

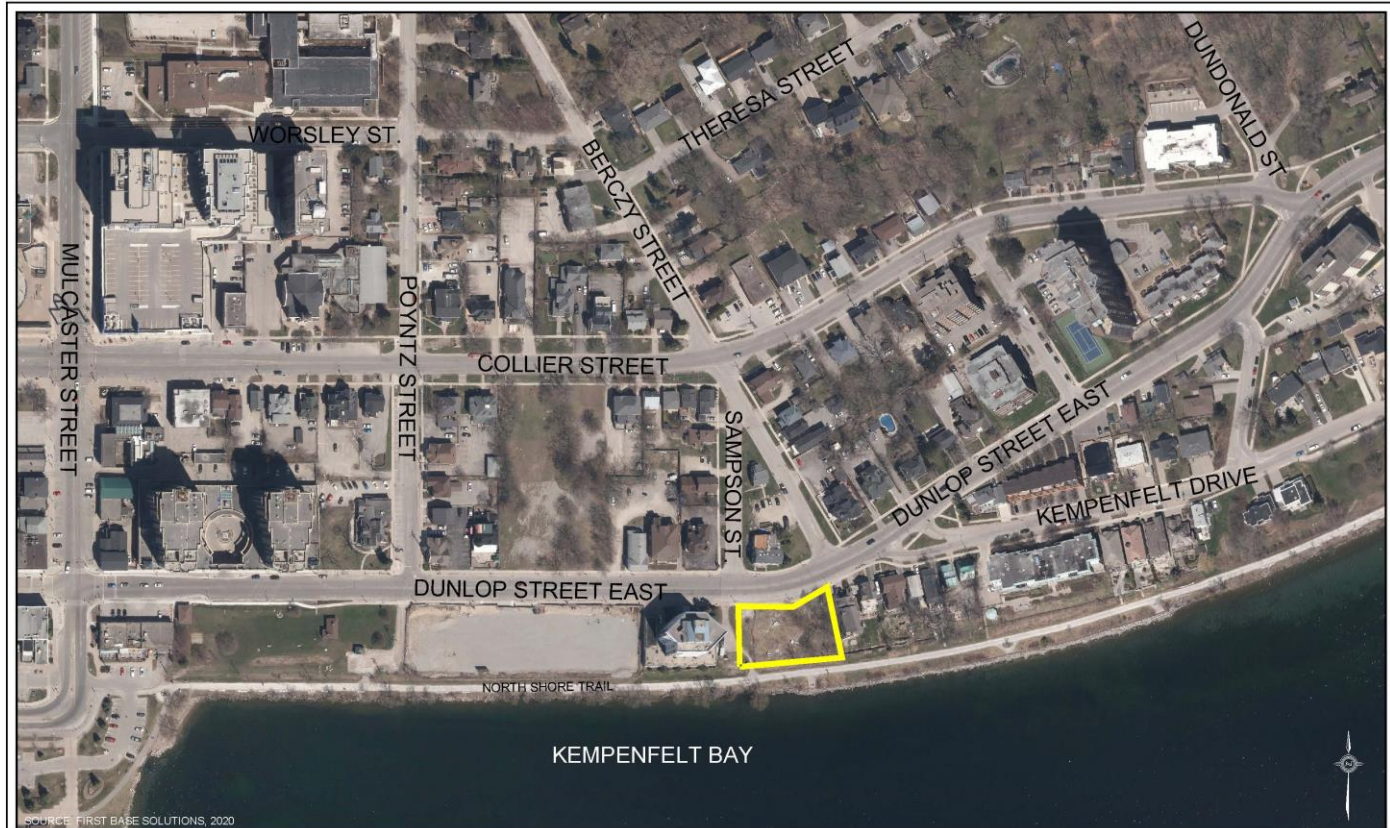
**THE CORPORATION OF THE
CITY OF BARRIE**

JANUARY 17, 2022 COUNCIL MEETING

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

(BARRIE FILE NO. D30-002-2021)

SITE LOCATION – 217 DUNLOP STREET EAST



 SUBJECT SITE
217 DUNLOP STREET EAST

SITE PLAN - 217 DUNLOP STREET EAST

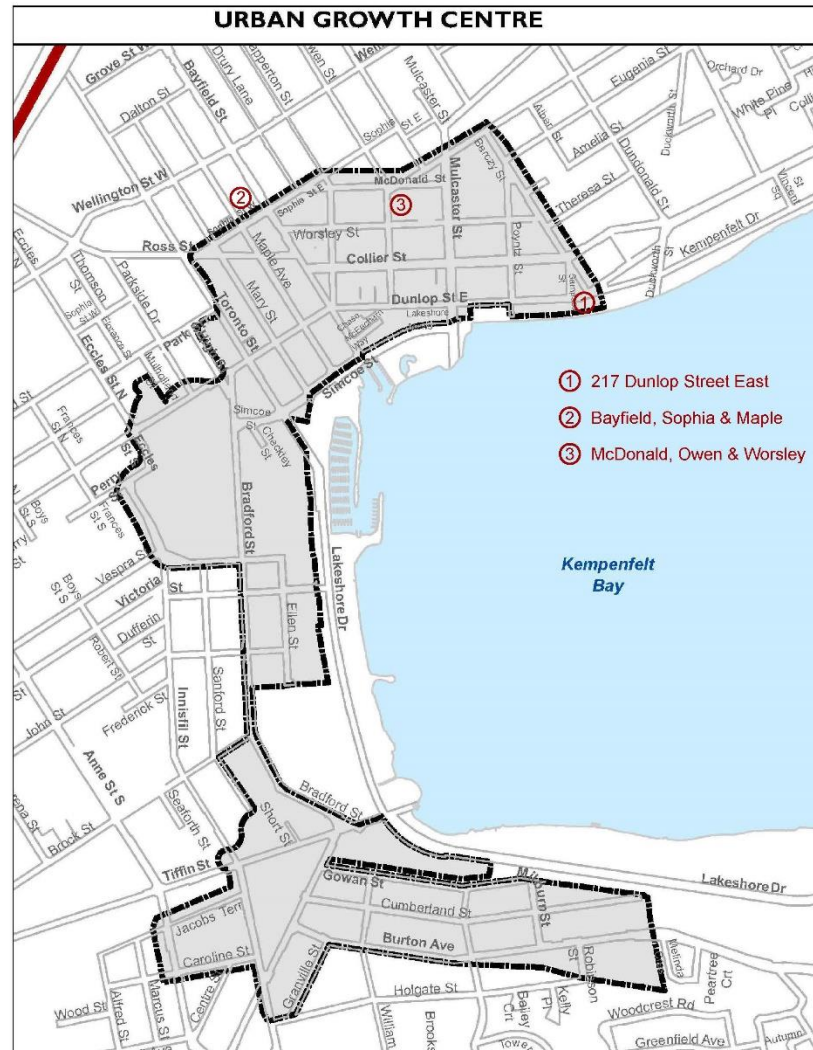


COMPARATIVE DEVELOPMENT SUMMARY

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
PBM Realty Holdings Inc. (217 Dunlop East)	21 to 44	8 (Dec 2021)	30 m	49.5 m (13 storey)	400% and 600%	595%	Not required	60.5%	3 m	0 m (variable 0 m to 9 m)	Yes
Rockap Holdings Inc. (Bayfield, Maple & Sophia)	300	23 (Dec 2021)	30 m	44 m (12 storey)	200%	438%	35%	70%	3 m	0 m and 2 m	Yes
Barrie Owen Service Inc. (Owen, McDonald & Worsley)	289 to 329	15 (Sept 2018)	30 m	35 m to 67 m (8, 9 & 20 storey buildings)	400%	586% - 760%	Not required	Unknown	3 m	0 m, 1 m and 3 m	Yes
SmartCentres (Bradford & Checkley)	1,723	15 (Nov 2020)	45 m	88 m to 148 m (25,35,38 & 41 storey buildings)	600%	750%	Unknown	Unknown	Unknown	Unknown	Yes
Up Town Theatre (Barrie Waterfront Developments Inc. – Dunlop West, Mary & Maple)	495 to 534	19 (Nov 2019)	30 m	110 m (two 23 storey buildings atop a 7 storey podium)	600%	970%	Not required	Unknown	3 m	0 m	No

DEVELOPMENT LOCATIONS

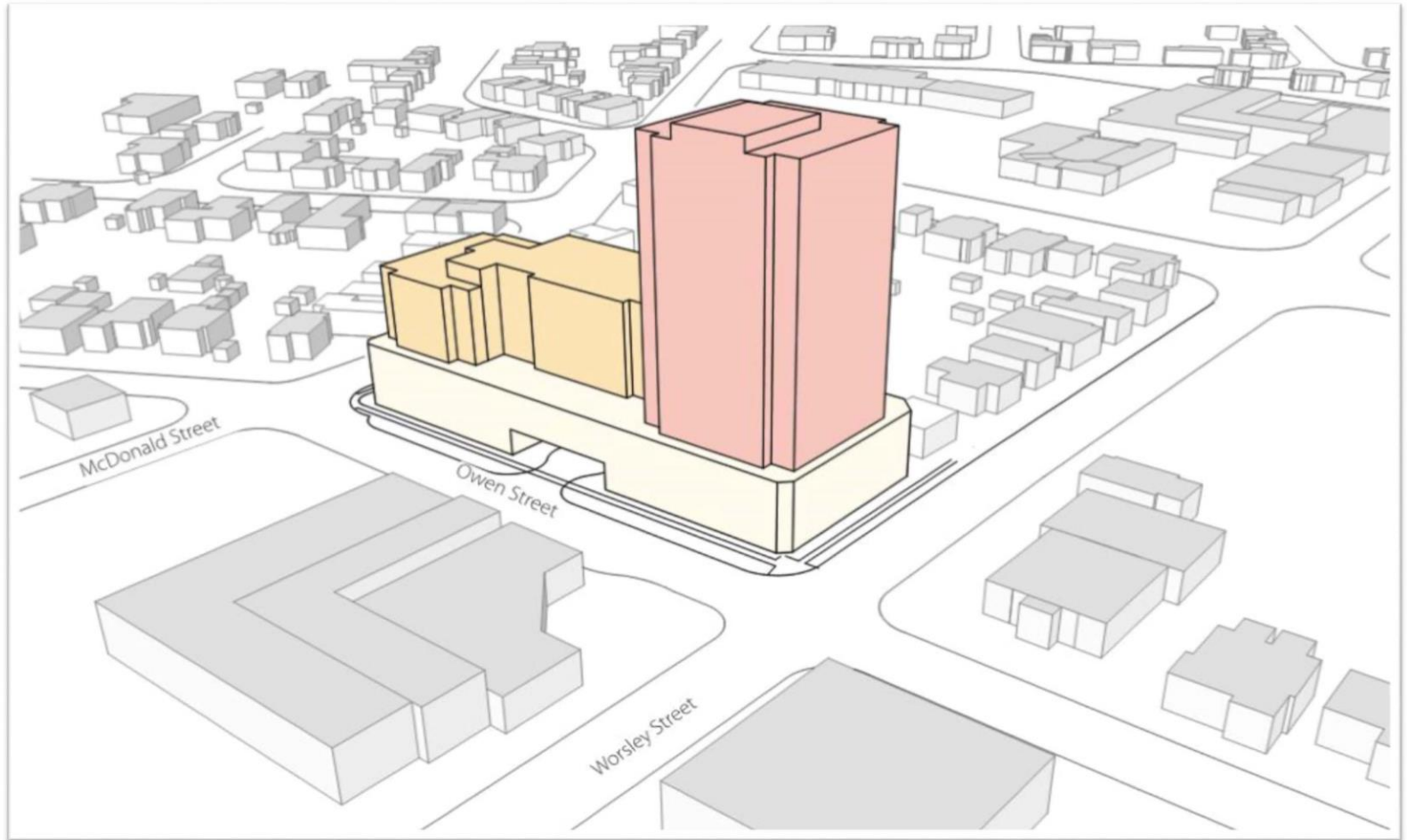


DEVELOPMENT EXAMPLE – BAYFIELD, SOPHIA & MAPLE



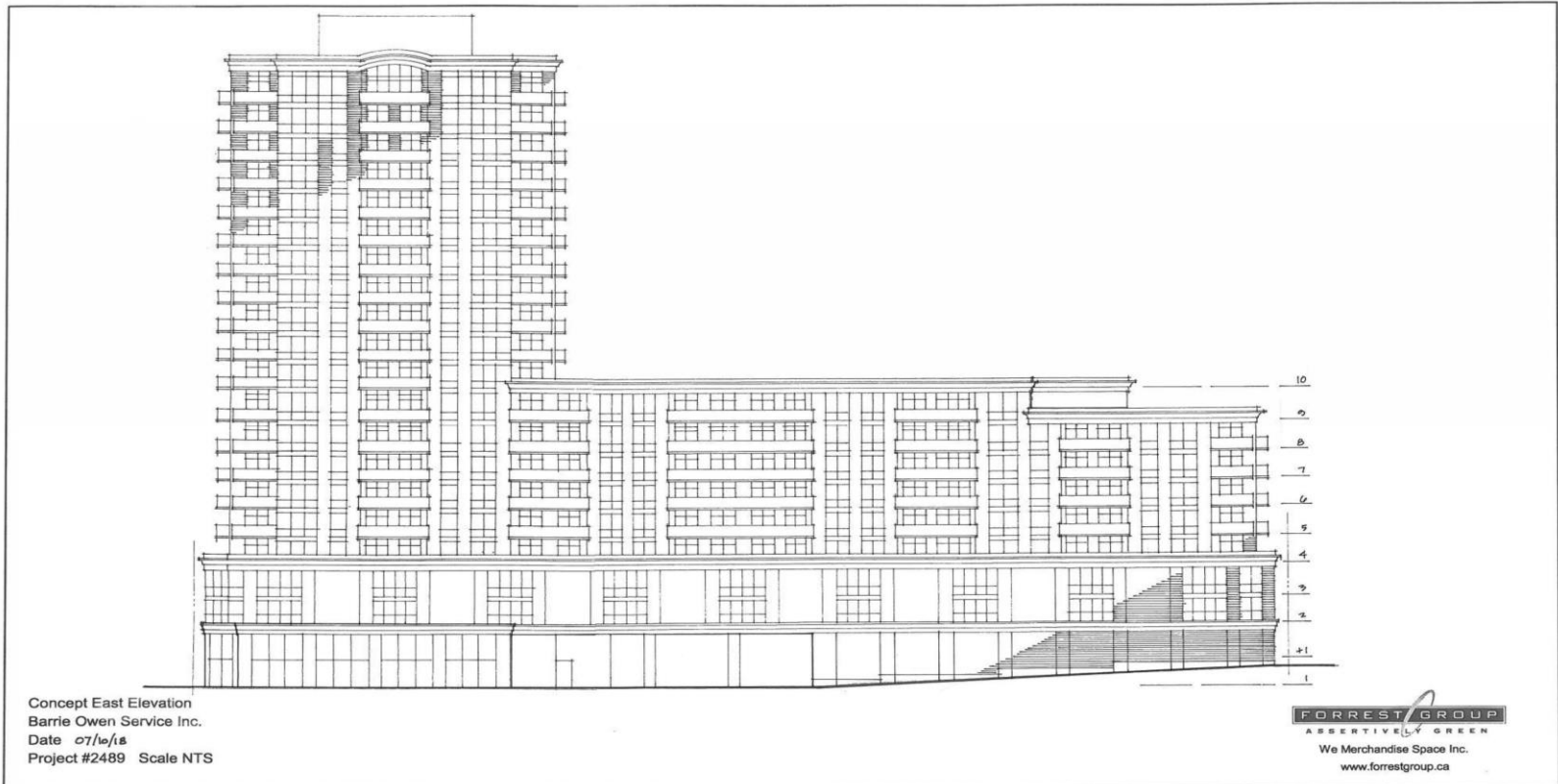
DEVELOPMENT EXAMPLE - MCDONALD, OWEN & WORSLEY

Building Envelope Perspective



DEVELOPMENT EXAMPLE - MCDONALD, OWEN & WORSLEY

Conceptual Building Elevations

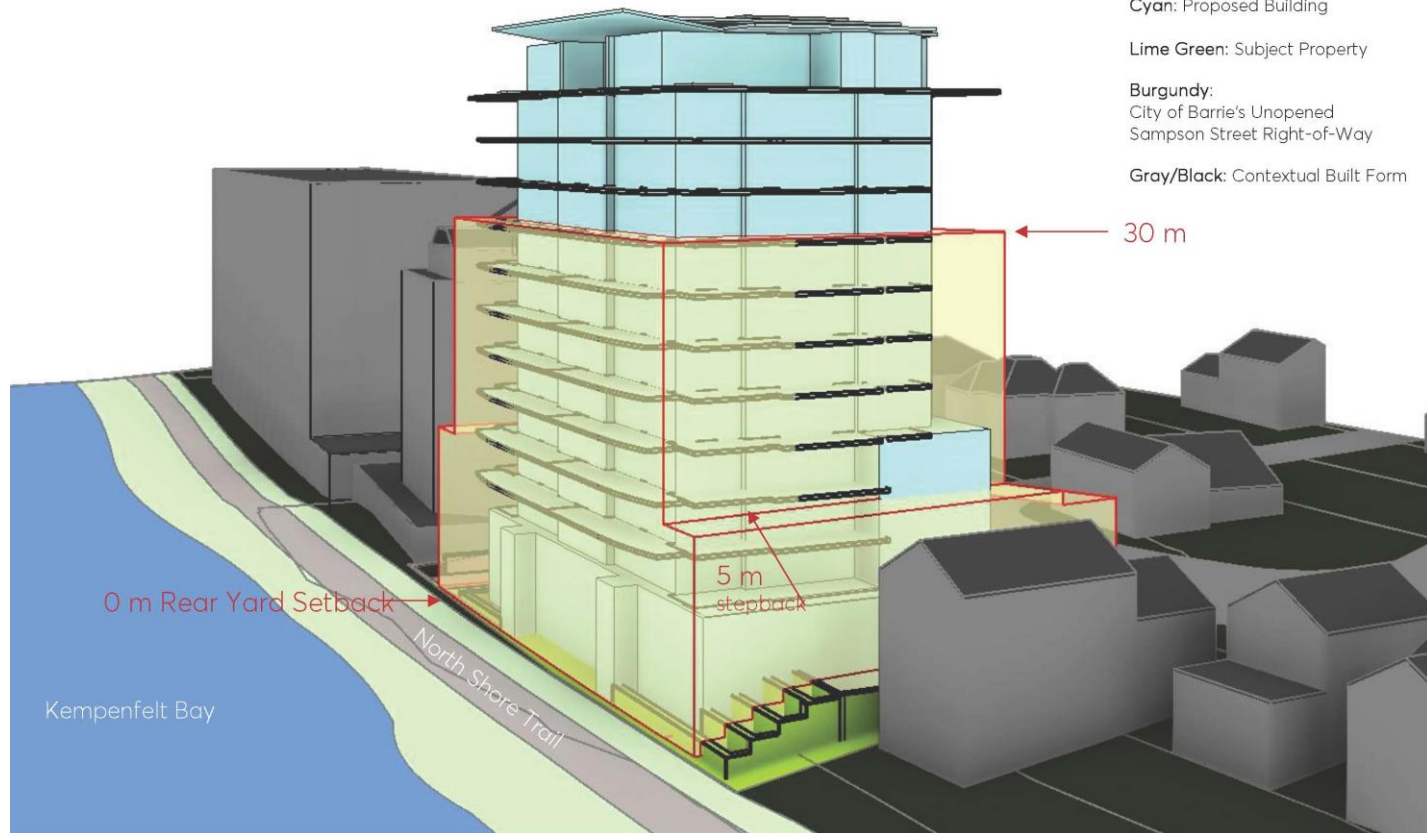


We Merchandise Space Inc., and The Forrest Group are collectively, referred to as the Designer. This drawing, is provided by and is the property of the Designer. The Designer is not responsible for the accuracy of survey. The Designer retains ownership of copyright in all drawings. You are granted a license to reproduce, distribute, exhibit or otherwise use, said materials, which licence may be revoked for cause, including but not limited to, misuse of drawings or failure to pay accounts. It is expressly understood and agreed that no action, lawsuit, or claim may be made against the employees, officers, or directors of We Merchandise Space Inc., and The Forrest Group for any reason whatsoever. For greater clarity the Designer shall not be liable, directly or indirectly, in any manner whatsoever by any party by reason of the use of the drawings and materials referred to herein.

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

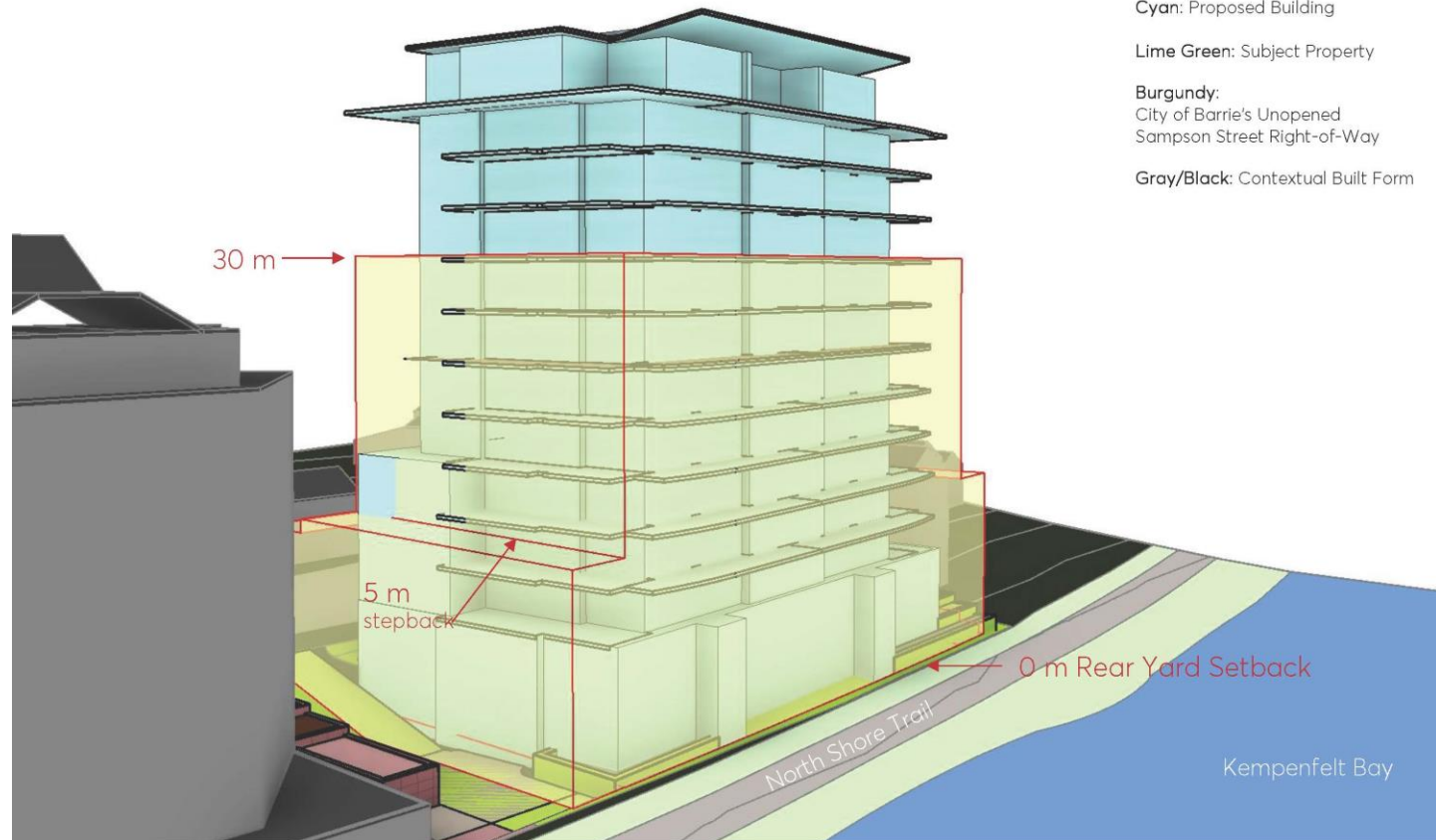
salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

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

South West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing



217 Dunlop Street East

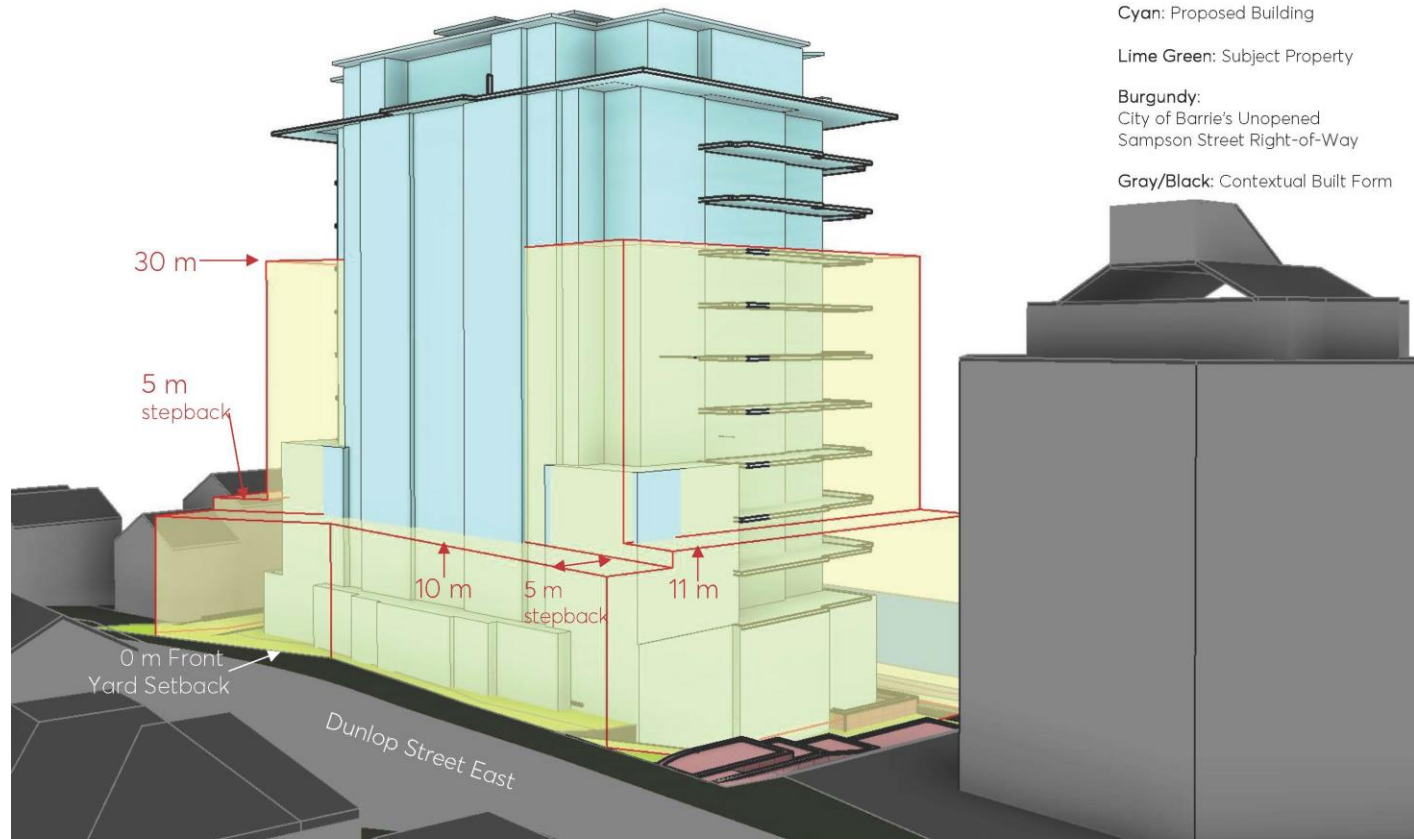
salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / nicola.mitchinson@sympatico.ca

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

North West View

Existing Zoning Envelope Massing
vs. Proposed Development Massing



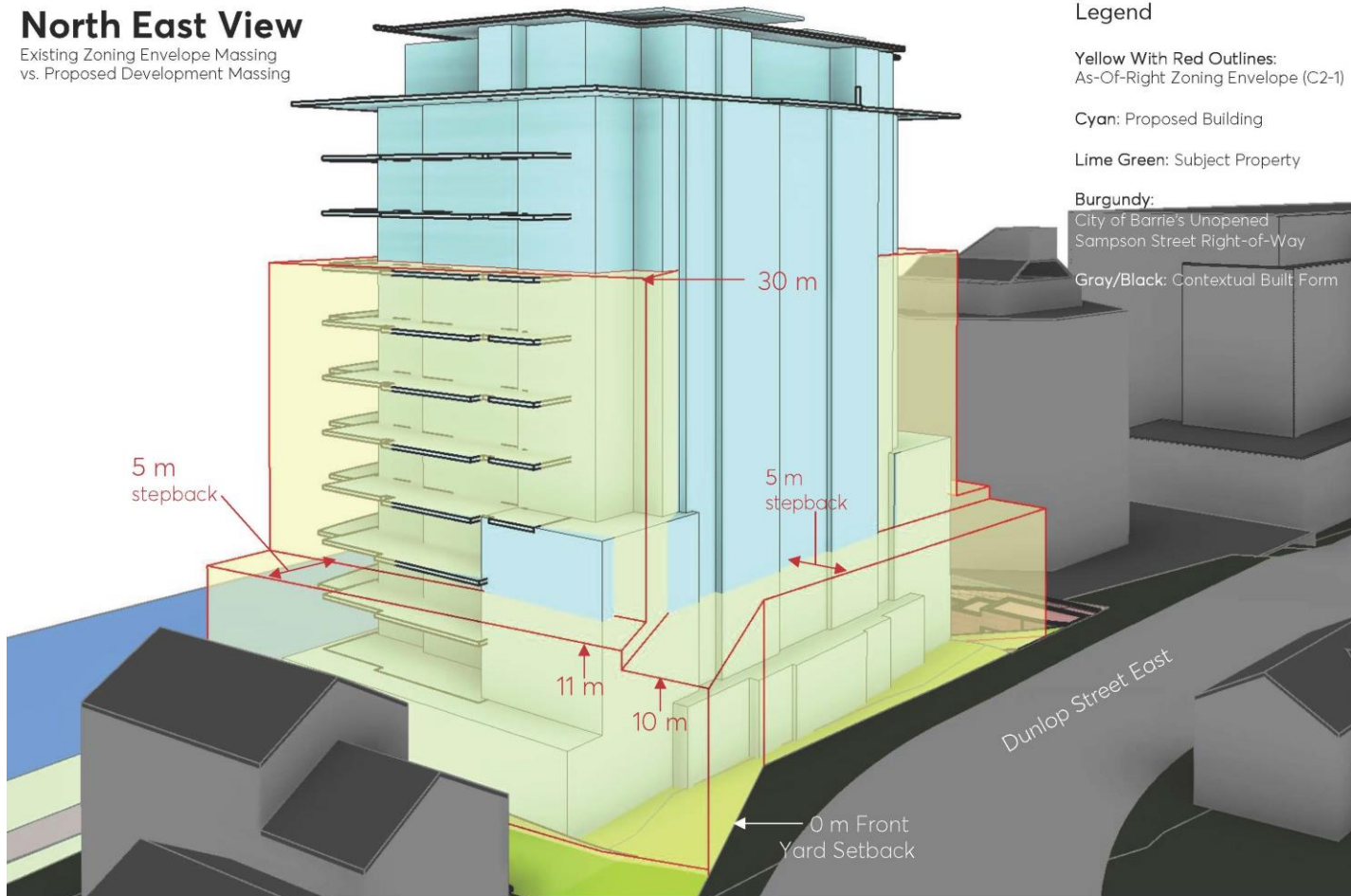
217 Dunlop Street East

salterpilon

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

North East View

Existing Zoning Envelope Massing
vs. Proposed Development Massing



217 Dunlop Street East

salterpilon

MITCHINSON Planning & Development Consultants Inc.
19 Baycrest Drive, Barrie, ON / 705.739.7175 / 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

