

# NEIGHBOURHOOD MEETING

129 COLLIER STREET, BARRIE - ZONING BY-LAW AMENDMENT APPLICATION



# EXISTING SITE CONDITIONS

► **Location:** South of Collier Street, east of Poyntz Street, and north of Dunlop

► **Frontage:**

► 58 m - Collier Street

► 58 m - Dunlop Street

► **Area:** 0.61 hectares (1.50 acres)

► **Current Official Plan Designation:**  
City Centre

► **Current Zoning:** Transition Centre  
Commercial (C2-1) Zone



# OFFICIAL PLAN DESIGNATION



- Subject Lands
- Open Space
- Residential
- City Centre
- General Commercial



- Subject Lands
- Residential Planni
- Commercial Planning Area
- Lakeshore Planning Area



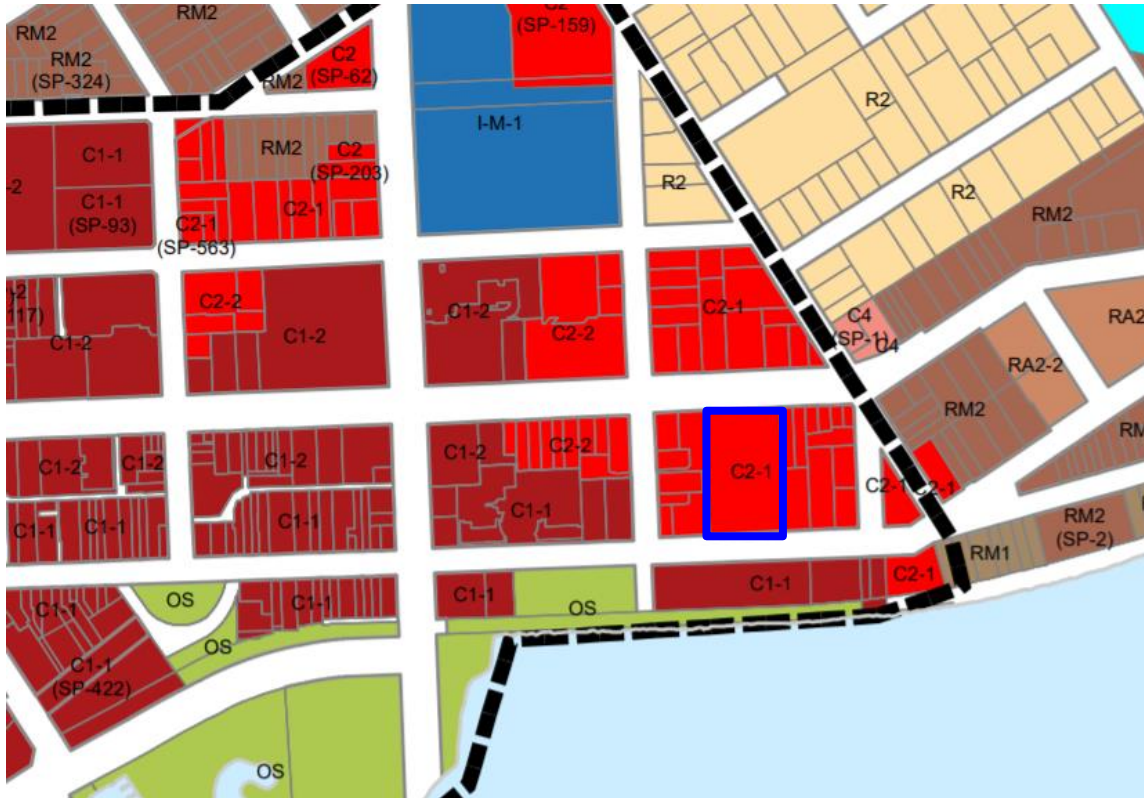
- Subject Lands
- Defined Policy
- Height Review Study Area
- Urban Growth Centre
- Historic Neighbourhood Defined Policy Area



- Subject Lands
- Urban Growth Centre- 150 Person/ Jobs Per hectare
- Built- Up Area
- Primary Corridor 50 Units per Hectare
- Major Transit Stations 50-120 Units per hectare



# ZONING BY LAW 2009 -141



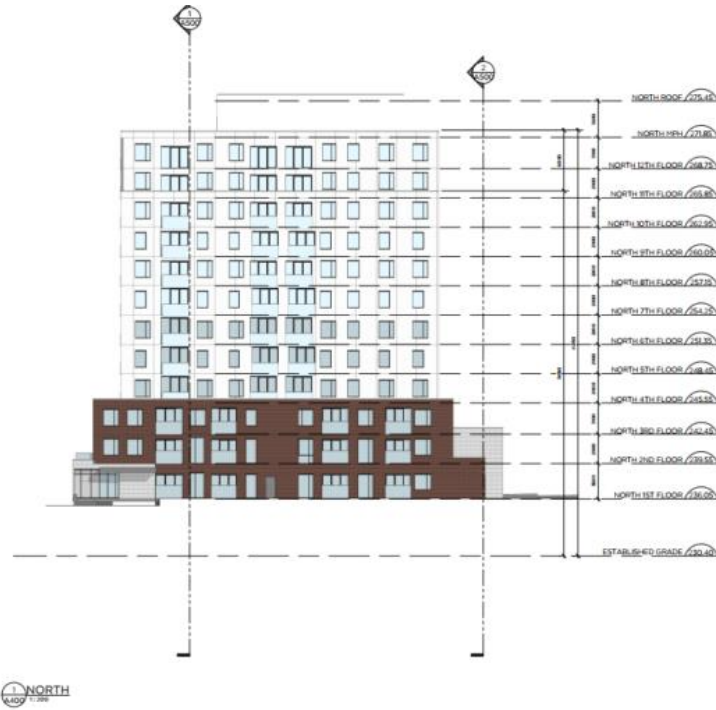
- Central Area Commercial (C1, C1-1, C1-2)
- Transition Centre Commercial (C2, C2-1, C2-2)
- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Residential Hold (RH)

# PROPOSAL

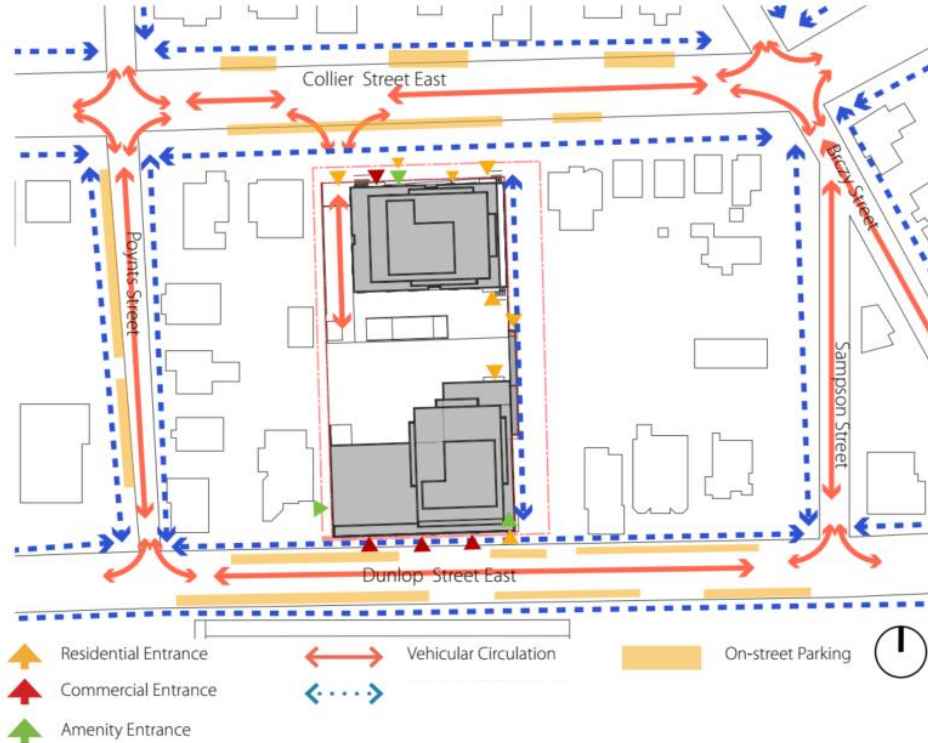
- ▶ Two towers - 12 storey's of residential
  - ▶ North Tower - 42.1 m
  - ▶ South Tower - 43.5 m
- ▶ 293 Residential Units
- ▶ 249 Parking Spaces (235 Residential, 14 Visitor)
- ▶ 176 Long Term Bicycle Parking
- ▶ 30 Visitor Parking Spaces



# ELEVATIONS (conceptual)



# PEDESTRIAN CIRCULATION PARKING/LOADING





# GROUND FLOOR LAYOUT





Architectural blueprints are shown on the left side of the slide, featuring various technical drawings, dimensions, and annotations. The blueprints are partially unrolled, showing detailed site plans and building footprints with numerous numerical measurements.

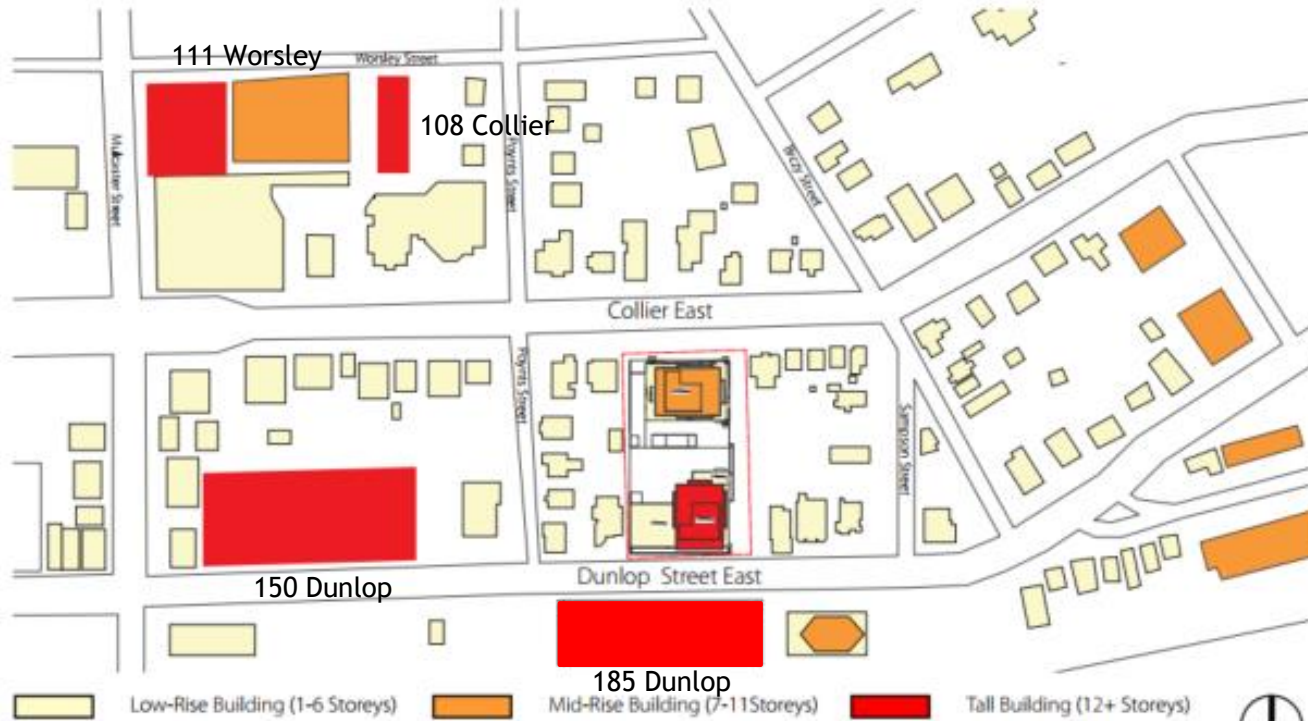
# REQUEST ZONING CHANGES

- ▶ A westerly side yard setback of 1.2 metres and an easterly side yard setback of 8.1 metres.
- ▶ A building height of 43.5 metres
- ▶ 0% commercial coverage
- ▶ A minimum width of 2.6 metres for a parking space
- ▶ A minimum width of 6.0 metres for a drive aisle
- ▶ A minimum of 0.85 parking space per dwelling units

# SETBACKS AND SEPERATION

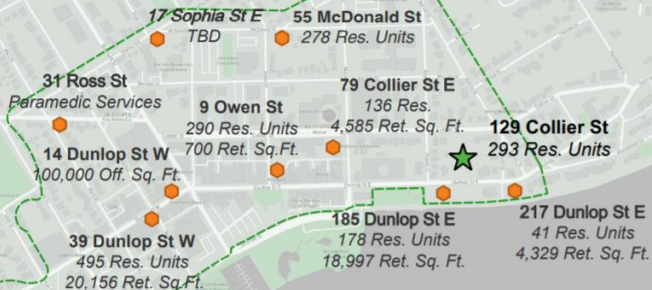


# BUILDING HEIGHTS & CONTEXT



# UPCOMING DEVELOPMENTS AND RETAIL

## Proposed & Under Construction Developments



## Vacant Retail



ADDRESS	HEIGHT	ADDRESS	HEIGHT
217 Dunlop St E	15 Stories	17 Sophia St. E	20 Storey
185 Dunlop St E	10 Stories	14 Dunlop St W	20 Storey
79 Collier St E	15 Storey	39 Dunlop St W	32 Storey
55 McDonald St	20 Storey		
9 Owen St	14 Storey		



# CONCLUSION / NEXT STEPS

- ▶ Developer has been working with City staff since 2019 to provide a higher density, more compact, and efficient use of the lands;
- ▶ Development aims to permit up 293 residential units of new purpose-built with reduced rate units;
- ▶ Proposal will maintain C2-1 zoning with special provisions;
- ▶ The development complements existing and recently approved development in the area by contributing to range of housing types/costs not readily available in the area;
- ▶ Pending comments received, developer to finalize plans / studies in support of complete application, targeting submission in Q1 2022.

Contact below for any further questions:

**Mark Sim**, Development Manager  
marksim@pinemount.ca