



APPLICATION FOR  
ZONING BY-LAW AMENDMENT

196-202 DUNLOP STREET WEST  
CITY OF BARRIE

PUBLIC MEETING

September 18, 2024



**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



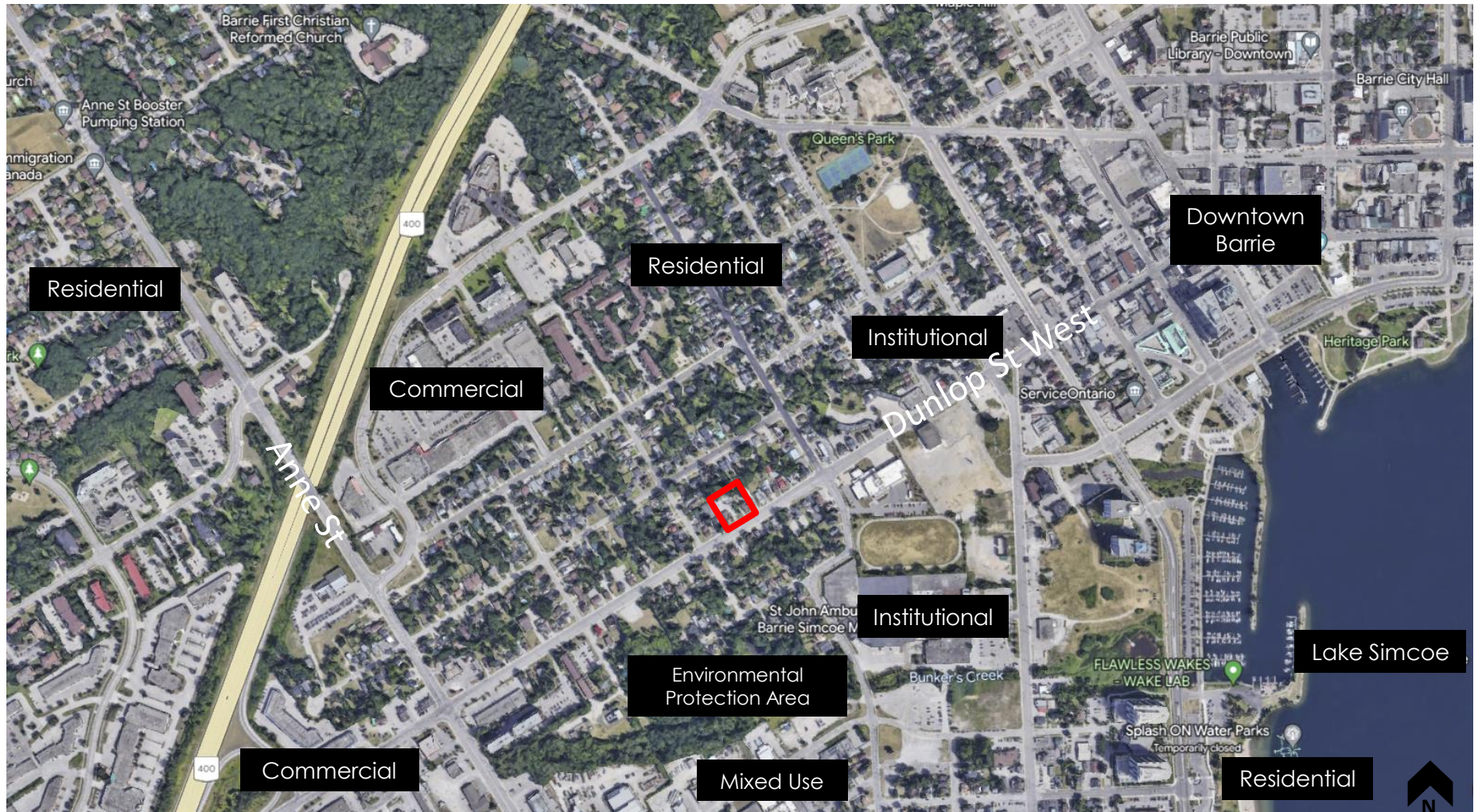
- ✓ Neighborhood Meeting: August 2023
- ✓ 1<sup>st</sup> Submission: October 2023
- ✓ 2<sup>nd</sup> Submission: July 2024
- ✓ Conforms to the following policy
  - ✓ Planning Act
  - ✓ Provincial Policy Statement
  - ✓ Growth Plan for the Greater Golden Horseshoe
  - ✓ City of Barrie Official Plan
    - ✓ Meets Urban Design Guidelines
    - ✓ Lake Simcoe Protection Plan
- ✓ Public Meeting
- Make Necessary Adjustments with respect to public comments
- Address Conditions of Approval
- Obtain Council Approval
- Shovels in the Ground



## Site Statistics

- Lot Area:
  - Entire Lands:  
2432.5 m<sup>2</sup>
- Frontage:
  - 48.3m along Dunlop Street West
- Existing Site Conditions
  - 2 Existing single detached dwellings
  - Generally flat

# SURROUNDING USES





## ***City of Barrie Official Plan, 2022***

- Strategic Employment and Economic District (SEED)
- Strategic Growth Area (SGA)



## ***City of Barrie Zoning By-law 2009-141***

- Residential Multiple Dwelling Second Density With Special Provisions (RM2 SP-189)

## Development Highlights

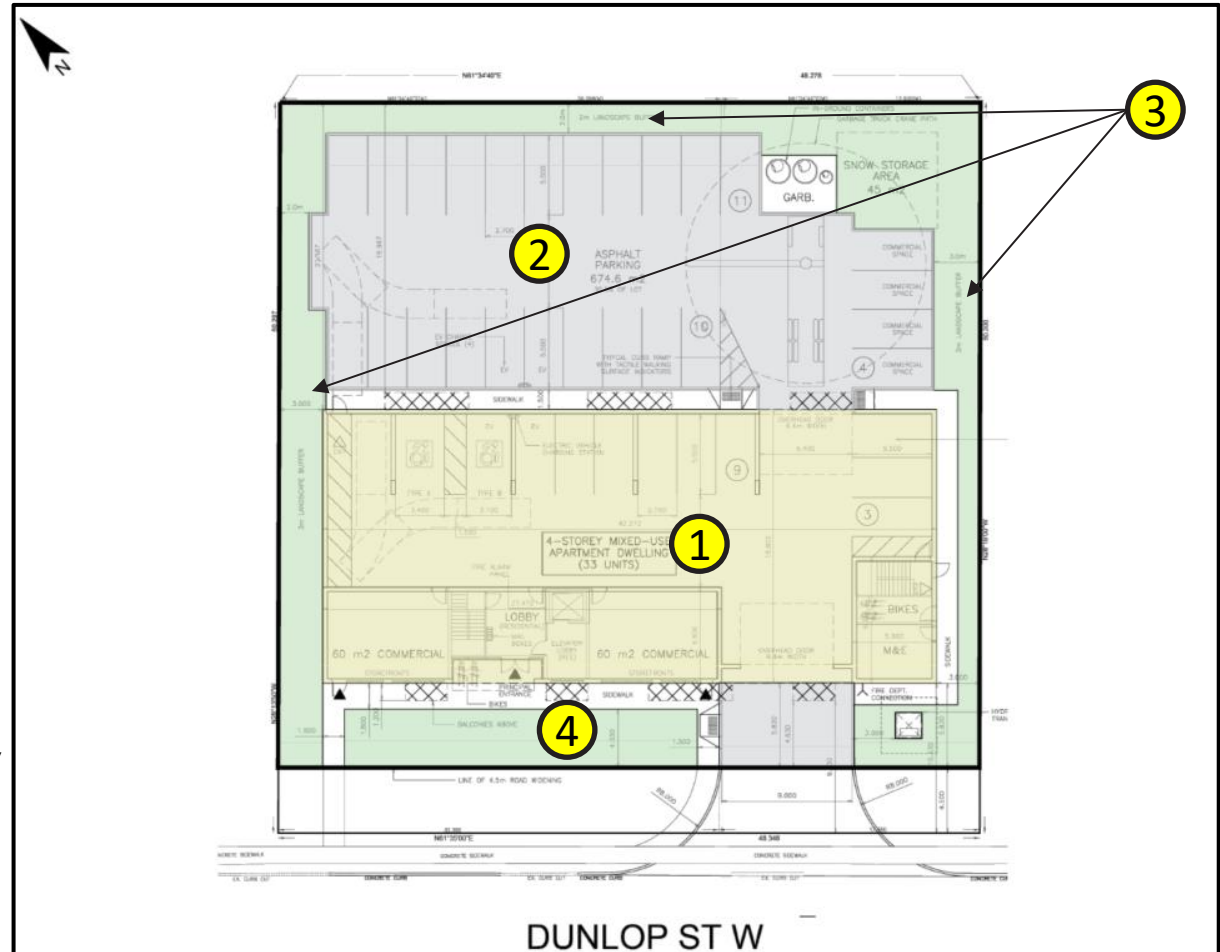
- 4-storeys
- 33 dwelling units
- Purpose built rental
- 1. 120 m<sup>2</sup> Ground floor commercial space

### Parking:

- 2. 37 total above ground parking spaces
  - Meets Parking Standards

### Other:

- 3. 2m – 3m landscape buffer along all property lines
- 4. Attractive Landscaped Front Yard



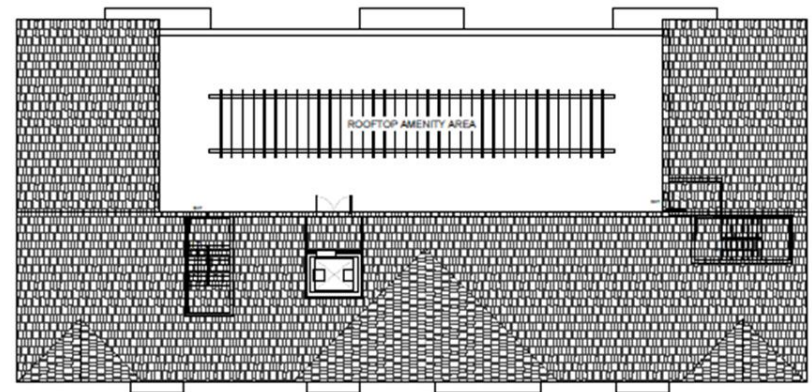
# ELEVATIONS & AMENITY SPACE



Front Elevation – Dunlop Street West



Rear Elevation



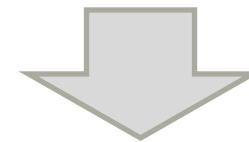
Common Rooftop Amenity Space

## CITY OF BARRIE

### COMPREHENSIVE ZONING BY-LAW 2009-141



**Residential Multiple Dwelling Second Density  
With Special Provisions (RM2 (SP-189))**



**Mixed Use Corridor With Special Provisions  
(MU2 (SP-XX))**

**August 2009  
Office Consolidation January 2024**



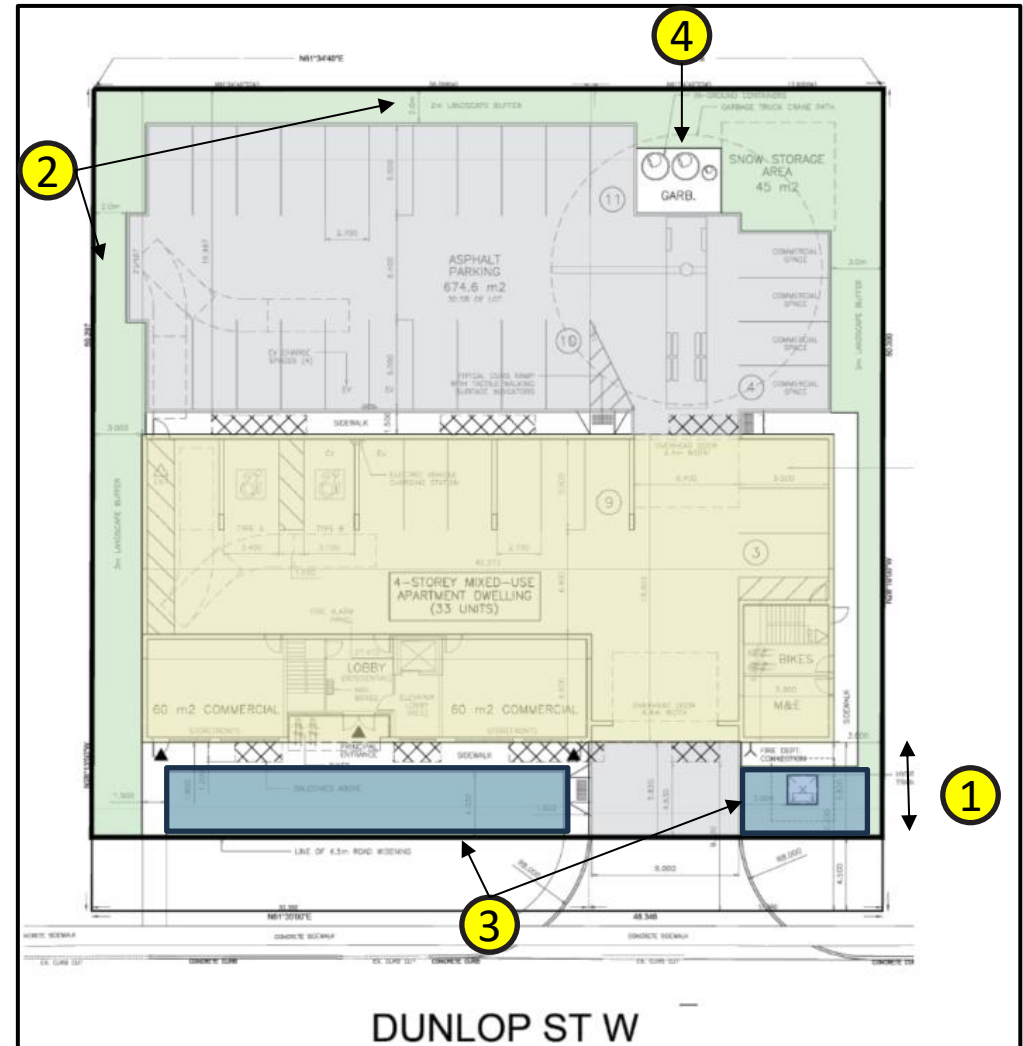


- ✓ Lands within the Built-up Area and a Strategic growth Area.
- ✓ The project makes efficient use of underutilized lands and existing resources, contributing to intensification targets.
- ✓ The development will be compact, walkable and transit supportive in an appropriate location.
- ✓ Proposed mixed-use development with ground floor commercial is permitted by the SEED designation.
- ✓ The development provides an attractive built form while conforming to the surrounding community.

# SITE SPECIFIC PROVISIONS

## Mixed Use Corridor (MU2) Zone

#	Provision	Permitted	Proposed
1	Front Yard Setback (min. – max.)	1m - 5m	5.83m
2	Landscape Buffers (min.)	When next to Residential zone; 3m	2m landscape buffer (west) 2m tight board fence around the lot line
3	Front Yard Setback (paved)	Front yard area should be fully paved and seamlessly connect with the abutting sidewalk	Front yard area contains <ul style="list-style-type: none"> <li>landscape open space</li> <li>vegetative feature</li> <li>pedestrian sidewalk connections</li> <li>access driveway</li> </ul>
4	Waste Management for Multi-Residential Development	<ul style="list-style-type: none"> <li>Outdoor weather tight waste storage</li> <li>Located in the Main Building</li> </ul>	Molok Waste Bin Containment System



It is our opinion that the proposal meets the goals within all levels of planning policy.

- ✓ Proposed: 4-storey mixed-use development building.
  - ✓ 33 Residential Units
  - ✓ 2 Commercial Units
- ✓ Zoning By-law Amendment to rezone the lands to MU2 with special provisions
- ✓ Amendment & proposed development aligns with the vision of complete communities on Dunlop Street
- ✓ The development provides gentle intensification for strategic growth for the surrounding community

QUESTIONS & COMMENTS



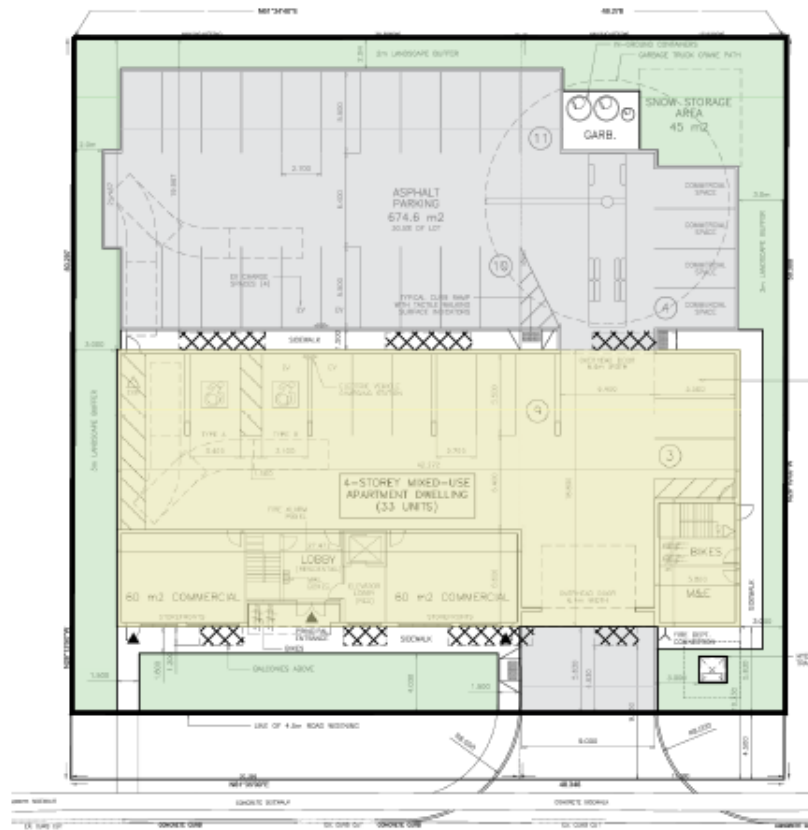
THANK YOU

Questions & Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)



# Concept Plan



DUNLOP ST W

**PROPOSED CONCEPT PLAN - 33 UNITS**  
202 & 196 DUNLOP STREET WEST, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	By	For

Key Map

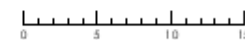
n.t.s.



**LEGEND**

-  Subject Site
-  Proposed 4 Storey Mixed-Use Building
-  Balconies
-  Pavement
-  Sidewalk
-  Landscape Open Space

Note: This drawing is for discussion purposes only. The information shown is approximate and subject to change.



Date: August 2, 2024  
File: 22-1218  
Drawn By: pmLA

**IPS** INNOVATIVE PLANNING SOLUTIONS  
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CELEBRATING 20 YEARS

# STUDIES CONDUCTED

- Planning Justification Report
- Archaeological Report
- Shadow Study
- Block Plan
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Study
- Noise/Vibration Impact Analysis
- Traffic Impact Study
- Photometric Plan
- Phosphorus Budget
- Site Plan, Building Elevations
- Landscape Plan/Details
- Tree Inventory & Preservation Plan
- Stormwater Management Report