



DEVELOPMENT SERVICES MEMORANDUM

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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

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

WARD: 1, 2, AND 8

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: DOWNTOWN AND URBAN GROWTH CENTRE APPLICATION STATUS FOURTH
QUARTER 2022 UPDATE

DATE: MARCH 22, 2023

The purpose of this memorandum is to provide a quarterly status update on 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 [Development Projects](#) page on the City's website is updated as new information becomes available and new milestones are reached.

The third quarter update for 2022 was provided to Council in December 2022. The fourth quarter update for 2022 is attached to this memo. As part of this update, two new development applications have been included, for 30 Sophia Street West and 49 Collier Street. The application for 49 Collier is back on the list, this time for a rezoning application after a previous application on the same site did not move forward.

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" – Downtown / UGC Active Applications
Appendix "B" – Application Status

APPENDIX "A" Downtown / UGC Active Applications



1. D11-016-2020 - HIP/ Barrie Central Collegiate & Red Storey Field (630 units)
2. D11-001-2018 - Lakhouse - A mixed-use, residential condominium 10-storey building (174 units)
3. D11-015-2020 - Theatre Block - Mixed-use, high rise development consisting of two residential towers (490 units)
4. D11-018-2021 - Owen Street - 6-storey mixed-use podium building with two residential towers above; an 8-storey tower and a 20-storey tower 278 units)
5. D11-020-2020 - Smart Centres - 4 buildings with approximately 1900 residential units, commercial space (230 units in Phase 1)
6. D11-026-2020 - Coral Housing - NE Corner Bayfield & Sophia - 8-storey apartment building with purpose built rental residential units (108 units)
7. D11-013-2020 - NW Corner Bayfield & Sophia St - 34-storey mixed-use condominium building with ground floor commercial uses and 8 townhouse units (300 units)
8. D11-007-2020 - 20 Bradford St - 14-storey apartment building with ground floor commercial use (121 units)
9. D11-023-2020 - 79 Collier Street - 17-storey mixed-use building (136 units)
10. D11-019-2022 - 272 Innisfil Street - 17-storey apartment building with a townhouse podium (333 units)
11. D14-1691 - 79 Cowan Street - 4-storey residential building (7 units)
12. D11-001-2021 - 217 Dunlop Street East - 15-storey, mixed-use condominium (41 units)
13. D30-013-2021 - 17 Jacobs Terrace - Two residential towers, 24 and 26 storeys in height (565 units)
14. D30-016-2021 - 41-43 Esna Road & 259 Innisfil St - Four mixed-use buildings, between 20 to 37 storeys (1267 units)
15. D30-005-2022 - 129 Collier St - Two 12-storey residential buildings with a total of (293 units)
16. D30-012-2022 - 17 Sophia St E, 3, 5, 7, 11 McDonald St, 58 & 60 Clapperton St 21 storey-tower with a four-storey podium; (253 units)
17. D30-010-2021 - 181 Burton Ave - 3-storey, residential condominium (22 units)
18. D11-013-2022 - 66 Tiffin St - 4-storey walk up with 4 units
19. D30-028-2022 - 49 Collier Street- 32-storey mixed-use building with 1,271m2 ground floor retail (253 units)
20. D11-028-2022 - 30 Sophia St W - 4-storey mixed use building with 400m2 ground floor commercial (39 units)

Date: 2/16/2023

APPENDIX "B" Applications Status

Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
1	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:	Dec-22	A mixed-use development comprised of Two residential apartment buildings with shared 6-storey podium (110 units). Tower One is 29-storeys (284 units) and Tower Two is 25-storeys (236 units). Barrie Central Collegiate & Red Store Field - Development Project	Zoning approved May 2020 (D14-1681) Re-zoning application (D30-006-2022) approved December 14, 2022 File with applicant as of December 14, 2022	630	Awaiting Site Plan Resubmission Re-zoning Approved		
2	D11-001-2018 Lakhouse 185–205 Dunlop Street East Celeste Kitsemety/ Gary Matthie Consultant: AALTO Development Inc	Dec-22	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, 4 th and rooftop levels of the building. 185-205 Dunlop St E - Development Project	Zoning approved January 2022 (D30-002-2021) Site Plan Agreement executed. Registered – January 2020	174	Site Plan Registered		Building Permit Issued
3	D11-015-2020 Theatre Block 55 Dunlop St W Celeste Kitsemety/ Gary Matthie Consultant: Gary Silverberg	Dec-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 - Development Project	Zoning approved – December 2019 (D14-1676) Site Plan Agreements registered October 18, 2021 Condo Exemption application (D30-036-2022) received on November 24, 2022	490 (Phase 1 – 273 Units)	Site Plan Registered		Building Permit Issued (October 2022) Building Permit is for phase 1 only.



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4	D11-016-2021 Owen/Worsley 67 Owen St Andrew Gameiro Consultant:	Dec-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. Total units 278 units. Owen St Worsley St & McDonald St - Development Project	Zoning approved – September 2018 (D14-1645) Site Plan Conditions approved May 16, 2022 File with applicant as of November 22, 2022.	278	Site Plan Approved		
5	D11-020-2020 Smart Centres 51-75 Bradford Street & 20 Checkley Street Celeste Kitsemetry Consultant: Greenwin Barrie Inc.	Dec-22	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 - Development Project	Zoning/ OPA approved – January 25, 2021 (D14-1692/ OPA 078) Site Plan Conditions Phase 1 - issued – June 28, 2021 File with applicant as of June 28, 2021.	230 (Phase 1)	Site Plan Approved		
6	D11-026-2020 Coral Housing: NE Corner Bayfield & Sophia 115 Bayfield Street Andrew Gameiro Consultant: Jones	Dec-22	8-storey apartment building that will contain 108 purpose built rental residential units. 113 and 117 Bayfield St, 6, 8 and 12 Sophia St E - Development Project	Zoning approved – March 22, 2021 (D14-1701) Site Plan approved – April 15, 2021 Registered – April 7, 2022 File with applicant as of April 7, 2022	108	Site Plan Registered		Building Permit for a new 8-storey residential building awaiting revision
7	D11-013-2020 NW Corner Bayfield & Sophia 136 & 112 Bayfield Street, 14 Sophia Street West, 113 & 115 Maple Avenue Andrew Gameiro Consultant: KLM	Dec-22	12-storey mixed-use building and 8 townhouses, with a total of 300 units. 136 and 112 Bayfield St, 14 Sophia St W & 113 and 115 Maple Ave - Development Project	Zoning approved - January 31, 2022 (D14-1702) Site Plan approved - October 5, 2022.	300	Zoning Approved Site Plan Approved		



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8	D11-007-2020/ D30-030-2022 220 Bradford Street Celeste Kitsemety Consultant: Chayell	Dec-22	14-storey (121 unit) apartment building with ground floor commercial use. 220 Bradford St - Development Project	Third submission received December 2022, and are currently under review. Rezoning Application received Nov 23, 2022, for a Removal of Holding Provision (H-124)	121	Site Plan Under Review. Rezoning Application Under Review		
9	D11-023-2020 79 Collier Street Next to Armory Building Andrew Gameiro/ Nadine Rush Consultant: Vitmont Holdings	Dec-22	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 - Development Project	Site Plan received September 2020. File with applicant as of June 22, 2021. Minor Variance Application A67/21 that was approved in May 2022.	136	Site Plan Under Review		
10	D11-019-2022 272 Innisfil Street Celeste Kitsemety/ Nadine Rush Consultant: IPS	Dec-22	Proposed 17-storey, 333 units residential condominium building. 272 Innisfil St - Development Project	Zoning approved – August 10, 2020(D14-1689) Zoning amendment for a Removal of holding (H-149) received May 25, 2022 (D30-016-2022) Site Plan Approved December 21, 2022	333	Removal of holding in process Site Plan Approved		

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11	D14-1691 79 Gowan Street Andrew Gameiro/ Gary Matthie Consultant: IPS	Dec-22	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 - Development Project	Zoning approved – October 5, 2020. Site plan no longer required as a result of Bill 23.	7	Zoning Approved		
12	D11-001-2021 217 Dunlop Street East Jordan Lambie/ Nadine Rush Consultant: Salter Pilon	Dec-22	15-storey, 41-unit mixed-use condominium 217 Dunlop St E – Development Project	Zoning approved January 31, 2022(D30-002-2021) Site Plan received January 15, 2021. Third submission received December 2022. File with the City.	41	Zoning Approved Site Plan Under Review		
13	D30-013-2021 17 Jacobs Terrace Celeste Kitsemety Consultant: IPS	Dec-22	Two residential towers, 24 and 26-storeys in height 17 Jacob's Terrace - Development Project	Received September 2021, Rezoning application. Public meeting held in November 2021 File with applicant as a December 9, 2022.	565	Rezoning Under Review		
14	D30-016-2021 41 Essa Road 41 & 43 Essa Road, 259 Innisfil Street Celeste Kitsemety Consultant: IPS	Dec-22	Four buildings, between 20 to 37-storeys (mixed-use buildings); 896 m2 of commercial and 1267 residential units. 41 Essa Rd and 259 Innisfil St- Development Project	Received September 2021, Rezoning application. Public meeting held in November 2021 File with applicant as of April 4, 2022	1267	Rezoning Under Review		



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15	D30-005-2022 129 Collier Street Jordan Lambie Consultant: Pinemount Developments	Dec-22	Two 12-storey residential buildings with a total of 293 units 129 Collier Street – Development Project	Zoning amendment approved December 14, 2022. File with applicant as per December 14, 2022.	293	Zoning Amendment Approved		
16	D30-012-2022 17 Sophia Street East 3-11 McDonald St & 58/60 Clapperton St Andrew Gameiro Consultant: Weston Consulting	Dec-22	21-storey tower with a 4-storey podium; 253 residential units 17 Sophia St E and 3-11 Mc Donald St and 58-60-Clapperton St - Development Project	Zoning amendment received April 14, 2022. Public meeting held on June 14, 2022 File with applicant as of January 6, 2023. Staff report anticipated for Q2-2023.	253	Rezoning Application Under Review		
17	D30-010-2021 181 Burton Avenue Michele Freethy Consultant Celeste Phillips	Dec-22	3-storey, 22 units residential condominium 181 Burton Ave- Development Project	Zoning amendment received July 26, 2021. File with applicant as of February 2, 2023. Staff report anticipated for Q2-2023.	22	Zoning Amendment Under Review		
18	D11-013-2022 66 Tiffin Street Madeline Snow Consultant: Design Plan Services	Dec-22	4-storey walk up with 4 units 66 Tiffin St- Development Project	Site Plan application approved October 5, 2022. Site plan no longer required as a result of Bill 23.	4	Site Plan Approved		
19	D30-028-2022 49 Collier Street Jordan Lambie Consultant: Weston Consulting	Dec-22	ZBA to permit a 32-storey mixed-use building with 253 residential units and 1,271m2 ground floor retail	Rezoning Application received Nov 04, 2022. File with city as of November 17, 2022. Public meeting to be held March 2, 2023.	253	Rezoning Application Under Review		



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Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
20	D11-028-2022 30 Sophia Street West Riley Anderson Consultant: IPS	Dec-22	4-storey mixed use building with 39 residential units and 400m2 ground floor commercial	Site Plan Application received Dec 16, 2022 File with city as of January 5, 2023. Technical meeting to be held March 2, 2023	39	Site Plan Under Review		

*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 Approval 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.