



**DEVELOPMENT SERVICES
MEMORANDUM**

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File: D30-002-
2021
Pending #:

TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

**FROM: J. LAMBIE, SENIOR URBAN DESIGN PLANNER – DEVELOPMENT SERVICES
EXT. 4324**

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: D30-002-2021 – 217 DUNLOP STREET EAST
COUNCIL REQUEST FOR ADDITIONAL INFORMATION AND VISUALIZATION OF
THE PROPOSED MASSING WITHIN THE AS-OF-RIGHT ZONING**

DATE: JANUARY 17, 2022

As per direction received by staff from Planning Committee on December 7, 2021, the purpose of this Memorandum is to provide requested visualizations to members of Council, which illustrate the building mass of the proposed development at 217 Dunlop Street East, within an as-of-right zoning envelope based on the C2-1 development standards of Zoning By-Law 2009-141.

Variances to Zoning By-Law 2009-141

- The requested variances to the Zoning By-Law and supporting rationale for their approval are outlined in Staff Report [DEV025-21](#).

Key Considerations

- The attached illustrations convey a general design approach to the massing; “skinny and tall” verses “short and wide”. A narrower and taller building has been proposed in order to create a viable and functional design on a small and constrained brownfield site. The approach accommodates several design objectives, including:
 - Maximizing view corridors and access to the North Shore Trail / Kempenfelt Bay through the unopened Sampson Street Right-of-Way;
 - Creating high quality frontage along Dunlop Street East and the waterfront;
 - Providing a built form and massing that is generally consistent with the existing context;
 - Providing setbacks and buffers to adjacencies to the greatest extent possible;
 - Solving for access and circulation to a parking structure on a small site; and
 - Accommodating Certificate of Property Use (CPU) requirements and mitigating environmental impacts with regards to the buildings’ footings/foundations.

Note: The illustrated as-of-right zoning envelope is based on required setbacks and does not illustrate landscape buffer requirements. A consistent 3 metre landscape buffer is required along the side and rear lot lines as per the Zoning By-law (within the envelope shown). The proposed design maximizes landscape buffers wherever possible, including proposed improvements to the unopened Sampson Street right-of-way, and variable landscape buffers between 0 metres – 2.95 metres in width with decorative screening along the east and south property lines.



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Please forward any questions or concerns to Jordan Lambie, Senior Urban Design Planner – Development Services at Jordan.Lambie@barrie.ca.

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

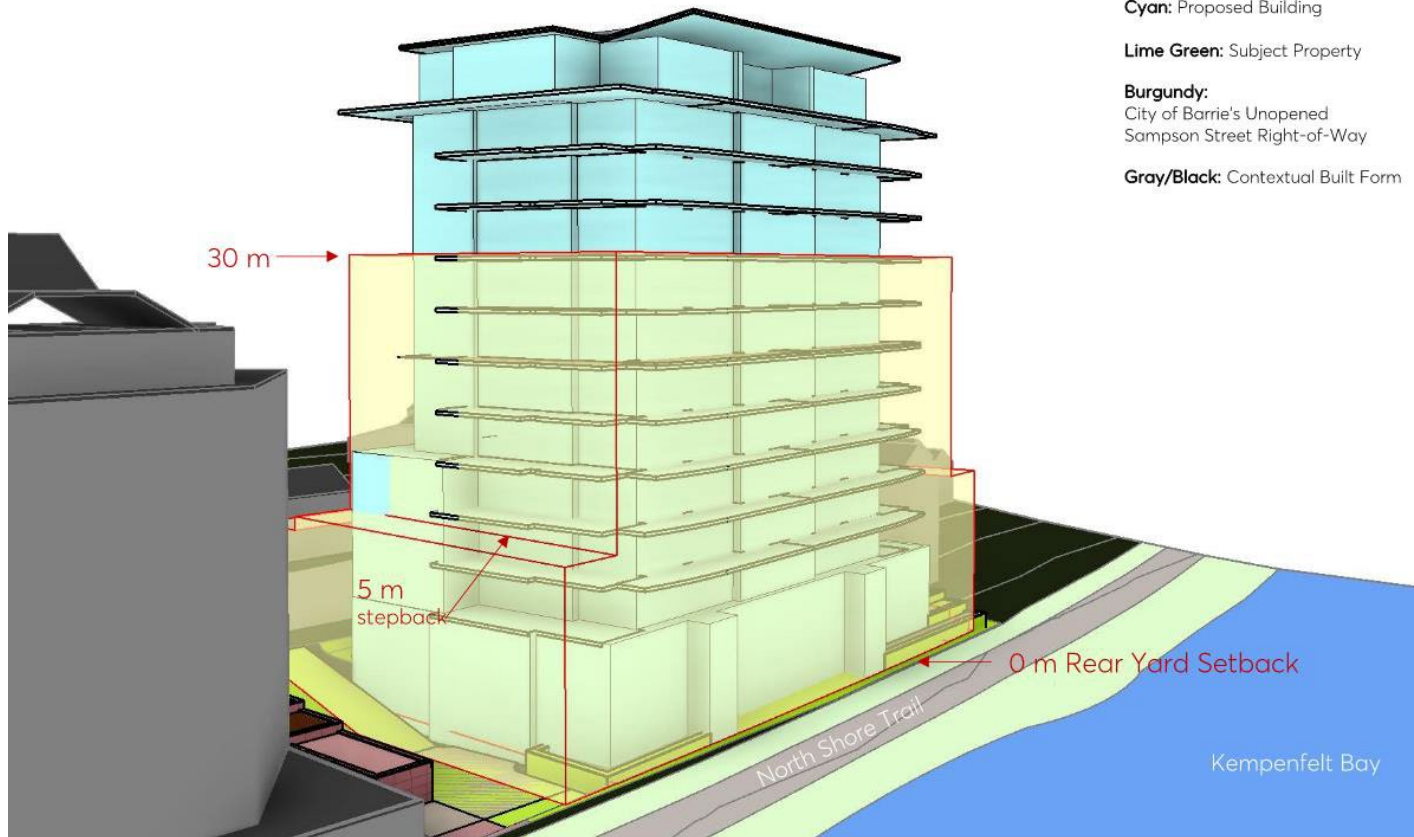
Lime Green: Subject Property

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

Gray/Black: Contextual Built Form

South West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing



Legend

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As-Of-Right Zoning Envelope (C2-1)

Cyan: Proposed Building

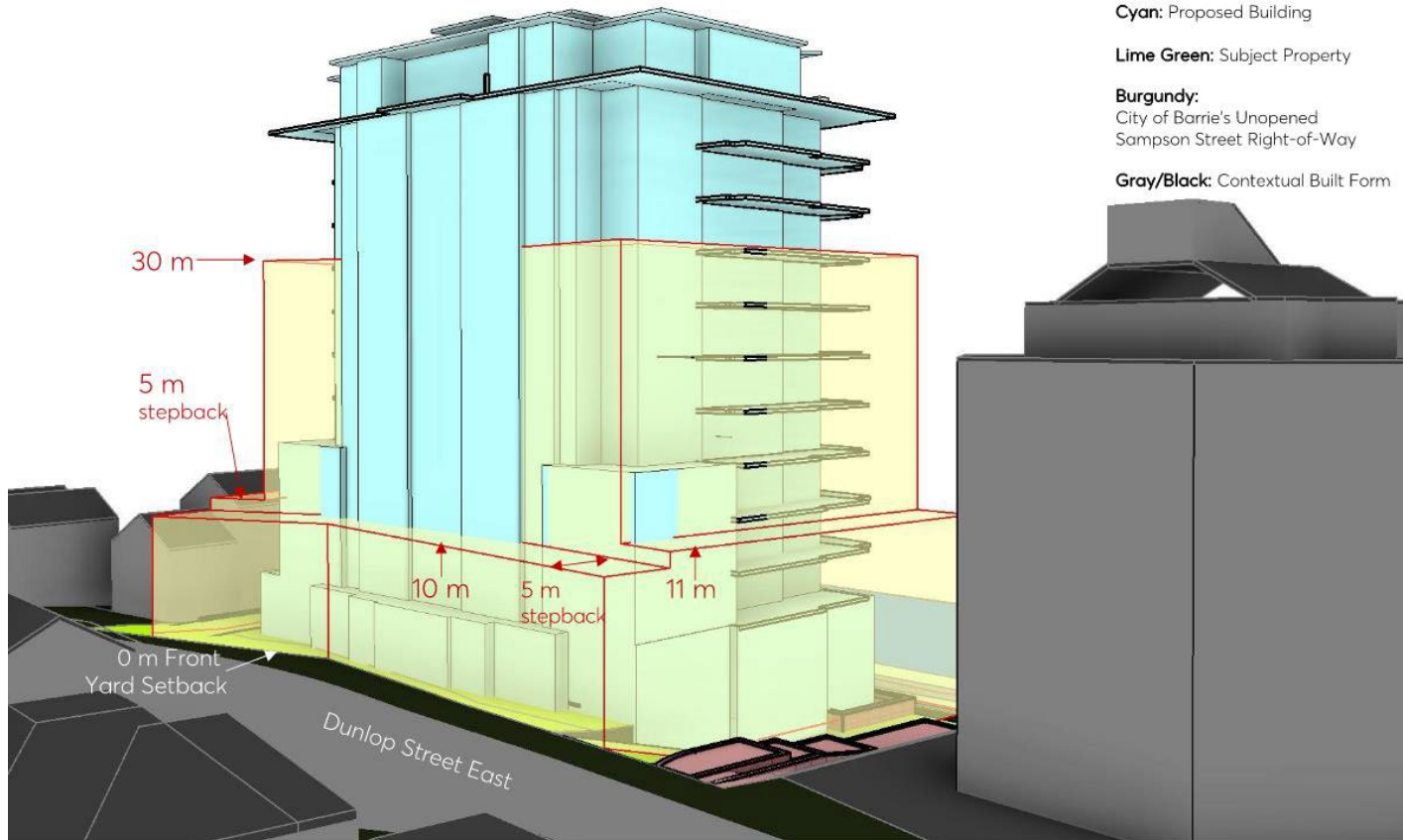
Lime Green: Subject Property

Burgundy:
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Sampson Street Right-of-Way

Gray/Black: Contextual Built Form

North West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing

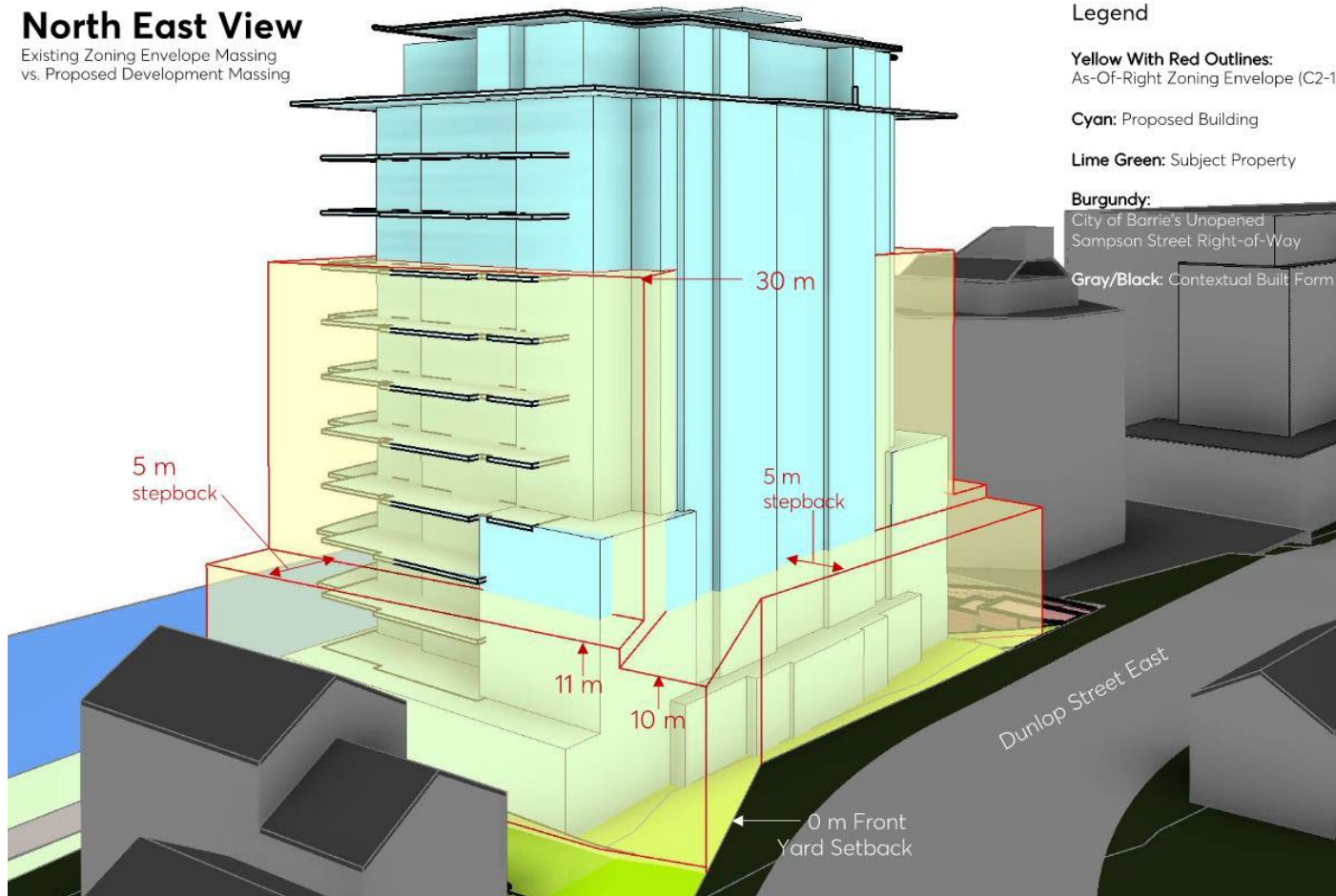


217 Dunlop Street East

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North East View

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217 Dunlop Street East



Figure 4: North East View