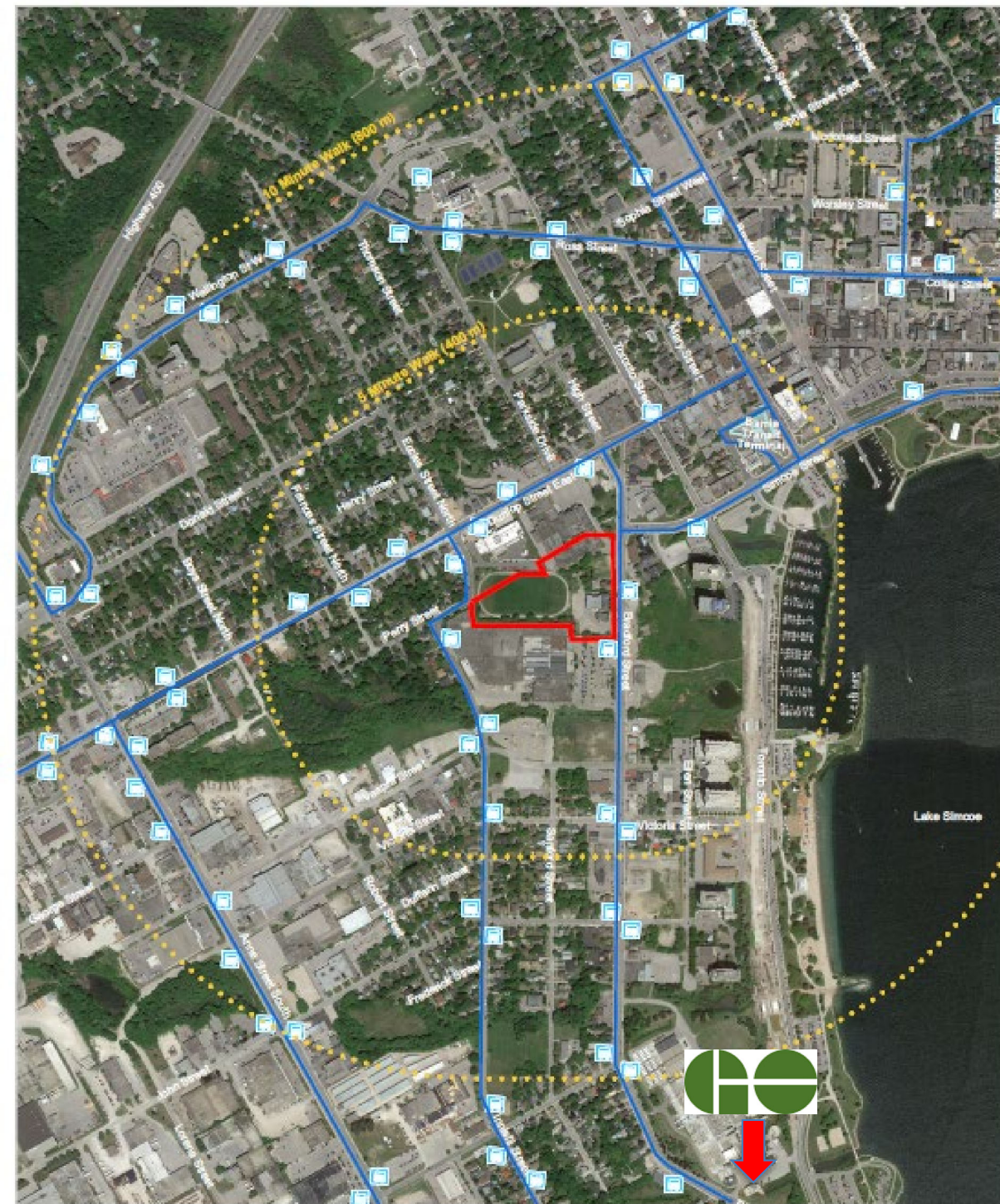






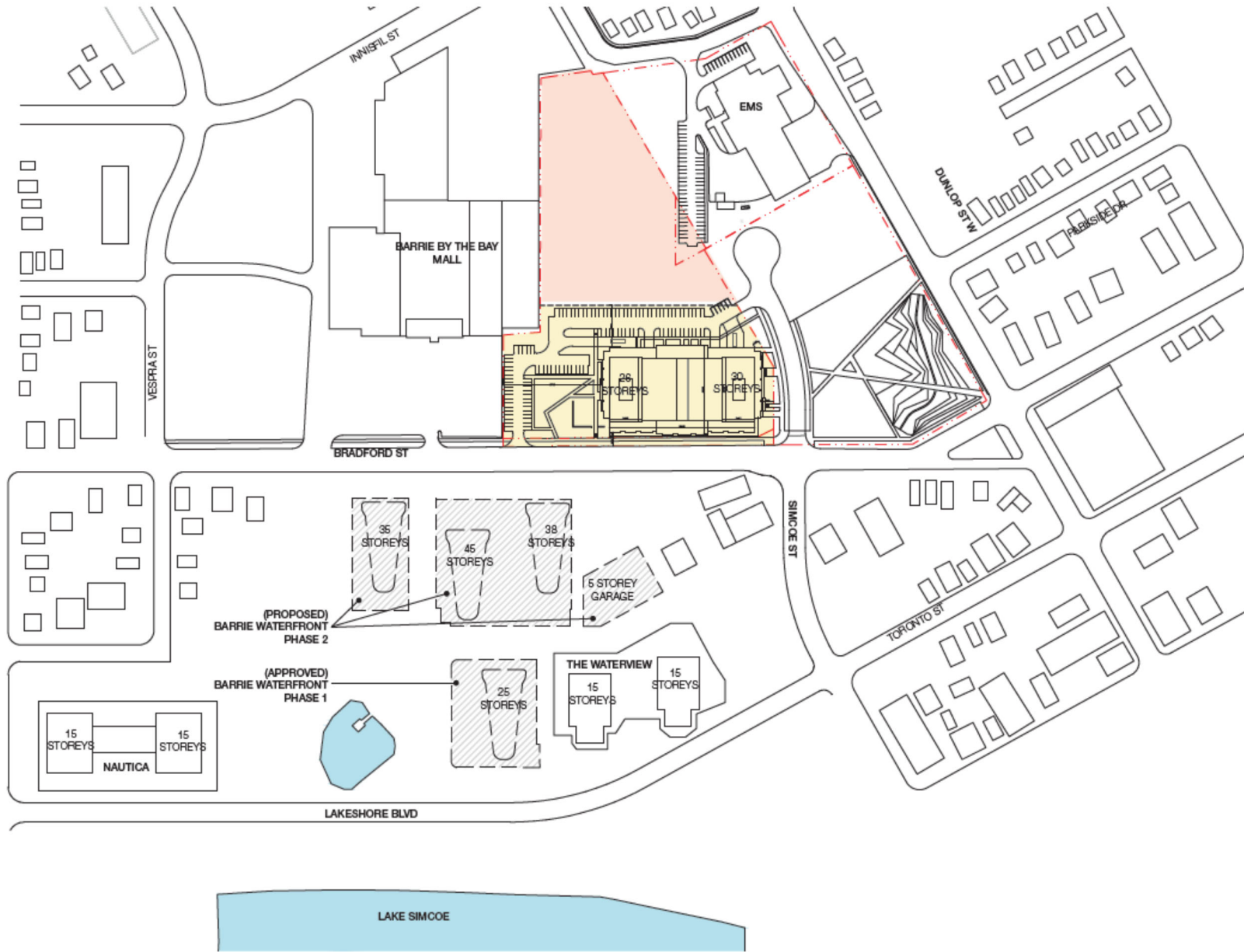
# Context

- Downtown location
- Significant intensification opportunity
- Multiple bus routes
- Barrie Transit Terminal
- Go Train Station
- Daily and weekly shopping within walking distance





# Context



★ Heritage Park



🚢 The Marina



☂️ Centennial Beach



# Proposed Development



- Two (2) Apartment Buildings and Shared Podium
  - Podium – 6 storeys/110 residential units
  - Tower 1 - 30 storeys/284 units
  - Tower 2 - 26 storeys/236 units
  - Total of 626 residential units
- Buildings situated along Bradford Street frontage furthest from Eccles Street
- Two accesses from Bradford Street – one shared with City
- Parking located within podium and surface parking provided to rear and side of building
- Total of 491 parking spaces



# Proposed Development



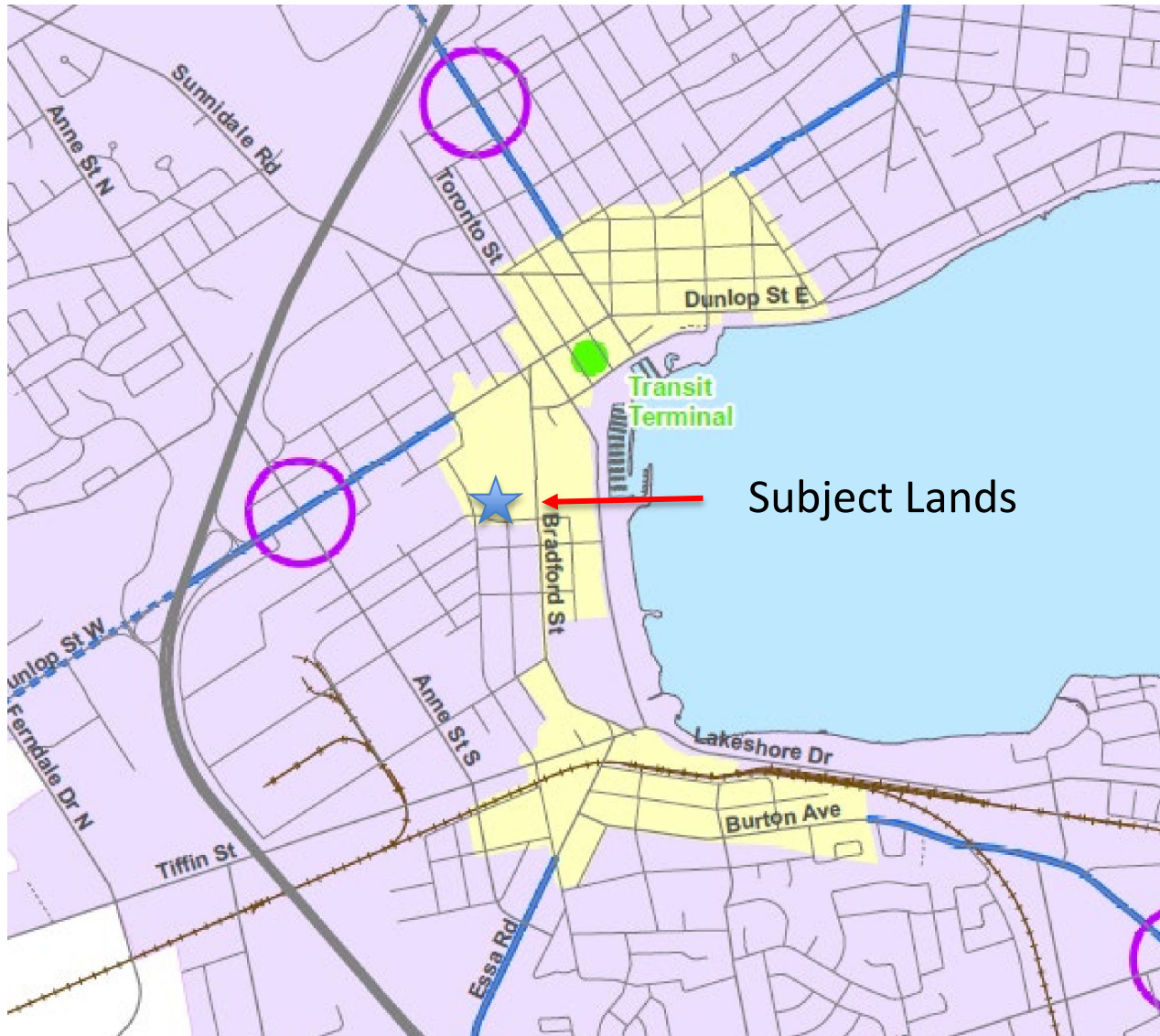


# Proposed Development



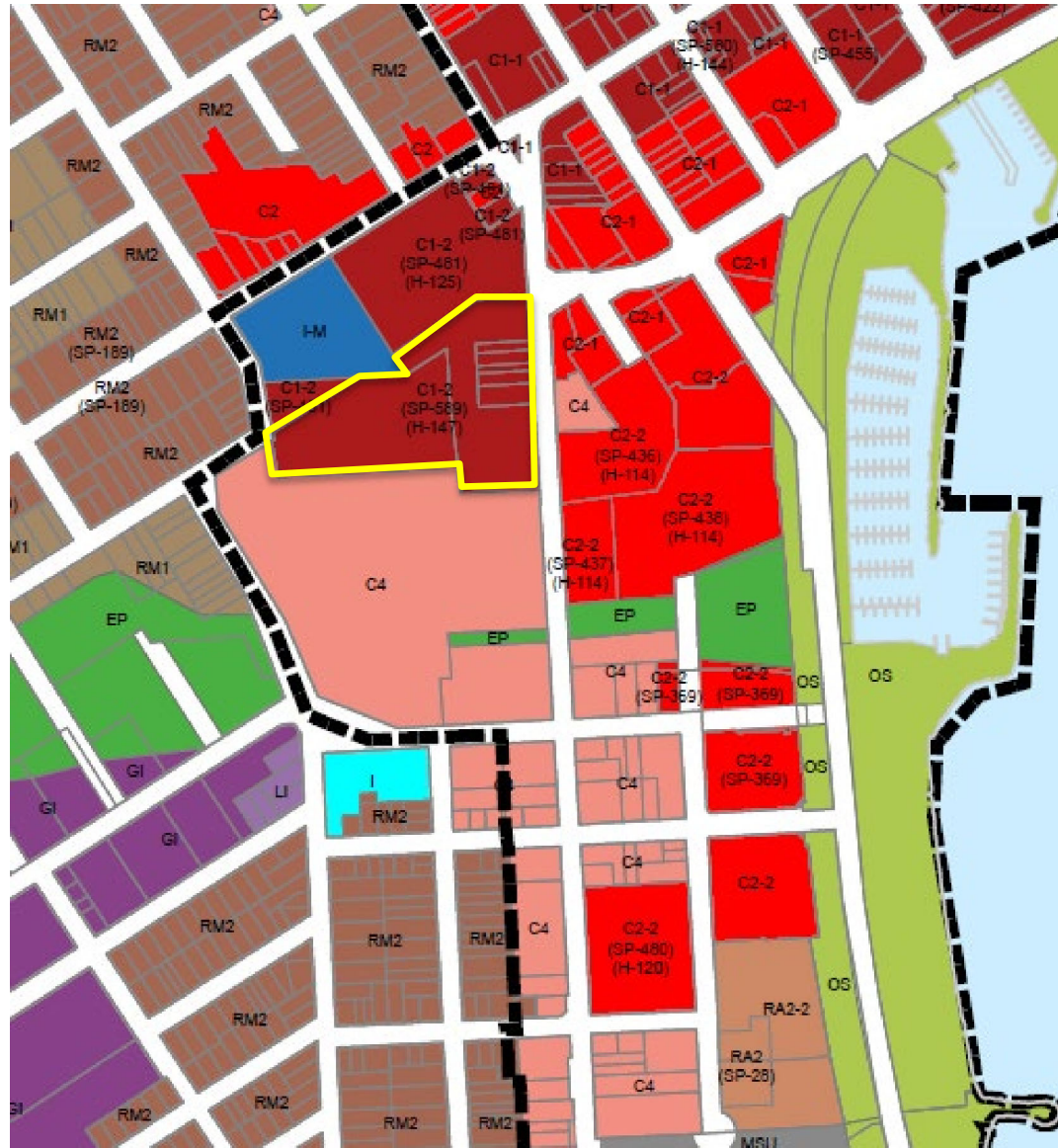


# Official Plan



- Downtown Urban Growth Centre: minimum intensification targets in Barrie's Urban Growth Centre (150 persons and jobs per hectare)
- City Centre: Planned to accommodate wide range of uses including commercial, employment, social, cultural & residential. Residential development at medium and high densities encouraged in order to increase the resident population within the Downtown.

# Zoning By-law



- Zoned: C1-2 with SP-589
- Apartments: Permitted with height up to 70 metres
- Commercial uses permitted but not required
- Parking 1 space per unit
- Zoning By-law Amendment
  - Maximum permitted height increase from 70 m to 86 m (26 storeys) and 101 m (30 storeys)
  - Parking Rate of 0.78 spaces/unit
- Holding Provision:
  - Record of Site Condition
  - Construction Phasing Plan
  - Community Benefits Contribution Agreement



# Neighbourhood Open House

- Meeting held on February 15, 2022
- Comments
  - Support for new design
  - Phasing of Development
  - Pedestrian connection from Eccles/Perry to Bradford
  - Simcoe Street extension
  - Parking
  - Food store
  - Affordable Housing



# Conclusions

- Consistent with the Provincial Policy Statement
- Conforms to the Growth Plan
- Conforms to the City's Official Plan
- Proposed amendments to the Bylaw are appropriate for the lands in their context
- Design is urban focused and addresses Bradford Street
- Retention of school façade and incorporation into parkette
- Positive Neighbourhood Meeting
- Reimagining of key downtown redevelopment site, well served by transit and within a walkable neighbourhood





THANK-YOU