



**DEVELOPMENT SERVICES
DEPARTMENT
MEMORANDUM**

Page: 1
File:
Pending #:

TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES X5466

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: DOWNTOWN AND URBAN GROWTH CENTRE APPLICATION STATUS SECOND
QUARTER 2022 UPDATE (WARDS 1, 2 AND 8)**

DATE: September 12, 2022

The purpose of this Memorandum is to provide members of Council with a quarterly status update on the development applications within the City's Downtown and Urban Growth Centre.

This quarterly update to Council provides the status of existing applications as they move through the development approvals process, as well as updates on when new development applications are received. In between these quarterly updates, the [Proposed Developments](#) page on the City's website is updated as new information and new milestones are reached.

The first quarter update for 2022 was provided to Council in June. The second quarter update for 2022 is attached to this memo. As part of this update, a new development application has been included for 17 Sophia Street East.

For more information, please contact Michelle Banfield, RPP, Director of Development Services at 705-739-4220 ext. 5466 or by email at michelle.banfield@barrie.ca.

Attached: APPENDIX A – Submitted Documents

APPENDIX "A"
Submitted Documents



1. D11-022-2017 - The 5 Points - Residential Condo (203 units)
2. D11-016-2020 - HIP/ Barrie Central Collegiate & Red Storey Field (630 units)
3. D11-001-2018 - Lakhouse – A mixed-use, residential condominium 10-storey building (174 units)
4. D11-015-2020 - Theatre Block - Mixed-use, high rise development consisting of two residential towers (490 units)
5. D11-003-2020 - Revera – 16-storey, retirement residence, with ground floor commercial space (314 units)
6. D11-016-2021 - Owen/Worsley – 6-storey mixed-use podium building with two residential towers above; an 8-storey tower and a 20-storey tower (118 apartment units and 160 assisted living units)
7. D11-020-2020 - Smart Centres – 4 buildings with approximately 1900 residential units, commercial space (230 units in Phase 1)
8. D11-026-2020 - Coral Housing: NE Corner Bayfield & Sophia – 8-storey apartment building with purpose built rental residential units (108 units)
9. D14-1702 - NW Corner Bayfield & Sophia – 12-storey mixed-use building and 8 townhouses, with a total of (300 units)
10. D11-007-2020 – 220 Bradford St– 14-storey apartment building with ground floor commercial use (121 units)
11. D11-023-2020 - 79 Collier Street – 17-storey mixed-use building (136 units)
12. D14-1689 - 272 Innisfil Street – 17-storey apartment building with a townhouse podium (164 units)
13. D14-1691 - 79 Gowan Street – 4-storey residential building (7 units)
14. D11-001-2021 - 217 Dunlop Street East – 15-storey, mixed-use condominium (41 units)
15. D30-013-2021 – 17 Jacobs Terrace- Two residential towers, 24 and 26 storeys in height (565 units)
16. D30-016-2021 – 41- 43 Essa Road & 259 Innisfil St - Four mixed-use buildings, between 20 to 37 storeys (1267 units)
17. D30-005-2022 – 129 Collier St - Two 12-storey residential buildings with a total of (293 units)
18. D30-012-2022 - 17 Sophia St E, 3,5,7,11 McDonald St, 58 & 60 Clapperton St - 21-storey residential tower with a four-storey podium (253 units)

Date: 8/18/2022



DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

Page: 3
File:
Pending #:

Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
1	D11-022-2017 The 5 Points 43 & 45 Maple Avenue, 30-42 Bayfield Street Andrew Gameiro/ Gary Mattie Consultant: Joe Santo	Apr-22	20-storey apartment building with 203-unit residential condominium with associated parking and 835.3 m2 ground floor commercial uses. 5 Points - Proposed Development	Zoning approved Site Plan Agreement/Registration pending Condominium Approval-Exemption application received – January 2020 (Submission 2 comments sent to applicant) Site Plan Conditions expired April 19, 2022	203	Site Plan approval expired		
2	D11-016-2020 / D30-006-2022 HIP/ Barrie Central Collegiate & Red Storey Field 34-50 Bradford Street and part of 125 Dunlop Street West Celeste Kitsemety/ Nadine Rush/ Bill McGregor Consultant:	Apr-22	A mixed-use development comprised of three residential towers with 630 residential units (Tower 1 is 30 storeys; Tower 2 is 26 storeys; and Tower 3 is a 6-storey podium) and 1176.22 m2 ground floor commercial uses. Barrie Central Collegiate & Red Storey Field - Proposed Development	Zoning approved Site Plan resubmission anticipated Neighbourhood meeting for revised proposal set for February 15, 2022 Re-zoning application received Public meeting set for May 17 2022	630	Awaiting Site Plan Resubmission / Re-zoning Under Review		
3	D11-001-2018 Lakhouse 185–205 Dunlop Street East Celeste Kitsemety/ Gary Matthie Consultant: AALTO Development Inc	Oct-21	A mixed-use, 10-storey building with 174 residential condominium units, including a total of 248 parking spaces (129 underground parking spaces) and 1,764.0 m2 of ground floor commercial area. Roof gardens are also proposed for the 2nd, 4th and rooftop levels of the building. 185-205 Dunlop St E - Approved Development	Zoning approved Site Plan Agreement executed Registered – January 2020	174	Registered		Building Permit Issued
4	D11-015-2020 Theatre Block 39, 41, 43, 55, 59 67 Dunlop St W and 35 and 37 Mary Street Celeste Kitsemety/ Gary Matthie Consultant: Gary Silverberg	Apr-22	A mixed-use, high-rise development consisting of two residential towers comprised of 490 units, including a 33-storey building (Phase I) with 273 units, as well as a 33-storey building (Phase II) atop a 6-storey podium (with ground floor retail/commercial uses and parking; 88 hotel rooms; and 217 units). 39-67 Dunlop St W and 35-37 Mary St - Proposed Development	Zoning approved – December 2019 (D14-1676) Site Plan Agreements sent to Applicant for review – October 2020 Shoring building permit issued – December 2021	490	Registered		Conditional Permit Issued for Phase 1 – Installation of Piles (July 7, 2020) Shoring Building Permit Issued (December 2021)



DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

Page: 4
File:
Pending #:

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5	D11-007-2018/ D11-003-2020 Revera 9-17, 21, 23, 25 Owen Street & 47, 49, 51, 53 Collier Street Jordan Lambie/ Larry Klein Consultant: Revera	Oct-21	16-storey, 314-unit retirement residence, with ground floor commercial space. 9-17, 21, 23 and 25 Owen St and 47, 49, 51 and 53 Collier St - Proposed Development	Required Minor Variances approved Site Plan Conditions issued September 16, 2020 Working with legal to execute Site Plan Agreement Contact has been made for site servicing and requirements for Building Permit		Site Plan Approved		
6	D14-1645/D11-016-2021 Owen/Worsley 53, 55, 59, 61, 67 Owen St; 70-74, 76, 78 Worsley St; 55, 57 McDonald Street Andrew Gameiro Consultant:	Aug-22	6-storey mixed-use podium building with two residential towers above, an 8-storey tower at the corner of Owen Street and McDonald Street, and a 20-storey tower at the corner of Owen Street and Worsley Street. Will have 307 units, though recent discussions are referencing 278 units. Owen St Worsley St & McDonald St - Proposed Development	Zoning approved – September 2018 Site Plan Conditions approved May 16, 2022	307	Site Plan Approved		
7	D14-1692/ OPA 078/ D11-020-2020 Smart Centres 51-75 Bradford Street & 20 Checkley Street Celeste Kitsetmetry Consultant: Greenwin Barrie Inc.	Oct-21	4 buildings with approximately 1900 residential units, commercial space, potential hotel space and public corridor. Phase 1: 45 hotel units and 230 residential units. 51-75 Bradford St and 20 Checkley St - Proposed Development	Zoning approved – January 25, 2021 Site Plan Conditions Phase 1 - issued – June 28, 2021	230 (Phase 1)	Site Plan Approved		
8	D14-1701/ D11-026-2020 Coral Housing: NE Corner Bayfield & Sophia 113 & 117 Bayfield Street and 6,8 & 12 Sophia Street East Andrew Gameiro Consultant: Jones	Apr-2022	8-storey apartment building that will contain 108 purpose built rental residential units. Rezoning from Transitional Centre Commercial (C2-1) to Residential Apartment Dwelling Second Density. 113 and 117 Bayfield St, 6, 8 and 12 Sophia St E - Proposed Development	Public Meeting held – October 2020 Zoning approved – March 22, 2021 Site Plan approved – April 15, 2021 Registered – April 7, 2022	108	Registered		

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9	D14-1702 / D11-013-2020 NW Corner Bayfield & Sophia 136 & 112 Bayfield Street, 14 Sophia Street West, 113 & 115 Maple Avenue Andrew Gameiro Consultant: KLM	Apr-2022	12-storey mixed-use building and 8 townhouses, with a total of 300 units. Rezoning from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling First Density' (RA1-1)(SP-XXX) and 'Residential Multiple Dwelling Second Density – Townhouse' RM2-TH. 136 and 112 Bayfield St, 14 Sophia St W 113 and 115 Maple Ave - Proposed Development	Public Meeting held – October 2020 Zoning approved; by-law passed January 31, 2022 Revised site plan submission received – April 2022	300	Zoning Approved / Site Plan Under Review		
10	D11-007-2020 220 Bradford Street Celeste Kitsetmetry Consultant: Chavell	Oct-21	14-storey (121 unit) apartment building with ground floor commercial use. 220 Bradford St - Proposed-Development	Revised site plan drawings submitted November 2020 and are currently under review	121	Site Plan Under Review / Awaiting Revised Submission		
11	D11-023-2020 79 Collier Street Next to Armory Building Andrew Gameiro/ Nadine Rush Consultant: Vitmont Holdings	Oct-21	17-storey mixed-use building containing 136 residential units, 8 of them proposed to be affordable and 425.78 m2 ground floor commercial space, and underground parking. 79 Collier St - Proposed Development	Site Plan submission – September 28, 2020	136	Site Plan Under Review		
12	D14-1689 272 Innisfil Street Celeste Kitsetmetry/ Nadine Rush Consultant: IPS	Aug-22	Rezone from Transition Centre Commercial (C2)(SP-113) to Transition Centre Commercial with Special Provisions (C2-2)(SP) to permit the redevelopment of the 0.7 hectare site located at the southeast corner of Innisfil Street and Jacobs Terrance. To facilitate a 17-storey apartment building with a townhouse podium for a total of 164 residential units. 272 Innisfil St - Proposed Development	Zoning approved – August 10, 2020	164	Zoning Approved / Site Plan Under Review		



**DEVELOPMENT SERVICES DEPARTMENT
MEMORANDUM**

Page: 6
File:
Pending #:

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13	D14-1691 79 Gowan Street Andrew Gameiro/ Gary Matthie Consultant: IPS	Oct-21	Rezoning from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2)(SP-XXX). If approved, the application would facilitate the development of a 4-storey residential building with 7 units and associated parking. 79 Gowan St - Proposed Development	Zoning approved – October 5, 2020	7	Zoning Approved		
14	D11-001-2021 217 Dunlop Street East Jordan Lambie/ Nadine Rush Consultant: Salter Pilon	Oct-21	15-storey, 41-unit mixed-use condominium 217 Dunlop St E - Proposed-Development	Public Meeting held – April 27, 2021 Zoning approved; by-law passed on January 31, 2022	41	Zoning Approved Site Plan Under Review		
15	D30-013-2021 17 Jacobs Terrace Celeste Kitsetmetry Consultant: IPS	Oct-21	Two residential towers, 24 and 26-storeys in height	Received September 2021, Rezoning application Public meeting held in November 2021	565	Rezoning Under Review		
16	D30-016-2021 41 Essa Road 41 & 43 Essa Road, 259 Innisfil Street Celeste Kitsetmetry Consultant: IPS	Oct-21	Four buildings, between 20 to 37-storeys (mixed-use buildings); 896 m2 of commercial	Received September 2021, Rezoning application Public meeting held in November 2021	1267	Rezoning Under Review		
17	D30-005-2022 129 Collier Street Jordan Lambie Consultant: Pine mount Developments	Apr-22	Two 12-storey residential buildings with a total of 293 units	Zoning amendment received February 24, 2022 Public meeting held on May 17, 2022	293	Zoning Amendment Under Review		
18	D30-012-2022 17 Sophia 17 Sophia Street East Andrew Gameiro Consultant: Weston Consulting	Aug-22	21 storey -tower with a four-storey podium; 253 residential units	Public meeting held on June 14, 2022	253	Site Plan Under Review		



**DEVELOPMENT SERVICES DEPARTMENT
MEMORANDUM**

Page: 7
File:
Pending #:

*Planning Status	Description
Official Plan & Zoning Amendments Under Review	OPA and Rezoning applications received and under review
Official Plan & Zoning Amendments Approved	OPA and Rezoning approved
Re-Zoning Under Review	Rezoning application received and under staff review
Re-Zoning Approved	Rezoning approved
Site Plan Under Review	Site Plan application received and under staff review
Awaiting Site Plan Resubmission	A resubmission of the Site Plan is anticipated.
Site Plan Approved	Site Plan approved/ conditions have been issued. After conditions of site plan approval have been issued the applicant has two years to satisfy the conditions and register the site plan. The applicant has a total of three years to apply for a Building Permit before the approval expires.
Site Plan Approved Expired	Site Plan Approval expires two years after issuance, if applicant has not registered nor successfully applied for an extension in that time
Draft Plan Under Review	Draft Plan of Subdivision application received and under staff review
Draft Plan Approved	Draft Plan of Subdivision application has been approved/ conditions have been issued. Once Draft Plan Approval has been issued, the applicant has 3 years to register or apply for extension before the approval expires. If the applicant applies for and is granted approval for the red line revisions, the approval date is extended 3 years from that date.
Redline Revision under Review	Redline Plan for Draft Plan of Subdivision has been received and under staff review.
Redline Revision Approved	Redline Plan approved and conditions have been issued.
Registered	Site Plan Agreement or Draft Plan of Subdivision (M-plan) registry and all conditions have been satisfied and the Plan of Subdivision is registered with the Land Registry Office.