



APPLICATION FOR
ZONING BY-LAW AMENDMENT

204 DUNLOP STREET WEST
CITY OF BARRIE

PUBLIC MEETING

September 18, 2024



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



- ✓ Neighborhood Meeting: September 2023
- ✓ 1st Submission: October 2023
- ✓ 2nd 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:
923.95 m²
- Frontage:
 - 20m along Dunlop Street West
- Existing Site Conditions
 - An Existing single detached dwelling
 - 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 CONCEPT

Development Highlights

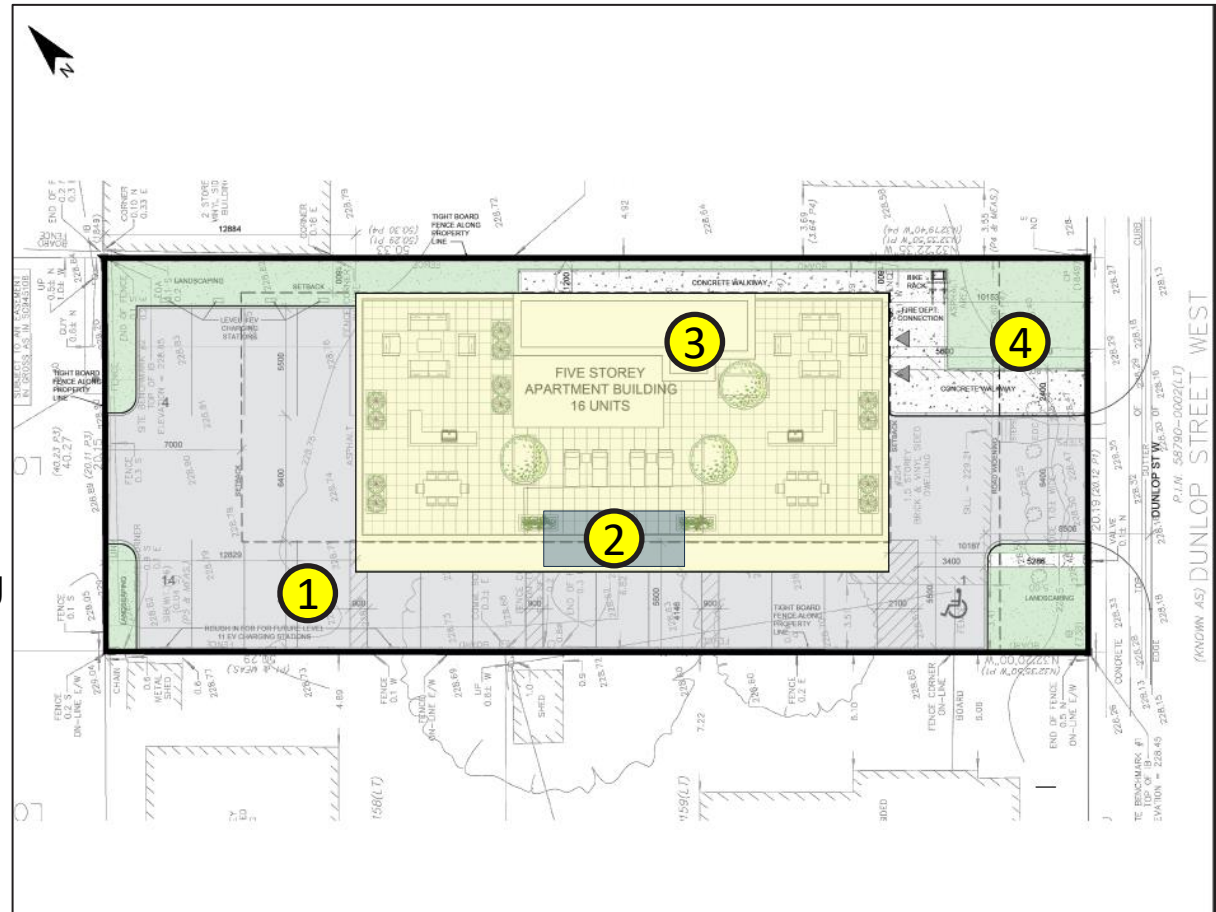
- 5-storeys
- 16 dwelling units
- Purpose built rental
- Ground Floor Commercial

Parking:

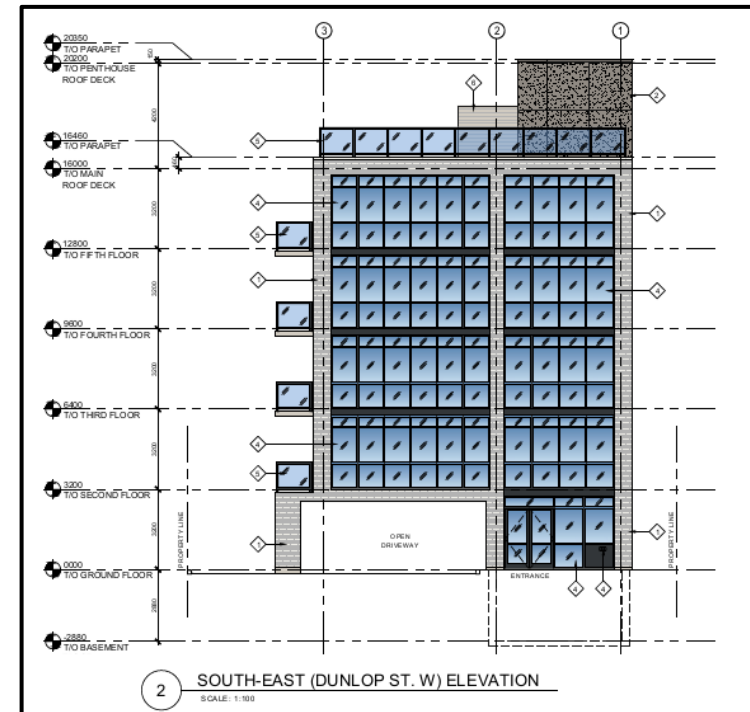
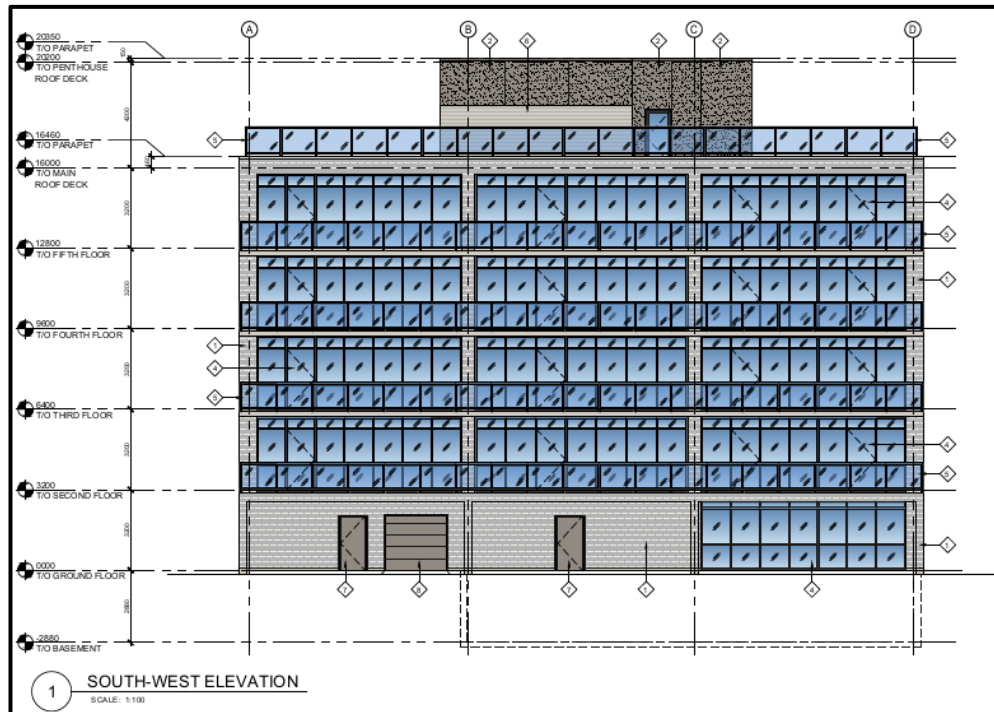
1. 18 total surface parking spaces
 - Meets Parking Requirements
2. 8 Indoor Bicycle parking

Other:

3. Rooftop amenity area
4. Increased Front Yard Landscaping



BUILDING ELEVATIONS

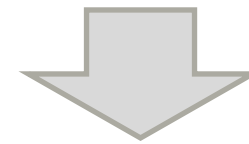


CITY OF BARRIE

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**

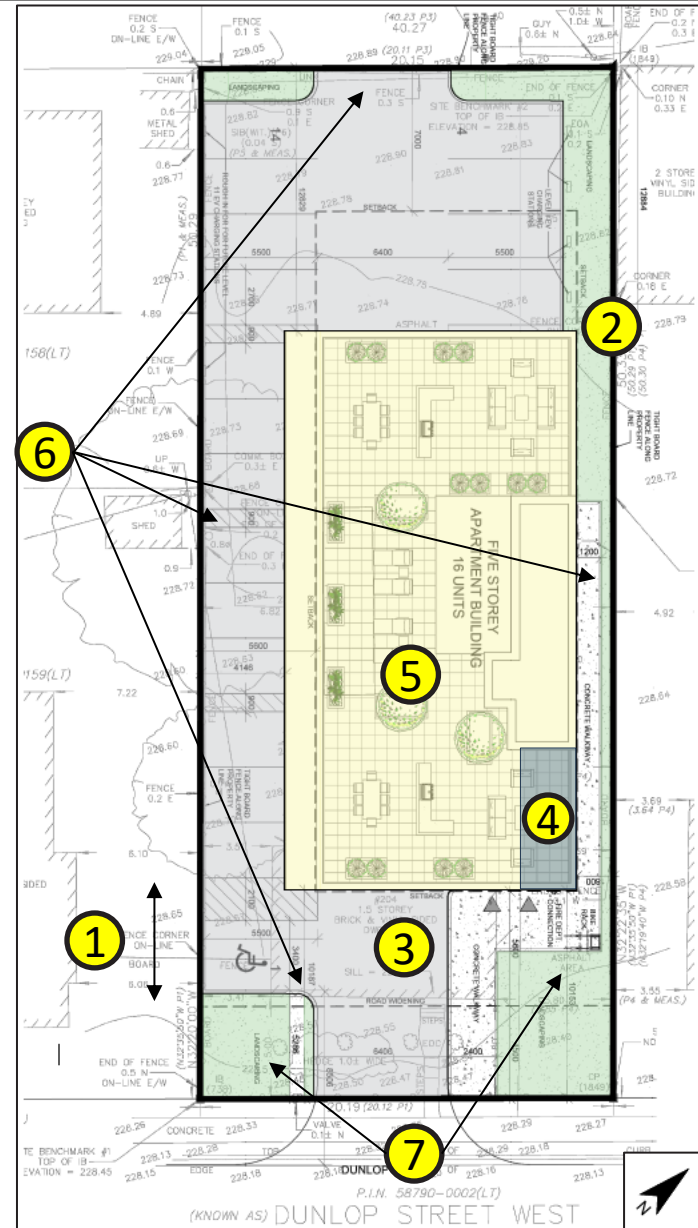


- ✓ The proposed is a vibrant medium density development that provides strategic growth in the built-up area.
- ✓ The development will be compact, walkable and transit supportive in an appropriate location.
- ✓ Proposed mixed-use development with ground floor commercial and rooftop amenity is permitted by the SEED designation.
- ✓ The development provides an attractive built form while conforming to urban design guidelines.

SITE SPECIFIC PROVISIONS

Mixed Use Corridor (MU2) Zone

#	Provision	Permitted	Proposed
1	Front Yard Setback	1m - 5m	5.6m
2	Rear Yard Façade Step-back (paved)	45-degree angular plane above 7.5 using min. 3m step-backs	57-degree angular plane; 3m step-back not provided
3	Ground Level Floor Height (min.)	4.5m	3.2m
4	Minimum Coverage for Commercial uses	50%	41.71% (16.4m ²)
5	Height of Building (max.)	16.5m	20.2m
6	Landscaped Buffer Areas	minimum landscaped buffer 3m. a tight board fence with 2m (min) along the lot line provided	North: 0m East: 1.79m South: 0.63m West: 0m
7	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"> • landscape open space • vegetative feature, • pedestrian sidewalk connections, and • access driveway



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

- ✓ Proposed: 5-storey mixed-use development building:
 - ✓ 16 Residential Units
 - ✓ 16.5 m2 of Commercial Space
- ✓ Zoning By-law Amendment to rezone the lands to MU2 with special provisions.
- ✓ Amendment & proposed development aligns with the vision of Dunlop Street for strategic growth.
- ✓ The development provides a vibrant and attractive built form for gentle intensification on Dunlop Street.

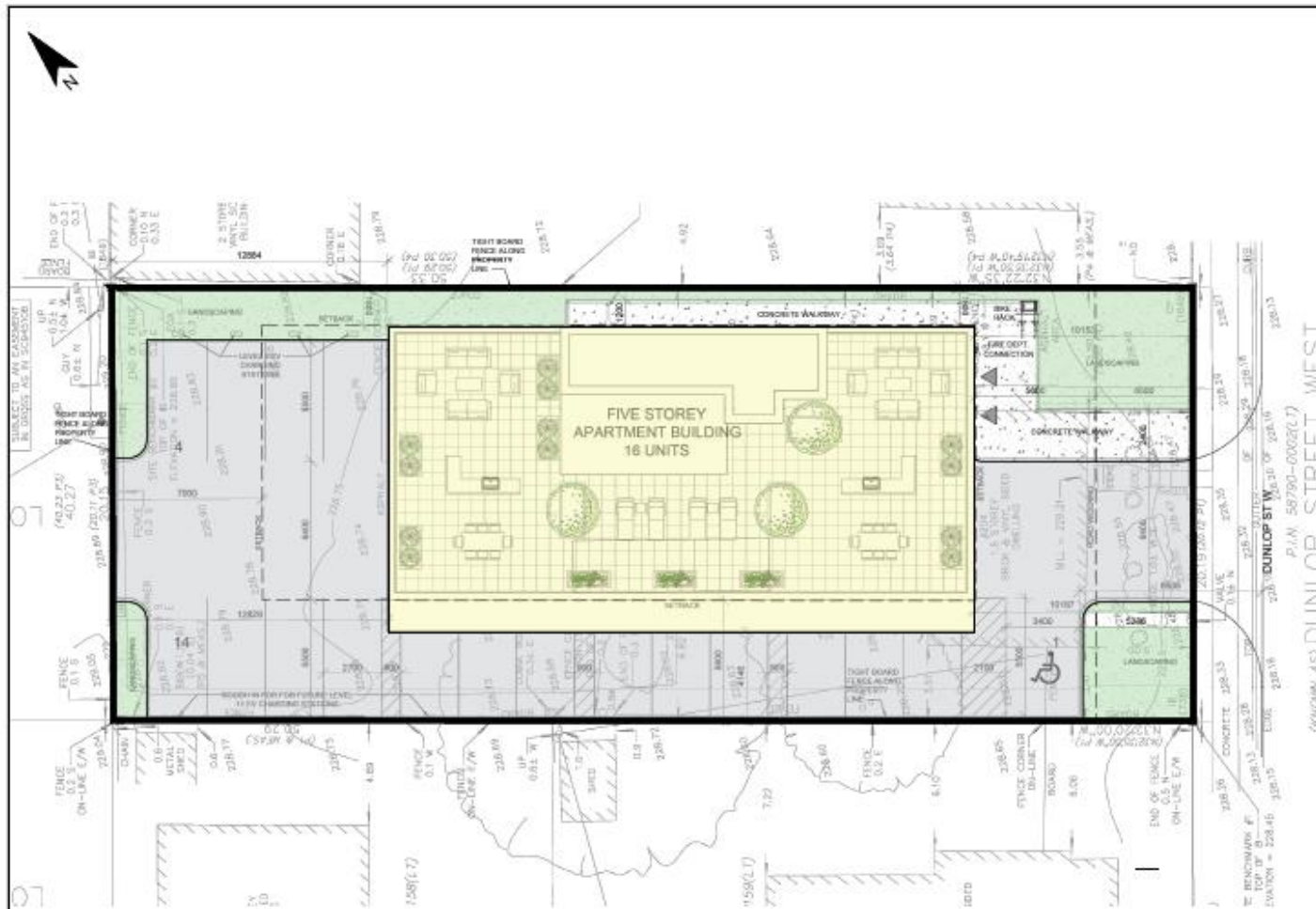
QUESTIONS & COMMENTS



THANK YOU
Questions & Comments Welcome
Email: info@ipsconsultinginc.com



Site Plan



LEGEND

- Subject Site
- Proposed 5 Storey Apartment Building
- Pavement
- Sidewalk
- Landscape Open Space

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

0 5 10m

Date: August 2, 2024
File: 22-1218
Drawn By: Naylor Architect Inc.

PROPOSED CONCEPT PLAN - 16 UNITS
204 DUNLOP STREET WEST, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

IPS INNOVATIVE PLANNING SOLUTIONS ESTABLISHED 20 YEARS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
427 HWY. 104 ROAD, UNIT 8 BARRIE, ON L4N 8W7
Tel: 705.939.7441 Fax: 705.939.1308 E: info@innovativeplanning.com www.innovativeplanning.com

- Planning Justification Report
- Urban Design Brief
- Shadow Study
- Block Plan
- Functional Servicing Report
- Hydrogeological Study
- Noise/Vibration Impact Analysis
- Stormwater Management Report
- Traffic Impact Study
- Parking Justification Report
- Site Plan, Building Elevations
- Foundation Plan
- Landscape Plan/Details
- Tree Inventory & Preservation Plan