

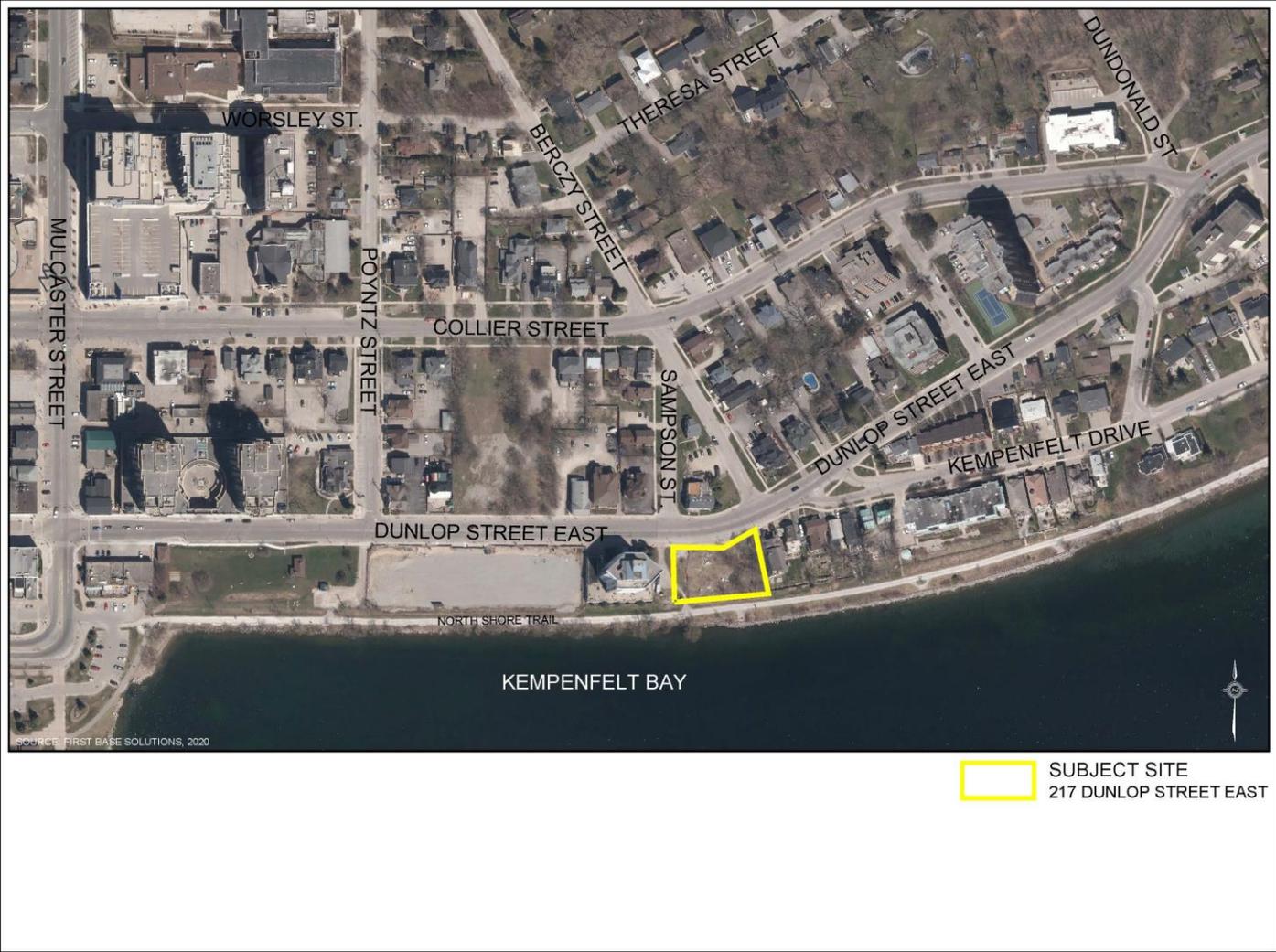
**THE CORPORATION OF THE  
CITY OF BARRIE**

**JANUARY 17, 2022 COUNCIL MEETING**

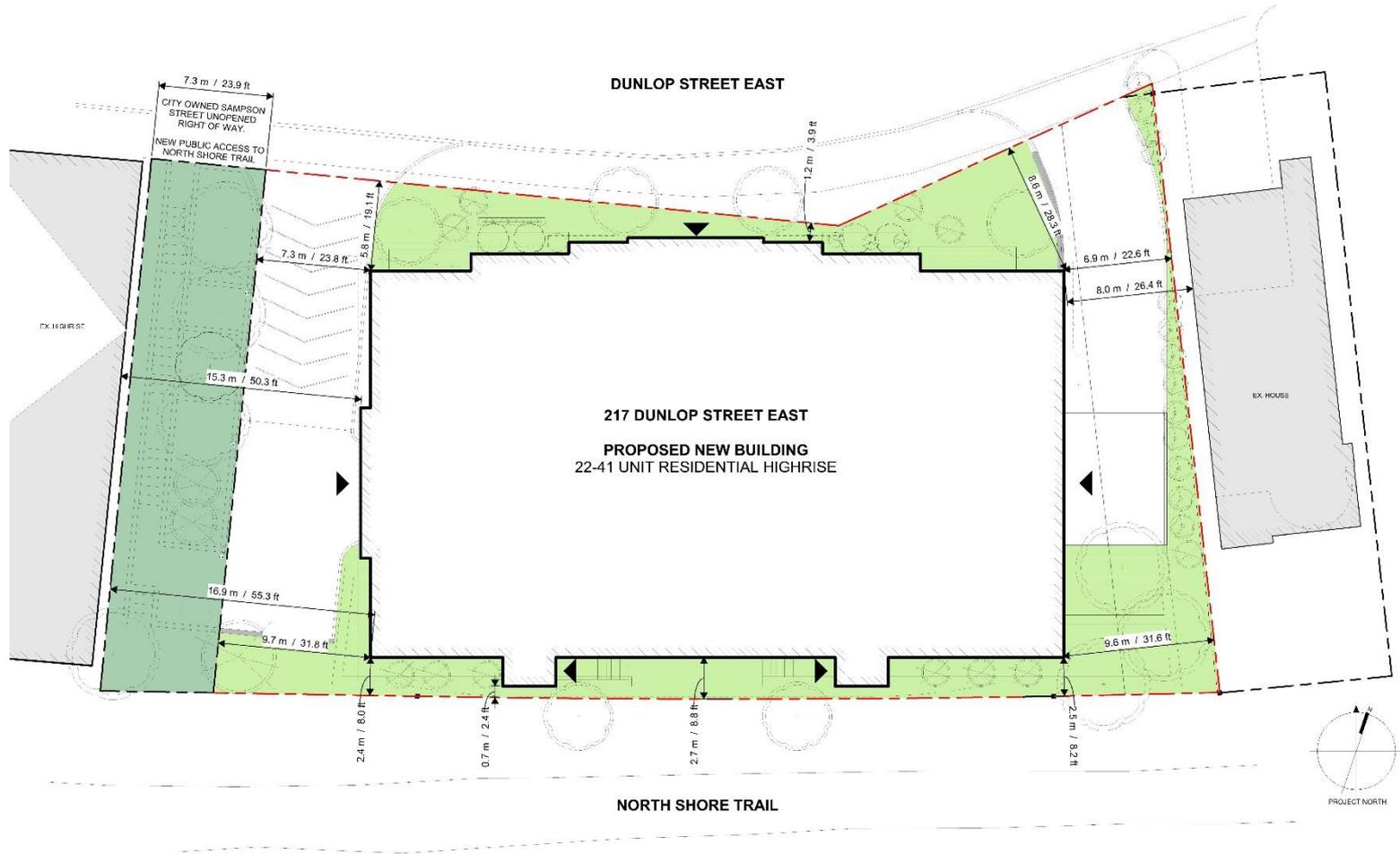
**PROPOSED ZONING BY-LAW AMENDMENT  
217 DUNLOP STREET EAST**

**(BARRIE FILE NO. D30-002-2021)**

# SITE LOCATION – 217 DUNLOP STEET EAST



# SITE PLAN - 217 DUNLOP STREET EAST

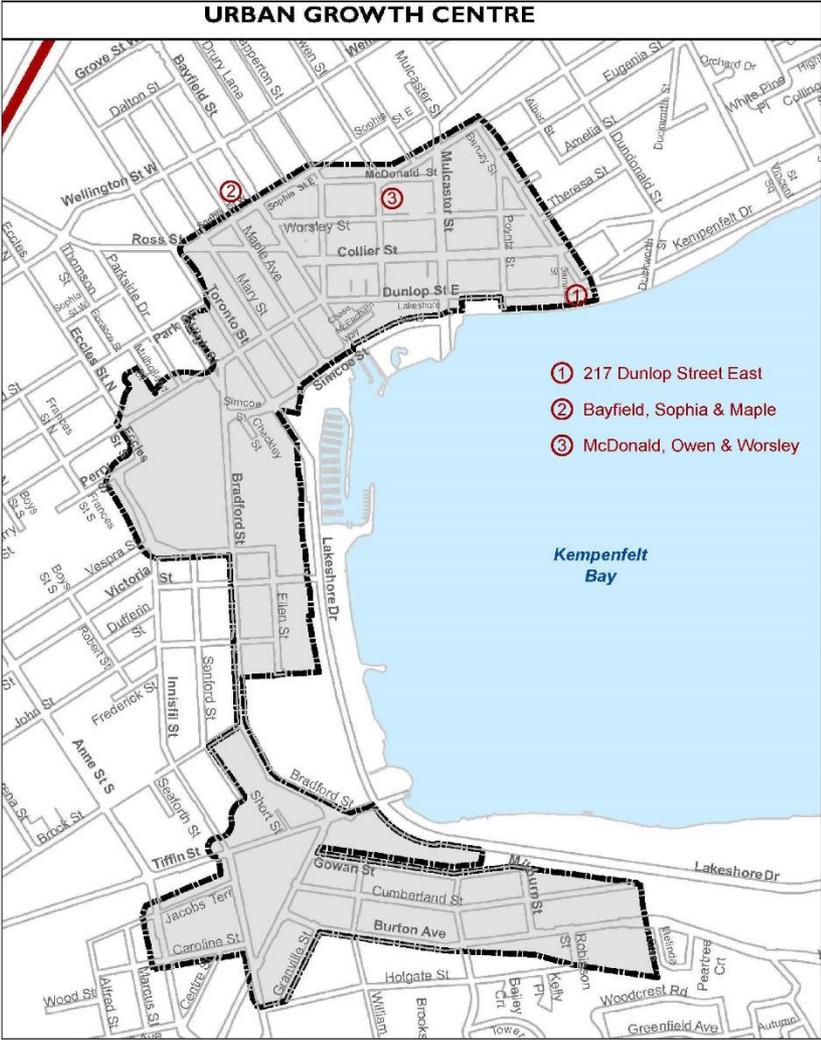


# COMPARATIVE DEVELOPMENT SUMMARY

TABLE 1: COMPARATIVE DEVELOPMENT SUMMARY

| DEVELOPMENT  | Number of Residential Units | Total Exceptions Requested & Staff Report Date | ZONE STANDARD EXAMPLES |   |                          |             |                      |           |                          |                              |                                 |
|--|-----------------------------|--|------------------------|---|--------------------------|-------------|----------------------|-----------|--------------------------|------------------------------|---------------------------------|
|  |                             |  | Maximum Height         |   | Maximum Gross Floor Area |             | Maximum Lot Coverage |           | Minimum Landscape Buffer |                              | Minimum Yard Setback Exceptions |
|  |                             |  | Permitted              | Requested   | Permitted                | Requested   | Permitted            | Requested | Required                 | Requested                    | Requested                       |
| <b>PBM Realty Holdings Inc. (217 Dunlop East)</b>  | 21 to 44                    | 8<br>(Dec 2021)                                | 30 m                   | 49.5 m<br>(13 storey)                                     | 400% and 600%            | 595%        | Not required         | 60.5%     | 3 m                      | 0 m<br>(variable 0 m to 9 m) | Yes                             |
| <b>Rockap Holdings Inc. (Bayfield, Maple &amp; Sophia)</b>                                   | 300                         | 23<br>(Dec 2021)                               | 30 m                   | 44 m<br>(12 storey)                                       | 200%                     | 438%        | 35%                  | 70%       | 3 m                      | 0 m and 2 m                  | Yes                             |
| <b>Barrie Owen Service Inc. (Owen, McDonald &amp; Worsley)</b>                               | 289 to 329                  | 15<br>(Sept 2018)                              | 30 m                   | 35 m to 67 m<br>(8, 9 & 20 storey buildings)              | 400%                     | 586% - 760% | Not required         | Unknown   | 3 m                      | 0 m, 1 m and 3 m             | Yes                             |
| <b>SmartCentres (Bradford &amp; Checkley)</b>  | 1,723                       | 15<br>(Nov 2020)                               | 45 m                   | 88 m to 148 m<br>(25,35,38 & 41 storey buildings)         | 600%                     | 750%        | Unknown              | Unknown   | Unknown                  | Unknown                      | Yes                             |
| <b>Up Town Theatre (Barrie Waterfront Developments Inc. – Dunlop West, Mary &amp; Maple)</b> | 495 to 534                  | 19<br>(Nov 2019)                               | 30 m                   | 110 m<br>(two 23 storey buildings atop a 7 storey podium) | 600%                     | 970%        | Not required         | Unknown   | 3 m                      | 0 m                          | No                              |

# DEVELOPMENT LOCATIONS

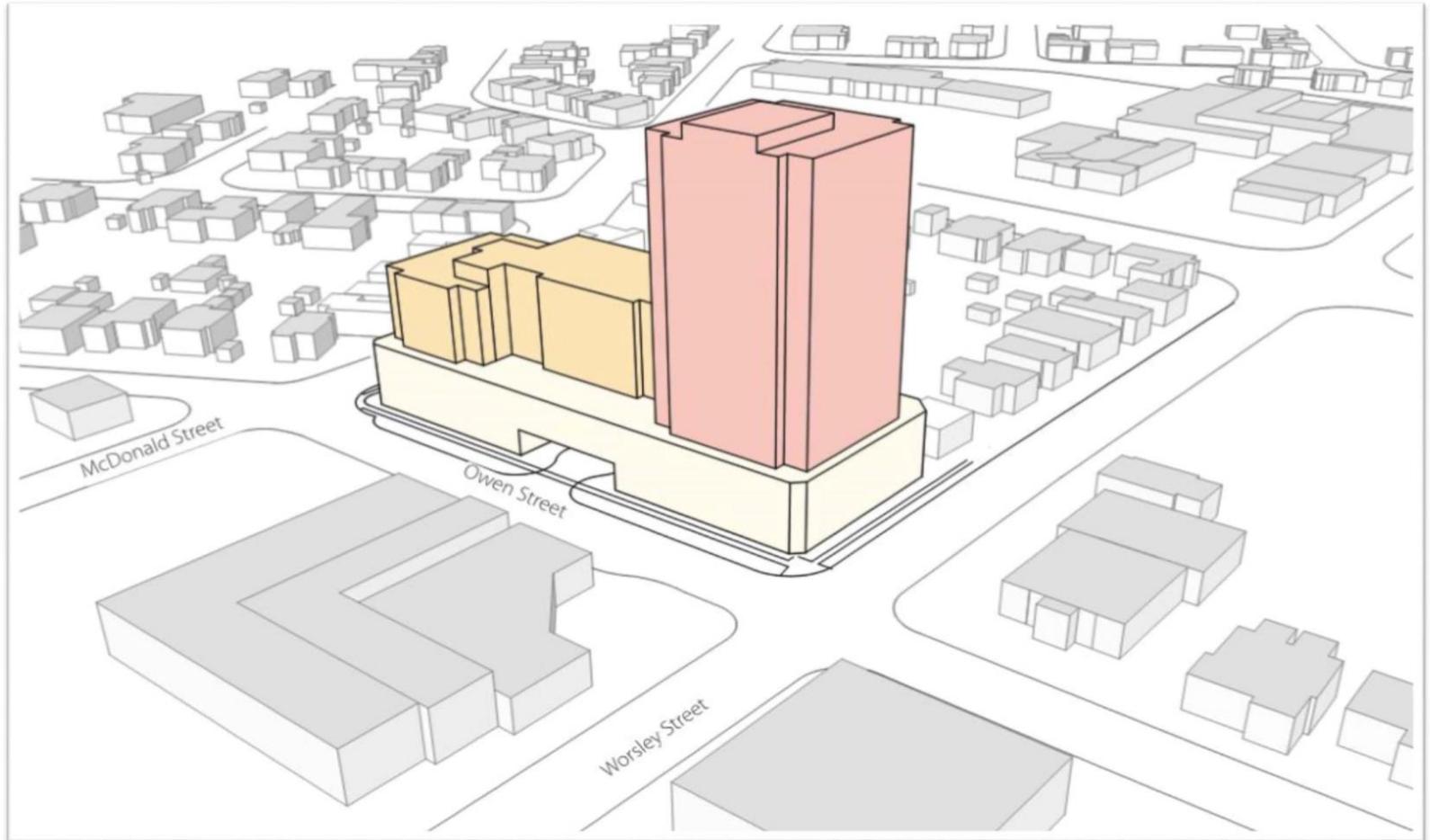


# DEVELOPMENT EXAMPLE – BAYFIELD, SOPHIA & MAPLE



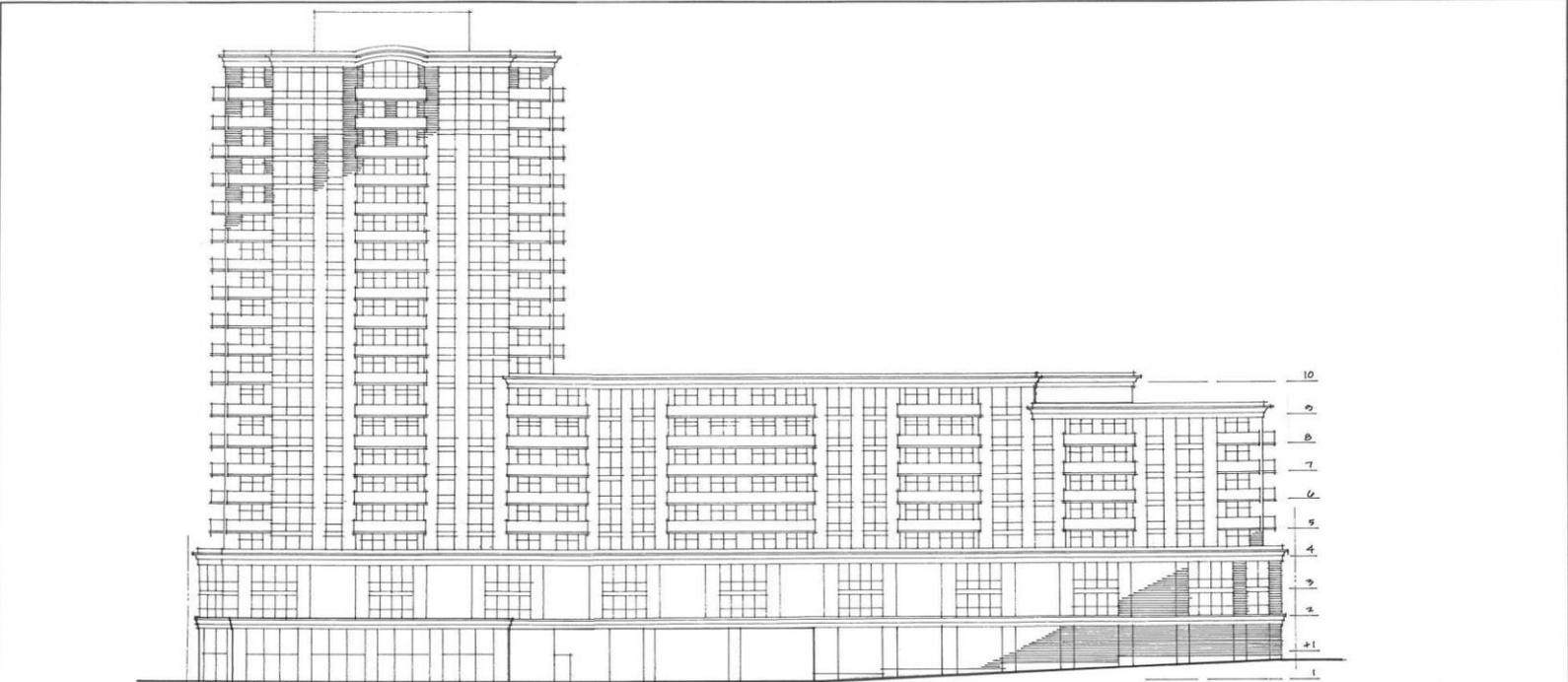
# DEVELOPMENT EXAMPLE - MCDONALD, OWEN & WORSLEY

Building Envelope Perspective



# DEVELOPMENT EXAMPLE - MCDONALD, OWEN & WORSLEY

Conceptual Building Elevations



Concept East Elevation  
Barrie Owen Service Inc.  
Date 07/10/18  
Project #2489 Scale NTS



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# 217 MASSING COMPARISON - C2-1 ZONE (S/E VIEW)

## South East View

Existing Zoning Envelope Massing  
vs. Proposed Development Massing



### Legend

Yellow With Red Outlines:  
As-Of-Right Zoning Envelope (C2-1)

Cyan: Proposed Building

Lime Green: Subject Property

Burgundy:  
City of Barrie's Unopened  
Sampson Street Right-of-Way

Gray/Black: Contextual Built Form



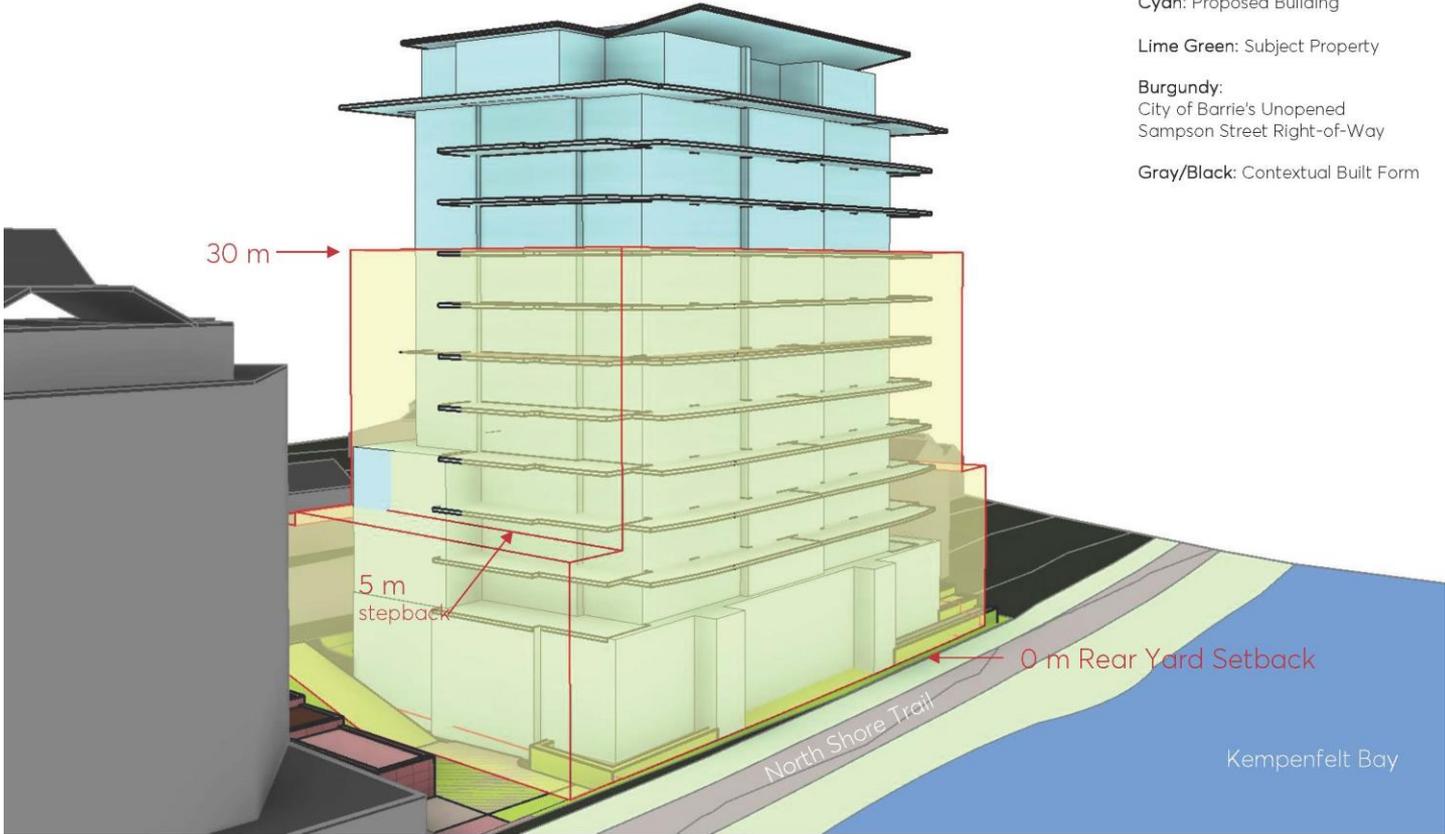
217 Dunlop Street East

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# 217 MASSING COMPARISON - C2-1 ZONE (S/W VIEW)

## South West View

Existing Zoning Envelope Massing  
vs. Proposed Development Massing



### Legend

Yellow With Red Outlines:  
As-Of-Right Zoning Envelope (C2-1)

Cyan: Proposed Building

Lime Green: Subject Property

Burgundy:  
City of Barrie's Unopened  
Sampson Street Right-of-Way

Gray/Black: Contextual Built Form



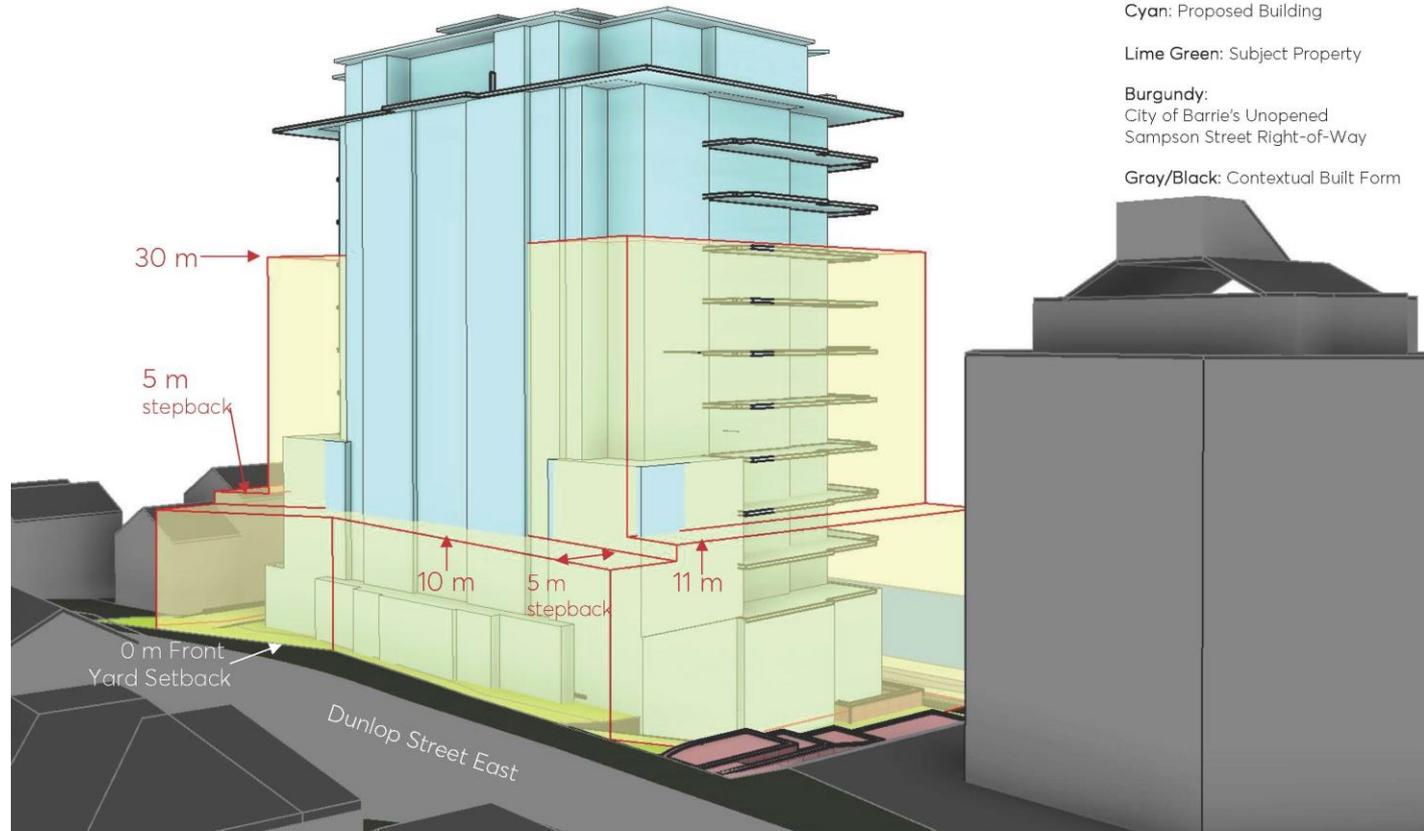
217 Dunlop Street East

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# 217 MASSING COMPARISON - C2-1 ZONE (N/W VIEW)

## North West View

Existing Zoning Envelope Massing  
vs. Proposed Development Massing



## Legend

Yellow With Red Outlines:  
As-Of-Right Zoning Envelope (C2-1)

Cyan: Proposed Building

Lime Green: Subject Property

Burgundy:  
City of Barrie's Unopened  
Sampson Street Right-of-Way

Gray/Black: Contextual Built Form



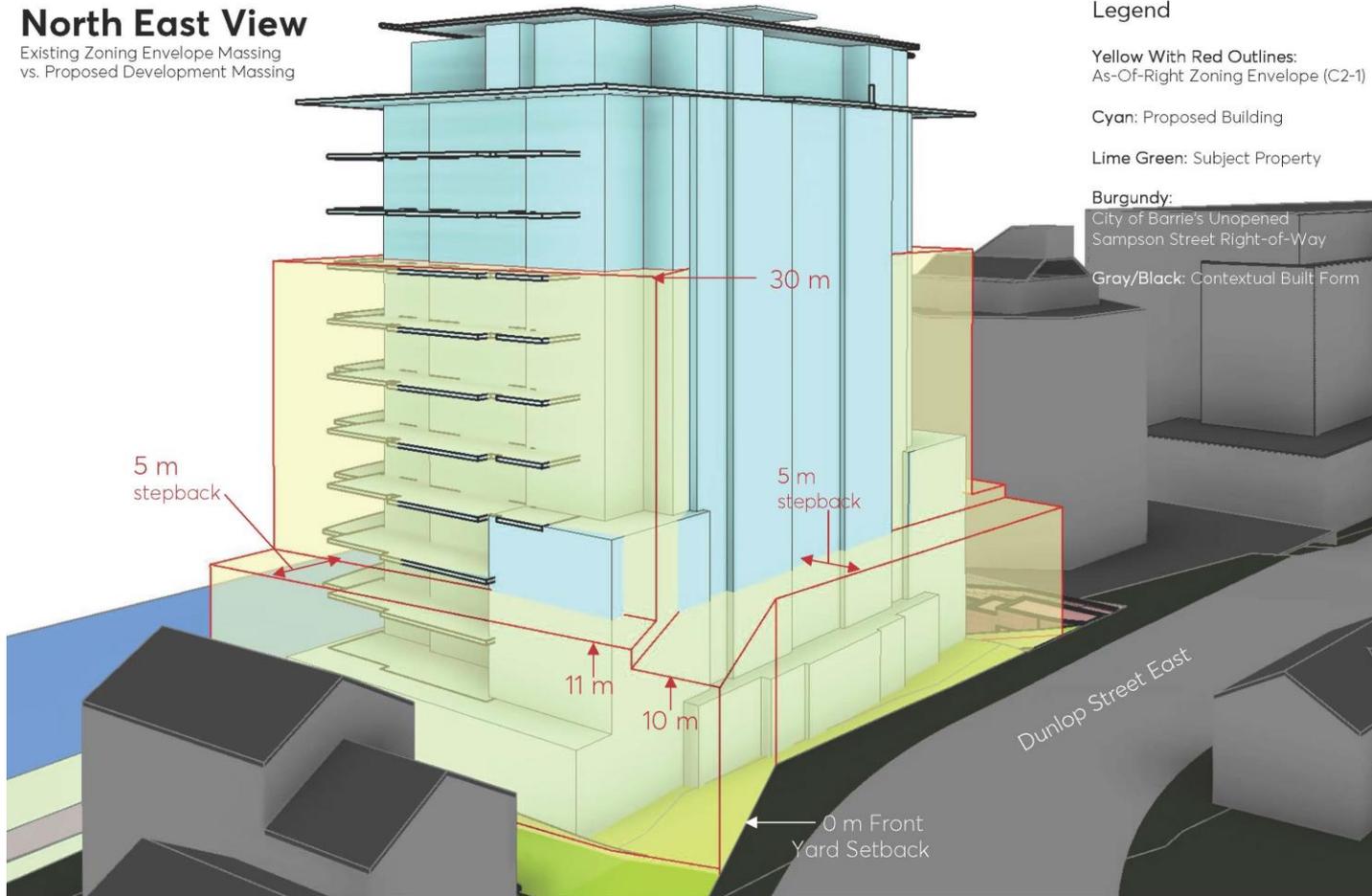
217 Dunlop Street East

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# 217 MASSING COMPARISON - C2-1 ZONE (N/E VIEW)

## North East View

Existing Zoning Envelope Massing  
vs. Proposed Development Massing



217 Dunlop Street East

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19 Baycrest Drive, Barrie, ON / 705.739.7175 / [nicola.mitchinson@sympatico.ca](mailto:nicola.mitchinson@sympatico.ca)

# CONCLUSIONS

As outlined in Planning Staff's December 7, 2021 Report DEV025-21, the 217 Dunlop Street East zoning by-law amendment can be supported for a number of reasons, including the following:

- It is consistent with, and conforms with, Provincial and Barrie planning policies including the Provincial Policy Statement 2020, the Growth Plan 2020, the Lake Simcoe Protection Plan, and the City of Barrie Official Plan.
- The City's various departments, as well as commenting agencies including the Lake Simcoe Region Conservation Authority and the utility companies, have expressed no concerns or objections to the rezoning.

## CONCLUSIONS (Cont.)

- The revised building design addresses concerns expressed by Staff, and the written and oral submissions received relating to the application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended.
- The building's height, massing and setbacks are appropriate for the proposed use and site, are compatible with surrounding uses, and maintain view corridors to Kempenfelt Bay.
- The development satisfies several important City of Barrie planning objectives, including:
  - intensifies a vacant property located in Barrie's UGC with a built form, density, and transition which are appropriate and desirable for the site and the area;

## CONCLUSIONS (Cont.)

- contributes to the achievement of Barrie's UGC density target of 150 persons or jobs per hectare and to the achievement of Barrie's 40% intensification target;
- expands the range of available residential units within the downtown core;
- provides a high calibre, innovative and sustainable building which is designed in accordance with Barrie's Tall Building and Urban Design requirements;
- maximizes view corridors and public access to the North Shore Trail / Kempenfelt Bay through the Sampson Street unopened right-of-way;

# CONCLUSIONS

- provides landscape buffers to minimize building impacts and create a desirable landscape interface between the building, the North Shore Trail and adjoining land uses;
- revitalizes a derelict brownfield site located in Barrie's downtown in accordance with Record of Site Condition and Certificate of Property Use requirements;
- optimizes the efficient and cost-effective use of land and municipal infrastructure.

In summary, the proposed zoning by-law amendment is in the public interest and represents good planning.

*~ THANK YOU ~*

# APPENDIX - SAMPLE MASSING PLAN PROVIDED BY BARRIE STAFF

