



TO: GENERAL COMMITTEE

SUBJECT: ZONING BY-LAW AMENDMENT APPLICATION – 196 AND 202
DUNLOP STREET WEST

WARD: 2

PREPARED BY AND KEY CONTACT: T. BUTLER, PLANNER, EXT. 5446

SUBMITTED BY: C. MCLAREN, RPP, MANAGER OF PLANNING

EXECUTIVE DIRECTOR APPROVAL: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Zoning By-law Amendment Application submitted by Innovative Planning Solutions, on behalf of Fresco Developments Bayfield Inc, to rezone lands known municipally as 196 and 202 Dunlop Street West from 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) attached to Staff Report DEV050-24 as Appendix "A" be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
 - a) Permit a front yard setback of 5.83 metres for 100% of the lot frontage, whereas a maximum 5.0 metre setback for 25% of the lot frontage is required.
 - b) Permit landscaped open space within the front yard, whereas the front yard is required to be paved and seamlessly connected with the abutting sidewalk.
 - c) Permit the storage of refuse within a privately maintained in-ground waste container, whereas refuse is required to be stored within the main building or an accessory structure.
 - d) Permit a landscaped buffer area of 2.0 metres along the north and west lot lines, whereas a 3.0 metre landscaped buffer is required.
 - e) Require a minimum rear yard setback of 19.0 metres along the north lot line, whereas a minimum rear yard setback of 7.0 metres is permitted.
3. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV050-24.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Summary

5. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Fresco Developments Bayfield Inc., for lands known municipally as 196 and 202 Dunlop Street West. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
6. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on September 28, 2023, and Public Meeting on September 18, 2024, staff have determined that the proposal is consistent with the Provincial Planning Statement (2024) and the City of Barrie Official Plan (2024). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV050-24 as Appendix "A".

Development Proposal

7. The application, if approved, would rezone the subject lands from "Residential Multiple Dwelling Second Density with Special Provisions" (RM2)(SP-189) to "Mixed Use Corridor with Special Provisions" (MU2)(SP-XXX). The conceptual site plan, included for reference as Appendix "B" to Staff Report DEV050-24, proposes a development consisting of a four-storey (16.1 metre) mixed use residential building with thirty-three (33) residential units for rental tenure. The proposed elevations are attached as Appendix "C". The final design details for the site design will be confirmed at the time of a subsequent Site Plan Control application.

Site and Location

8. 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. The site is approximately 0.2 hectares in size with approximately 48.0 metres of frontage along Dunlop Street. The lands are known municipally as 196 and 202 Dunlop Street West and legally described as Part of Lot 6 and Part of Lot 7, Plan 27 (196 Dunlop St W) and West Part Lot 7 and Lot 8, Plan 27 (202 Dunlop St W) in the City of Barrie. 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.
9. The surrounding land uses include the following:

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.

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



South Dunlop Street West and residential properties containing primarily single detached dwellings.

West Residential uses in the form of single-detached and semi-detached residential dwellings, townhouses, 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.

Existing Policy

10. 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. The lands 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.

Background Studies

11. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City's Development Projects webpage under [Ward 2 – 196 & 202 Dunlop Street West](#).
- a) Planning Justification Report (Innovative Planning Solutions, July 2024)
 - b) Functional Servicing Report & Storm Water Management Brief (Pinestone Engineering Ltd., July 2024)
 - c) Traffic Brief (Tatham Engineering, July 2024)
 - d) Shadow Study (Pml.A, July 2024)
 - e) Site Plan (Pml.A, July 2024)
 - f) Photometric Plan (EME Engineering, July 2023)

Public Consultation

12. A neighbourhood meeting was held on September 28, 2023, as part of the requirements for a complete application. The meeting was attended by approximately thirteen (13) residents as well as the applicant, their consultant team, Ward 2 Councillor Craig Nixon, and Planning staff. Comments and concerns expressed by residents at the Neighbourhood Meeting included the following:

a) Privacy Impacts and Overlook

Comments were received regarding the proposed height and orientation of the building and its associated rooftop and balcony amenity areas as they relate to privacy and overlook concerns on the existing residential properties to the north. The site design provides an approximate 20.0 metre rear yard setback in addition to providing a landscaped buffer area for vegetative plantings. Additionally, the proposed balconies associated with the residential units are not orientated towards the rear of the property.

b) Traffic

Concerns were raised regarding traffic impacts and the potential need for vehicle turn restrictions or a traffic light. A Traffic Brief was submitted in support of the application which advised that no impacts are anticipated from additional traffic. Transportation Planning staff are satisfied with the report submitted.

c) Boundary Tree Removal

Comments were received related to the removal of boundary trees. According to the plans submitted, no boundary tree removals are currently contemplated by the subject application. Should boundary trees be impacted, consent to harm/remove boundary trees would be required to be provided.

13. A statutory Public Meeting was held on September 18, 2024, to present the subject application to the Affordability Committee and the public. One member of the public was present and provided comments related to boundary tree removal and the orientation of balconies.

Department and Agency Comments

14. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections and concerns were received from the following departments:
- a) Development Services - Parks Planning, Urban Design/Heritage Planning, Addressing, Approvals Branch
 - b) Building Department
 - c) Finance Department
 - d) Infrastructure Services Department (Water Services Branch)
 - e) Engineering Standards
 - f) Alectra Utilities, Hydro One and Bell Canada
 - g) Simcoe County District School Board
 - h) The Lake Simcoe Region Conservation Authority (LSRCA)
15. One comment of note was received by Waste Management and Environmental Sustainability indicating that the proposed development would not be eligible for municipal waste collection and that waste removal vehicles may have difficulty maneuvering within the parking lot area. Planning staff note that private waste collection is proposed by the owner, and that all offers of purchase, sale, rent or lease will be required to contain warning clauses for future tenants/owners indicating that waste collection will be by way of private collection.

POLICY ANALYSIS

16. The following provides a review of the application in accordance with applicable Provincial and municipal policy documents.

Provincial Planning Statement (2024) (PPS)

17. The new PPS 2024 supports the achievement of complete communities by accommodating a wide range and mix of land uses and options to meet long term needs and improving accessibility, social equity and overall quality of life for all people. A mix of housing options and densities to meet housing needs must be provided and land use patterns should be based on densities and a mix of uses which are efficient, support active transportation and are transit and freight supportive. Intensification and redevelopment shall be supported by planning for a range and mix of housing options and infrastructure investment as well as economic competitiveness through a diversified economic base, a range of employment, institutional and mixed uses, intensification and compatible mixed use development and consideration of land use compatibility.
18. The proposed development is consistent with PPS 2024. The application supports the policies of a healthy, liveable, and compact community by providing a higher density mixed use development that efficiently uses the lands and supports active transportation and transit usage. The development will more efficiently utilize the existing municipal infrastructure and services and

promote cost-effective development while providing compatible housing options within a planned mixed use area.

City of Barrie Official Plan (OP)

19. Staff have reviewed the relevant policies in the City of Barrie Official Plan which apply to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands. As noted, 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. General policies for Strategic Growth Areas are provided in Section 2.3.3 and within Section 2.3.6 related to Intensification Corridors. The land use policies that guide development within a Strategic Economic and Employment District are identified within Section 2.6.8.
20. Strategic Growth Areas are identified at key locations throughout the City. They are intended as focal points and long-term centres of residential growth, commerce, jobs, and social interaction. Strategic Growth Areas are planned to become complete communities by accommodating higher levels of intensification, tall buildings, a mix of uses and be transit oriented to maximize the use of existing and planned transit infrastructure. The function of Intensification Corridors is to support transit oriented, higher density development along arterial streets that connect Barrie's growth centres. More specifically, the Strategic Growth Area centred at Dunlop Street West and Anne Street will be planned to support non-industrial economic and employment growth by providing space for clusters of economic activity, supported by residential development at higher densities.
21. The proposed Zoning By-law Amendment application will facilitate a purpose-built rental development with commercial space located at grade. The residential component includes a range of unit sizes, has been designed to be transit supportive through the efficient design of the site on existing infrastructure and meets the required parking ratio. The site has been designed to be accessible by walking and bicycle and is within proximity to a bus stop. While there are no minimum or maximum density provisions identified within a SEED, a density of 150 units per hectare is proposed and will contribute to the density targets across the Strategic Growth Area and City as a whole. A Density Analysis is included as Appendix "D" and identifies the overall residential density of the study area. The current residential density of the area is approximately 25.09 units per net hectare. Should the development be approved and constructed, the overall residential density of the area will increase to 25.78 units per net hectare.
22. Section 2.6.8 identifies the policies and goals of Strategic Employment and Economic Districts (SEED). The SEED designation identifies lands within the City where there is potential for the development of clusters of employment which are established or emerging. To enable Strategic Employment and Economic Districts 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. While these areas and their associated permitted uses are identified to be primarily for non-industrial economic and employment functions, residential uses are supported on upper levels of low rise, and mid rise buildings.
23. As discussed, the application proposes a four storey mixed use building within a Strategic Growth Area, along the Dunlop Street West Intensification Corridor, and within a Strategic Economic and Employment District that is in transition from lower density uses to higher density mixed uses. The proposed development would provide a range of unit sizes and be designed to reflect the general character of the area at a scale that is reflective of the existing and future uses. Additionally, the application includes primarily commercial space located at grade that is oriented toward the street with residential dwellings located on the upper levels.

24. Urban Design policies in Section 3.2.1 strive to create context-appropriate built form and street frontage which engages with and animates adjacent streets and open spaces and provides appropriate transitions between existing and planned land uses. It is noted that Strategic Growth Areas are the focus of increased heights and densities and will experience built form changes to achieve the City's goals. These areas shall be designed for a diversity of land uses and housing choices with good connectivity to transit, facilities and amenities, activation of the street and open spaces and the integration of safety and crime prevention principles. Staff are of the opinion that the proposed Zoning By-law Amendment application generally conforms to Section 3.2.1, however, design requirements will be further addressed as part of a future Site Plan Application should the Zoning By-law Amendment be approved.
25. The proposed development is compatible with and will contribute to the surrounding neighbourhood. The development provides a low rise building which, in addition to landscape buffers, will provide an appropriate transition to adjacent commercial and residential uses and in consideration of future uses that are anticipated along this stretch of Dunlop Street West. Amenity spaces will be provided in the form of balconies that serve each unit and a consolidated amenity area on the rooftop. Additional landscaping along the street front will enhance the aesthetic quality of the site. The development supports active transportation by providing bicycle parking and seamless pedestrian connections to the municipal sidewalk for convenient walking access to nearby transit stops and a range of uses along Dunlop Street and Anne Street to the west.

Comprehensive Zoning By-law 2009-141

26. The applicant is proposing to amend the zoning on 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).
27. The table below illustrates the required zone provisions and the proposed site-specific provisions as it relates to the proposed development.

Table 1. Proposed Site Specific Provisions

Zoning Standard (MU2)	Required	Proposed
Front Yard Setback Table 5.4.2	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 5.4.4.0	3.0 metres	2.0m (north and west lot lines)
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
Rear Yard Setback Table 5.4.2	7.0 metres	19.0 metres

Front Yard Setback (Distance)

28. The application proposes a front yard setback of 5.83 metres for 100% of the building frontage, whereas a maximum front yard setback ranging from 1.0 metre for 75% of the frontage to a maximum of 5.0 metres for 25% of the building frontage is permitted by the Comprehensive Zoning By-law in the MU2 zone.

29. Planning staff are of the opinion that the requested front yard setback generally meets the intent of the By-law. The required front yard setback generally reflects the vision of intensification areas to have buildings constructed closer to the street in order to engage the street frontage. The proposed front yard setback will still provide a seamless connection to the sidewalk and street while also providing ample areas for landscaping that will enhance the street presence of the building. Non-residential uses are proposed to be located at grade that will animate the streetscape and will be accessible to both residents of the building and the surrounding community.

Front Yard Setback (Paved Area)

30. The application proposes that the front yard setback not be fully paved, whereas a fully paved front yard which is seamlessly connected with abutting sidewalk is required by the Comprehensive Zoning By-law in the MU2 zone.
31. Planning staff are of the opinion that the requested site-specific zoning provision to permit soft landscaping within the required front yard is appropriate. The requirement for a fully paved front yard in the MU2 zone relates to the assumption of ground floor commercial use with open, easy access by the travelling public to the commercial uses at grade. The application proposes some landscaped areas along the front of the building which are considered more appropriate for a residential building and will provide some separation and privacy as well as green areas along the front of the apartment building to enhance the streetscape.

Landscaped Buffer Areas

32. The application proposes a minimum landscaped buffer area of 2.0 metres along the rear lot line and for a portion of the west side yard lot line, whereas a minimum landscaped buffer area of 3.0 metres is required by the Comprehensive Zoning By-law in the MU2 zone.
33. Planning staff are of the opinion that the requested reduced landscaped buffer area generally meets the intent of the By-law. The purpose of requiring a minimum 3.0 metre landscaped buffer is to ensure that noise, light and/or other nuisance impacts associated with the building and parking areas are minimized and parking is appropriately screened from adjoining uses. It is noted that a 3.0 metre wide landscaped buffer area is provided along the east lot line and for a majority of the west side yard lot line except for where a hammerhead occurs to account for vehicular turning movements within the parking area. Staff also note that existing and mature trees will be maintained and that the provided landscaped buffer areas are planned to contain new vegetation including trees to aid in the screening of the development. The site has been designed to efficiently use the available land while meeting the required parking provisions and directing the parking to the rear of the building to maintain an active streetscape.

Waste Management for Multi Unit Residential Development

34. The application proposes a private refuse collection system within an in-ground storage area, whereas in accordance with the Comprehensive By-law within the MU2 zone, the storage of refuse shall be within the main building or an accessory structure in order to be eligible for municipal refuse collection.
35. Planning staff are of the opinion that the requested site-specific zoning provision to permit refuse to be collected privately by way of an in-ground containment system is satisfactory as it relates to the proposed development. The location of the refuse collection area is screened from view of the street and is located in the rear yard of the property. The in ground collection system are sealed units and staff do not have a concern with nuisance pests and odors that are typical with unenclosed waste bins. While the proposed collection system will not be eligible for municipal collection in the future, staff note that any commercial uses would also not be eligible for municipal refuse collection,

and as such, the owner has chosen to collect and remove waste through a private contractor who will service both the commercial and residential portions of the building.

Rear Yard Setback

36. While no other site specific zoning provisions would be required to implement the proposed development concept in accordance with the proposed MU2(SP-XXX) zoning over the subject lands, staff are recommending that the approval of the subject application be tied to the proposed concept plan (see Appendix "B"). In this regard, staff are recommending that a minimum rear yard setback of 19.0 metres be applied to recognize the proposed building as identified on the Conceptual Site Plan and to provide the applicant with flexibility at the time of detailed design.
37. In staff's opinion, the proposed site layout is functional and the proposed site-specific zoning provisions over the subject lands represent an appropriate form of infill development within an existing area of the City on lands that are currently underutilized. The above noted site-specific provisions have been reflected in the recommended motion in order to provide local residents with some level of assurance that the future redevelopment of the property would be reflective of the concept plan submitted in support of the subject application.

Development Generally in Accordance with the Conceptual Site Plan

38. Planning staff are recommending that the subject lands be developed generally in accordance with the Conceptual Site Plan submitted in support of the application, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas (see Appendix "B"). The Conceptual Site Plan would be included as a schedule to the implementing zoning by-law. This site-specific provision will provide clarity as it relates to the zoning provisions for the site and ensure that the development, as proposed, is realized at the time of construction.

Site Plan Control

39. Subject to Council approval of the proposed application, the property would be subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands, access, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing and parking. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
40. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

Summary

41. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with relevant Provincial and City planning policies. In staff's opinion, the proposed development of a mixed use building containing 33 residential units and ground floor commercial space, is consistent with the Provincial Planning Statement (2024) and the City's Official Plan (2024).
42. At this time, there are no further matters that impact the processing of the subject rezoning application and as such, it is being recommended for approval.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

43. The following environmental and/or climate change impact matters have been considered in the development of the recommendation:
- a) Alternative built forms for residential dwellings, and maximizing the use of land, services and resources reduces pressures on greenfield development and the extension of municipal services where they do not already exist.

ALTERNATIVES

44. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could approve the subject Zoning By-law Amendment without the requested Special Provisions (SP).

This alternative is not recommended as the applicant has submitted a detailed concept plan which is generally consistent with the Urban Design Guidelines for the Intensification and current City standards with respect to building orientation/placement/massing, setbacks, access, parking, landscaped areas, etc. The site-specific provisions have been recommended to provide residents with some level of assurance that the concept plan submitted will be realized at the time of site development and takes into account changes to the proposal based on community feedback.

Alternative # 2 General Committee could refuse the application and maintain the existing 'Residential Multiple Dwelling Second Density with Special Provisions' (RM2)(SP-189) zoning over the subject lands.

This alternative is not recommended as the subject property is ideally suited for this form mixed-use development given the full range of services and facilities available in the area. The proposed amendments are also in keeping with both the Provincial and municipal policy framework.

FINANCIAL

45. The proposed development will be subject to development charges, cash in lieu for parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant's responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing the municipal water and sewer mains already installed, and traffic turning lanes or signals, if required.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

46. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
- ☒ Affordable Place to Live
 - ☒ Community Safety
 - ☒ Thriving Communities

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47. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional rental units which would add potential for more affordable and attainable housing options, and support the local and regional transit network.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Conceptual Site Plan
Appendix "C" – Proposed Building Elevations
Appendix "D" – Residential Density Analysis

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 202X-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141 to rezone lands legally described as: Part of Lot 6 and Part of Lot 7, Plan 27 and West Part Lot 7 and Lot 8, Plan 27 in the City of Barrie, known municipally as 196 Dunlop Street and 202 Dunlop Street, shown on Schedule "A" attached to this By-law from the 'Residential Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX).

AND WHEREAS the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'Residential Dwelling Second Density with Special Provisions' (RM2)(SP-189) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Table 5.4.2 of By-law 2009-141, a maximum front yard setback of 5.83 metres for 100% of the building frontage shall be permitted in the Mixed Use Corridor – Special Provision (MU2)(SP-XXX) zone.
3. **THAT** notwithstanding the provisions set out in Section 5.4.3.2 (a) of By-law 2009-141, a partially paved front yard shall be permitted in the Mixed Use Corridor – Special Provision (MU2)(SP-XXX) zone.
4. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of Comprehensive Zoning By-law 2009-141, a minimum landscaped buffer area of 2.0 metres shall be permitted along the north and west lot lines in the Mixed Use Corridor – Special Provision (MU2)(SP-XXX) zone.
5. **THAT** notwithstanding the provisions set out in Section 5.4.3.7.1 of Comprehensive Zoning By-law 2009-141, the storage of refuse within a privately maintained in-ground waste container not located

within the main building or an accessory structure shall be permitted within the Mixed Use Corridor - Special Provision (MU2)(SP-XXX) zone.

6. **THAT** notwithstanding the provisions set out in Section 5.4.2 of Comprehensive Zoning By-law 2009-141, a minimum rear yard setback of 19.0 metres shall be required along the north lot lines in the Mixed Use Corridor – Special Provision (MU2)(SP-XXX) zone.
7. **THAT** lands zoned ‘Mixed Use Corridor – Special Provision’ (MU2)(SP-XXX) shall be developed generally in accordance with the Conceptual Site Plan attached as Schedule “B”, as it relates to building height, placement and setbacks, as well as the location and configuration of landscape strips, access and parking areas.
8. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
9. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

READ a first and second time this ____ day of ____, 2024.

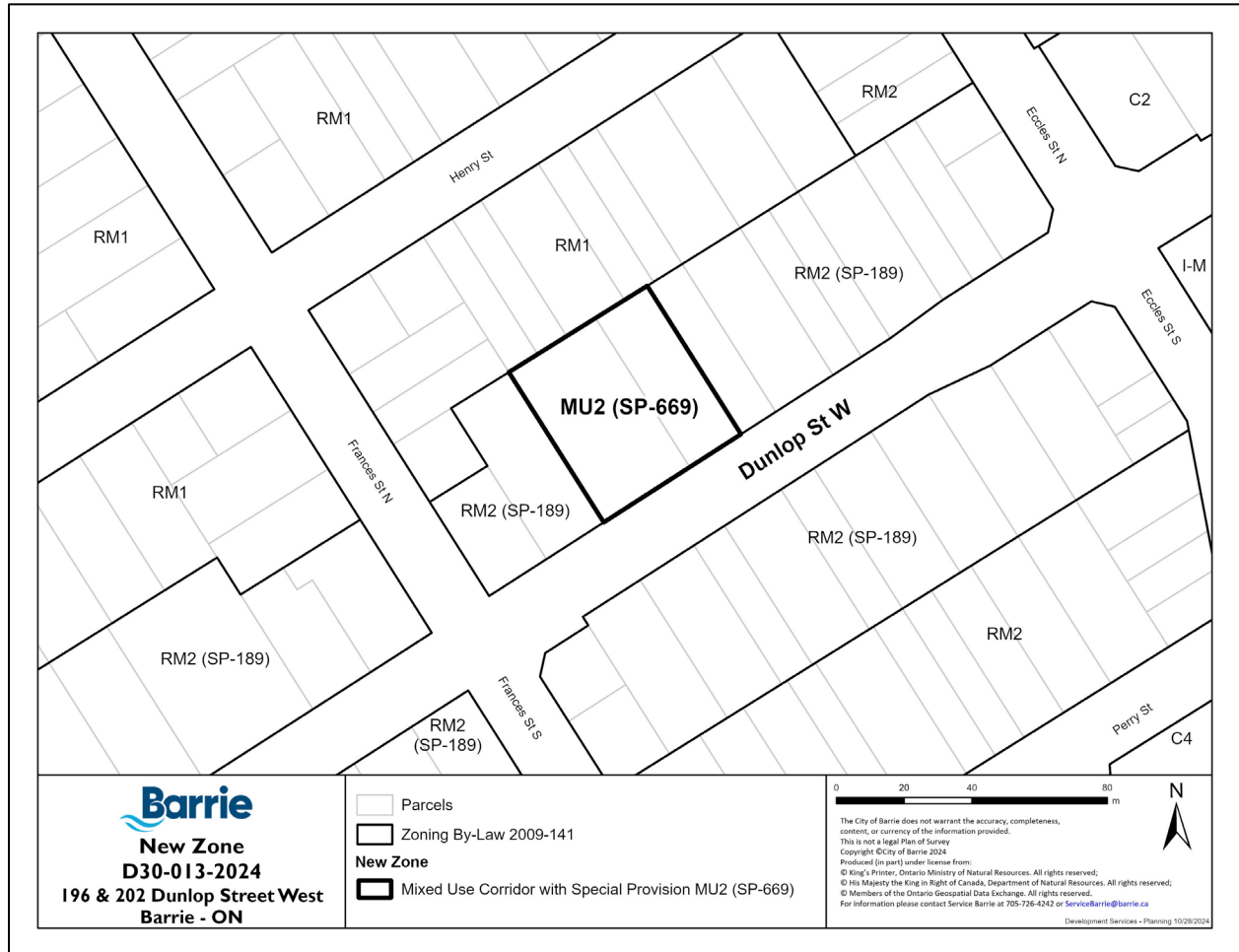
READ a third time and finally passed this ____ day of ____, 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

Schedule "A" to attached By-law 2024-XXX



DUNLOP ST W

1 SITE PLAN
WITH PLANS
A-01 & A-02

200.196

DUNLOP ST W

176, 200 DUNDAS ST W

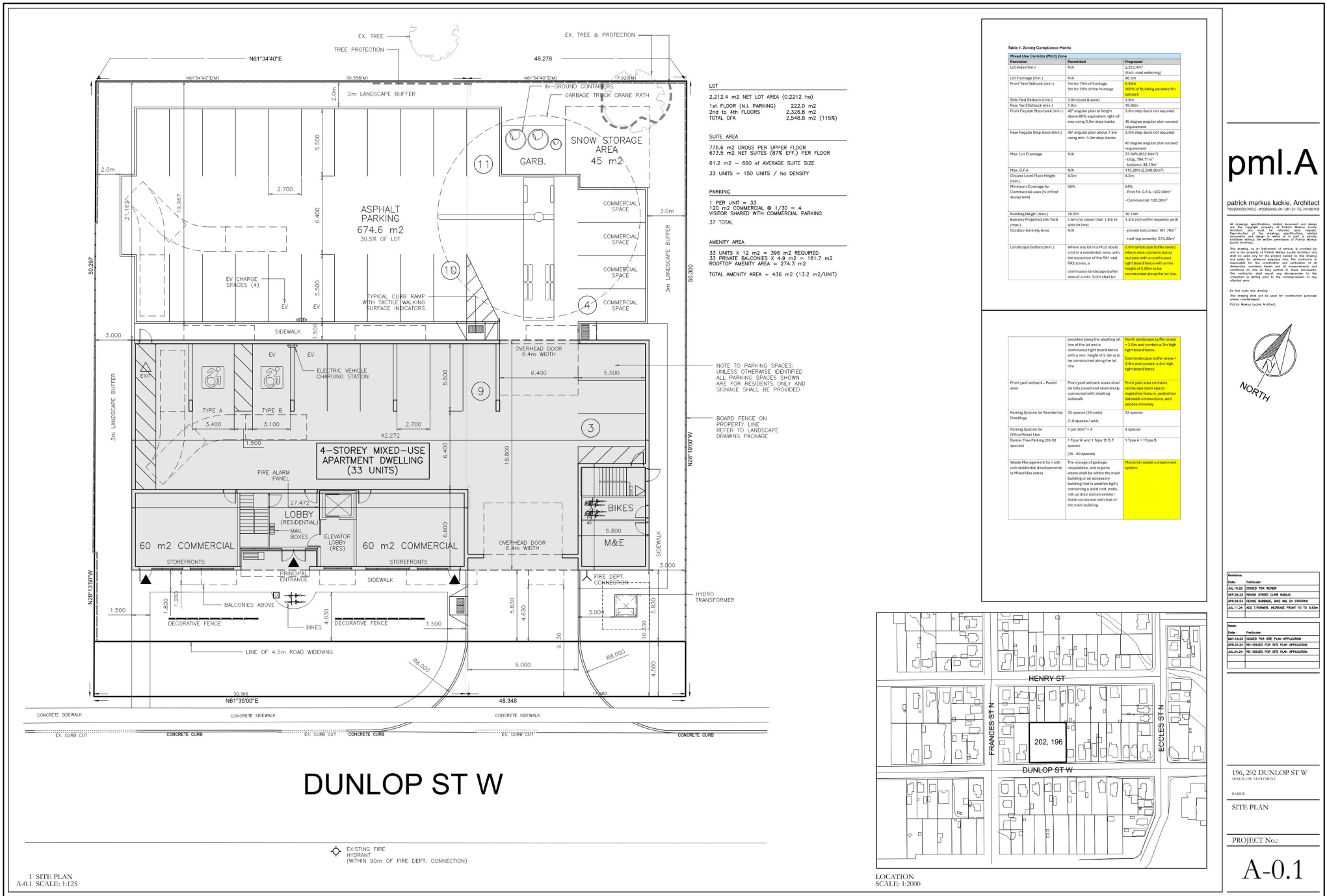
STREET PLAN

PROJECT No.:

A-01

APPENDIX "B"

Conceptual Site Plan



Architectural drawings for the exterior elevations of a building, including a material schedule and a revision table.

1 FRONT (SOUTH) ELEVATION
A-2.1 SCALE: 1:125

2 EAST SIDE ELEVATION
A-2.1 SCALE: 1:125

3 WEST SIDE ELEVATION
A-2.1 SCALE: 1:125

4 REAR (NORTH) ELEVATION
A-2.1 SCALE: 1:125

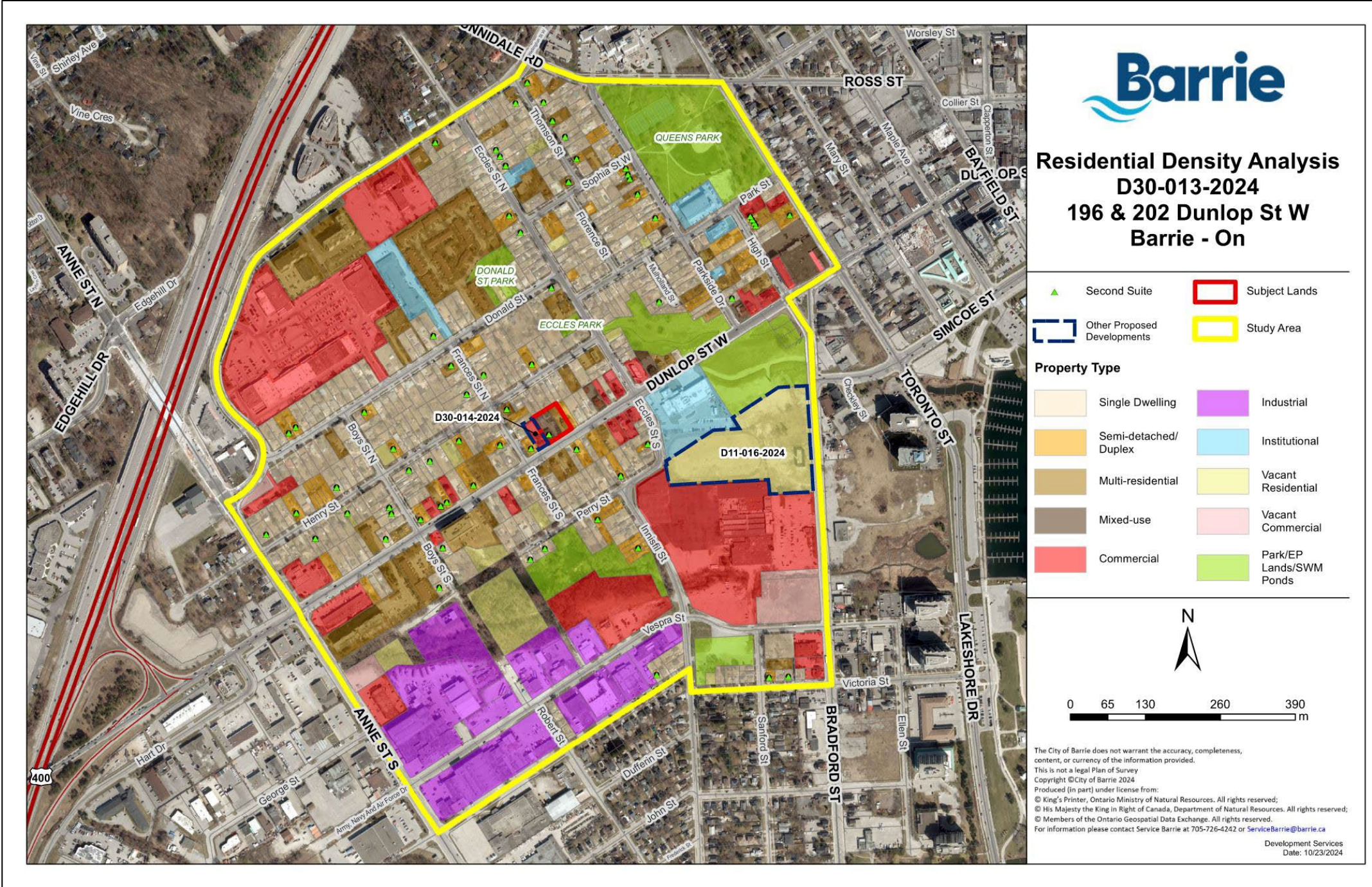
MATERIAL SCHEDULE

Code	Description
BR	BRICK MASONRY (300mm) TERRA COTTA COLOUR
SD	PVC SIDING by Sogger NA (RED GREY HORIZONTAL)
ST	PRECAST STONE by Anticraft (ARTIFICIAL COLOUR)
RL	POWDER COAT STEEL RAILINGS BLACK
CN	VINYL SIDING CANOPIES CLEAR GLASS, BLACK FRAMES
WN	FIBERGLASS WINDOWS/DOORS CLEAR GLASS, BLACK FRAMES
SH	ASPHALT SHINGLES (1:12 PITCH)
AL	ALUMINUM STOREFRONTS CLEAR GLASS, BLACK FRAMES

REVISIONS

Rev	Date	Particulars
1	2024-01-15	ISSUED FOR REVIEW
2	2024-01-20	REVISED 1st FLOOR TO SH-HESIT
3	2024-01-25	REVISED 1st FLOOR TO SH-HESIT
4	2024-02-01	REVISED 1st FLOOR TO SH-HESIT
5	2024-02-05	REVISED 1st FLOOR TO SH-HESIT
6	2024-02-10	REVISED 1st FLOOR TO SH-HESIT
7	2024-02-15	REVISED 1st FLOOR TO SH-HESIT
8	2024-02-20	REVISED 1st FLOOR TO SH-HESIT
9	2024-02-25	REVISED 1st FLOOR TO SH-HESIT
10	2024-03-01	REVISED 1st FLOOR TO SH-HESIT
11	2024-03-05	REVISED 1st FLOOR TO SH-HESIT
12	2024-03-10	REVISED 1st FLOOR TO SH-HESIT
13	2024-03-15	REVISED 1st FLOOR TO SH-HESIT
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15	2024-03-25	REVISED 1st FLOOR TO SH-HESIT
16	2024-04-01	REVISED 1st FLOOR TO SH-HESIT
17	2024-04-05	REVISED 1st FLOOR TO SH-HESIT
18	2024-04-10	REVISED 1st FLOOR TO SH-HESIT
19	2024-04-15	REVISED 1st FLOOR TO SH-HESIT
20	2024-04-20	REVISED 1st FLOOR TO SH-HESIT
21	2024-04-25	REVISED 1st FLOOR TO SH-HESIT
22	2024-05-01	REVISED 1st FLOOR TO SH-HESIT
23	2024-05-05	REVISED 1st FLOOR TO SH-HESIT
24	2024-05-10	REVISED 1st FLOOR TO SH-HESIT
25	2024-05-15	REVISED 1st FLOOR TO SH-HESIT
26	2024-05-20	REVISED 1st FLOOR TO SH-HESIT
27	2024-05-25	REVISED 1st FLOOR TO SH-HESIT
28	2024-06-01	REVISED 1st FLOOR TO SH-HESIT
29	2024-06-05	REVISED 1st FLOOR TO SH-HESIT
30	2024-06-10	REVISED 1st FLOOR TO SH-HESIT
31	2024-06-15	REVISED 1st FLOOR TO SH-HESIT
32	2024-06-20	REVISED 1st FLOOR TO SH-HESIT
33	2024-06-25	REVISED 1st FLOOR TO SH-HESIT
34	2024-07-01	REVISED 1st FLOOR TO SH-HESIT
35	2024-07-05	REVISED 1st FLOOR TO SH-HESIT
36	2024-07-10	REVISED 1st FLOOR TO SH-HESIT
37	2024-07-15	REVISED 1st FLOOR TO SH-HESIT
38	2024-07-20	REVISED 1st FLOOR TO SH-HESIT
39	2024-07-25	REVISED 1st FLOOR TO SH-HESIT
40	2024-08-01	REVISED 1st FLOOR TO SH-HESIT
41	2024-08-05	REVISED 1st FLOOR TO SH-HESIT
42	2024-08-10	REVISED 1st FLOOR TO SH-HESIT
43	2024-08-15	REVISED 1st FLOOR TO SH-HESIT
44	2024-08-20	REVISED 1st FLOOR TO SH-HESIT
45	2024-08-25	REVISED 1st FLOOR TO SH-HESIT
46	2024-09-01	REVISED 1st FLOOR TO SH-HESIT
47	2024-09-05	REVISED 1st FLOOR TO SH-HESIT
48	2024-09-10	REVISED 1st FLOOR TO SH-HESIT
49	2024-09-15	REVISED 1st FLOOR TO SH-HESIT
50	2024-09-20	REVISED 1st FLOOR TO SH-HESIT
51	2024-09-25	REVISED 1st FLOOR TO SH-HESIT
52	2024-10-01	REVISED 1st FLOOR TO SH-HESIT
53	2024-10-05	REVISED 1st FLOOR TO SH-HESIT
54	2024-10-10	REVISED 1st FLOOR TO SH-HESIT
55	2024-10-15	REVISED 1st FLOOR TO SH-HESIT
56	2024-10-20	REVISED 1st FLOOR TO SH-HESIT
57	2024-10-25	REVISED 1st FLOOR TO SH-HESIT
58	2024-11-01	REVISED 1st FLOOR TO SH-HESIT
59	2024-11-05	REVISED 1st FLOOR TO SH-HESIT
60	2024-11-10	REVISED 1st FLOOR TO SH-HESIT
61	2024-11-15	REVISED 1st FLOOR TO SH-HESIT
62	2024-11-20	REVISED 1st FLOOR TO SH-HESIT
63	2024-11-25	REVISED 1st FLOOR TO SH-HESIT
64	2024-12-01	REVISED 1st FLOOR TO SH-HESIT
65	2024-12-05	REVISED 1st FLOOR TO SH-HESIT
66	2024-12-10	REVISED 1st FLOOR TO SH-HESIT
67	2024-12-15	REVISED 1st FLOOR TO SH-HESIT
68	2024-12-20	REVISED 1st FLOOR TO SH-HESIT
69	2024-12-25	REVISED 1st FLOOR TO SH-HESIT
70	2025-01-01	REVISED 1st FLOOR TO SH-HESIT
71	2025-01-05	REVISED 1st FLOOR TO SH-HESIT
72	2025-01-10	REVISED 1st FLOOR TO SH-HESIT
73	2025-01-15	REVISED 1st FLOOR TO SH-HESIT
74	2025-01-20	REVISED 1st FLOOR TO SH-HESIT
75	2025-01-25	REVISED 1st FLOOR TO SH-HESIT
76	2025-02-01	REVISED 1st FLOOR TO SH-HESIT
77	2025-02-05	REVISED 1st FLOOR TO SH-HESIT
78	2025-02-10	REVISED 1st FLOOR TO SH-HESIT
79	2025-02-15	REVISED 1st FLOOR TO SH-HESIT
80	2025-02-20	REVISED 1st FLOOR TO SH-HESIT
81	2025-02-25	REVISED 1st FLOOR TO SH-HESIT
82	2025-03-01	REVISED 1st FLOOR TO SH-HESIT
83	2025-03-05	REVISED 1st FLOOR TO SH-HESIT
84	2025-03-10	REVISED 1st FLOOR TO SH-HESIT

APPENDIX “D”
Residential Density Analysis



APPENDIX "D"

Residential Density Analysis

RESIDENTIAL DENSITY ANALYSIS D30-013-2024

196 & 202 Dunlop Street West, BARRIE - ON

Total Study Area		100.45 ha	
Total Developable Area - <i>Only residential</i> (Private properties)		40.06 ha	
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)		58.28 ha	
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways		9.43 ha	
Total Area Roads right of way		32.73 ha	
PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	386	22.35	17.27
Semis/ Duplex	109	3.49	31.21
Townhouse Dwelling Unit	34	0.57	59.57
Multiresidential	471	7.89	59.69
Vacant Residential and Commercial		2.46	
Non- residential areas(Industrial/Commercial/Institutional)		18.22	
Parks/ Open Space/ Walkway / Laneway		9.43	
Subject Property 196 & 202 Dunlop St W - D30-013-2024 A ZBA proposed to amend the existing Residential Multiple Dwelling Second Density – Special (RM2)(SP-189) zoning of the property to Mixed Use Corridor – Special (MU2)(SP-XXX) to facilitate the development of a 4-storey, mixed-use building containing 33 rental residential dwelling units and 2 commercial units with an area of approximately 120m2 on the ground floor.	33	0.25	131.48
Other Proposed Developments in the area			
D11-016-2024 - 50 Bradford St Site Plan Control to permit two 26 and 30 storey towers on a 6-storey podium with a total of 629 residential units and 6 ground floor commercial units that extend along the Bradford Street frontage.	629	2.95	213.30
D30-014-2024 - 204 Dunlop St W Site Plan Control to permit 26-storey mixed use building with 260 residential units.	16	0.11	151.30
Current Residential Density (Only Residential Lands included)	1005	40.06	25.09
Current Residential Density (All Residential and Non- residential lands included)	1005	58.28	17.24
Projected Residential Density Including Proposal for Subject Lands (Only Residential Lands included)	1033	40.06	25.78
Projected Residential Density Including Proposal for Subject Lands (All Residential and Non- residential lands included)	1033	58.28	17.72
Projected Residential Density Including Proposal for Subject Lands (Only Residential Lands included)	1678	40.06	41.88
Projected Residential Density Including Proposal for Subject Lands (All Residential and Non- residential lands included)	1678	58.28	28.79

Prepared by: Development Services
Date: October 24, 2024

Note:

This Density Analysis is based on the Assessment Database.
MPAC property Code was used to identify the number of residential units in the Area.
Second Suite units registered in the area were also added; they were counted on their corresponding dwelling unit.
Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.