



## DEVELOPMENT SERVICES MEMORANDUM

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2021  
Pending #:

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**TO:** MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

**FROM:** L. JUFFERMANS, PLANNER

**NOTED:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES  
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** PUBLIC MEETING: PROPOSED ZONING BY-LAW AMENDMENT FOR 284 AND  
286 DUNLOP STREET WEST AND 119 AND 121 HENRY STREET

**DATE:** SEPTEMBER 21, 2021

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The purpose of this Memorandum is to advise members Planning Committee of a Public Meeting for a Zoning By-law Amendment application submitted by MHBC Planning on behalf of Arten Development Group for lands known municipally as 284 and 286 Dunlop Street West and 119 and 121 Henry Street and legally described as Lot 21 and Part of Lot 22 South Side of Henry Street and Part of Lots 29 and 30 North Side of Elizabeth Street on Registered Plan 211 in the City of Barrie.

The application proposes to amend the zoning of the subject lands from 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node' (MU1)(SP-XXX) with site-specific provisions.

The application, if approved, would facilitate the development of a 16-storey mixed use residential building, containing 124 rental units, and 1,052 square metres of commercial office and retail space together with underground and surface parking (see Appendix "A" – Site Plan and Appendix "B" – Building Elevations).

The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 2](#).

### Background

The subject lands are comprised of four existing rectangularly shaped lots located at the north side of Dunlop Street West and south side of Henry Street, west of Anne Street and east of the Highway 400 corridor. The subject lands are 0.35 hectares (0.87 acres) in area and have approximately 37.5 metres of frontage on Dunlop Street West and 32.29 metres of frontage on Henry Street.

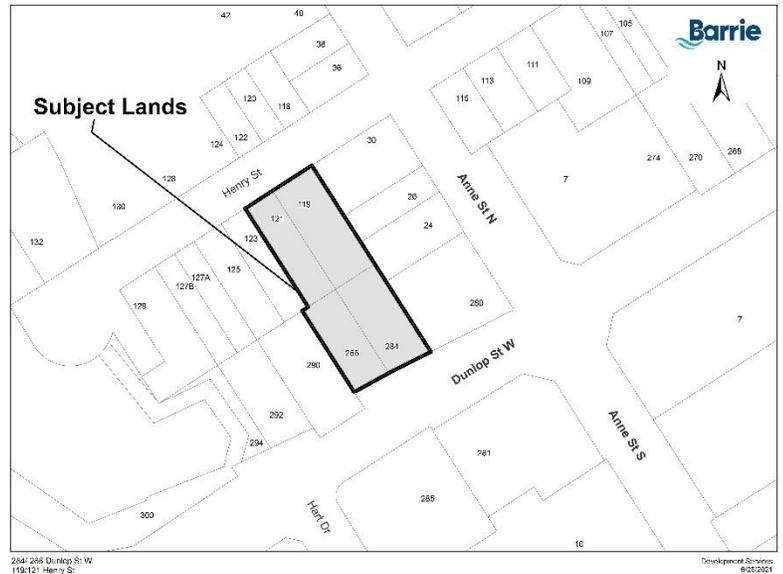
The subject lands are currently occupied with a two-storey commercial building and parking area fronting onto Dunlop Street West, and two 1.5-storey single detached residential dwellings fronting onto Henry Street.

The land uses immediately surrounding the site include:

- **North:** 1- and 2-storey single detached residential with institutional and commercial uses fronting onto Anne Street;
- **East:** 2-storey mixed use commercial/retail with ground floor automotive and convenience sales, a residential apartment and single detached residential uses;
- **South:** Mixed use commercial retail plaza and stand-alone buildings; and
- **West:** 1-storey automotive sales and commercial plaza with future changes planned as part of Highway 400 interchange work.

The subject lands are located within close proximity to a range of residential, commercial, institutional, and recreational uses. The subject lands are located within walking distance of a number of transit routes with 7 transit stops within a 100 metre radius and the Allandale Waterfront GO and future Allandale Mobility Hub 1.5 kilometers to the southeast.

The subject property is designated 'General Commercial' and 'Residential' as identified on Schedule 'A' – Land Use in the City of Barrie Official Plan. The subject property is also located within the Dunlop and Anne Street Primary Intensification Node and along the Dunlop Street West Primary Intensification Corridor in accordance with Schedule 'I' – Intensification Areas in the Official Plan.



According to Section 4.9 – Mixed Use Policies in the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the policies contained in Section 4.2 – Residential and 4.3 – Commercial which would permit medium and high-density residential developments with commercial and/or institutional uses at the ground level.

The application was submitted to the City and deemed complete on June 28, 2021. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

#### Neighbourhood Meeting

A Neighbourhood Meeting was held on March 25, 2021, with approximately 12 residents and the Ward 2 Councillor Keenan Aylwin, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Existing and increased traffic, safety and parking concerns with Henry Street and access to Anne Street;
- Height, visual and privacy impacts upon surrounding uses;
- Potential impacts associated with building including reduced air quality and dust/noise from construction activity; and
- A desire to see affordable housing units included in the development.

#### Zoning – Site Specific Provisions

The site specific provisions proposed for the subject property would permit a reduction in the landscape buffer width, allow for an increase in maximum building height, a reduction in the number of commercial parking spaces and a reduction in unconsolidated amenity space area.

The proposed site specific zoning provisions are listed in Table 1 below.

**Table 1:  
Proposed Site-Specific Zoning Provisions – 284 and 286 Dunlop Street West and 119 and 121 Henry Street**

Zoning Standard		Required – MU1 Zone	Proposed
Front Yard Setback	Min.	1 m for 75% of frontage	14m from future MTO property line 12.3m from future City of Barrie property line
	Max.	5m for 25% of frontage	
Side Yard Setback		No minimum	1.24 m
Rear Yard Setback (min. Abutting Street or Laneway)		1.5 m	29.85 m
Front Façade Step-back (min.)		45 degree angular plane at height above 80% equivalent right-of-way using 3m min. step-backs	3.0 m (starting from 5 <sup>th</sup> floor) 4.5 m (starting from the 15 <sup>th</sup> floor)
Rear Façade Step-back (min.)		45 degree angular plane above 7.5m using minimum 3m step-backs	3.0 m (starting from 5 <sup>th</sup> floor) 4.5 m (starting from the 15 <sup>th</sup> floor)
Ground Level Floor Height (min.)		4.5 m	4.5 m
Minimum Coverage for Commercial uses (% of first storey GFA)		50%	74.88%
Building Height	Min.	10.5 m	51.0 m
	Max.	25.5 m	
Parking	Residential	1 space/unit (min.) 124 spaces	1.0 spaces/unit 124 spaces
	Commercial	1 space/30m <sup>2</sup> commercial GFA 36 spaces	<b>1 space/46m<sup>2</sup> commercial GFA 23 spaces</b>
Landscape Buffer (adjacent to Residential Zone)		3.0 m min.	1.26 m
Outdoor Amenity Space		12 m <sup>2</sup> per unit (1,488 m <sup>2</sup> )	<b>6.25 m<sup>2</sup> per unit (775 m<sup>2</sup> – outdoor) (207 m<sup>2</sup> – indoor)</b>

Planning and Land Use Matters Under Review:

The subject application is currently under review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Regional Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Compatibility with surrounding land uses, particularly Henry Street and surrounding residential uses and how the development relates to shadowing, wind, step-backs, landscape buffers and fencing;
- Impacts on traffic and parking including the interface with Dunlop Street, parking availability along Henry Street and impacts on the Henry Street and Anne Street North intersection;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Dunlop Street West and Henry Street;
- Confirmation that the proposed development can be supported by existing services and infrastructure;
- Ensuring that the development meets the operational standards of the City's Fire and Emergency Services Department;



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- Preservation of private, public, and shared vegetation; and
  - That any future changes to the MTO Highway Corridor and municipal right-of-way are considered and accommodated within the proposed redevelopment of the site.

### Next Steps

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings will be considered as part of the final recommendations in the Planning staff report. Planning staff are targeting the first quarter of 2022 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment application. If approved, a subsequent application for Site Plan Control would be required.

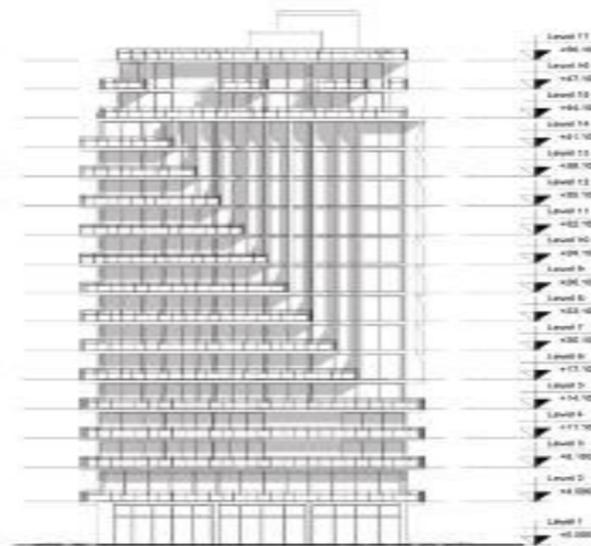
If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at [logan.juffermans@barrie.ca](mailto:logan.juffermans@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                  Appendix "B" – Building Elevations

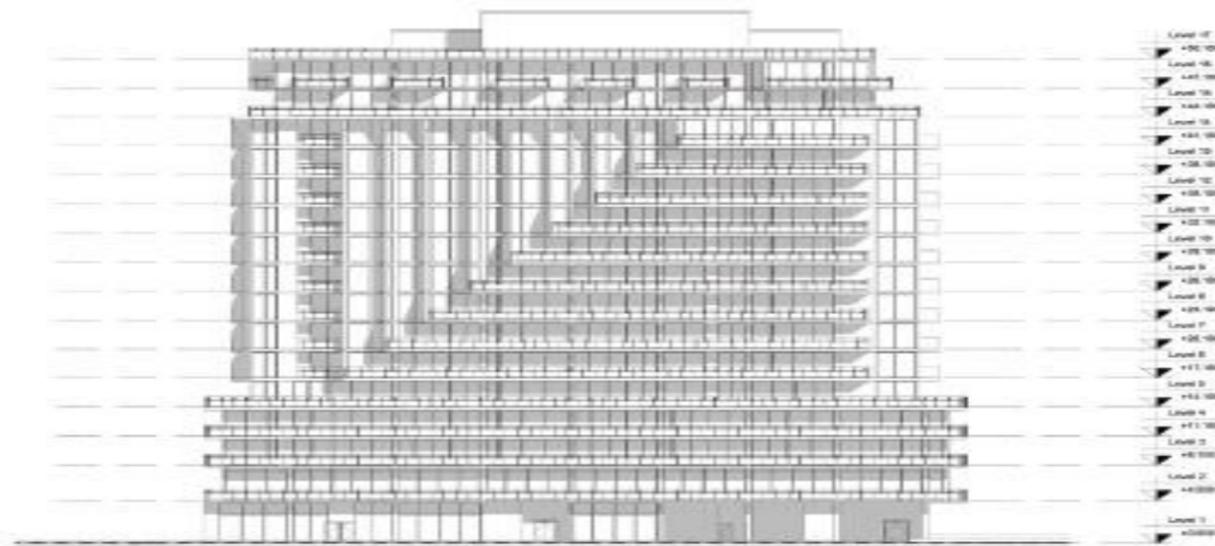


APPENDIX "B"

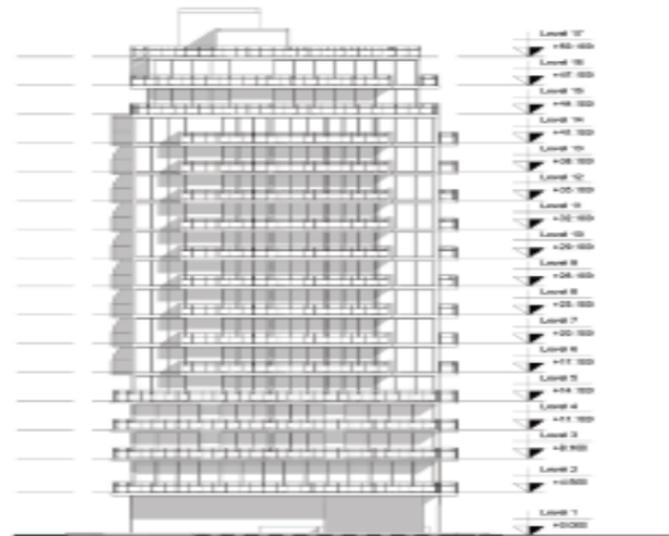
Building Elevations



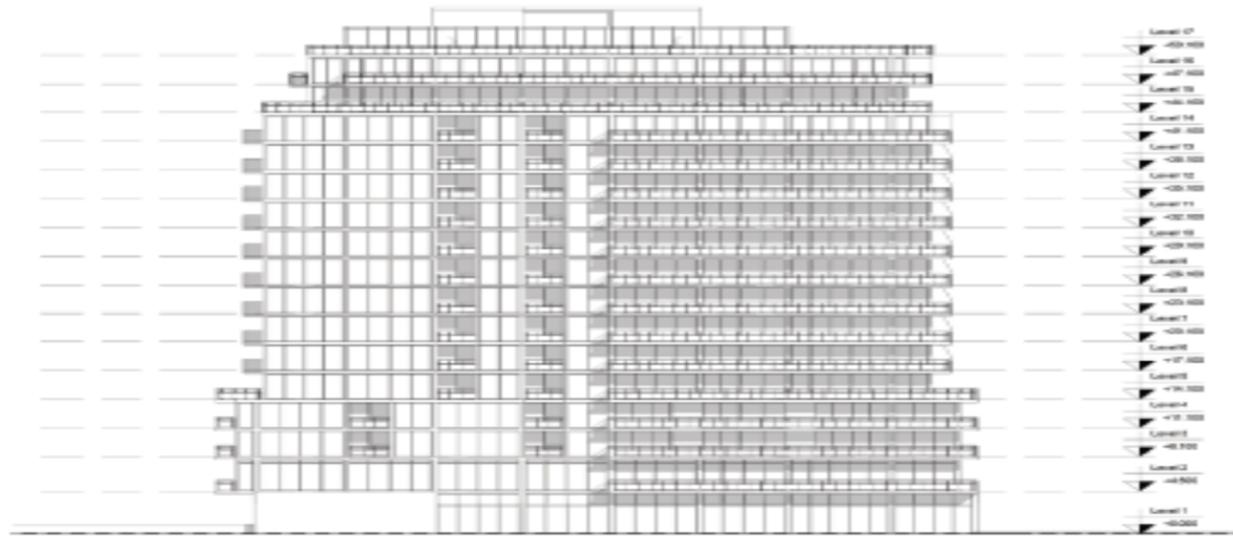
South  
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East  
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North  
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West  
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Appendix "B" – Continued...

