

# MDM Developments

## 233, 237, 241, 245 Dunlop Street West

### City of Barrie

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



# Application Context



**Site:**

- Frontage: 80.9 metres
- Area: 0.52 ha
- Currently one (1) single detached dwelling

**Surrounding Land Uses:**

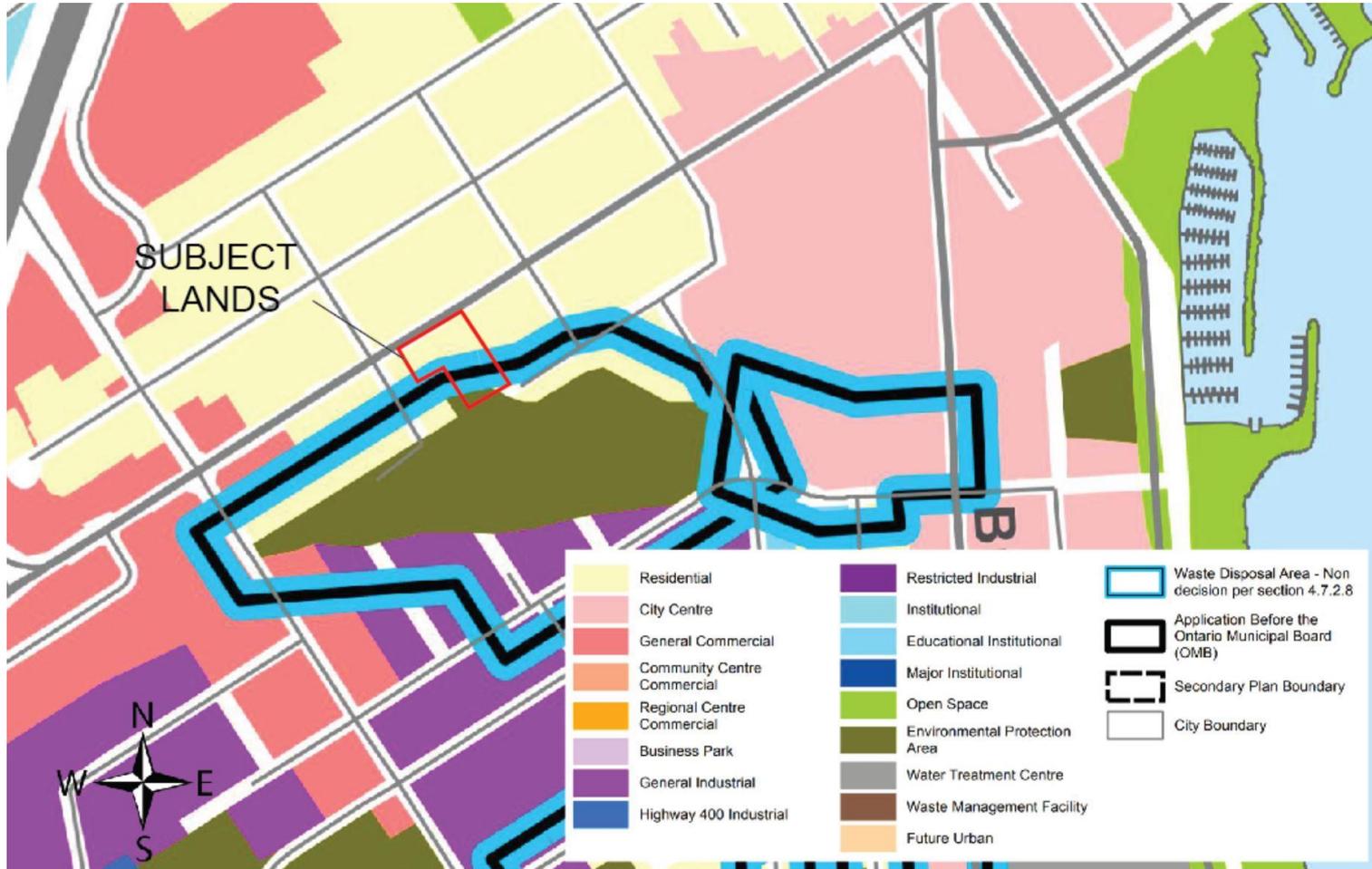
- Low/ Medium / High Density Residential
- Mixed Use
- Commercial
- Bunker's Creek
- Urban Growth Centre

# Application Context



# Official Plan Designation

City of Barrie Official Plan Schedule A – Land Use



Designation: Residential, Environmental Protection

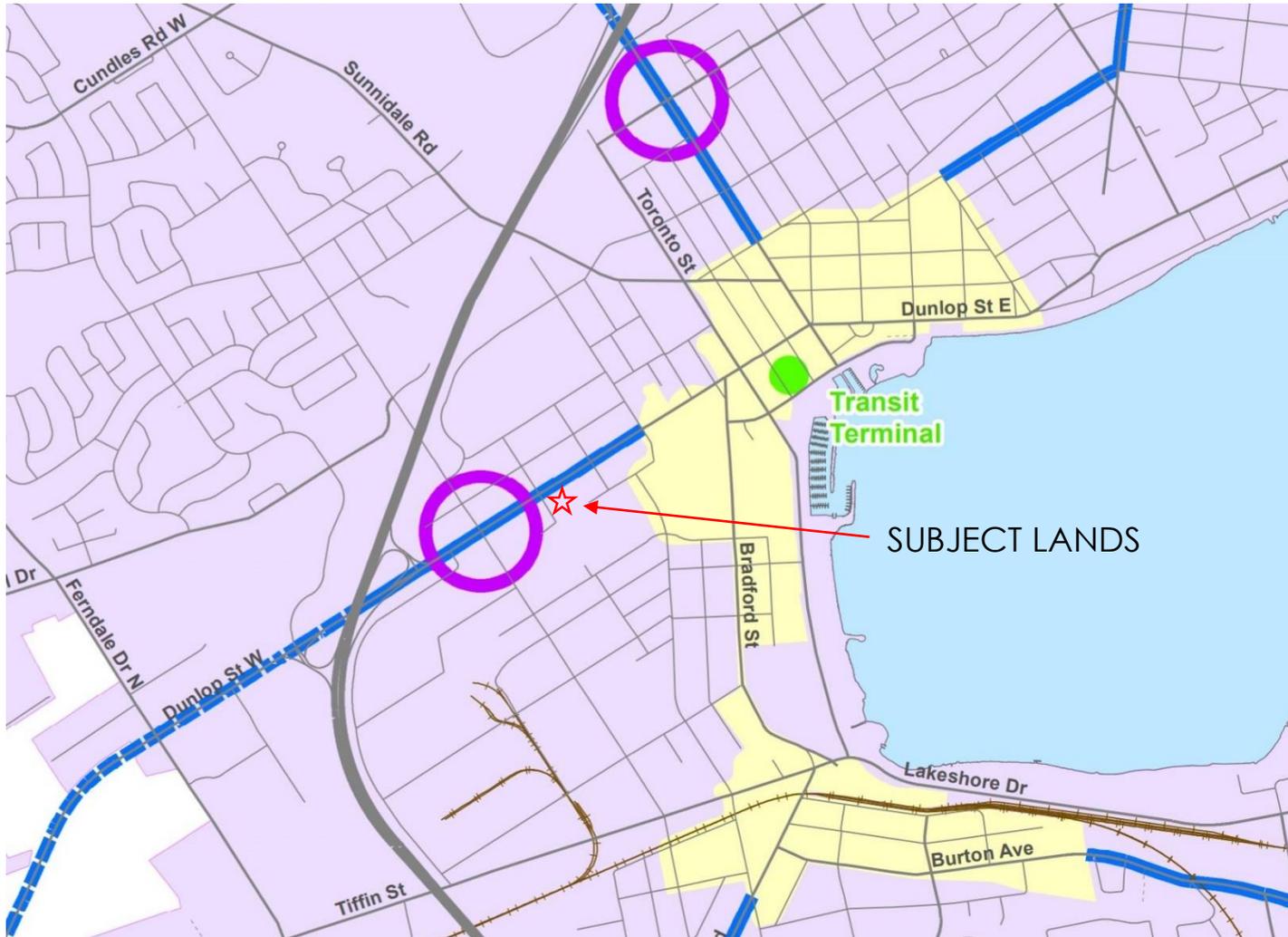
# Zoning

City of Barrie Comprehensive Zoning By-law 2009-141



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

# Schedule I – Intensification Areas



Located on 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 ft<sup>2</sup>
- Two ground floor commercial units
- 103 Parking spaces
- Individual amenity (balconies)
- Common amenity areas (2 rooftop & 1 at grade)
- 1 fitness room

BOYS STREET



# Architectural Rendering





# Urban Design

- Building positioned near the front lot line producing a strong and high quality streetscape to frame Dunlop Street West
- Parking areas and waste enclosures positioned to the rear of the building.
- Entrances well defined and accessible.
- Rooftop mechanical equipment screened from view.
- Variety of individual and common amenity areas and features throughout.
- Compact urban form promoting the use of transit and active transportation.
- Creates desirable character for the future of the intensification corridor.

# 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.  
 DESCRIPTION - SHADOW PARTIALLY AFFECTS ADJACENT PROPERTIES TO THE EAST



# Official Plan Amendment



- Special Policy Area to permit a maximum density of 186 units/hectares on a site specific basis
- South portion the site to be designated Environmental Protection



# Zoning By-law Amendment

PROVISION	MU2 REQUIREMENT	PROVIDED
Lot Area (min.)	-	5,185.21 m <sup>2</sup>
Lot Frontage (min.)	-	80.89 m
Setbacks		
Front Yard (min.)	1m for 75% 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 (max. with commercial use)	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



# 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

- Introduction of 96 new rental residential units within a mixed-use building.
- Development provides appropriate, compact, and functional mixed-use growth.
- Provides rejuvenation to an underutilized site and surrounding area.
- Important development along a prominent Gateway into the City's core.
- Expected to be a catalyst for further redevelopment and revitalization along Dunlop Street.

# Thank You

## CONCEPTUAL SITE PLAN

233, 237, 241, 245 Dunlop St W  
 City of Barrie, ON

Scale 1:250



**BOYS STREET**

**DUNLOP STREET WEST**



### LEGEND

-  SUBJECT LANDS
-  RENTAL CONDO
-  COMMERCIAL UNITS
-  ENVIRONMENTAL PROTECTION LANDS
-  ROAD WIDENING