
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: JORDAN LAMBIE, SENIOR URBAN DESIGN PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES (ACTING)

NOTED: A. BOURRIE, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 39-67 DUNLOP STREET WEST AND 35-37 MARY STREET

FILE: D14-1676-2019

DATE: JUNE 26, 2019

Introduction

The purpose of this Memorandum is to advise Members of Council of a public meeting for an application for a zoning by-law amendment, submitted by Weston Consultants on behalf of Barrie Waterfront Developments Inc. The subject lands are municipally known as 39-67 Dunlop Street West and 35-37 Mary Street. The subject property is located on the south side of Dunlop Street West, between Mary and Maple streets. (Appendix “A” – Site Location Map).

Proposal Overview

The applicant is proposing to amend Zoning By-law 2009-141; seeking several site-specific exceptions / provisions to permit a mixed use development consisting of 2 residential towers ranging in height from 30 to 34 storeys with a total of 534 units and approximately 4,100 square metres of commercial floor area at grade. The towers are above a 4 storey podium building, which encases structured parking for the development. (Appendix “B” - Site Concept Plan). The applicant has developed preliminary conceptual elevation drawings for consideration (Appendix “C” – Concept Elevation Plans), showing the proposed built form.

The development is proposed to be constructed in 3 phases. Phase 1 is proposed as the 30 storey building on the eastern half of the subject property, which includes 227 residential units and 880 square metres of retail at grade. Phase 2 is proposed as the 34 storey building on the western half of the subject property, including 268 dwelling units and 1,251 square metres of retail at grade. Phase 3 is dependent upon anticipated decline in parking demand over time (through public transit improvements, autonomous vehicles etc.). The structured parking in Phase 1 and 2 have been designed with level floor plates, 2.7m tall ceilings, and fenestration similar to the remainder of the development. These strategies are intended to facilitate the future conversion of parking areas into residential or commercial uses, if/when parking demand declines.

The proposed special provisions for the development include:

- Permitting the lot line abutting Dunlop Street West to be defined as the Front Lot Line and the lot lines along Mary Street and Maple Avenue to be identified as the Lot Flankages, for the purpose of the By-law Amendment;
- Reducing the required number of parking spaces for Residential Dwellings in the Urban Growth Centre from 1.0 space per unit to 0.7 spaces per unit;
- Creating additions to 4.6.2 of By-law 2009-141 permitting a parking stacker within the interior of a building as an accessory use to parking space;

- Eliminating parking requirements for residential portions of spaces identified as *Retail/Home Occupation* to be located on the ground floor;
- Allowing all permitted uses in Table 6.2 of Zoning By-law 2009-141, including retail uses, in the areas identified as *Retail/Home Occupation* on the Ground Floor. Body Rub Parlours and escort services shall not be permitted uses on the subject lands;
- Requiring *Retail/Home Occupation* areas to not exceed 60% of the total floor area of the dwelling, whereas Zoning By-law 2009-141 currently requires the total floor area not exceed 30%;
- Removing the provisions of 5.2.10.1.d) and e) of Zoning By-law 2009-141 – thereby permitting more than 1 non-resident employee in *Retail/Home Occupation* areas, and removing requirements for a minimum of 1 parking space for non-resident employees;
- Permitting a maximum Gross Floor Area of 981% of the lot area, whereas By-law 2009-141 permits a maximum Gross Floor Area of 600%;
- Permitting a maximum building height of 98.05 metres within 5 metres of the front lot line (Dunlop Street West) and lot flankage (Maple Avenue), and a maximum building height of 109.85 metres within 5.0 metres of the lot flankage (Mary Street);
- Permitting a maximum building height beyond 5 metres of the front lot line and lot flankage of 109.85m, whereas Zoning By-law 2009-141 permits 30 metres;
- Permitting 41% minimum coverage for commercial uses, whereas Zoning By-law 2009-141 requires 50%; and,
- Removing the requirement for a 3 metre landscaped buffer along the side and rear lot lines.

The variations from zoning standards in Table 6.2 of Zoning By-law 2009-141 being reviewed include:

Provision	Required in C1-1 Zones	Special Provisions to be Considered:
Landscape Buffer along Side and Rear Lot Lines	3.0m	0.0m
Minimum Coverage for Commercial Uses (% of lot area)	50%	41%
Gross Floor Area (max. % of lot area)	600%	981%
Maximum Building Height	10.0m with the first 5.0m of the front lot line and flankage. 30.0m beyond 5.0m of the front lot line and flankage.	98.05m within 5.0m of the front lot line (Dunlop Street West) & 109.85m within 5.0m of the lot flankage (Maple Avenue). A maximum building height of 109.85m.*
Residential Parking	1.0 space per unit	0.7 spaces per unit

* Subject to change through detail design of floor heights, currently being explored.

Background

The subject application was received and deemed to be complete by the City on May 14, 2019. Planning staff are currently working through the technical review process with the applicant, their consultants and the City's application review.

The subject lands are designated 'City Centre – Commercial' in the City's Official Plan and are located in the City Centre Planning Area. A Neighbourhood/Ward Meeting was held on April 23, 2019 regarding the proposed zoning by-law amendment and 40 local residents attended the meeting. Various residents voiced support for the proposed development noting the visually appealing buildings and improved conditions for the downtown. Other comments received related to height and density of the proposed development, the displacement of the Barrie Film Festival, insufficient parking, and the proposed residential unit sizes. The majority of comments related to insufficient parking for the downtown in general but also as it relates to the parking proposed to serve the proposed development. Some of those in attendance were of the opinion that new residents would require more than one parking space per unit. Some residents also felt that there would be an insufficient number of spaces to accommodate parking in this portion of the downtown during special events, which would increase the overall demand for parking.

The subject application was circulated to applicable City departments and external agencies for their review and comment. The primary planning and land use matters being considered at this time are:

- compatibility with the downtown and surrounding area context;
- proposed density, building massing and height;
- microclimatic conditions, including wind and shadow impacts;
- traffic, parking and access; and
- servicing.

All comments that are received from the Public Meeting will be considered by the applicant, and by staff, and will be included as part of the recommendation in the staff report. Planning staff are targeting fall 2019 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment. An application for site plan approval would be required should the zoning by-law amendment be approved.

If you have any questions, please contact the Planning file manager, Jordan Lambie at 705-739-4220 extension 4324.

APPENDIX "A" - SITE LOCATION MAP



File #: D14-1676-2019

**Address: 39-67 Dunlop Street West & 35-37
Mary Street**

■ SUBJECT PROPERTY



General Notes:

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Zoning Matrix

Zoning Category	Permitted	Proposed
Central Area Commercial C1-1	Central Area Commercial C1-1	Central Area Commercial C1-1
Lot Area	4,348.33 sq. m.	4,348.33 sq. m.
Use	Commercial, Residential	Commercial, Residential
Front Yard (Dunlop)	-	-
Back Yard	-	-
Side Yard L (Maple)	-	-
Side Yard R (Maple)	-	-
Building Height	45m	East Tower (Phase 01) 98.550m West Tower (Phase 02) 108.350m
Lot Coverage	-	100%
Total Unit Count	-	195
Parking Requirements	1 Parking space/Residential unit, not required for Commercial use	0.9 Parking space/Residential unit Residential Parking Provided: 450 Non-Res. Parking Provided: 0 Total Parking Provided: 450
Gross Floor Area (total)	800% Lot Area	Total Zoning Area (TZA): 39,809.02 sq. m. Residential TZA: 37,868.21 sq. m. Comm./Retail TZA: 1,950.81 sq. m.
F.S.I.	6.0x	9.15x
Landscape Buffer Requirements	continuous, min. width of 3m along side and rear lot lines	Urban streetscape
Loading Spaces	5	4

Project Information:

2 Issued for Rezoning Apr. 30/2019
1 Preconsultation Application Oct. 17/2018

No. Issue Date

Project Name: BARRIE WATERFRONT DEVELOPMENTS

Address: 55 Dunlop St. W.

Drawing: SITE PLAN

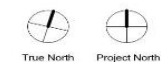
Project number: 24601

Date: Apr. 30, 2019

Drawn by: Author

Checked by: Checker

Scale: A0.2



2	Issued for Rezoning	Apr. 30/2019
1	Preconsultation Application	Oct.17/2018
No.	Issue	Date

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BARRIE WATERFRONT DEVELOPMENTS

Address
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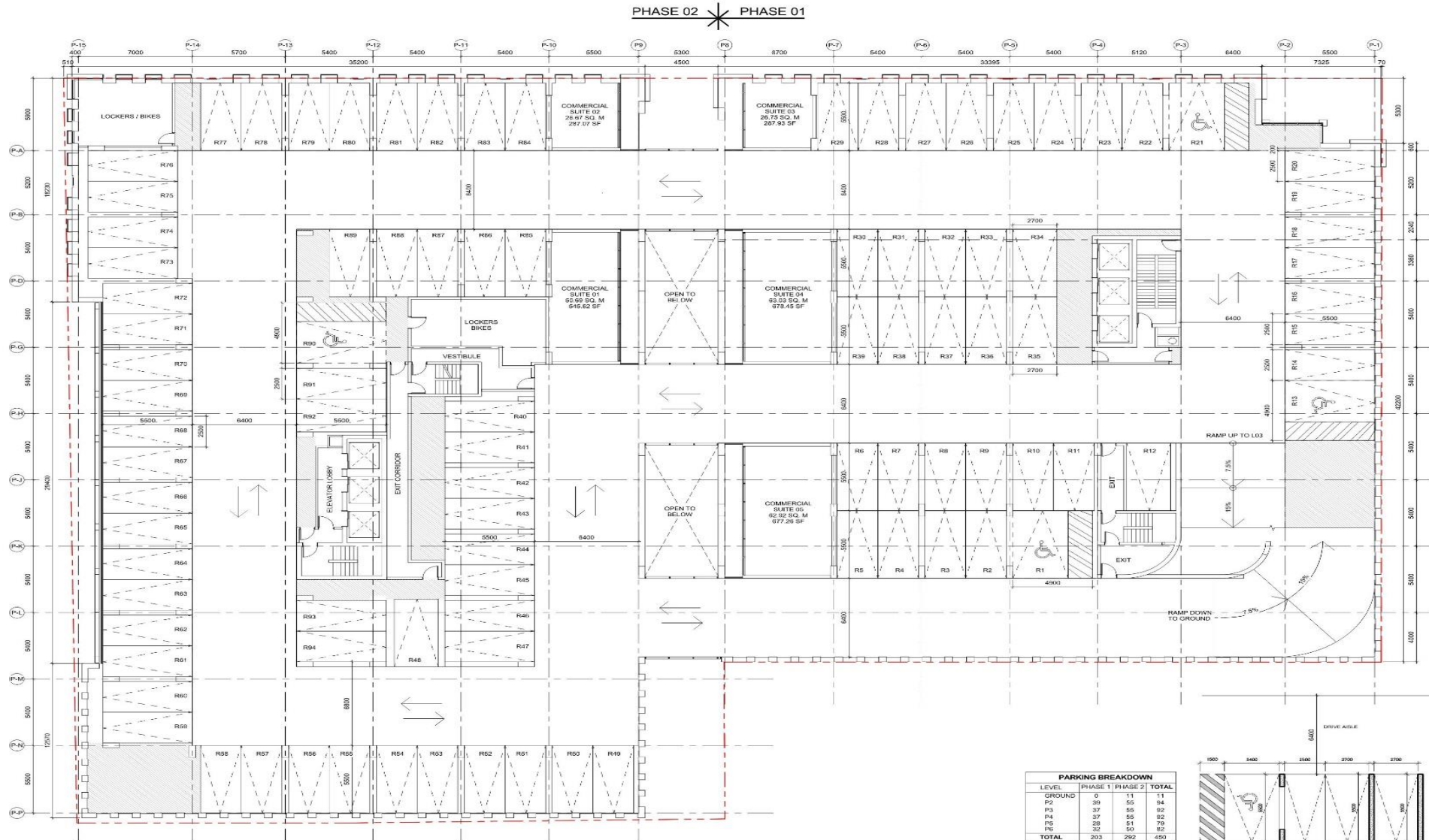
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GROUND FLOOR PLAN

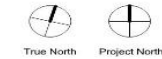
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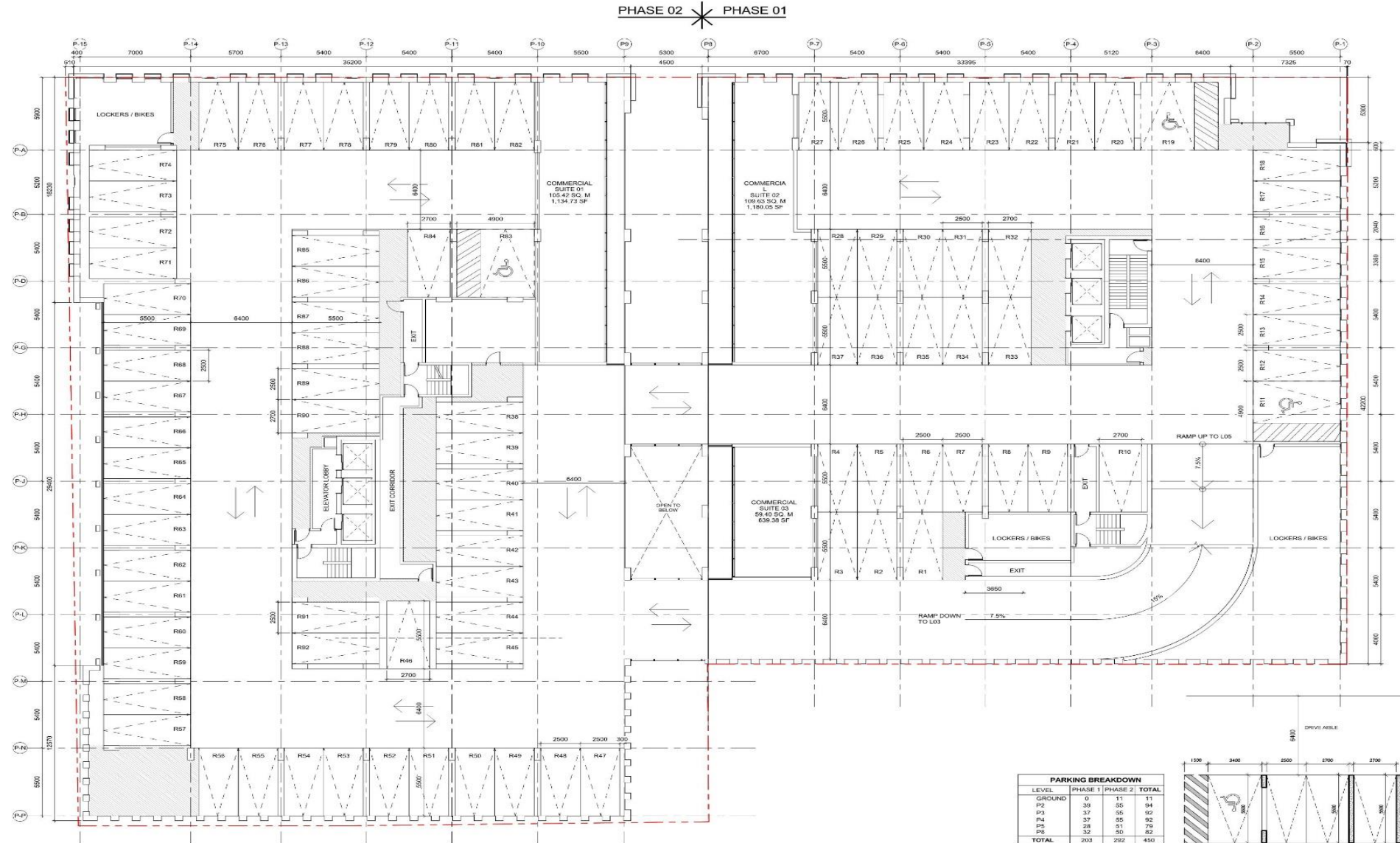
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PARKING LEVEL 2
PLAN

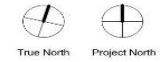
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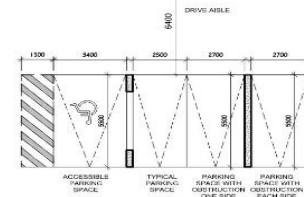
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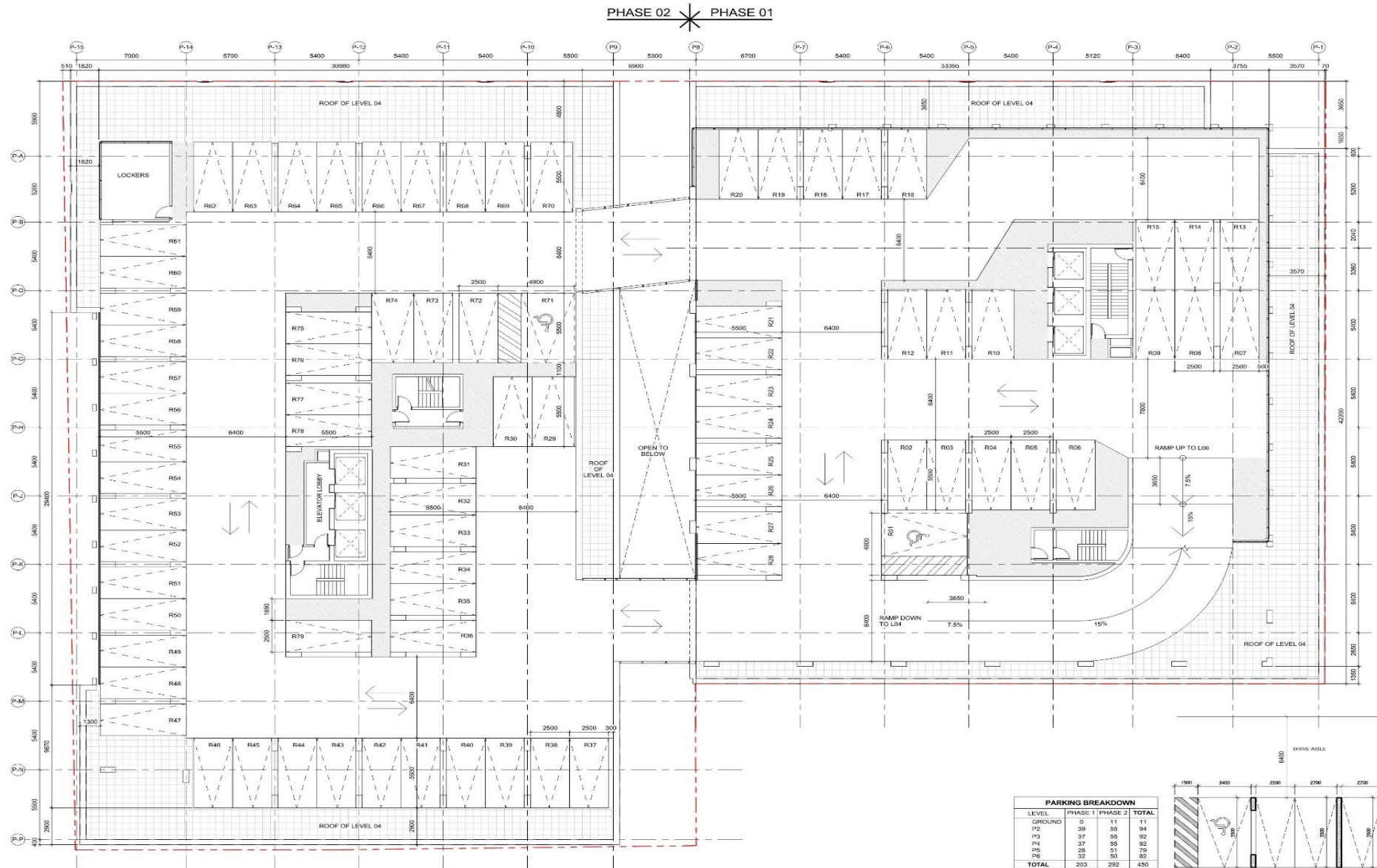
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 PLAN**

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 Date Apr. 30, 2019
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 Checked by Checker

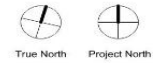
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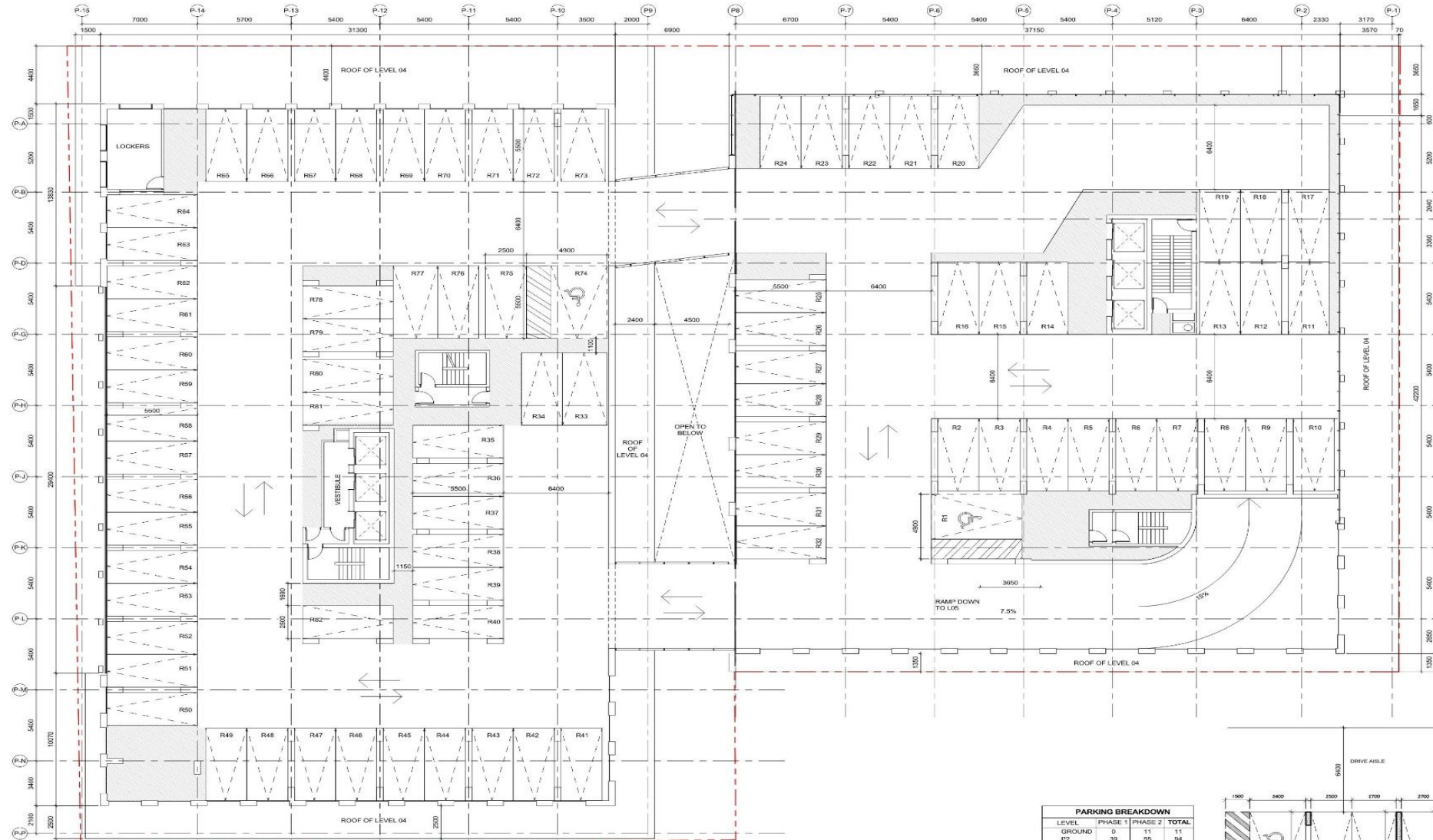
Address
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PARKING LEVEL 5 PLAN

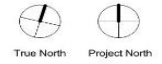
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BARRIE WATERFRONT
DEVELOPMENTS

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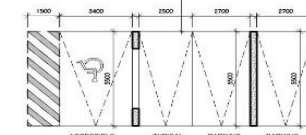
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PARKING LEVEL 6
PLAN

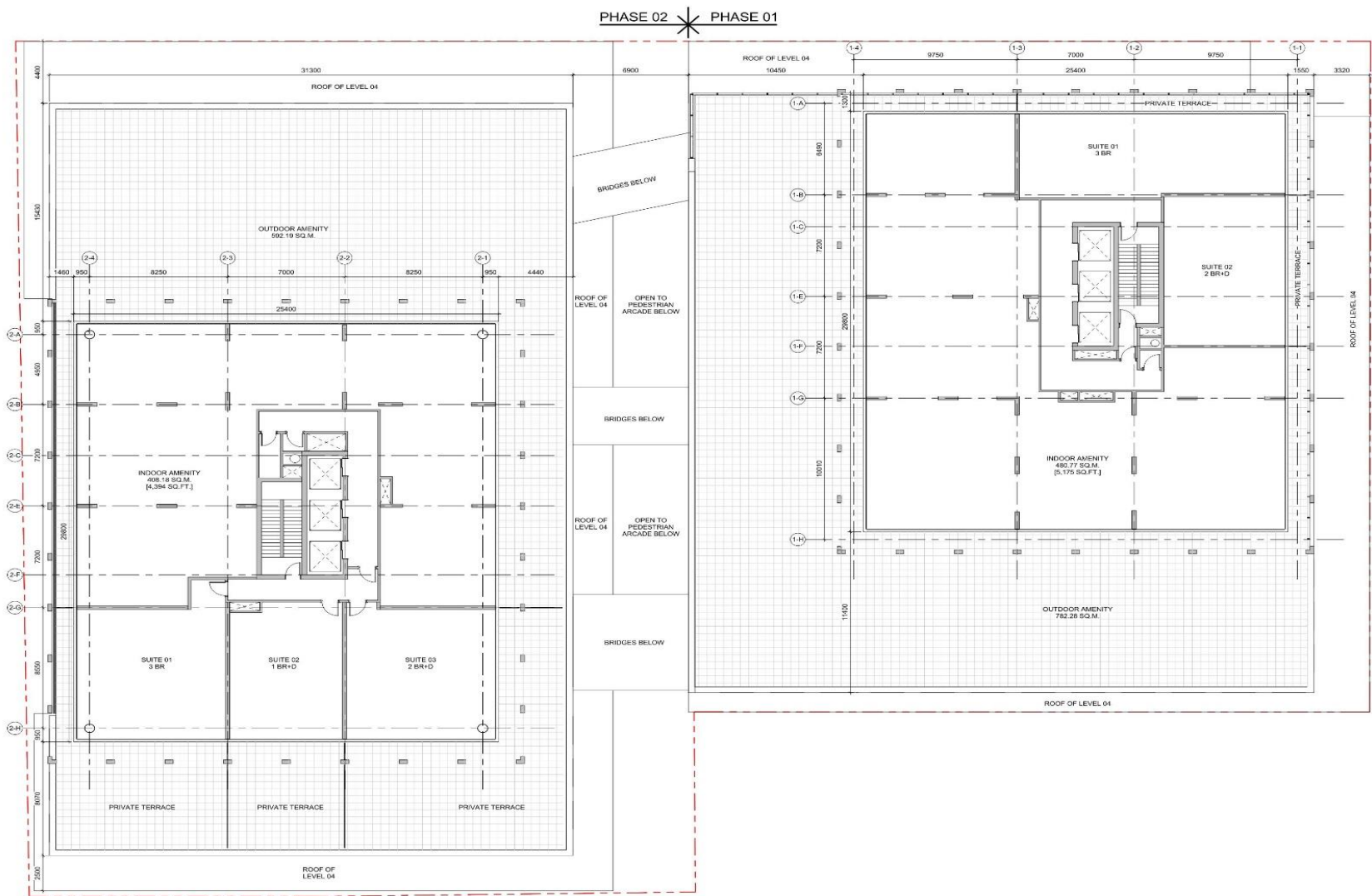
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Date Apr. 30, 2019
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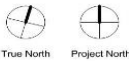
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PARKING BREAKDOWN			
LEVEL	PHASE 1	PHASE 2	TOTAL
GROUND	0	11	11
P2	39	55	94
P3	37	55	92
P4	37	55	92
P5	28	51	79
P6	32	50	82
TOTAL	203	282	485





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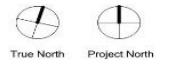
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LEVEL 7 PLAN

Project number	24601
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A1.6

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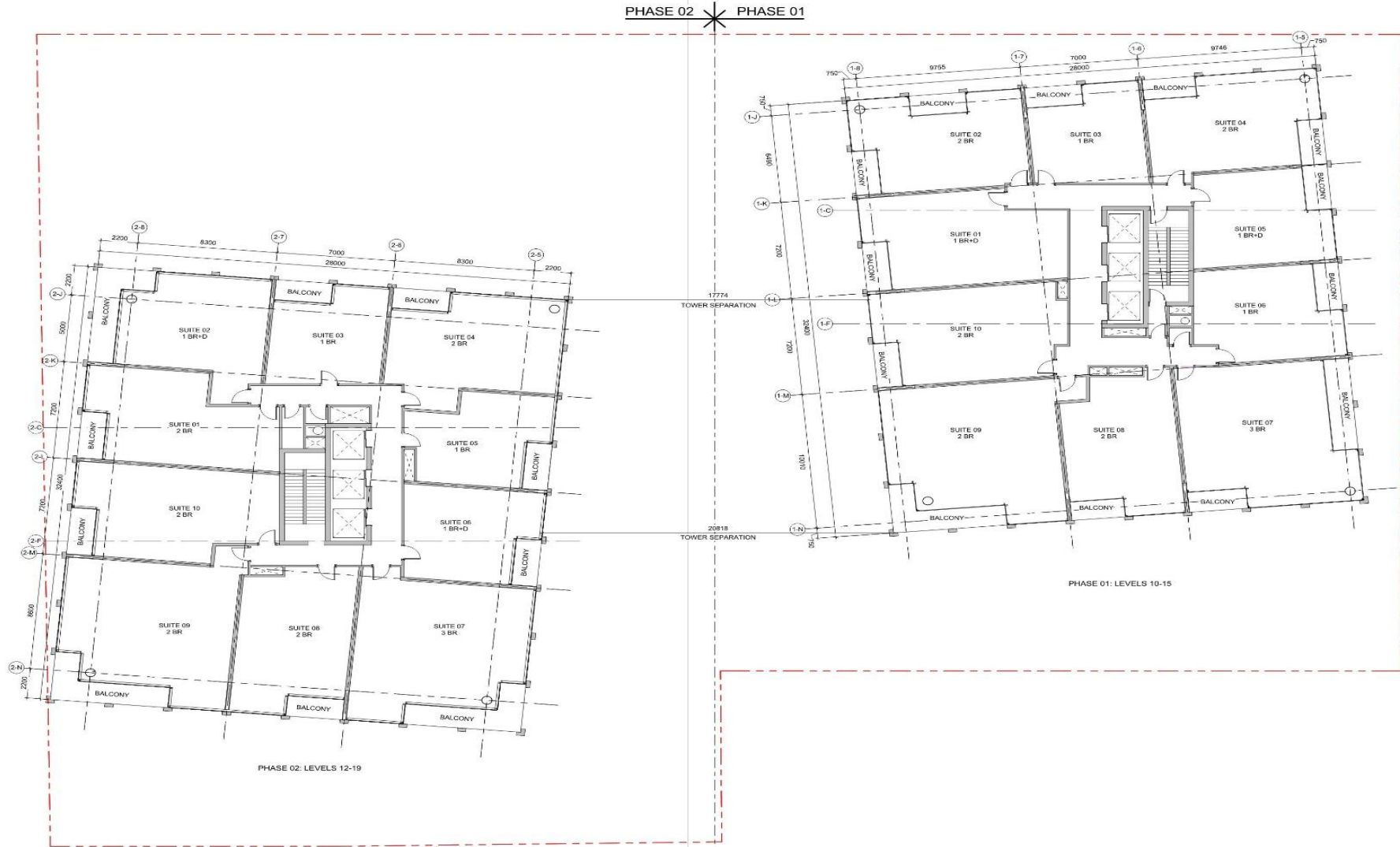
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LEVEL 8 PLAN

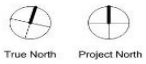
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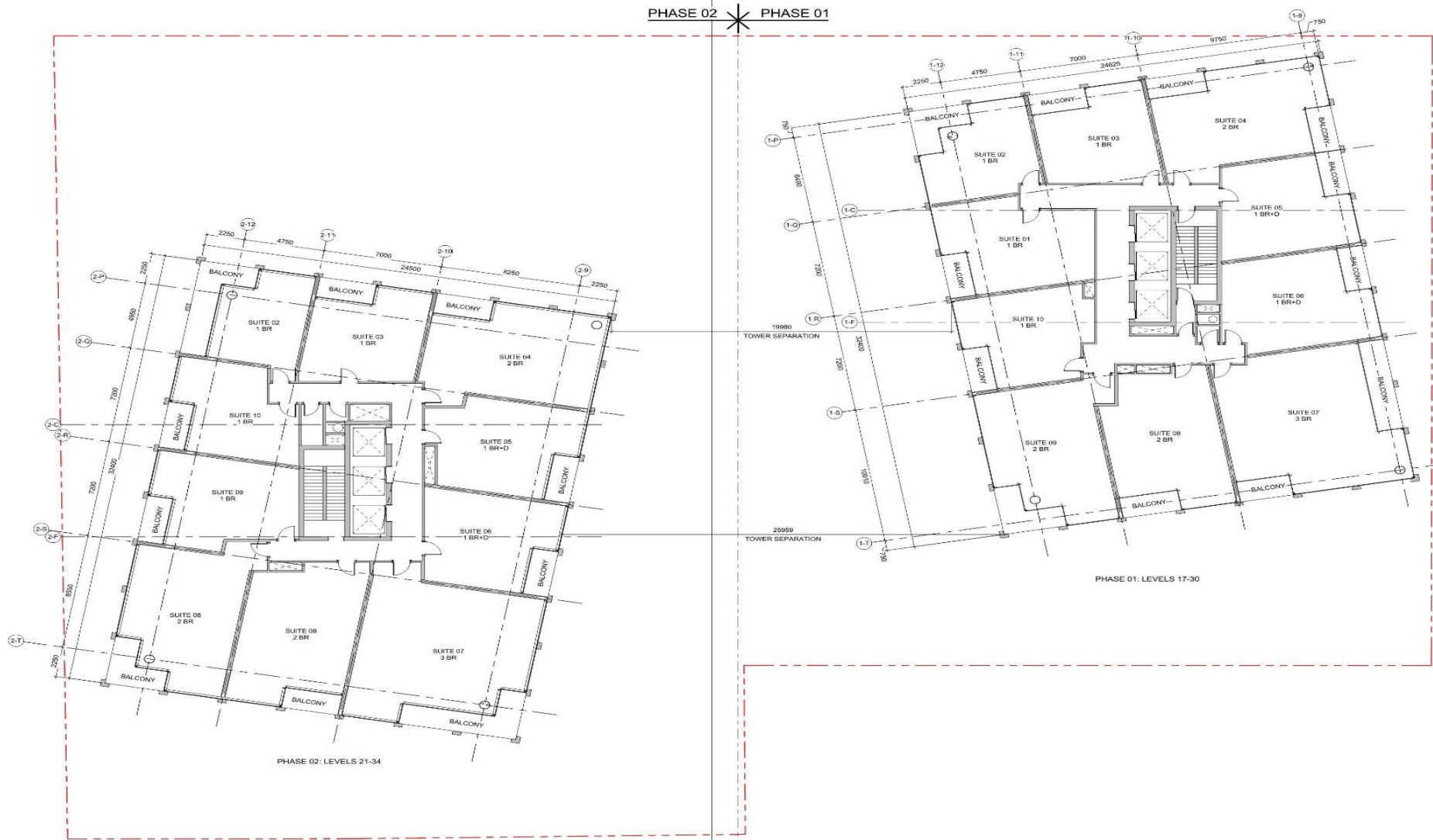
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LEVEL 12-15 PLAN

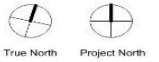
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A1.11

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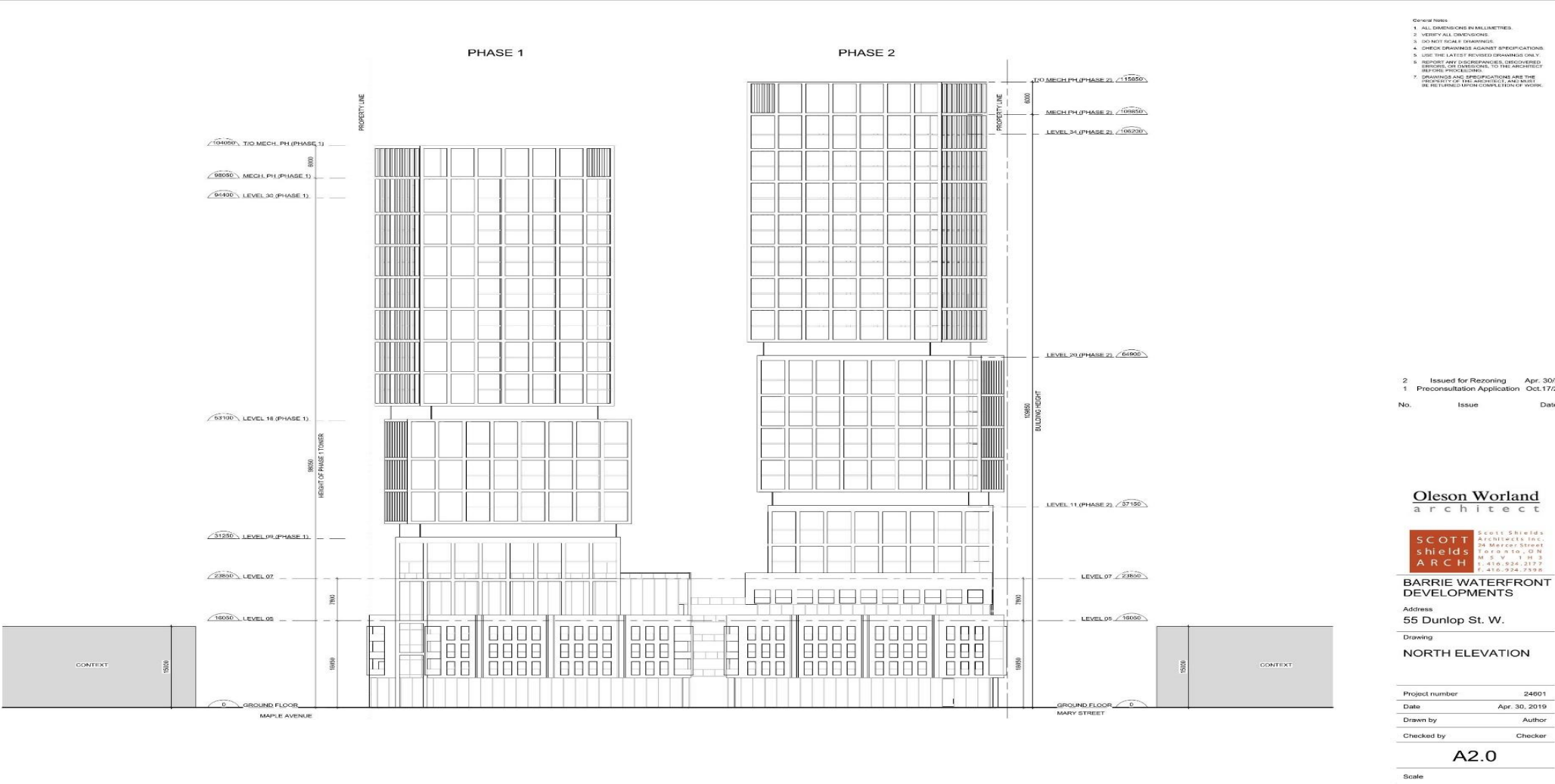
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LEVEL 21-30 PLAN

Project number	24601
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A1.15

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APPENDIX “C” –CONCEPT ELEVATIONS



- GENERAL NOTES
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No.	Issue	Date
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Drawing

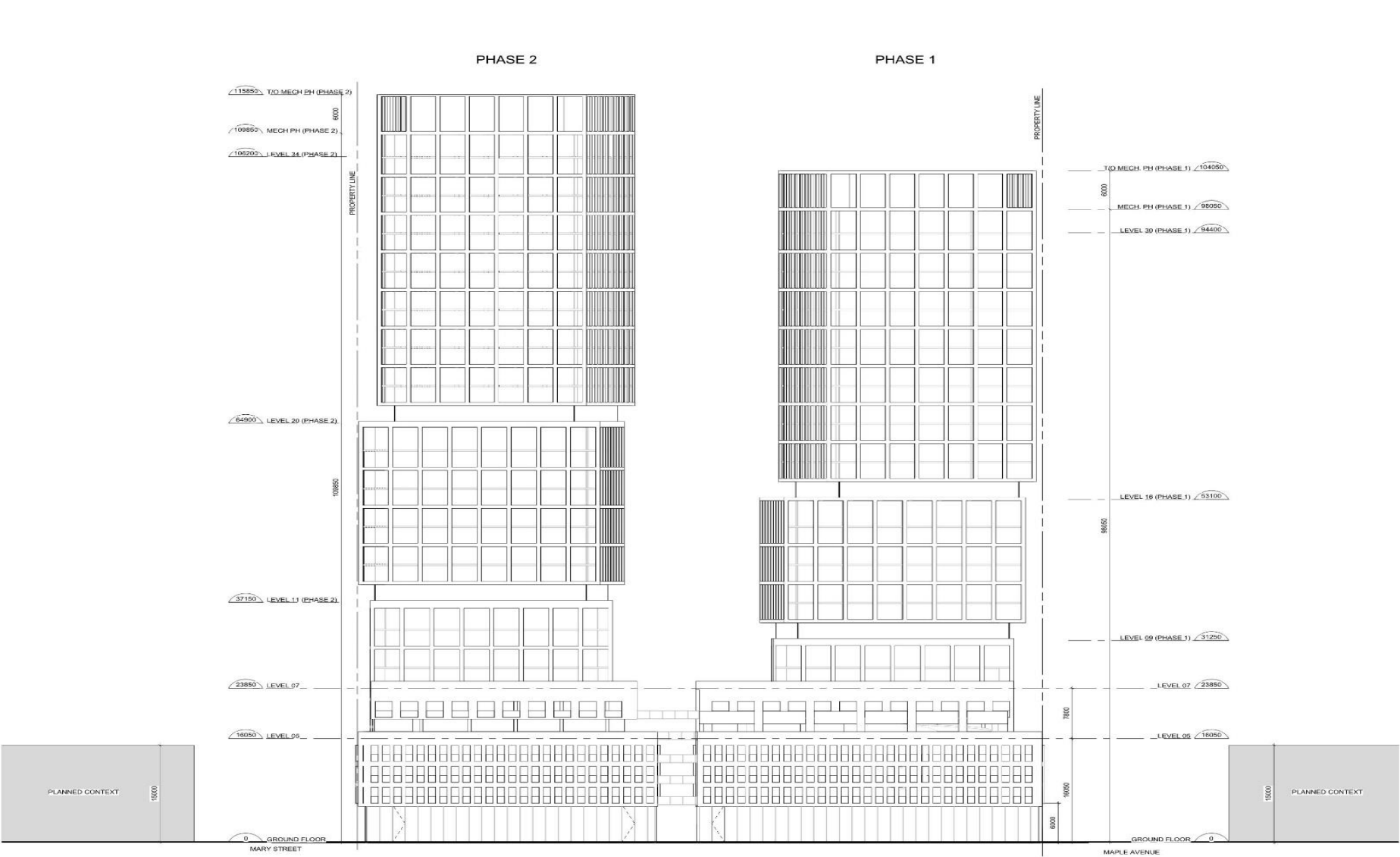
EAST ELEVATION

Project number	24601
Date	Apr. 30, 2019
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A2.1

Scale:





General Notes

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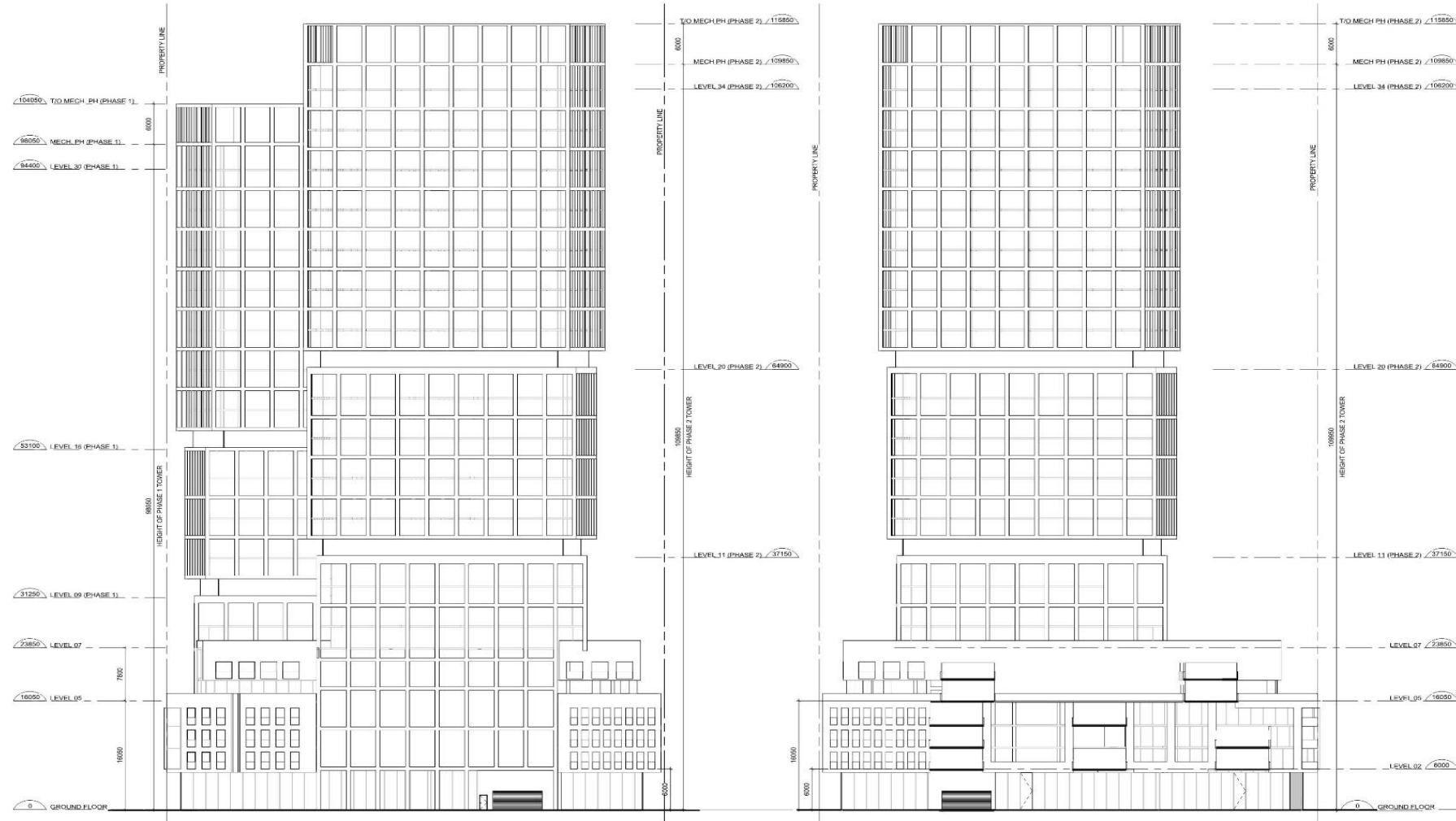
Address
55 Dunlop St. W.

Drawing
SOUTH ELEVATION

Project number	24601
Date	Apr. 30, 2019
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A2.2

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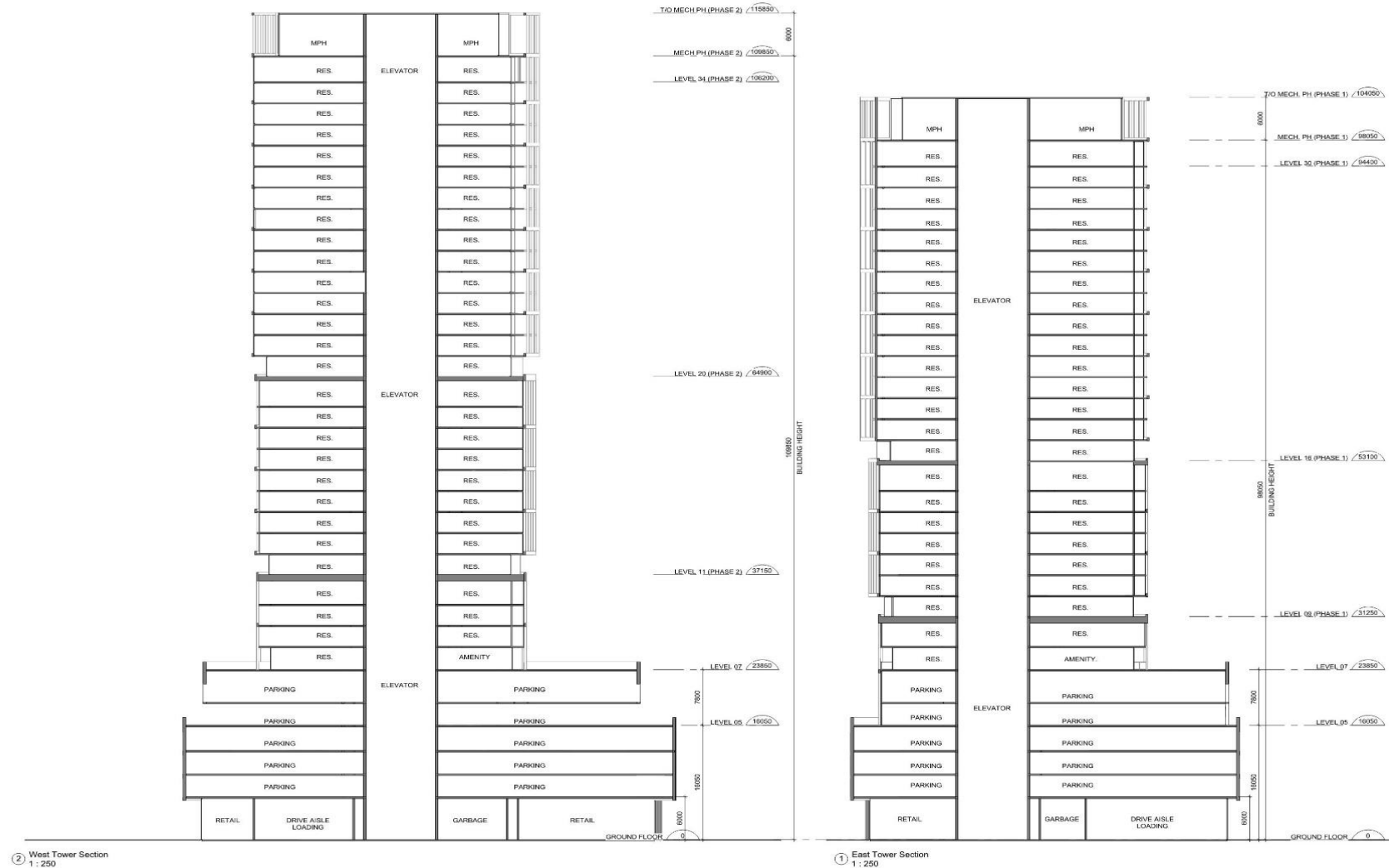
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WEST ELEVATION

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Date	Apr. 30, 2019
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A2.3

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5. USE THE LATEST REVISED DRAWINGS ONLY.
6. REPORT ANY DISCREPANCIES DISCOVERED BEFORE OR DURING CONSTRUCTION TO THE ARCHITECT BEFORE PROCEEDING.
7. DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND MUST BE RETURNED UPON COMPLETION OF WORK.

2 Issued for Rezoning Apr. 30/2019
1 Preconsultation Application Oct.17/2018

No.	Issue	Date
2	Issued for Rezoning	Apr. 30/2019
1	Preconsultation Application	Oct.17/2018

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architect

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BARRIE WATERFRONT DEVELOPMENTS

Address
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Drawing

BUILDING SECTIONS

Project number	24601
Date	Apr. 30, 2019
Drawn by	Author
Checked by	Checker

A3.0

Scale