

149 Dunlop Street East

Public Meeting

February 26, 2025



Dunlop St E

Simcoe St

SUBJECT SITE



SURROUNDING AREA

NORTH

- Commercial/Retail Uses
- Mixed Use Building with 2 towers



EAST

- Sam Cancilla Park
- Condominium (under construction)



SOUTH

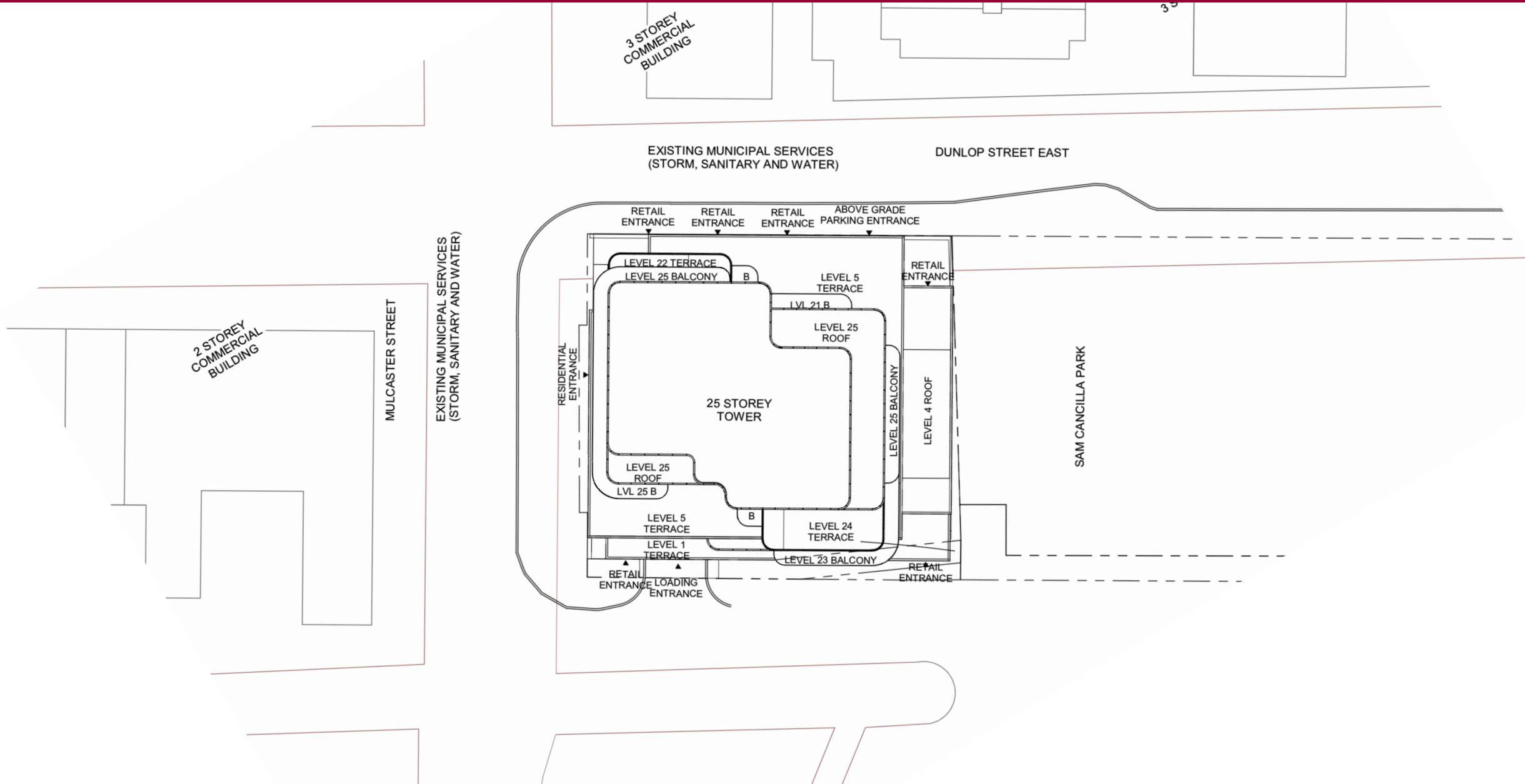
- Parking Lot
- Barrie North Shore Trail
- Heritage Park



WEST

- Commercial/Retail Uses

SITE PLAN



PROPOSAL OVERVIEW

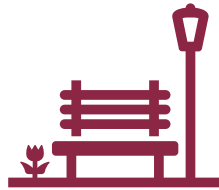
Project Statistics

Parking



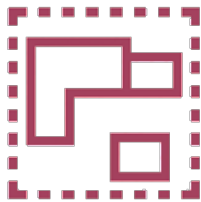
122 Tenant Spaces
13 Visitor Spaces

Amenity Space



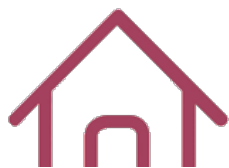
Indoor: 369 m²
Outdoor: 193 m²

Lot Area

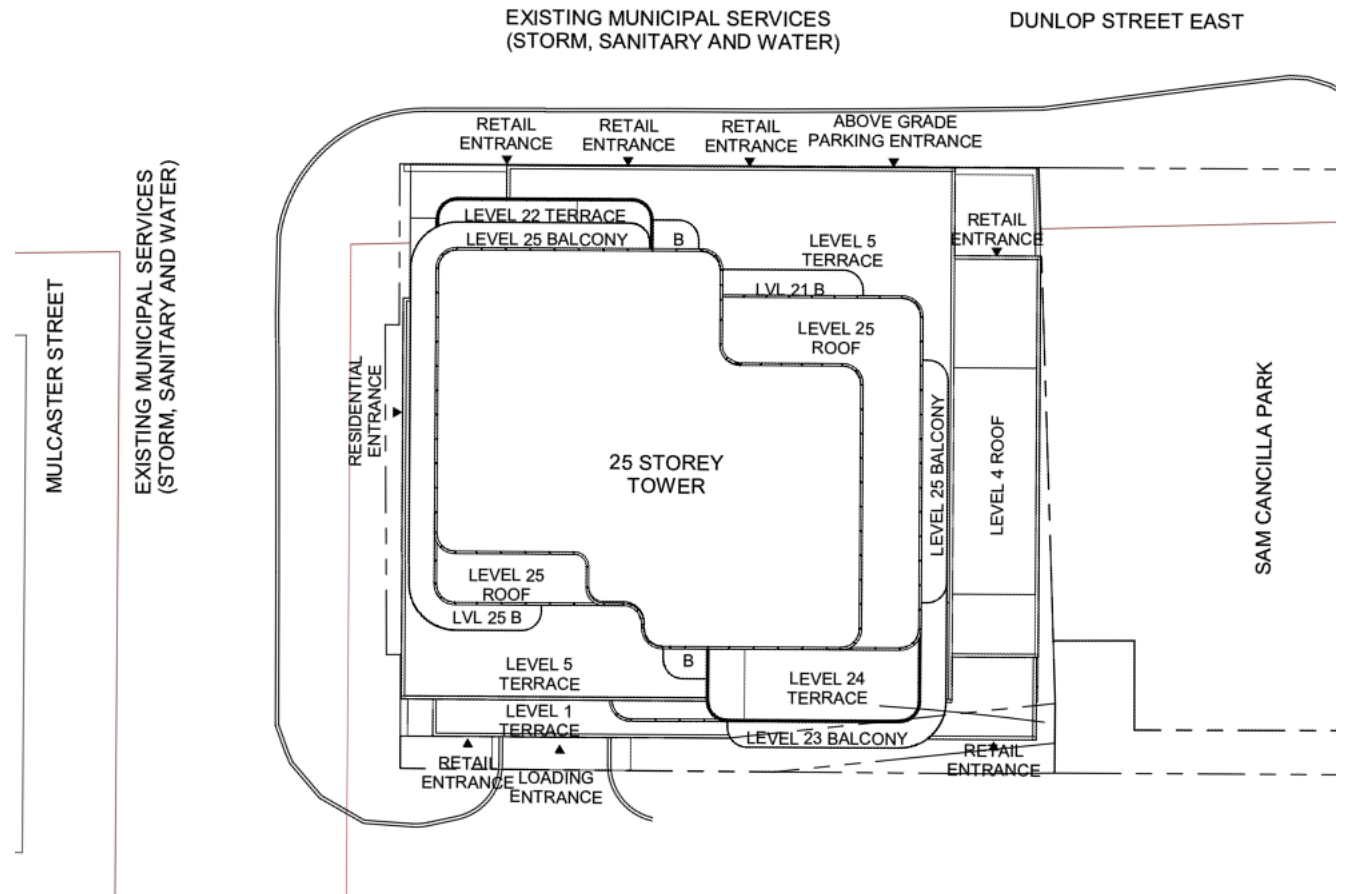


Site Area = 1,523 m²
Residential GFA = 14,380 m²
Commercial GFA = 822 m²

Unit Breakdown



Studio: 1 unit
1-Bedroom: 73 units
2-Bedroom: 43 units
3-Bedroom: 43 units
Total Units: 160



RENDERED VIEW 1



RENDERED VIEW 2



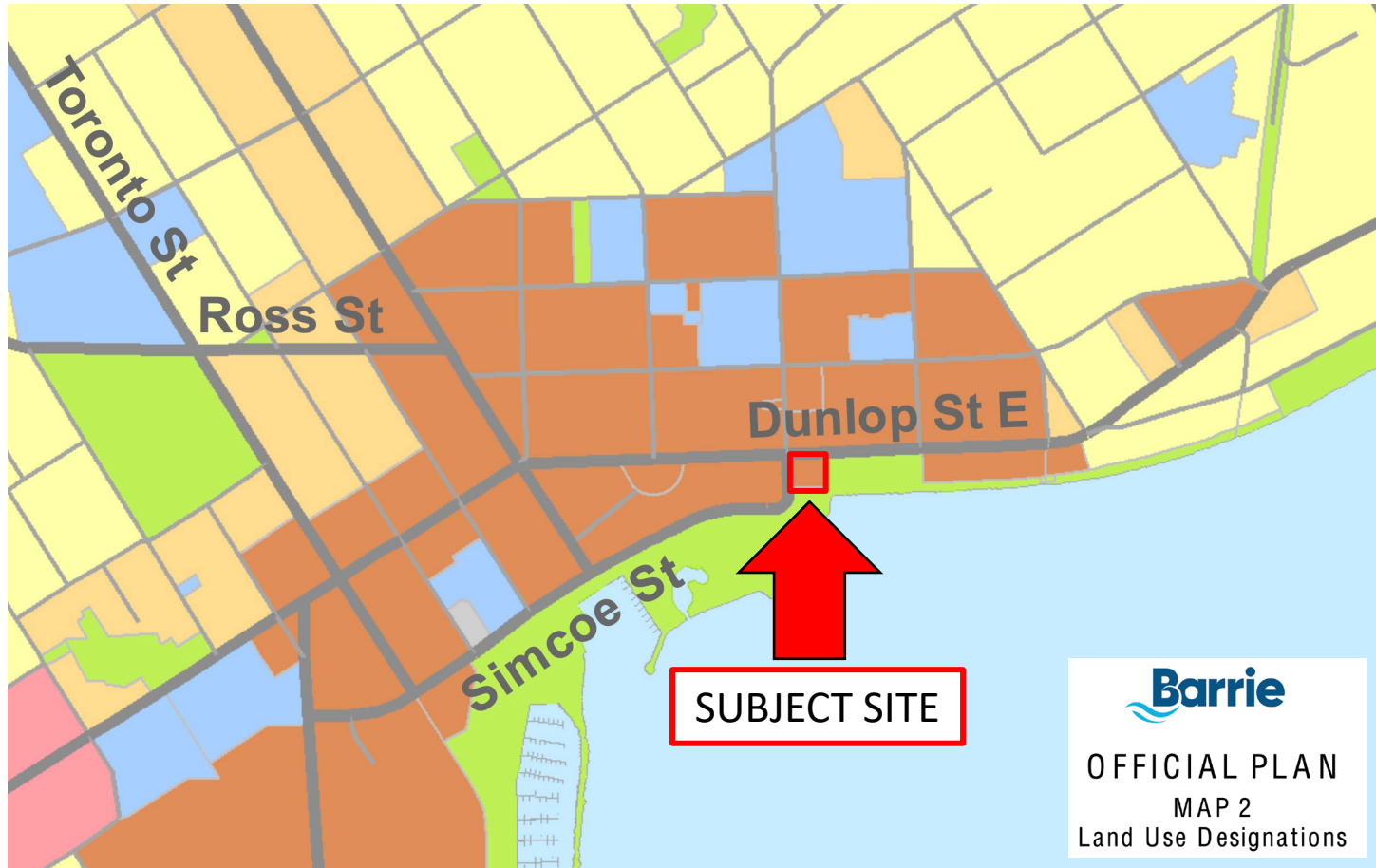
RENDERED VIEW 3



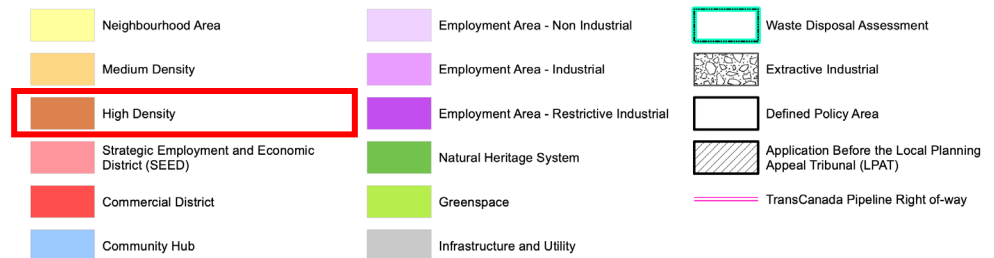
RENDERED VIEW 4



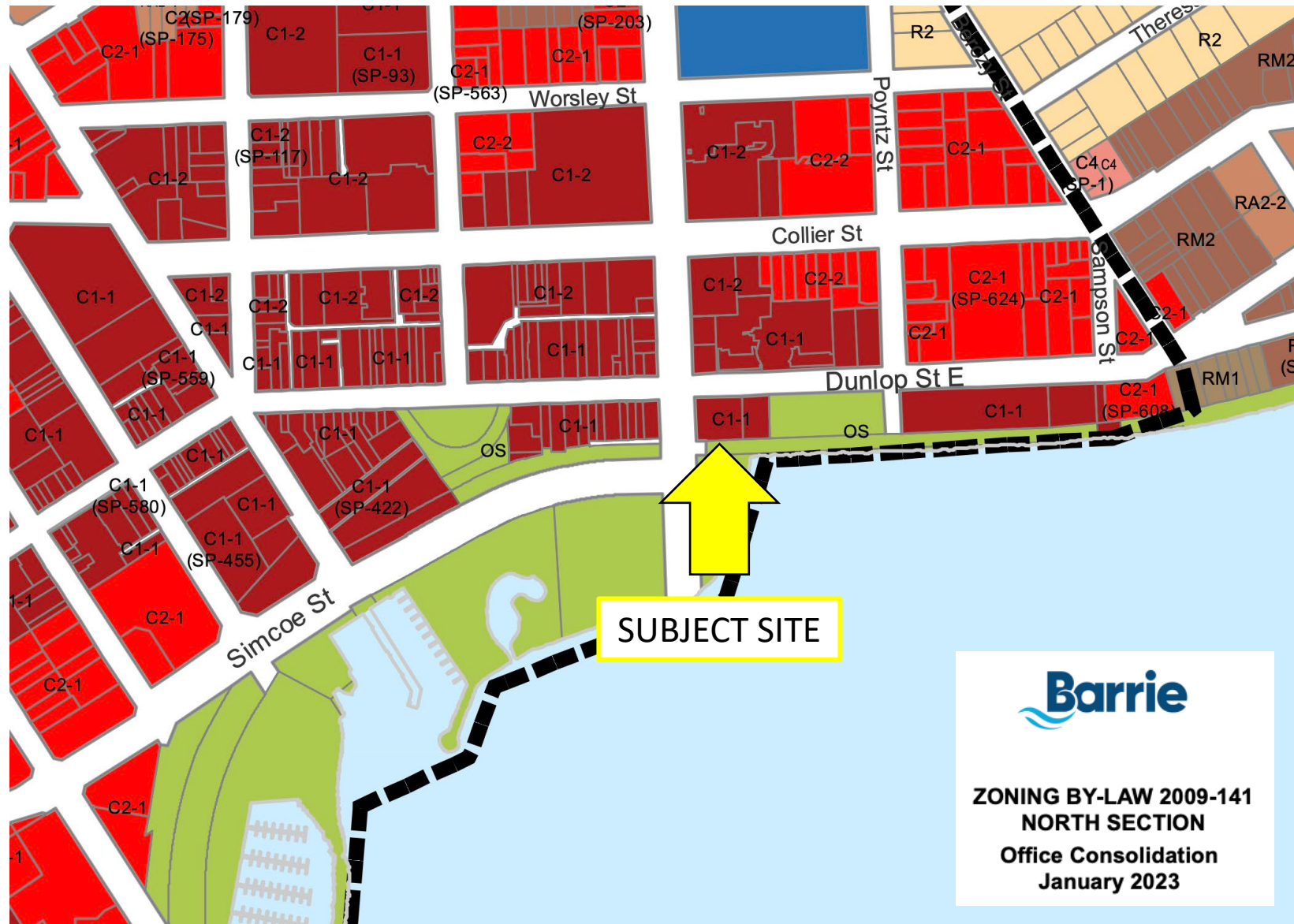
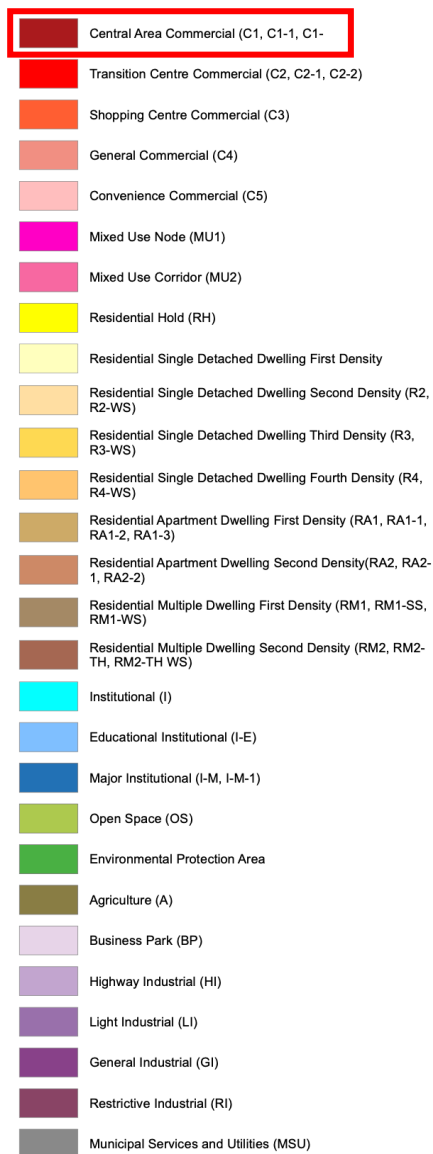
OFFICIAL PLAN DESIGNATION



- Designation = High Density
- Proposed development conforms to the OP
- OPA not required



ZONING BY-LAW 2009-141: NORTH SECTION



**ZONING BY-LAW 2009-141
NORTH SECTION
Office Consolidation
January 2023**



ZONING BY-LAW AMENDMENT

- Subject site is currently zoned C1-1 (residential and commercial uses are permitted)
- Amendment required to create site-specific performance standards for proposed building, including:
 - Reduce minimum parking rate from 1.0 to 0.6 spaces per unit
 - Increasing the maximum gross floor area to 1,000% of the lot area
 - Increasing the maximum building height to 80 metres (25 storeys)
 - Exempting certain requirements related to building set-backs, minimum coverage for, gross floor area and location of commercial uses, the minimum requirement for consolidated outdoor amenity area, AND the minimum required landscaped buffer along side and rear lot lines.

QUESTIONS?

