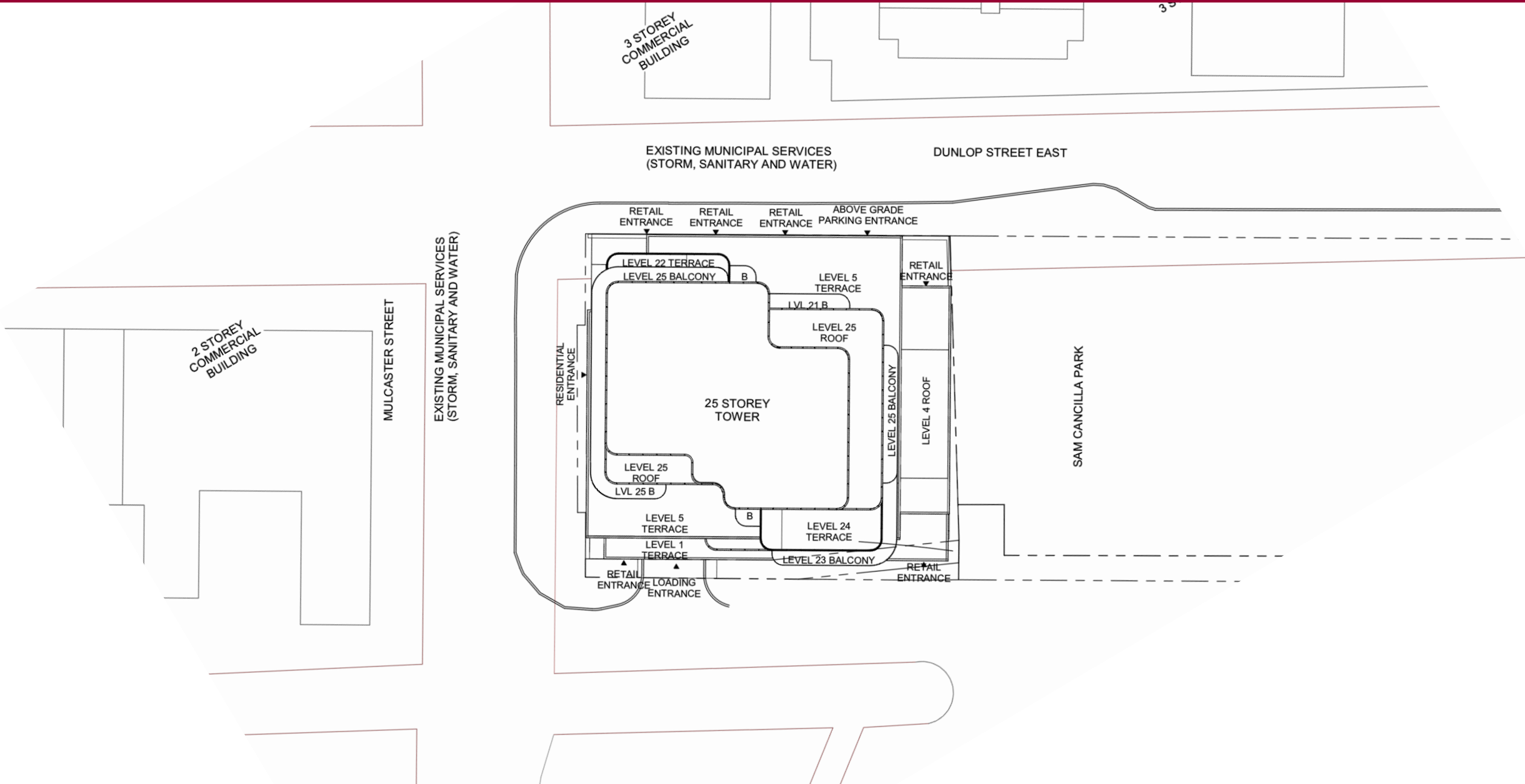
- Parking Lot
- Barrie North Shore Trail
- Heritage Park

## WEST

- Commercial/Retail Uses




# SITE PLAN



# PROPOSAL OVERVIEW


## Project Statistics

**Parking**



122 Tenant Spaces  
13 Visitor Spaces

**Amenity Space**




Indoor: 369 m<sup>2</sup>  
Outdoor: 193 m<sup>2</sup>

**Lot Area**

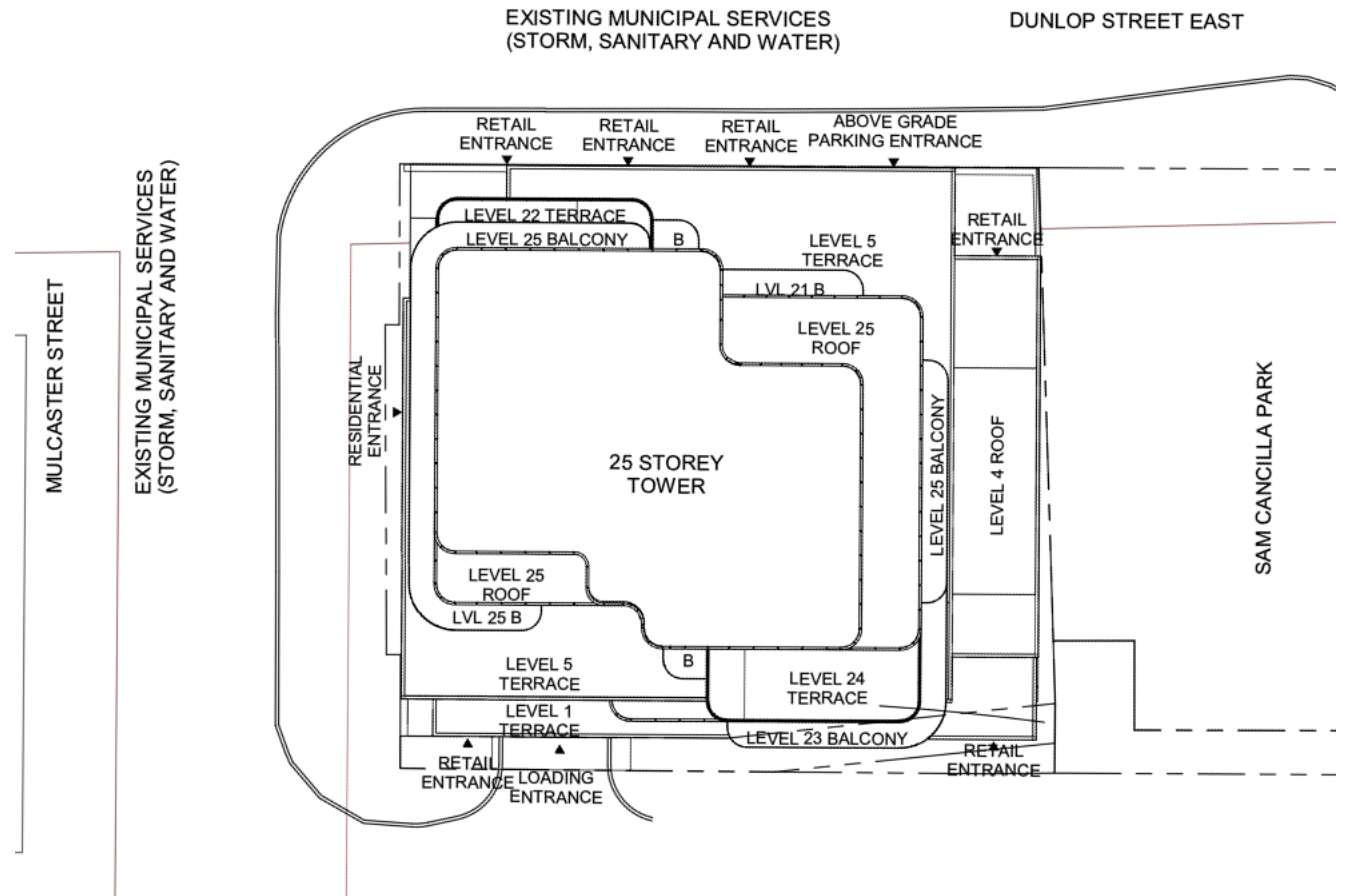


**Site Area = 1,523 m<sup>2</sup>**  
**Residential GFA = 14,380 m<sup>2</sup>**  
**Commercial GFA = 822 m<sup>2</sup>**

**Unit Breakdown**



Studio: 1 unit  
1-Bedroom: 73 units  
2-Bedroom: 43 units  
3-Bedroom: 43 units  
**Total Units: 160**



# RENDERED VIEW 1



# RENDERED VIEW 2



# RENDERED VIEW 3

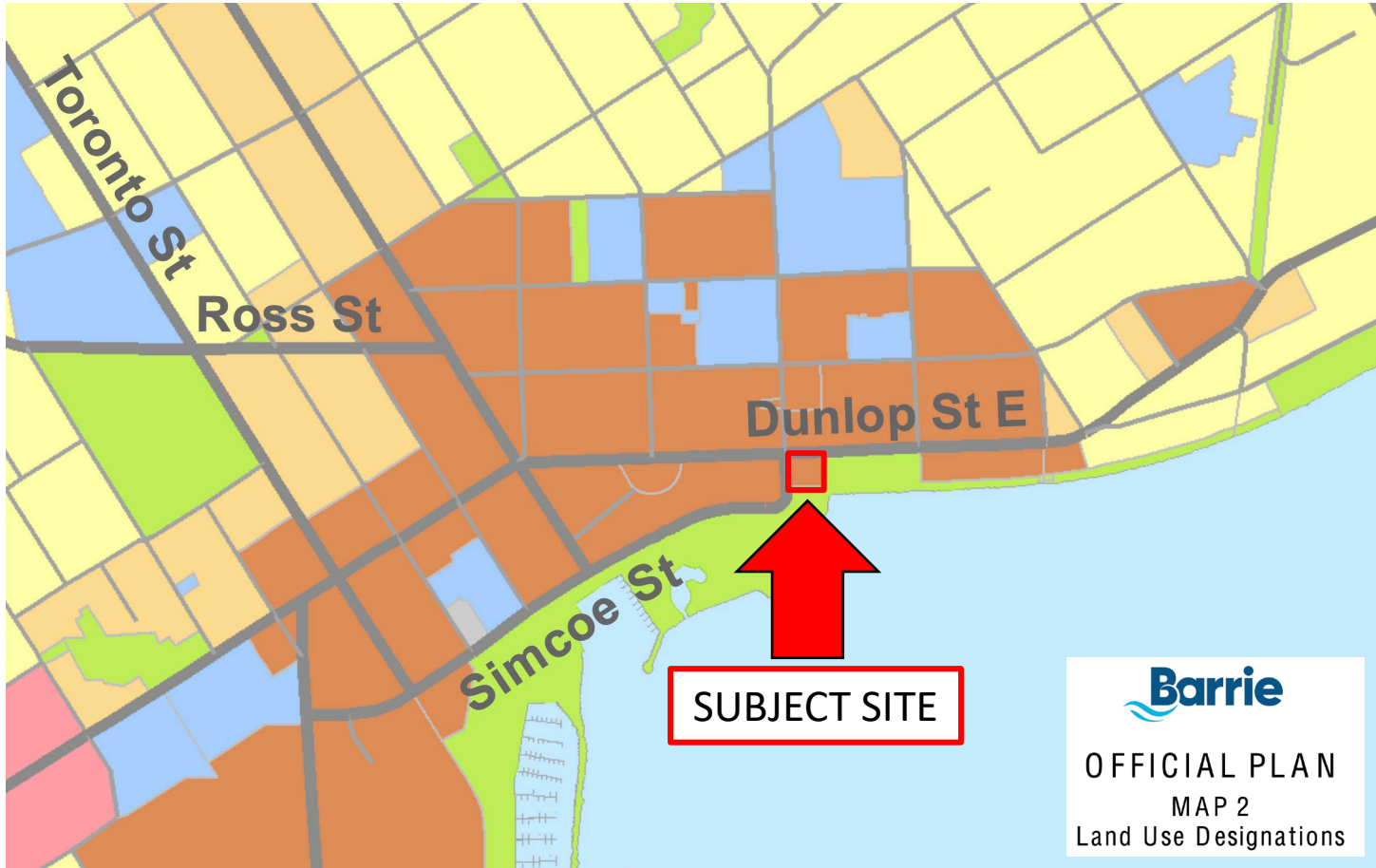




# RENDERED VIEW 4



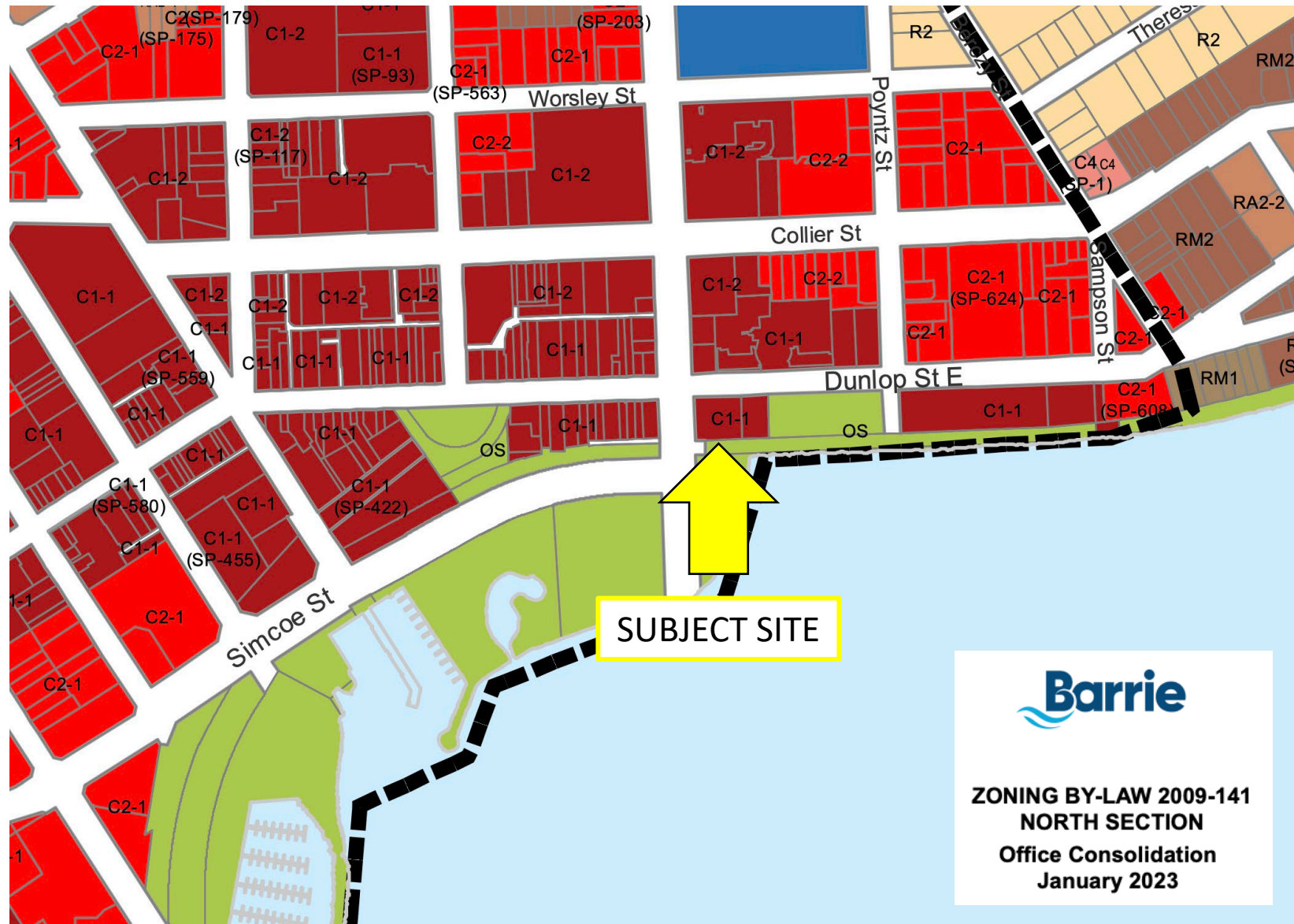
# OFFICIAL PLAN DESIGNATION




- Designation = High Density
- Proposed development conforms to the OP
- OPA not required

# ZONING BY-LAW 2009-141: NORTH SECTION

- Central Area Commercial (C1, C1-1, C1-2)
- Transition Centre Commercial (C2, C2-1, C2-2)
- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Residential Hold (RH)
- Residential Single Detached Dwelling First Density
- Residential Single Detached Dwelling Second Density (R2, R2-WS)
- Residential Single Detached Dwelling Third Density (R3, R3-WS)
- Residential Single Detached Dwelling Fourth Density (R4, R4-WS)
- Residential Apartment Dwelling First Density (RA1, RA1-1, RA1-2, RA1-3)
- Residential Apartment Dwelling Second Density (RA2, RA2-1, RA2-2)
- Residential Multiple Dwelling First Density (RM1, RM1-SS, RM1-WS)
- Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS)
- Institutional (I)
- Educational Institutional (I-E)
- Major Institutional (I-M, I-M-1)
- Open Space (OS)
- Environmental Protection Area
- Agriculture (A)
- Business Park (BP)
- Highway Industrial (HI)
- Light Industrial (LI)
- General Industrial (GI)
- Restrictive Industrial (RI)
- Municipal Services and Utilities (MSU)



  
**ZONING BY-LAW 2009-141**  
**NORTH SECTION**  
**Office Consolidation**  
**January 2023**



# ZONING BY-LAW AMENDMENT

- Subject site is currently zoned C1-1 (residential and commercial uses are permitted)
- Amendment required to create site-specific performance standards for proposed building, including:
  - Reduce minimum parking rate from 1.0 to 0.6 spaces per unit
  - Increasing the maximum gross floor area to 1,000% of the lot area
  - Increasing the maximum building height to 80 metres (25 storeys)
  - Exempting certain requirements related to building set-backs, minimum coverage for, gross floor area and location of commercial uses, the minimum requirement for consolidated outdoor amenity area, AND the minimum required landscaped buffer along side and rear lot lines.

QUESTIONS?

