Staff Memorandum

To	Mayor A. Nuttall and Members of Council
Subject	Public Meeting for an Amendment to the Zoning By-law 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street
Date	February 26, 2025
Ward	2
From	M. Banfield, RPP, Executive Director of Development Services
Executive Member Approval	M. Banfield, RPP, Executive Director of Development Services
CAO Approval	M. Prowse, Chief Administrative Officer

The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for a proposed Amendment to the Zoning By-law submitted by Blackthorn Development Corp., on behalf of Dunlop Developments (Barrie) Inc. The lands are municipally described as 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street and legally described as Part of Dunlop Street and Part of Water Lots 17 and 18 (south side of Dunlop Street) Registered Plan 2 in the City of Barrie.

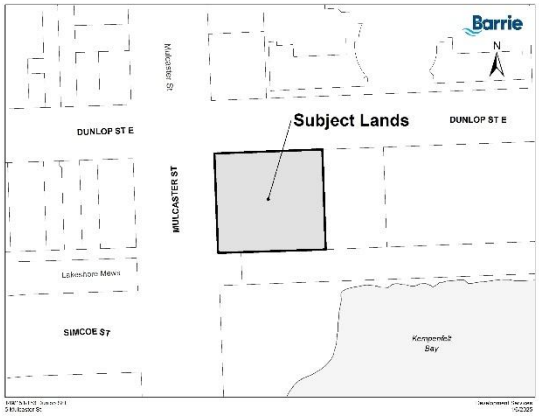
Overview:

The proposed Zoning By-law Amendment seeks to amend the Central Area Commercial (C1-1) zone that applies to the subject lands in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of a twenty-five (25) storey mixed-use building with 160 residential units and 822.22 m^2 of commercial space (see Appendix A – Conceptual Site Plan). The submission materials associated with the application are available for viewing on the City's Development Projects webpage under Ward 2 – 149, 151 & 153 Dunlop Street East.

Background:

The subject lands are located on the southeast corner of Dunlop Street East and Mulcaster Street, adjacent to Sam Cancilla Park. The lands are 0.15 ha in size and have a frontage of 39.3 metres on Dunlop Street East and a flankage of 37.4 metres on Mulcaster Street.

The subject lands are designated 'High Density' in the City's Official Plan and are zoned 'Central Area Commercial' (C1-1) in Comprehensive Zoning By-law 2009-141.



Surrounding land uses include a mix of commercial and residential uses to the north, commercial uses to the west, Sam Cancilla Park to the east and a municipal parking lot and the Barrie North Shore Trail to the south.

The application was submitted to the City and deemed complete on January 6, 2025. Notification of the filing of a complete application and a public meeting was circulated in accordance with the *Planning Act* and the application has been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting:

A Neighbourhood Meeting was held virtually through the Zoom platform on March 4, 2024 with one hundred and sixty-three (163) residents, Ward 2 Councillor Craig Nixon, Planning staff and the applicant's consulting team in attendance.

The following matters were raised by members of the public at the meeting:

- Concern regarding the impact of the proposed reduction to parking requirements, traffic congestion, and pedestrian safety from increased traffic;
- Appropriateness of proposed density and height and resulting shadow impacts and obstructed views of the lake from adjacent properties;
- Lack of municipal service infrastructure to support the density proposed, and the limited amenity space being proposed to support the development; and,
- Potential impacts on groundwater given the high water table.

Zoning By-Law Amendment – Site Specific Provisions:

The application for a Zoning By-law Amendment seeks changes to the current zoning standards in the Central Area Commercial (C1-1) zone for the subject lands as follows:

Central Area Commercial (C1-1) Zone Standard	**Required**	**Proposed**
Maximum Gross Floor Area	600%	1000%
Maximum Building Height	10 metres within 5 metres of the front lot line and the lot flankage, 30 metres beyond 5 metres of the front lot line and the lot flankage	80 metres
Minimum Commercial Coverage	50%	Shall Not Apply
Minimum Landscaped Buffer Areas – Apartment Dwelling	3 metres along the side and rear lot lines	None
Parking Spaces	1 space per residential unit	0.6 spaces per residential unit

Planning and Land Use Matters Under Review:

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

- Compliance with the City's Official Plan and appropriateness of the requested site-specific provisions to the City's Comprehensive Zoning By-law to accommodate the proposed development;

- Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and,

- Traffic impacts, access locations, pedestrian circulation and site design.

Next Steps:

Staff will continue to work with the owner/applicant and their consulting team to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and our agency partners. All technical comments that are received from staff review, as well as 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 to the General Committee is anticipated to be brought forward in Q2 of 2025 for consideration of the proposed Zoning By-law Amendment.

For more information, please contact the planning file manager, Michele Freethy at 705-739-4220 ext. 4117 or via email at michele.freethy@barrie.ca.

Appendix:

Appendix A – Conceptual Site Plan
Appendix B – Proposed Elevations

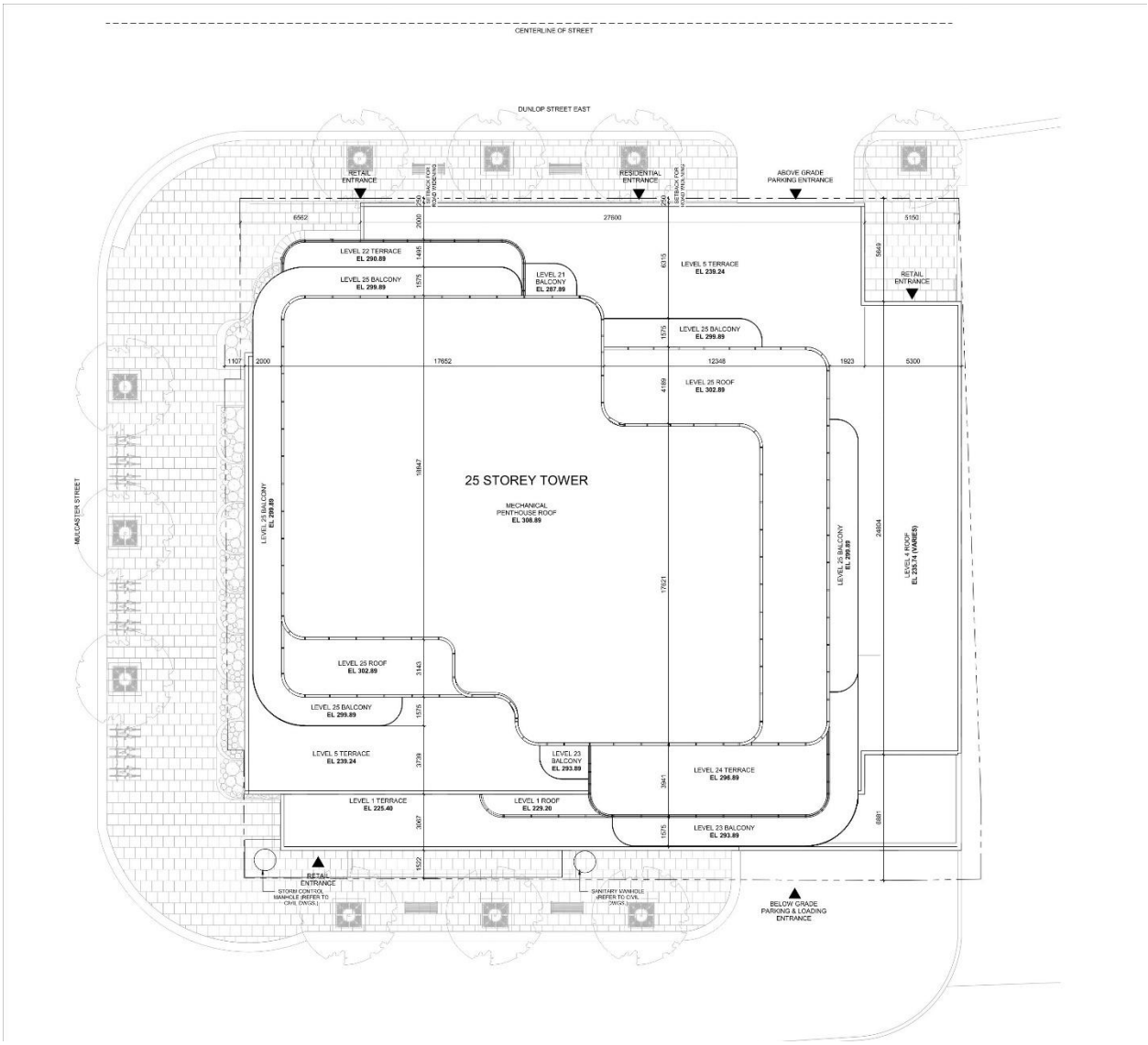
Memo Author:

Michele Freethy, Senior Planner, Development Services

File #:

D30-029-2024

Appendix A - Conceptual Site Plan



Appendix B - Proposed Elevations