
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: T. BUTLER, PLANNER, EXT. 5446

WARD: 2

NOTED: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
196 AND 202 DUNLOP STREET WEST**

DATE: SEPTEMBER 18, 2024

The purpose of this Memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of Fresco Developments Bayfield Inc. The subject lands are legally described as West Part Lot 7 and Lot 8 on Plan 27 in the City of Barrie and are municipally known as 196 and 202 Dunlop Street West.

The Zoning By-law Amendment application proposes to amend the current zoning on the property from the 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) in accordance with the City's Comprehensive Zoning By-law 2009-141. The purpose of the amendment is to facilitate the redevelopment of the site for a four (4) storey mixed use apartment building consisting of thirty-three (33) residential units with associated commercial space located at grade (see Appendix "A" – Proposed Site Plan).

The complete submission package is available for viewing on the City's [Development Projects](#) webpage under [Ward 2 – 196 & 202 Dunlop Street West](#).

Background

The subject lands are rectangular in shape and are located on the north side of Dunlop Street, east of the intersection of Frances Street and Dunlop Street West. Currently the lands at 196 Dunlop Street West are occupied by a single detached dwelling and an accessory structure, while 202 Dunlop Street West currently contains an existing building converted into commercial space (Dunlop Office Furniture). All structures on both lots subject to the application would be demolished should the lands be successfully rezoned.

The subject property is surrounded by the following uses:

North: Residential uses in the form of single-detached residential dwellings and townhomes are located to the north. Beyond the residential areas are commercial properties along Wellington Street West including the Wellington Plaza.

South: The subject lands are bordered by Dunlop Street West. Beyond are properties containing mostly single detached dwellings.





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East: Residential uses in the form of single detached dwellings. Beyond the residential area are lands containing a mixture of commercial uses.

West: Residential uses in the form of single-detached and semi-detached residential dwellings, townhomes, and an apartment building are located to the east of the subject lands. Beyond the residential areas are lands containing the Hiway Pentecostal Church, and a mixture of commercial uses/plazas.

The subject lands are located within a ‘Strategic Growth Area’ and along the Dunlop Street West ‘Intensification Corridor’ pursuant to Map 1 – Community Structure and are designated ‘Strategic Employment and Economic District (SEED)’ on Map 2 – Land Use Designations in the City’s Official Plan, and are zoned ‘Residential Multiple Density Second Density with Special Provisions’ (RM2)(SP-189) in accordance with the City of Barrie Comprehensive Zoning By-law 2009-141.

The policies of the Official Plan suggest that development within Strategic Growth Areas will be planned to become complete communities. To enable Strategic Growth Areas to become complete communities, it is expected that these areas will be planned for a critical mass of population that will attract commercial opportunities in addition to higher levels of intensification to serve both local residents and the City as a whole. Strategic Employment and Economic Districts identify lands where there is potential for the development of clusters of employment uses. While the ground floor of buildings shall be primarily used for non-industrial economic and employment functions, residential uses are encouraged on upper levels.

The application was submitted to the City and deemed complete on August 16, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The submitted site plan is attached as Appendix “A”.

Zoning By-law Amendment

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from the ‘Residential Multiple Dwelling Second Density with Special Provisions’ (RM2)(SP-189) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-XXX) in accordance with the City’s Comprehensive Zoning By-law 2009-141. Below are the requested special provisions:

Table 1. Proposed Site-Specific Zoning Provisions – 196 & 202 Dunlop Street West

Zoning Standard	Required by Zoning By-law 2009-141	Proposed Zoning Standard
Front Yard Setback Table 5.3	1.0m for 75% of frontage 5.0m for 25% of frontage	5.83m for 100% of frontage
Front Yard Setback – Paved Area	Front Yard shall be fully paved and seamlessly connected	Front Yard will contain landscaped open space
Landscaped Buffer Areas Section 5.3.7.2	3.0 metres	2.0m
Waste Management for Multi-Unit Residential Development	The storage of refuse shall be within the main building or an accessory structure	In-ground waste containment system is proposed

Neighbourhood Meeting

A Neighbourhood Meeting was held virtually on September 28, 2023. There were thirteen (13) attendees, including Ward 2 Councillor Craig Nixon, the applicant and their consultants and Planning staff. The following comments and concerns were provided by members of the public at the meeting:

- Questions related to the proximity of the building in relation to existing single detached dwellings on Henry Street;
- Comments regarding the scale of the proposal being much smaller than other new and proposed developments in the area;
- The preservation of existing trees on site and associated boundary trees;
- Comments regarding the amount of parking provided for residents and potential commercial tenants; and
- The timing of when demolitions would take place and if fencing will be installed prior to any demolition.

Planning and Land Use Matters Under Review

The application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Compliance with Provincial Planning Policy and the City's Official Plan and Zoning By-law;
- The appropriateness of the site-specific amendments to the Zoning By-law to accommodate the proposed development;
- Ensuring that an appropriate transition and buffers are provided to neighbouring properties;
- Boundary tree preservation in accordance with City standards;
- Site Servicing, grading, and stormwater management as it relates to conformity with City standards;
- An understanding of the functionality of the site as proposed, including, but not limited to, landscaping, amenities, pedestrian connectivity and safety, and vehicular circulation; and,
- Compatibility and consistency of the proposed development with the existing approvals and anticipated development in the area.

Next Steps

Staff will continue to work with the applicant to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as any comments provided at the neighbourhood and public meetings will be considered during the review of this application. This review may result in revisions or updates to the plans and reports submitted in support of the application.

A staff report is anticipated to be brought forward in Q4 of 2024 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or by email at tyler.butler@barrie.ca.

Attached: Appendix "A" – Proposed Site Plan

