

149 Dunlop Street East

# Neighbourhood Meeting

March 4th, 2024

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# SUBJECT SITE





# SURROUNDING AREA

## NORTH

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



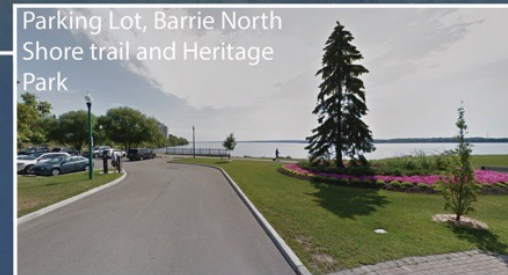
## EAST

- Sam Cancilla Park
- Condominium (under construction)



## SOUTH

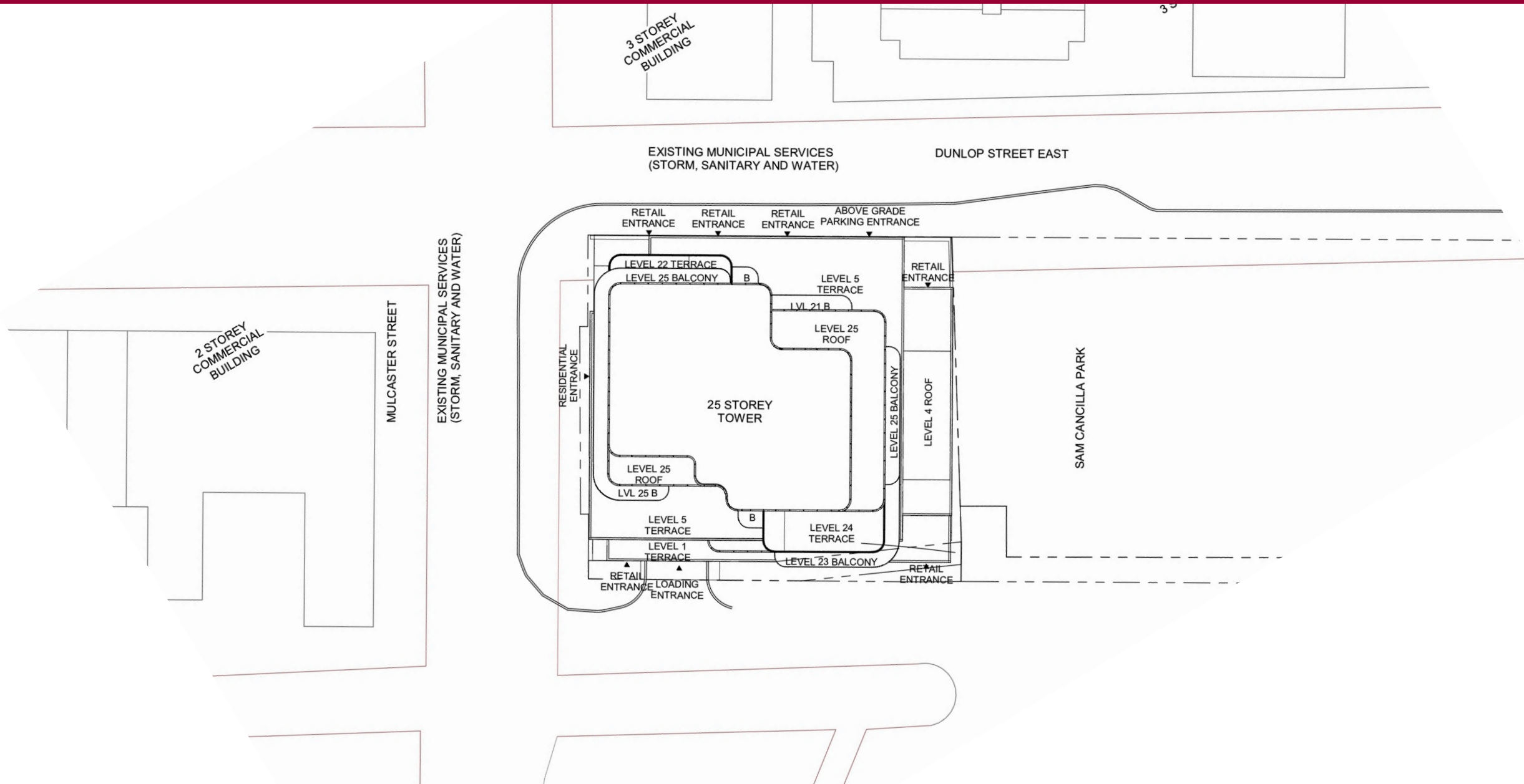
- Parking Lot
- Barrie North Shore Trail
- Heritage Park



## WEST

- Commercial/Retail Uses

# SITE PLAN





# PROPOSAL OVERVIEW

## Project Statistics

### Parking



147 Tenant Spaces

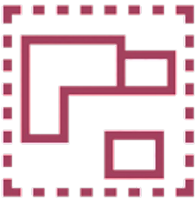
### Amenity Space



Indoor: 369.13 m<sup>2</sup>

Outdoor: 193.47 m<sup>2</sup>

### Lot Area



Site Area = 1,523.20 m<sup>2</sup>

Residential GFA = 14,524.09 m<sup>2</sup>

Commercial GFA = 693.44 m<sup>2</sup>

### Unit Breakdown

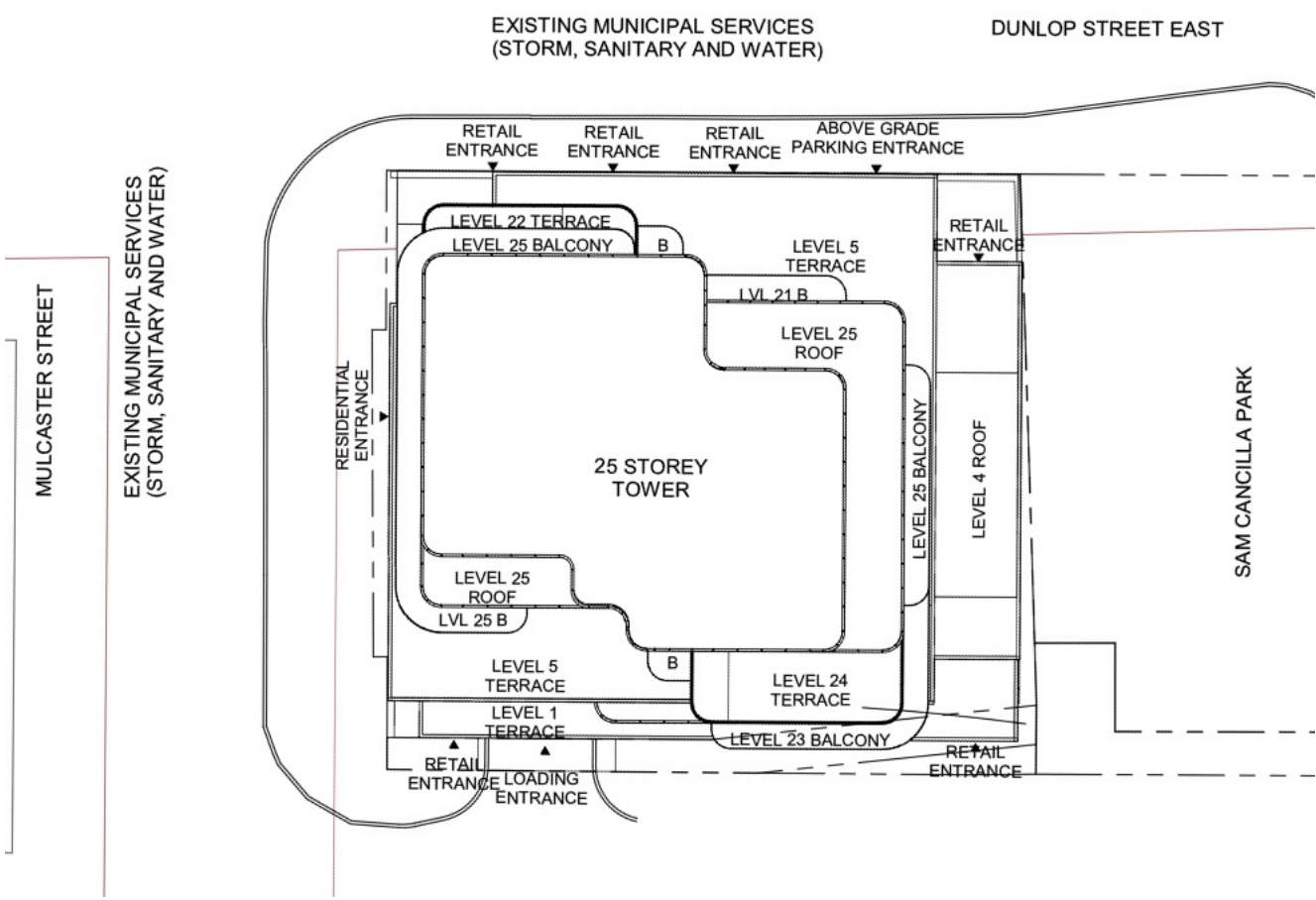


1 Bedroom: 72 units

2 Bedroom: 43 units

3 Bedroom: 43 units

**Total Units: 160**





# RENDERED VIEW 1





# RENDERED VIEW 2





# RENDERED VIEW 3



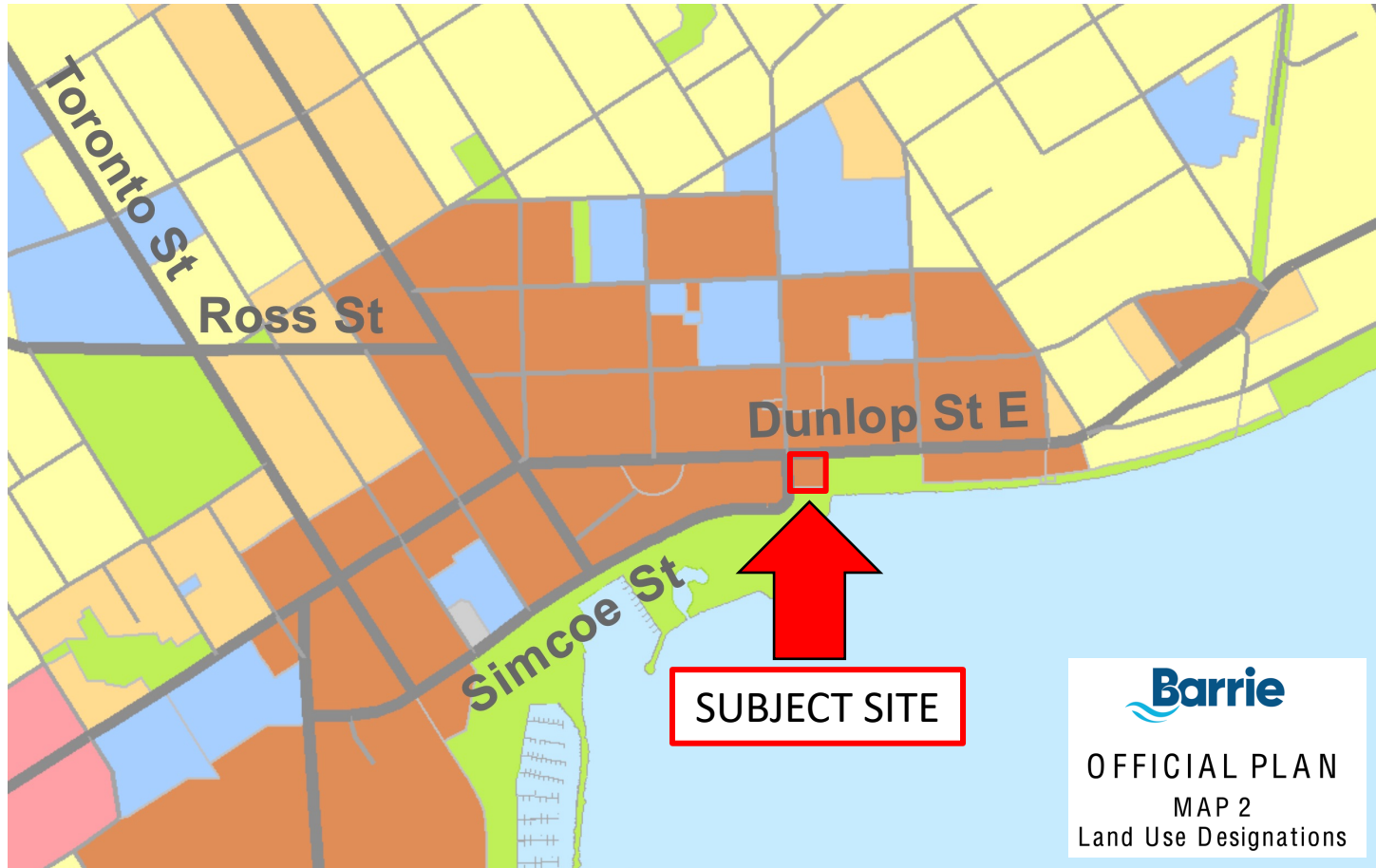


# RENDERED VIEW 4

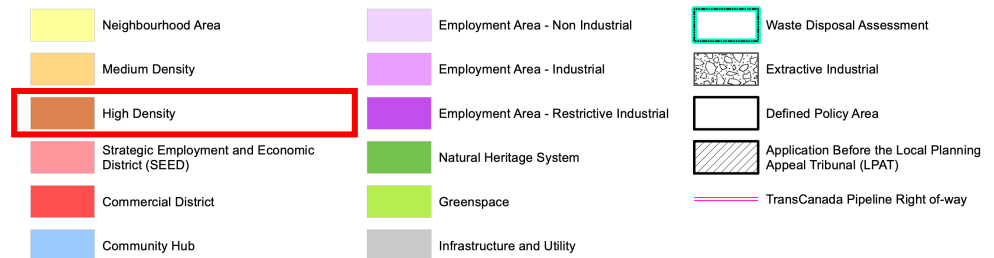




# OFFICIAL PLAN DESIGNATION

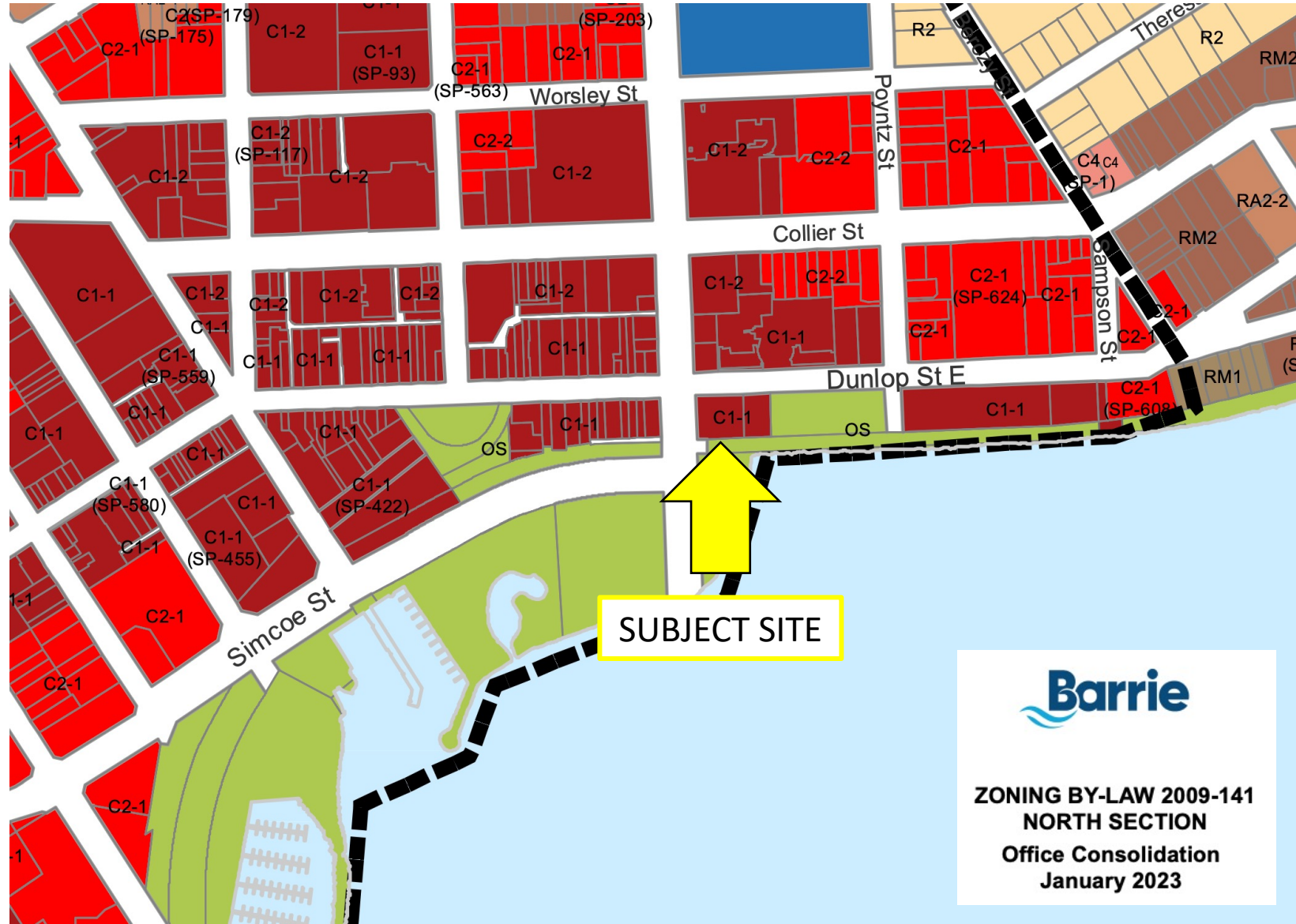
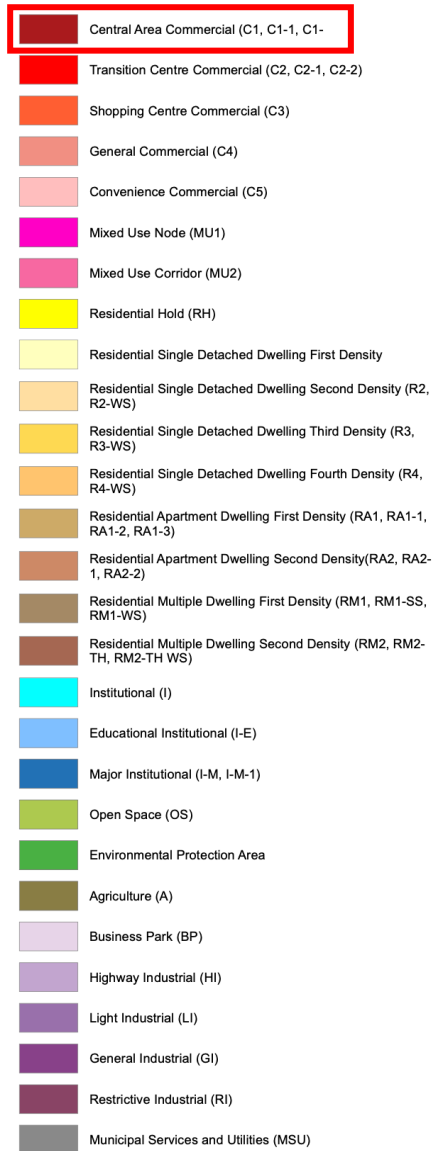


- Designation = High Density
- Proposed development conforms to the OP
- OPA not required





# ZONING BY-LAW 2009-141: NORTH SECTION





# ZONING BY-LAW 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 0.9 spaces per unit
  - Increasing the maximum gross floor area to 1,000% of the lot area
  - Increasing the maximum building height to 70.66 metres (25 storeys)
  - Exempting certain requirements related to building step-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?

