

# **DOWNTOWN HOTEL EXPLORATION**

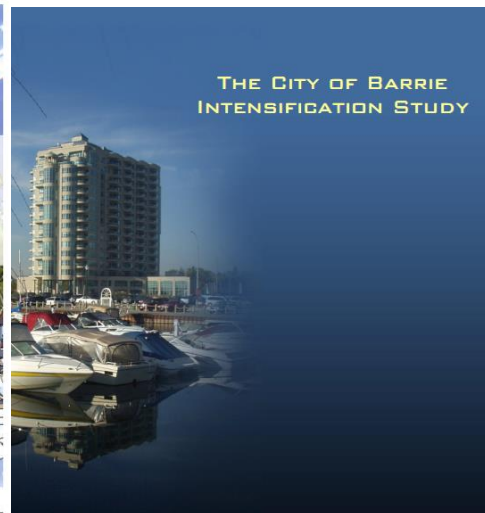
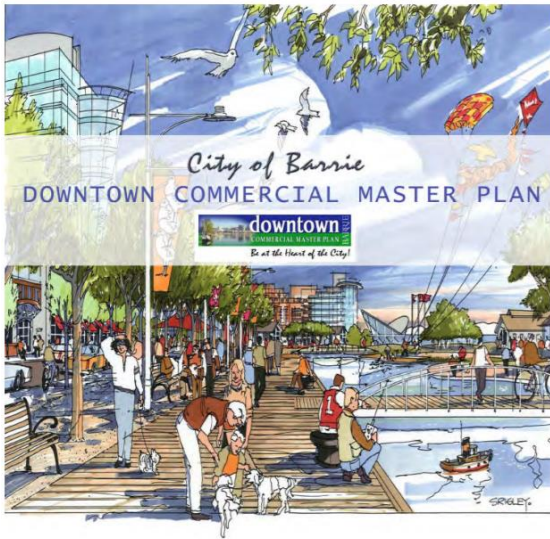
Presented By: Invest Barrie

Date: March 19<sup>th</sup>, 2018



# Vision for a Downtown Hotel

- A long-standing vision for a hotel development in the downtown core, including the Downtown Commercial Master Plan dating back to 2006
- Previous plans have explored the opportunity for a hotel in the downtown



# Vision for a Downtown Hotel

- A hotel in the downtown will drive economic benefits to the urban growth centre and City as a whole by:
  - Further activating the downtown core and waterfront with visitors, residents and customers;
  - Increased tourism activity
  - Attract complimentary business and drive employment opportunities in the core

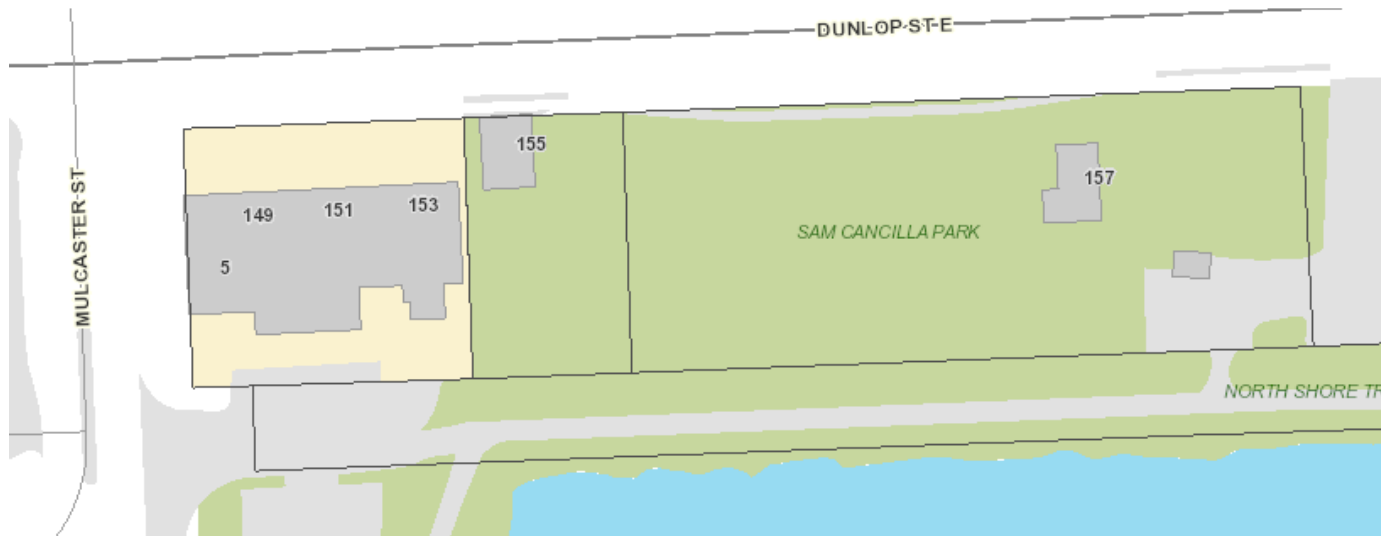


Image: Streetworks Studio



Image: Hargreaves Associates

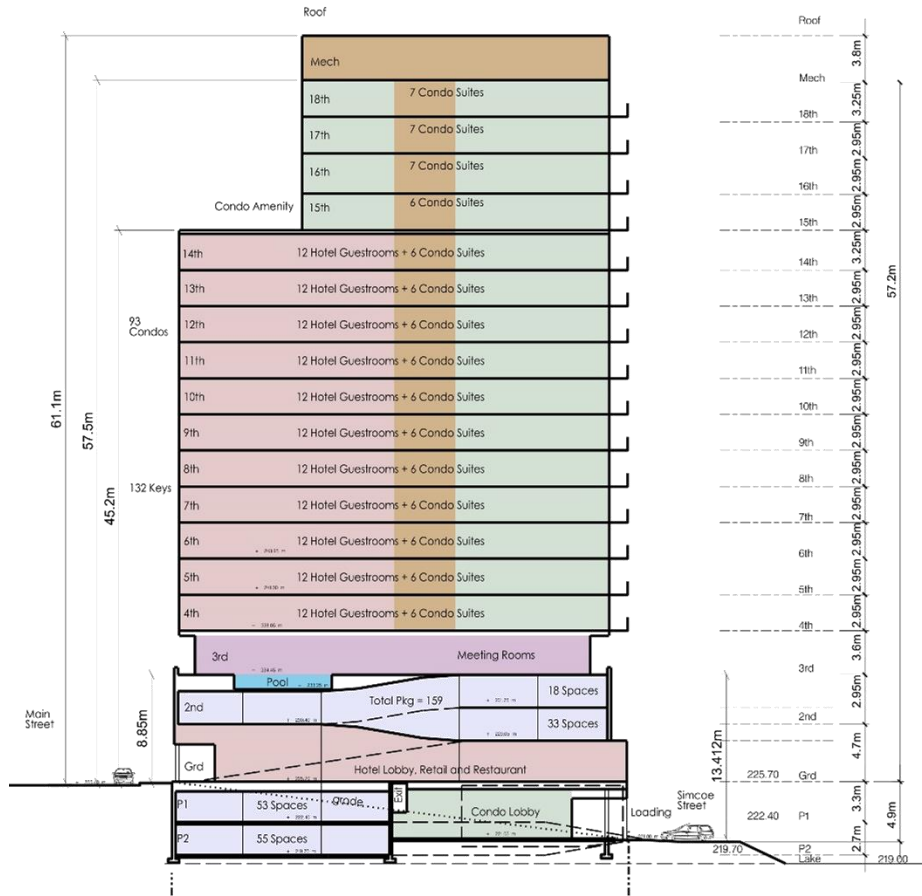
# Location and Concept



*Development Concept Only*

- 149-153 Dunlop Street East – Hotel/Condominium
- Create a gateway and anchor that enhances the downtown and connection to the waterfront
- No Formal application has been received for a development
- Engaged and responsive Developer and a global hotel brand

# Proposed Hotel Opportunity



## 18 -19 Storey Building:

- Approximately 132 Hotel Guest Rooms and 93 Residential Units
- Ground Floor Commercial
- Animation of all sides of building to promote connections to the waterfront
- Built form that is stepped and reflects high quality urban design

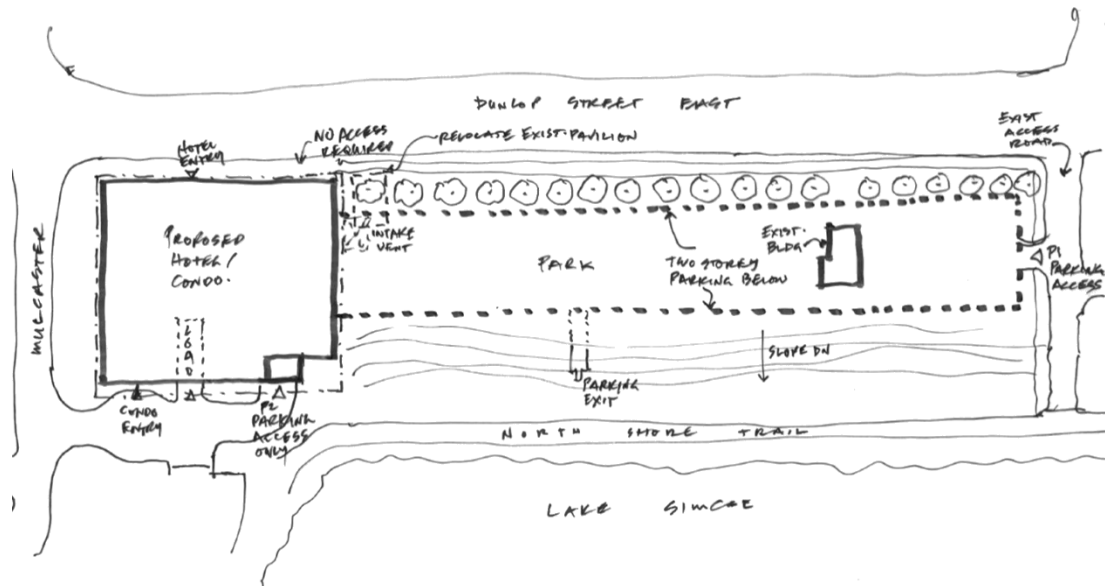
*No formal application has been received for a development. This is a preliminary concept only.*

# Consideration: Parks Above Parking



# Exploring the Park over Parking Model

- In order for us to explore this model, Staff are seeking Council authorization to include further explore the opportunity at 149-157 Dunlop Street East with the potential to:
  - Complete the long-standing vision for a downtown Barrie hotel;
  - Enhance Sam Cancilla Park's aesthetic and functionality beyond traditional park improvements; and,
  - Adaptively re-use an old City reservoir otherwise not utilized, if possible.



# Sam Cancilla Park

*An important piece of our history and will remain an important part of our future*



- The public park will be operated by the City and enhanced for the community
- It will continue to honour Sam Cancilla
- The Kiwanis Pavilion will remain a park fixture



# Opportunities for Enhancements to Sam Cancilla Park:



*\*Sketch is for illustration purposes only. Design to be completed at a later date.*

# Exploration: Park Over Parking Model

- Key items to be explored in next steps:
  - Leasing underground Municipal Property
  - Creating a legal survey to differentiate the surface from the sub-surface
  - Feasibility to utilize abandoned reservoir for underground parking
  - Enhanced park improvements (i.e. grading, bury overhead wires, aesthetic, etc.)



*\*Sketch is for illustration purposes only.  
Design to be completed at a later date.*

# Exploration Principles

1. The City retain ownership of 155-157 Dunlop Street East (Sam Cancilla Park);
2. The sub-surface (underground) of the park be considered for lease only;
3. The surface of Sam Cancilla Park be preserved as public open space and the Kiwanis Pavilion remain a feature of the park;
4. Engagement between Developer, City and public the existing public consultation process on the park design;
5. The City achieving fair market value or equivalent for leasing;
6. Exploration of the 'park over parking' solution to include opportunities to
  - improve overall grade of Sam Cancilla Park;
  - improve access/connections to North Shore Trail
  - aesthetic or use improvements to Sam Cancilla Park;
  - adaptive re-use of the reservoir underground
  - retaining existing buildings within Sam Cancilla Park (pump house).

