

STATUTORY PUBLIC MEETING

49 COLLIER STREET

CITY OF BARRIE

ZONING BY-LAW AMENDMENT D30-028-2022

MARCH 2, 2023

WESTON
CONSULTING

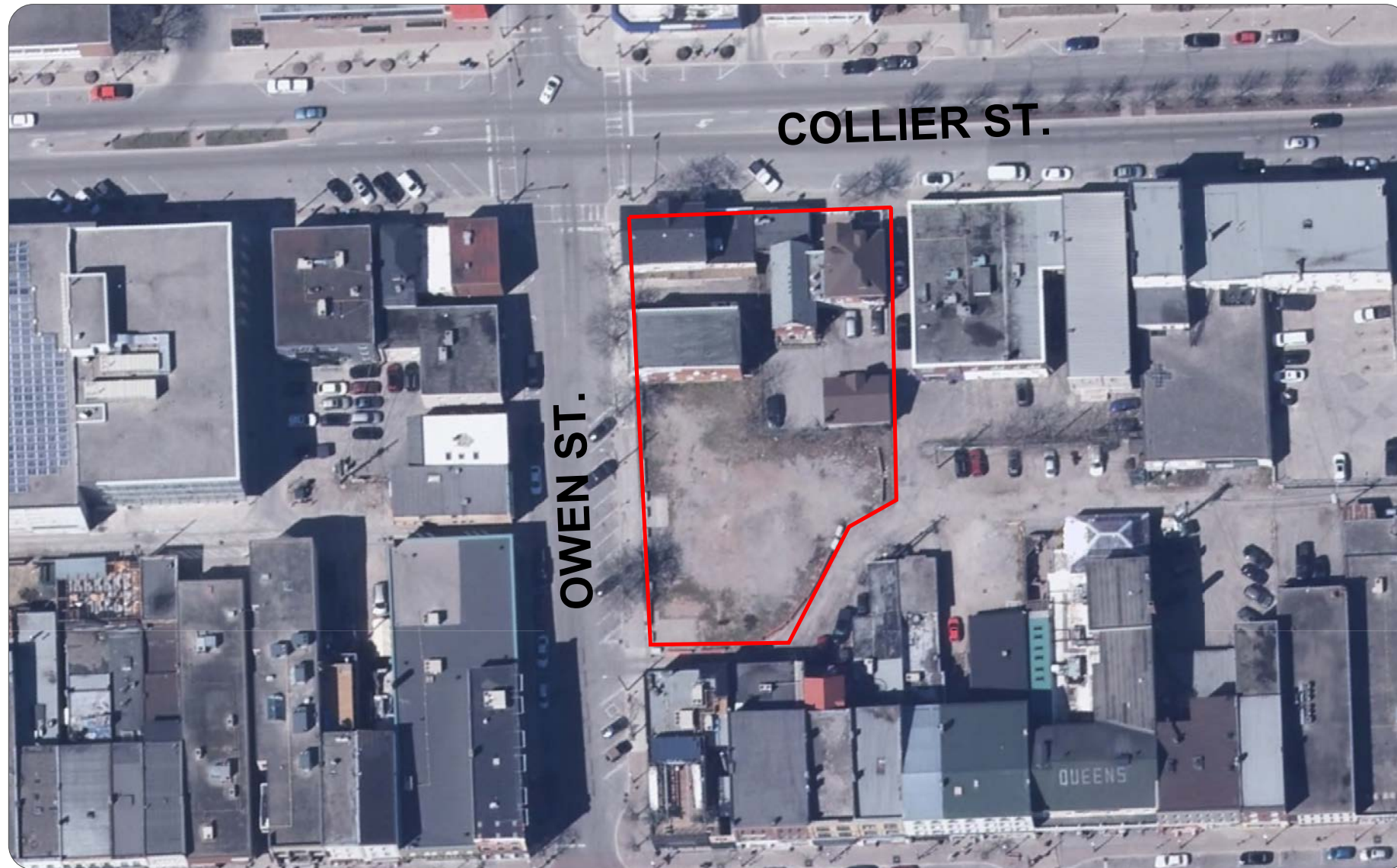


CONSULTANT TEAM





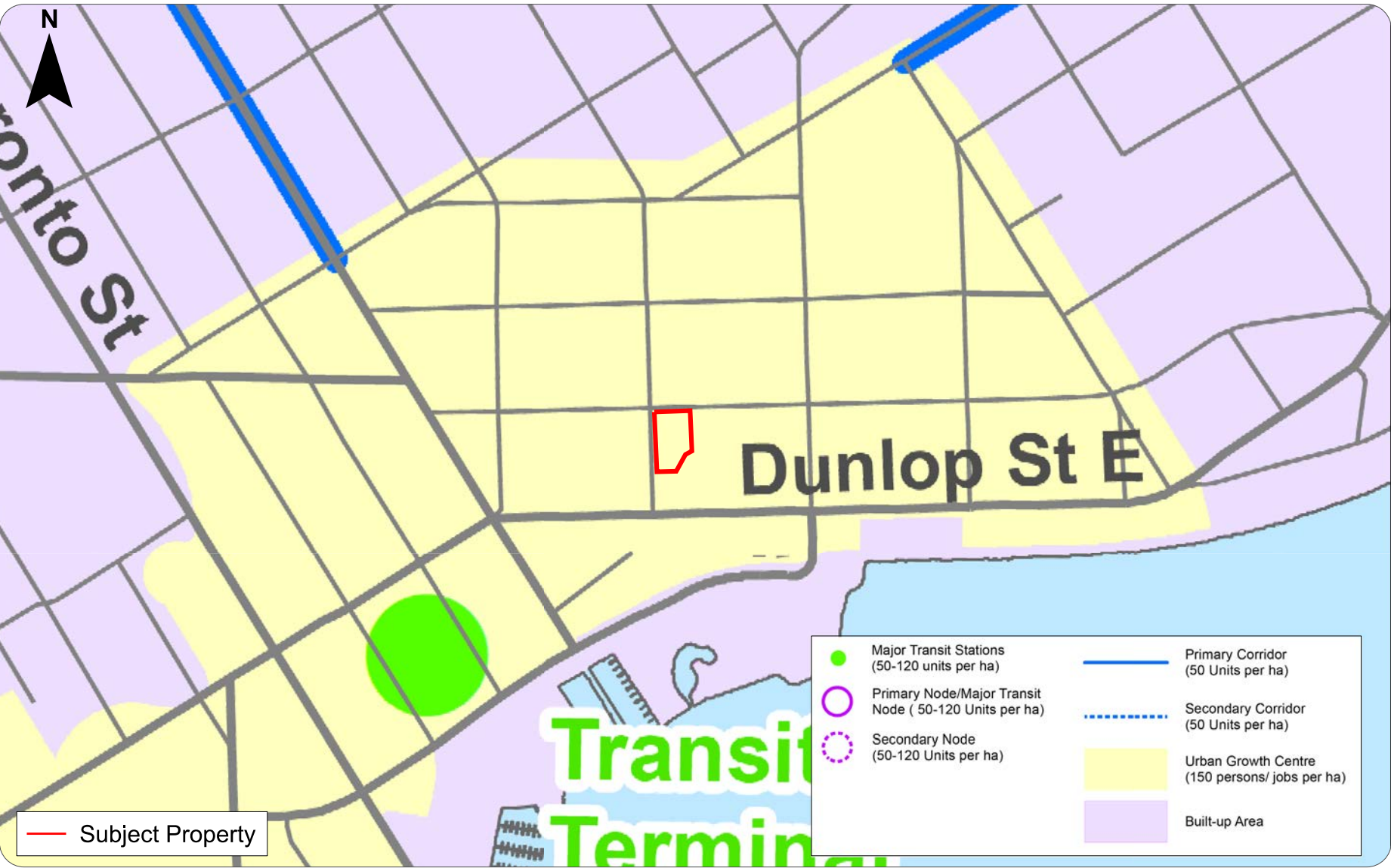
AREA CONTEXT



- Located in Downtown Area
- Site Frontage:
 - Collier Street: 41 metres
 - Owen Street: 68 metres
- Site Area: 2,545 m² (0.63 acres)

Air Photo

POLICY CONTEXT



- Urban Growth Centre
 - Downtown Barrie is a focal point for growth and intensification within a mixed-use context.
 - Minimum population targets of 150 people and jobs per hectares is planned for the Downtown area.

Schedule I: Intensification Areas

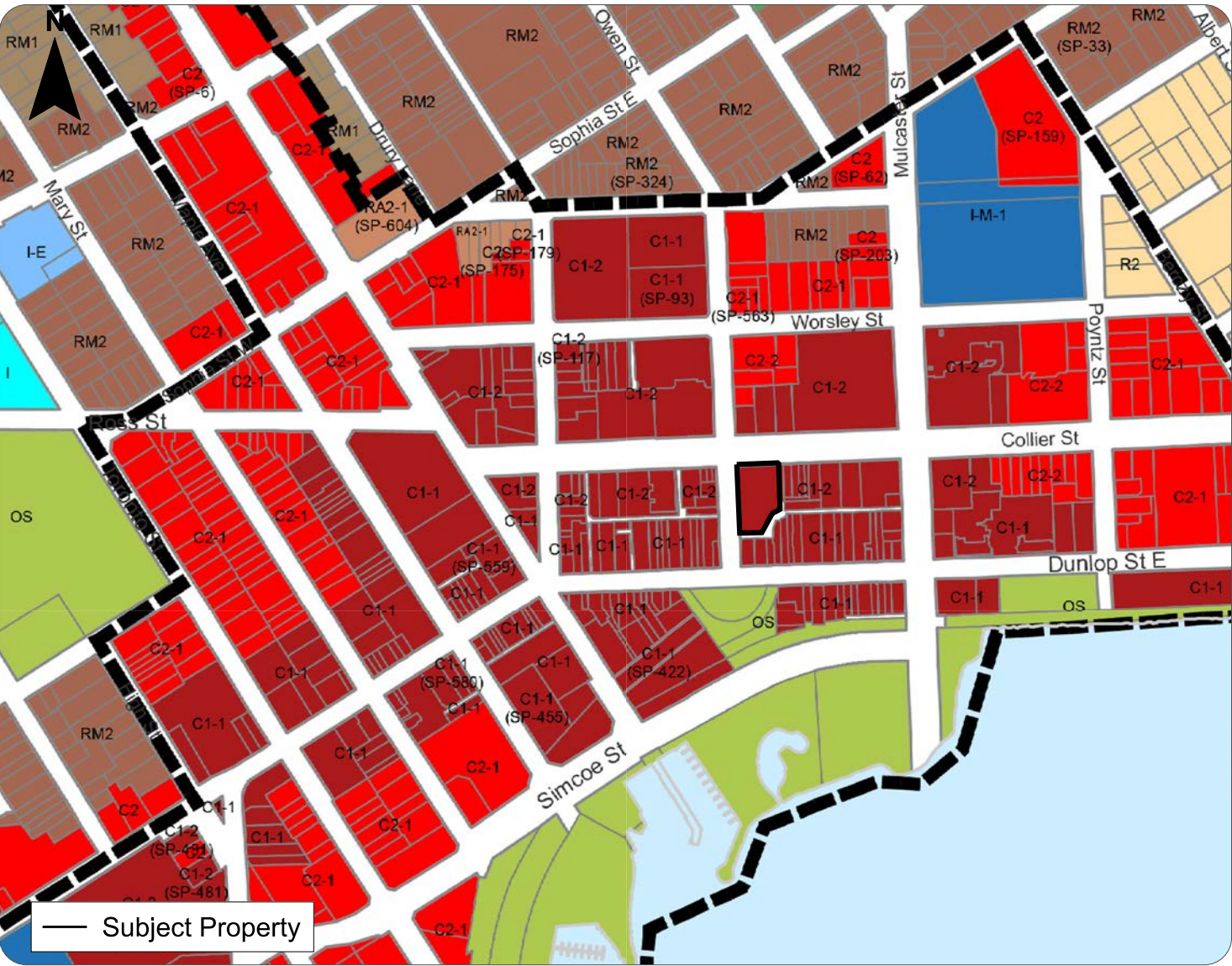
PLANNING CONTEXT



- City of Barrie Official Plan
 - Land Use: **City Centre**
 - Permits a mix of uses in medium and high density-built forms.
- City of Barrie New Official Plan (Approved February 2022 – not in force)
 - Land Use: **High Density**
 - Permits a mix of residential, institutional and commercial land uses

Schedule A: Land Use

POLICY CONTEXT



- City of Barrie Zoning By-law 2009-141
- Zoned *Central Area Commercial 2 (C1-2)*
- Permits a mix of *Commercial, Institutional, and Residential Uses*
- Maximum 45 metre building height
- Maximum Gross Floor Area of 600%



Zoning Map

PROPOSED DEVELOPMENT

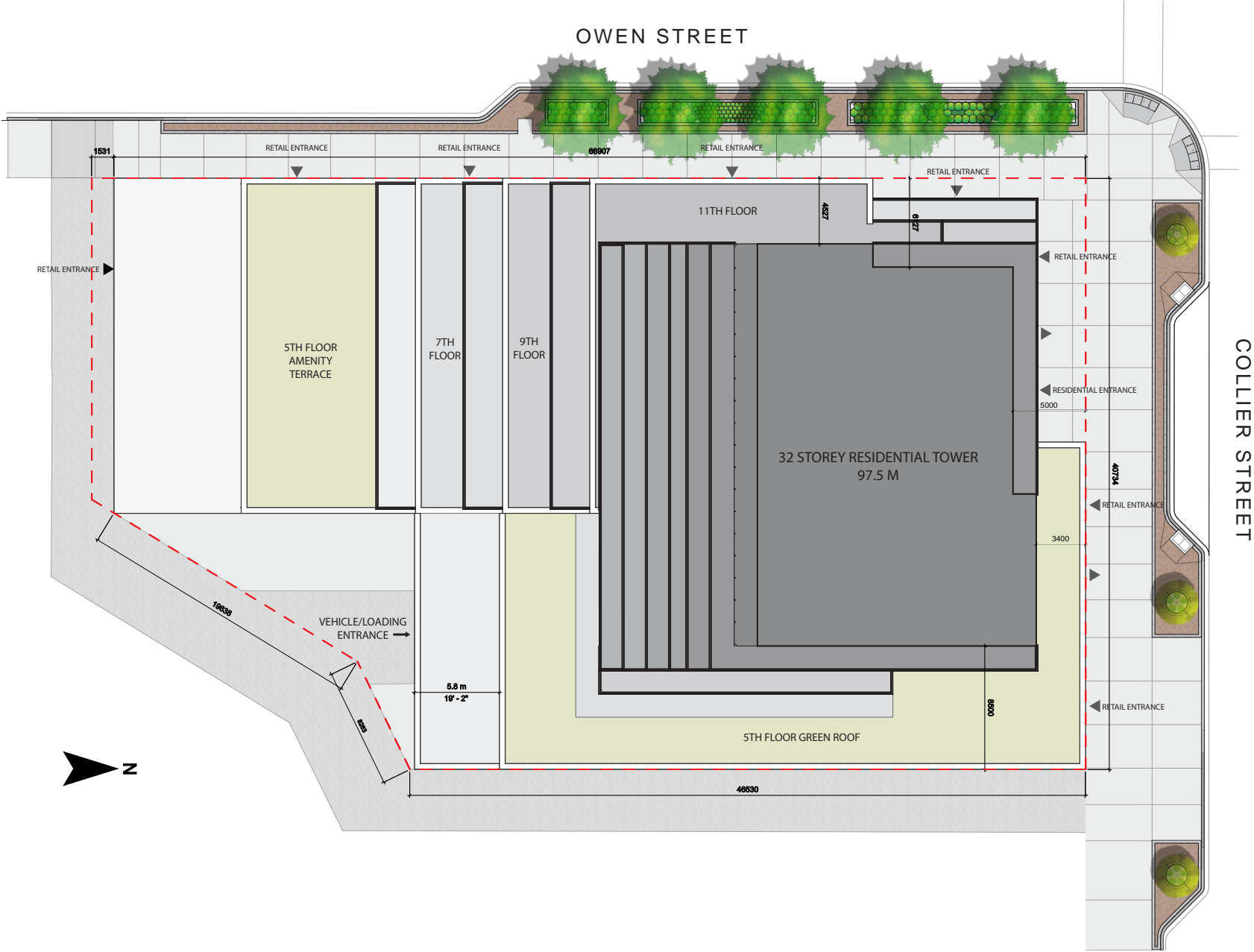


- Mixed-Use High-Rise Building
- 32 Storeys
- Units: 253
- Gross Floor Area: 23,709 sq m.
- Floor Space Index: 9.47
- Parking Levels: 5
 - 1 Underground
 - 4 Aboveground
- Parking Spaces (combined): 234
- Retail Area: 1,272 sq m.

View from Northwest

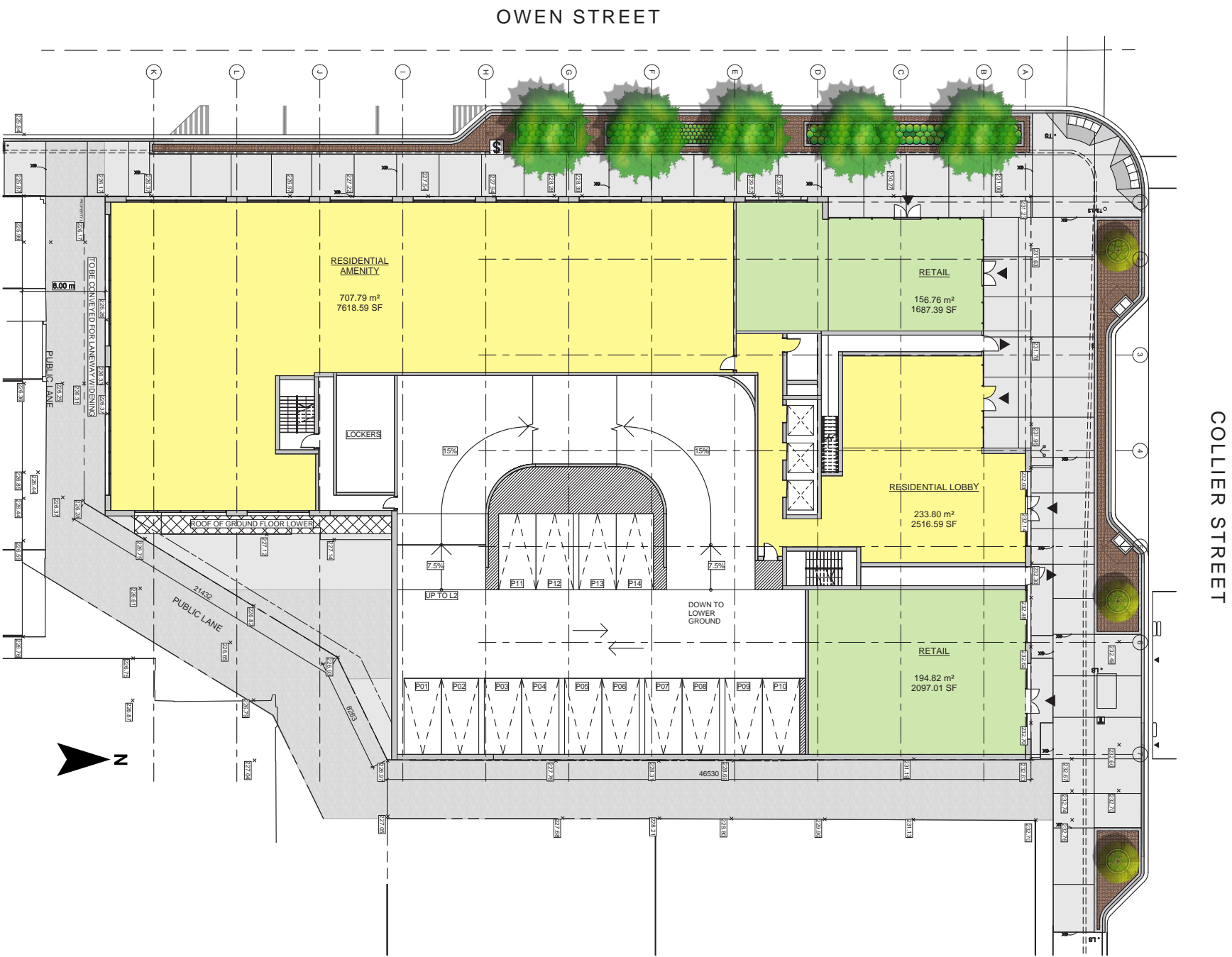


SITE PLAN



Site Plan

SITE PLAN



Ground Floor Plan



RENDERINGS



View from Northwest



View from Southwest



West Elevation

AMENITY AREAS



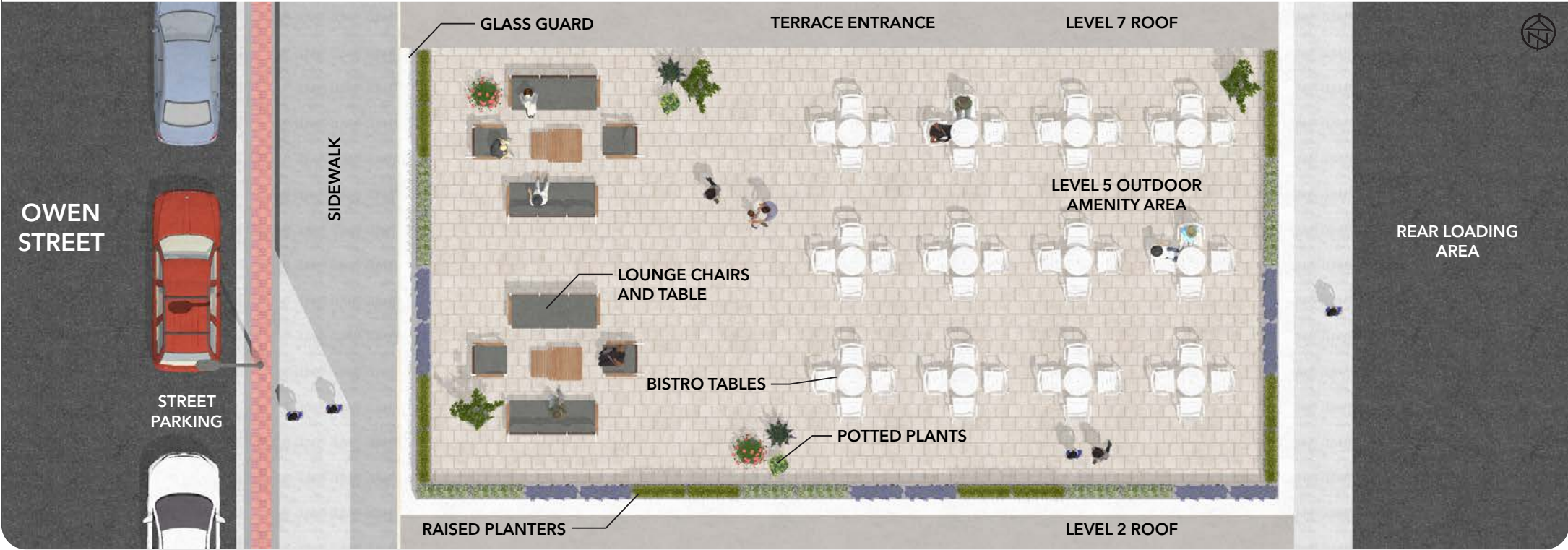
OUTDOOR SEATING & DINING



RAISED PLANTERS



ONTARIO NATIVE PLANTS



Terrace Concept



DEVELOPMENT APPLICATIONS

The Zoning By-law Amendment Application seeks to maintain the existing C1-2, Central Area Commercial 2 Zone and add the following site-specific zoning exceptions to implement the development as proposed:

- Permit a Maximum Building Height of 98 metres (32 storeys).
- Permit a Maximum Gross Floor Area of 947% of the lot area.
- Permit a Maximum Podium Height of 14m within 5m of the front lot line.
- Permit a Minimum Parking Ratio of 0.92 parking spaces per Dwelling Unit.
- Permit a Minimum of (1) Loading Space.
- Remove the required Landscape Strip along the rear and side lot lines.

NEXT STEPS

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

Thank You

Comments & Questions?

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