



STATUTORY PUBLIC MEETING

Black Creek Group

File D30-012-2022

Zoning By-Law Amendment

17 Sophia Street, 3, 5, 7 & 11 MacDonald Street
and 58 & 60 Clapperton Street

June 14th, 2022

City of Barrie

WESTON
CONSULTING



CONSULTANT TEAM



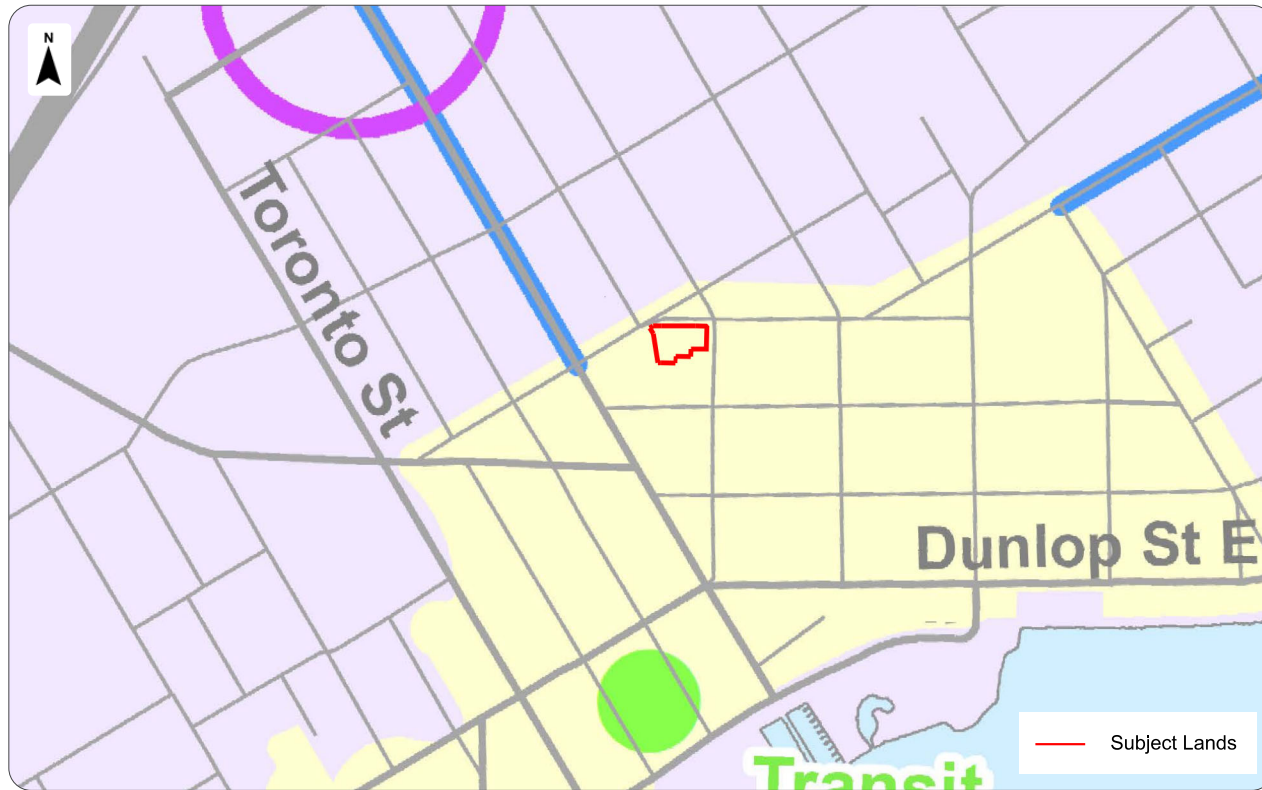
AREA CONTEXT



Aerial Photo of Subject Lands

- Located in Downtown Barrie - Ward 2
- Site Area: 3,045.08 m²
- 7 Separate Parcels
- 5 Vacant Lots
- 2 Existing Residential Lots

POLICY CONTEXT



City of Barrie Official Plan Schedule I: Intensification Areas

URBAN GROWTH CENTRE

- Downtown Barrie is a focal point for growth
- It is expected to include 150 people and jobs per hectare per provincial growth mandates

- Major Transit Stations (50-120 units per ha)
- Primary Node/Major Transit Node (50-120 units per ha)
- Secondary Node (50-120 units per ha)
- Primary Corridor (50 units per ha)
- - - Secondary Corridor (50 units per ha)
- Urban Growth Centre (150 persons/jobs per ha)
- Built-up Area

PLANNING CONTEXT



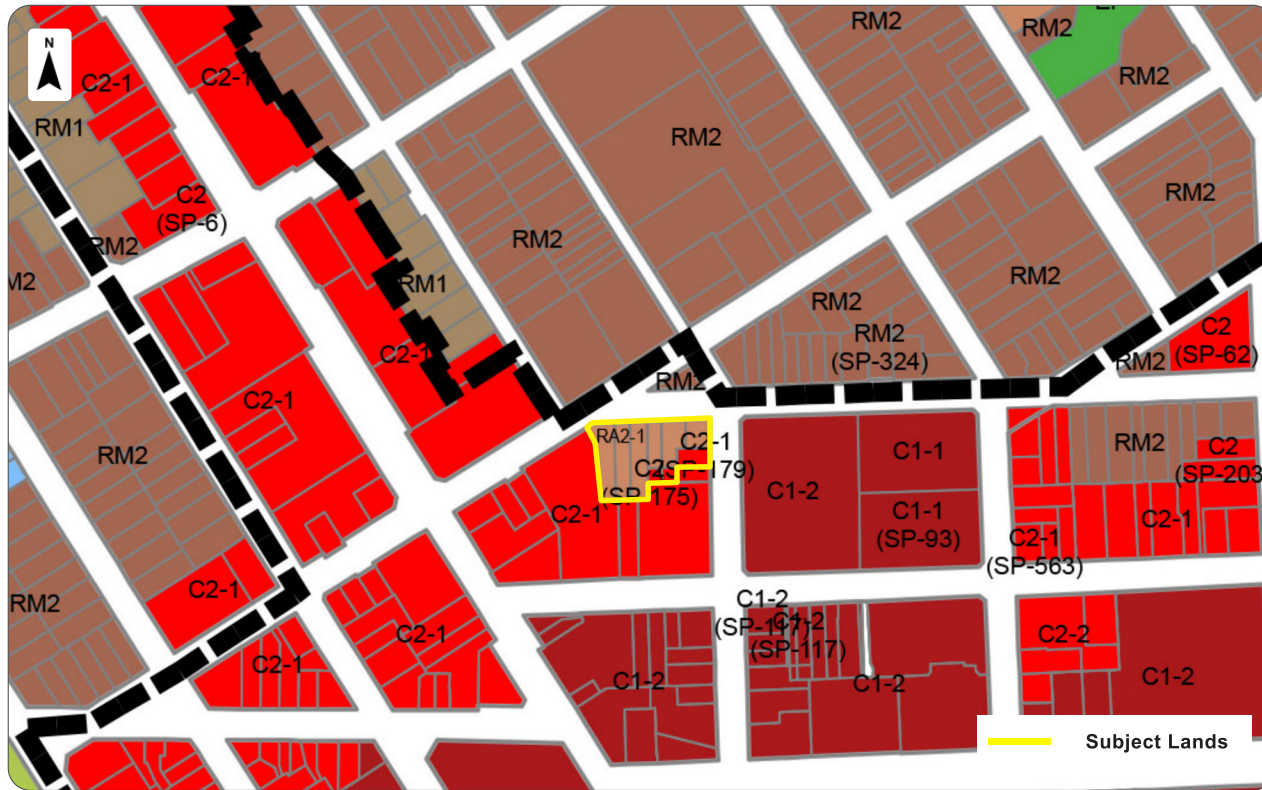
City of Barrie Official Plan Schedule A: Land Use

CITY OF BARRIE OFFICIAL PLAN

- Land Use: City Centre
- Permits a mix of uses in medium and high density built forms, and the greatest heights and densities in the City



POLICY CONTEXT



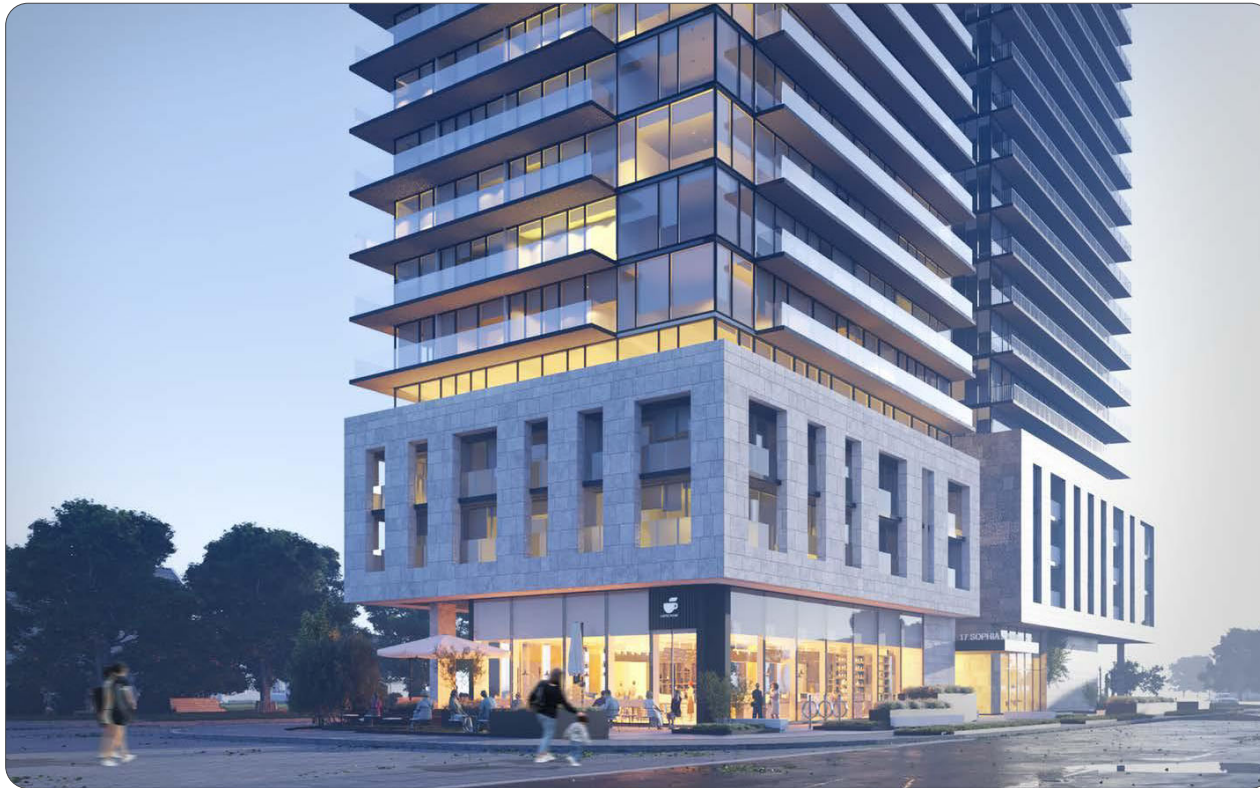
ZONING BY-LAW 2009-141

- RA-2 - 1 - Residential Apartment 2
- C2-1 - Transition Centre Commercial



City of Barrie Official Plan: Zoning By-law 2009-141

PROPOSED DEVELOPMENT

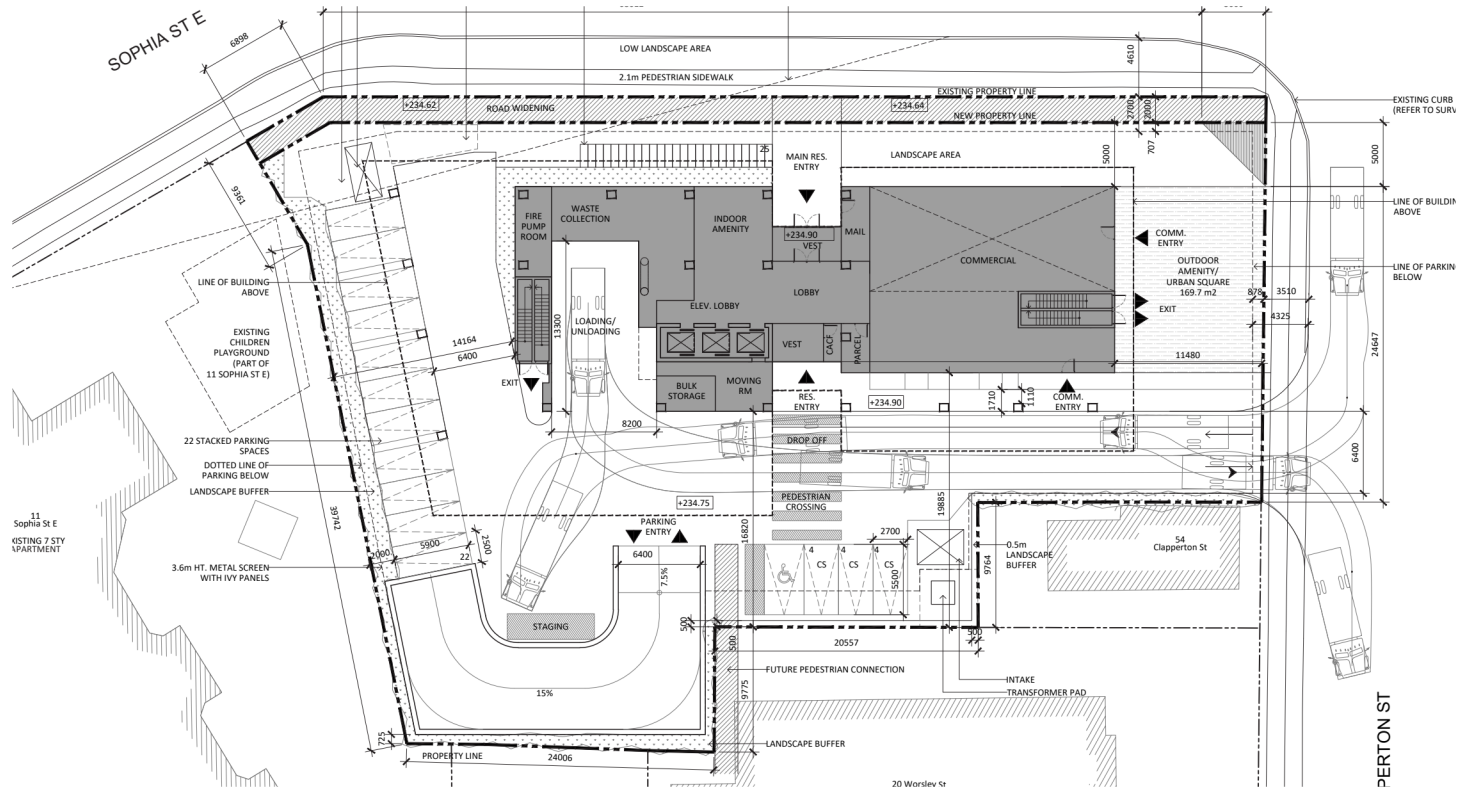


Renderings – Provided by Studio JCI

RESIDENTIAL BUILDING

- **Units:** 253
- **Floor Space Index (net):** 6.02
- **Height:** 66.73 m
- **Gross Floor Area:** 17,381.5 m²
- **Levels of Underground Parking:** 3
- **Parking supply:** 216 (0.85 combined ratio)
- **Amenity space:** 3,860 m²
(12 m² per unit)

SITE PLAN



Site Plan

PUBLIC SPACE



Renderings – Provided by Studio JCI

LANDSCAPE TREATMENTS & STREETScape



Rendering – Provided by Studio JCI

PLANNING APPLICATIONS

ZONING BY-LAW AMENDMENT

- Amend the zoning to Transition Centre Commercial (C2-2) with site specific exceptions to permit the development as proposed and accommodate necessary building and zoning standards.

NEXT STEPS

- Review comments from this evening's public meeting and consider amendments to the development proposal based on the feedback received;
- Further amendments to the development proposal to address department, agency and public comments;
- Staff will prepare a final recommendation report for the application to be considered by the Planning Committee and City Council once all comments have been addressed.



Rendering – Provided by Studio JCI

Thank You

Comments & Questions?

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