

PREPARED FOR:
Dunlop Developments (Barrie) Inc.

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URBAN DESIGN REPORT

149 Dunlop Street East,
Barrie

SGL
Planning & Design Inc.



**Planning
& Design
Inc.**

149 DUNLOP STREET EAST
BARRIE, ON
L4M 1B2

✉ cjay@sglplanning.ca
T (416) 923-6630
F (416) 923-6916

PROJECT

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SECTION

1

INTRODUCTION

**INTRO-
DUCTION**

1.0 Introduction

1.1 Purpose of the Report






This Urban Design Report (Report) has been prepared by SGL Planning & Design Inc. (SGL) on behalf of Blackthorn Development Corporation in support of a Zoning By-law Amendment and Site Plan for 149 Dunlop Street the site in the City of Barrie. The site is situated on the southeast corner of the intersection of Dunlop Street East and Mulcaster Street. The proposal is for a 25-storey mixed-use commercial and residential building with active retail uses on the ground floor, both structured and underground parking, indoor and outdoor private amenity spaces and a high quality public realm.

The intent of this Report is to:

- Illustrate the design aspects of the proposed development;
- Demonstrate compatibility within the surrounding area;
- Highlight the ability of the proposal to implement policy and design direction included within the City of Barrie Official Plan (2023), Urban Design Manual, and Intensification Area Urban Design Guidelines;
- Discuss the design intent; and
- Demonstrate how the proposed development is consistent with the City's vision for mixed-use lands.

1.2 Structure of the Report

This Report is structured as follows:

SECTION 1	SECTION 2	SECTION 3	SECTION 4	SECTION 5
				
Introduction	Existing Site + Surrounding Context	The Proposal	Detailed Design Direction + Policy Analysis	Conclusion
Introduces the purpose and structure of the Report	Describes the existing site conditions and surrounding context	Outlines elements of the proposed development	Demonstrates how the proposal meets City design policy	Concludes and summarizes the Report

SECTION



**SITE +
SURROUNDING
AREA CONTEXT**

**CON-
TEXT**



Subject Site - 149 Dunlop Street East, Barrie

2.0

Site and Surrounding Area Context

2.1 Subject Site

The site is located on the southeast corner of Dunlop Street East and Mulcaster Street. Approximately 0.15 hectares in size, the site has frontages along Dunlop Street East to the north and Mulcaster Street to the west.

A one storey to two storey commercial strip plaza currently occupies a large portion of the site. The site is accessible off of Dunlop Street East and Mulcaster Street and parking is located directly north and south of the building. A public sidewalk is located along the north and west of the site, providing access to the Barrie North Shore Trail, just south of the site.

The proposed development offers an improvement to the existing streetscape through its contemporary tower facade, while complementing the existing heritage fabric along Dunlop Street East through podium design and materiality. The proposed development will also maintain a high quality public realm overlooking the Lake Simcoe Waterfront.

2.2 Adjacent Uses and Surrounding Area

The surrounding area is generally characterized by a mix of commercial and low to high rise residential uses. Directly across the street, to the north of the subject site is a 3 storey commercial building and two 15 storey residential towers with a 3 storey podium to the north, a public park buffered by mature trees and a gazebo to the east, a parking lot and Lake Simcoe to the south, and 2 storey commercial buildings to the west.



Surrounding Subject Site Context



North

3 storey commercial building, and two 15 storey residential towers with 3 storey podium.



East

Sam Cancilla public park with mature trees and a gazebo.



South

Parking lot located in front of Lake Simcoe.



West

2 storey commercial buildings and parking lot.

2.3 Emerging Neighbourhood Context

Barrie's Design Guidelines emphasize compatibility with surrounding streetscapes, built development and natural systems, as well as consideration for the future context of areas in transition. The revitalization of the urban growth centre will play a key role in providing for intensified residential uses and an enhanced public realm.

The urban growth centre serves as the mixed-use core of the surrounding communities, offering residential uses as well as uses that meet the daily needs of residents in proximity to where they live or work. They are intended to have high quality urban design and an intensity of development appropriate to support transit services. Specifically, the emerging context, is envisioned by the City to become a mixed-use, walkable place which includes mid-rise or high-rise building development as appropriate. The Planning Justification Report prepared by SGL Planning & Design Inc. submitted under separate cover as part of this application provides additional detail on the emerging context of the urban growth centre revitalization.

The urban growth centre is the premiere hub for business, residences and visitors in the City, and the revitalization is intended to provide a broad range of uses and be a major focus of economic growth, civic identity and celebration. The Urban Growth Centre is planned to be a complete community, centred on the waterfront and downtown, with the highest densities and widest mix of uses in the City. It is intended to include a diverse and dynamic public realm network including natural heritage features, parks and a multi-modal road network.



Downtown Barrie Memorial Square constructed in 2018

Location and type of Development Applications in Downtown Barrie within a 10-minute walk of the proposed development



Number	Address	Use	Status
PROPOSED DEVELOPMENTS			
A	112 & 136 Bayfield Street, 14 Sophia Street and 113 and 115 Maple Avenue	34 storey mixed use condominium with ground floor commercial uses and 8 townhouse units	In Review
B	49 Collier Street	32 storey mixed use building with ground floor retail	In Review
C	79 Collier Street	15 storey mixed use building with ground floor retail, above ground parking and underground parking	In Review
APPROVED DEVELOPMENTS			
1	113 & 117 Bayfield Street and 6,8 & 12 Sophia Street East	8 storey residential building	Registered
2	17 Sophia St E, 3,5,7,11 McDonald St, 58 & 60 Clapperton St	21 storey tower with a 4 storey podium	Approved
3	67 Owen Street	20 storey mixed use residential with assisted living and ground floor commercial	Approved
4	39-67 Dunlop Street West & 35-37 Mary Street (aka 55 Dunlop St W)	3 storey mixed use towers with ground floor commercial space and 5 levels of above grade parking.	Registered
5	129 Collier Street	Two residential towers, 12 storeys in height	Approved
6	185–205 Dunlop Street East	10 storey mixed use building with ground floor retail	Registered
7	217 Dunlop Street East	15 storey mixed use condominium building with ground floor retail	Approved
8	34-50 Bradford Street	Two residential towers with a shared 6-storey podium, one is 29 storeys and the second tower is 25 storeys.	Approved
9	51 - 75 Bradford St & 20 Checkley St	Four mixed use residential and commercial buildings with a maximum 42 storey height	Approved

2.4 Views and Vistas

Key views from the site are located along Dunlop Street East and Mulcaster Street. The waterfront is visible from the subject site along these two streets.



View of the sloped sidewalk along the subject site leading towards the waterfront.



View of the sloped sidewalk along the subject site leading towards Dunlop Street East.



View of the Barrie North Shore trail along the waterfront and Sam Cancilla Park.



View of the waterfront



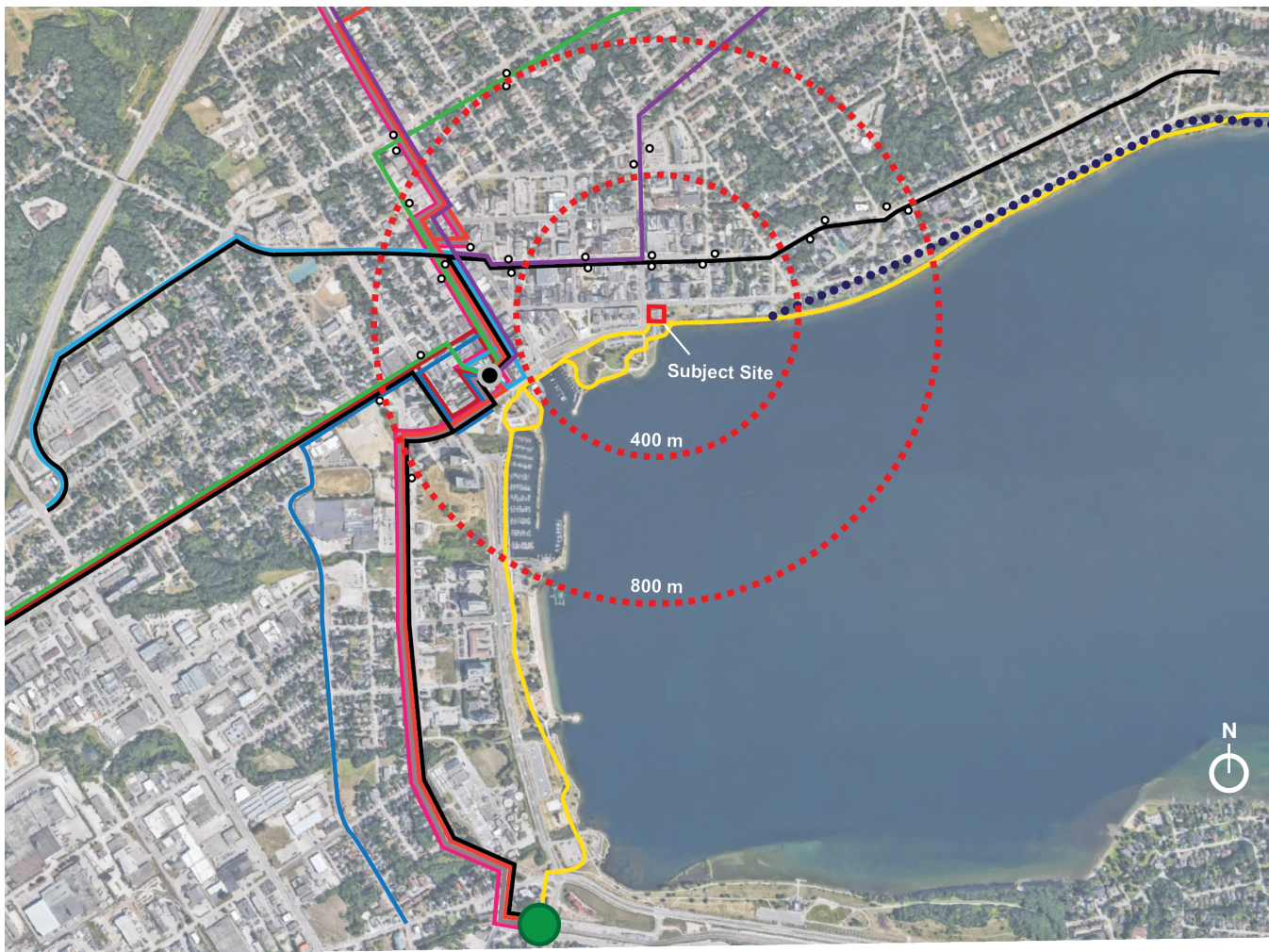
View from the entrance of the parking lot looking towards the waterfront.



View of the accessible gazebo located in Sam Cancilla Park.

2.5 Transportation and Transit

The subject site is located within the Barrie's Downtown core. This site is located just south of three bus transit lined including 8A North, 8B South, and the 100 Red and Blue Express lines. The 8A and 8B lines have bus stops just one block to the north at the intersection of Mulcaster Street and Collier Street. The Express lines have a stop one block to the west at the intersection of Owen Street and Collier. In addition to these bus lines, the subject site is located approximately 500m from the Downtown Barrie Bus Terminal which is the major hub for bus transit in Barrie. All bus transit lines in Barrie stop at the terminal which means other bus lines are accessible through the station. Additionally, several bus lines run from the Downtown Bus Terminal to the Barrie GO Station.



- | | | |
|----------------------------------|------------------------------------|-----------------------|
| — Barrie North Shore Trail | — 5A Edgehill / 5B Wellington | |
| ••••• Multi-Use Trail | — 6A Letitia / 6B College | |
| — 1A Georgian Mall / 1B Welham | — 7A Grove / 7B Bear Creek | |
| — 2A Dunlop / 2B Park Place | — 8A RVH/Yonge / 8B Crosstown/Essa | |
| — 3A Bayview / 3B Painswick | — Express Lines | |
| — 4A East Bayfield / 4B South Go | □ Subject Site | |
| ○ Transit Stops | ● GO Station | ● Barrie Bus Terminal |

2.6 Surrounding Parks, Trails, Open Space and Community Facilities

There are several community services and facilities accessible from the site. There are a variety of cafes and restaurants along Dunlop Street, west of the subject site. Banks and convenience stores are located near the site. These facilities provide existing residents access to some community amenities, with new amenities planned as Downtown Barrie grows and develops.

There are a number of gyms, and a total of seven parks within walking distance providing recreational opportunities and supporting a healthy lifestyle. Sam Cancilla Park abuts the site on its east side and is adjacent to a multi-use recreational trail called the Barrie North Shore Trail. This trail is located along the length of the waterfront and provides access to the public marina. The surrounding community also contains a library, churches, museums, and art centers providing essential programs and services for community members.

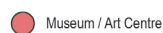
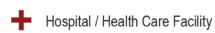
The combination of retail centers, restaurants, and numerous parks, provide the necessary community services to support denser built forms on Dunlop Street.



Legend

Community Amenities

- Marina
- Meridian Square
- Barrie North Shore Trail
- Multi-Use Trail



Parks



Surrounding Parks and Community Facilities Context Map

SECTION



THE PROPOSAL

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3.0

The Proposal

3.1 Design Vision, Guiding Principles and Objectives

The overall vision for the City of Barrie is to become an attractive city, ensure proper transitions between different types of development, and achieve design excellence. Both the Official Plan and City-Wide Urban Design Guidelines direct the creation of an attractive city by prioritizing people, creating human-scaled design that accommodates the City's anticipated intensification and growth, mitigating the impacts of climate change through implementing green development standards, and ensuring that new development appropriately addresses the public realm and the waterfront.

3.1.1 Vision Statement

The proposed development will continue the emerging trend within the City's Urban Growth Centre for high-rise mixed use development on an underutilized site that contributes to creating an attractive City through demonstrating high quality urban design. This will be achieved through a unique undulating building facade design that will act as a landmark abutting the Lake Simcoe waterfront and Barrie North Shore Trailhead with intensification that provides sufficient densities to support transit and active transportation facilities. The unique landscape and streetscape design will invite users and residents to gather, sit, socialize, shop and explore Along Dunlop and Mulcaster Streets while also offering direct waterfront trail connections.



Entrance to the Barrie North Shore Trail from Mulcaster Street

3.1.2 Principles and Objectives

In order to meet the intent of the design vision, the proposed development is guided by the following principles.

The following sets out the design principles for the proposed development:



Provide for a compact high-density, mixed-use development in a downtown core with a variety of unit sizes and retail options to ensure residents can age in place and access a user's daily needs



Establish a unique building facade that fits Dunlop Street's unique heritage character while also providing a contemporary and site-specific tower design



Contribute to the establishment of a high-quality public realm and pedestrian oriented streetscape that provides comfortable spaces for residents to walk, sit and gather



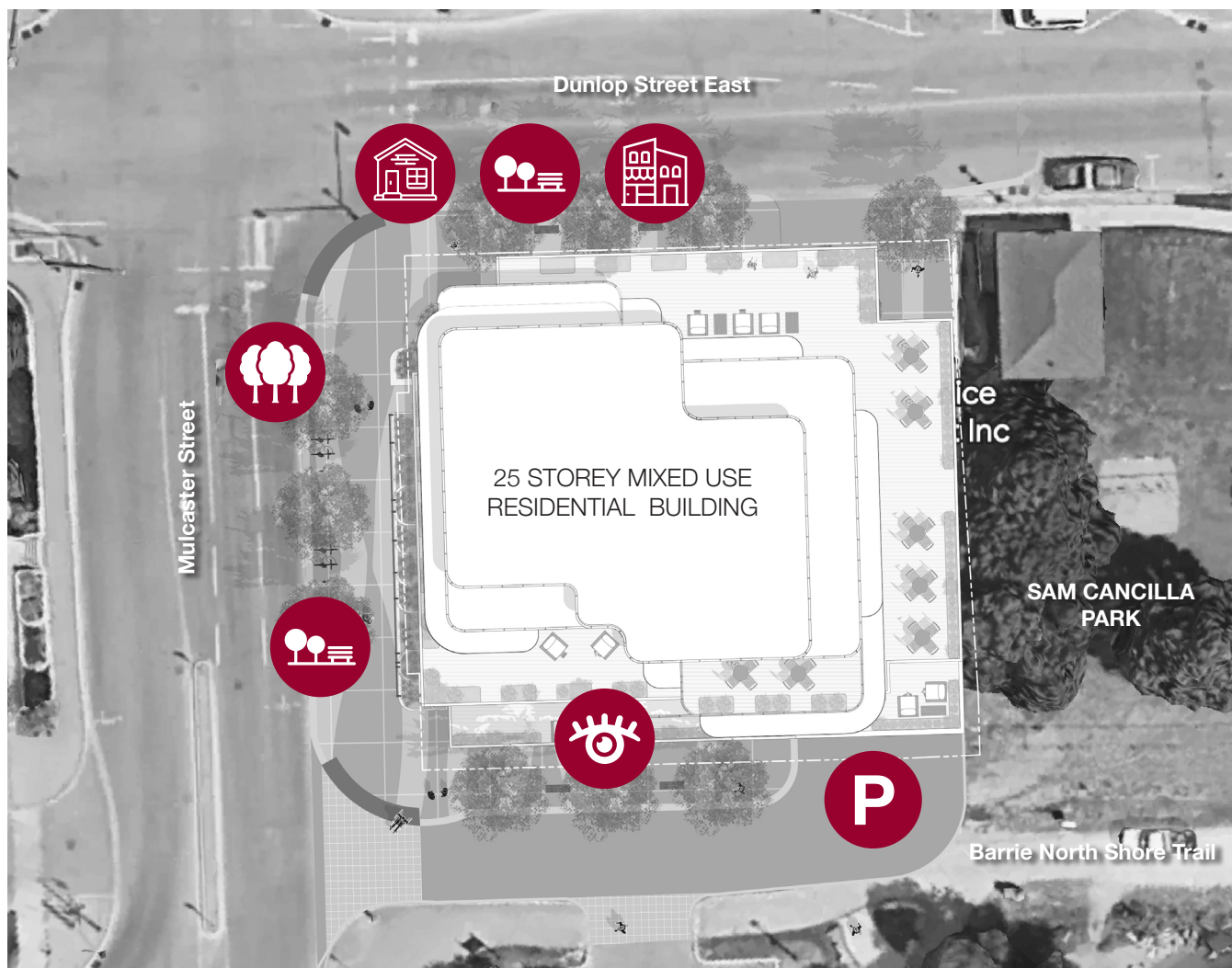
Contribute to the urban tree canopy by providing shade trees in the public boulevard

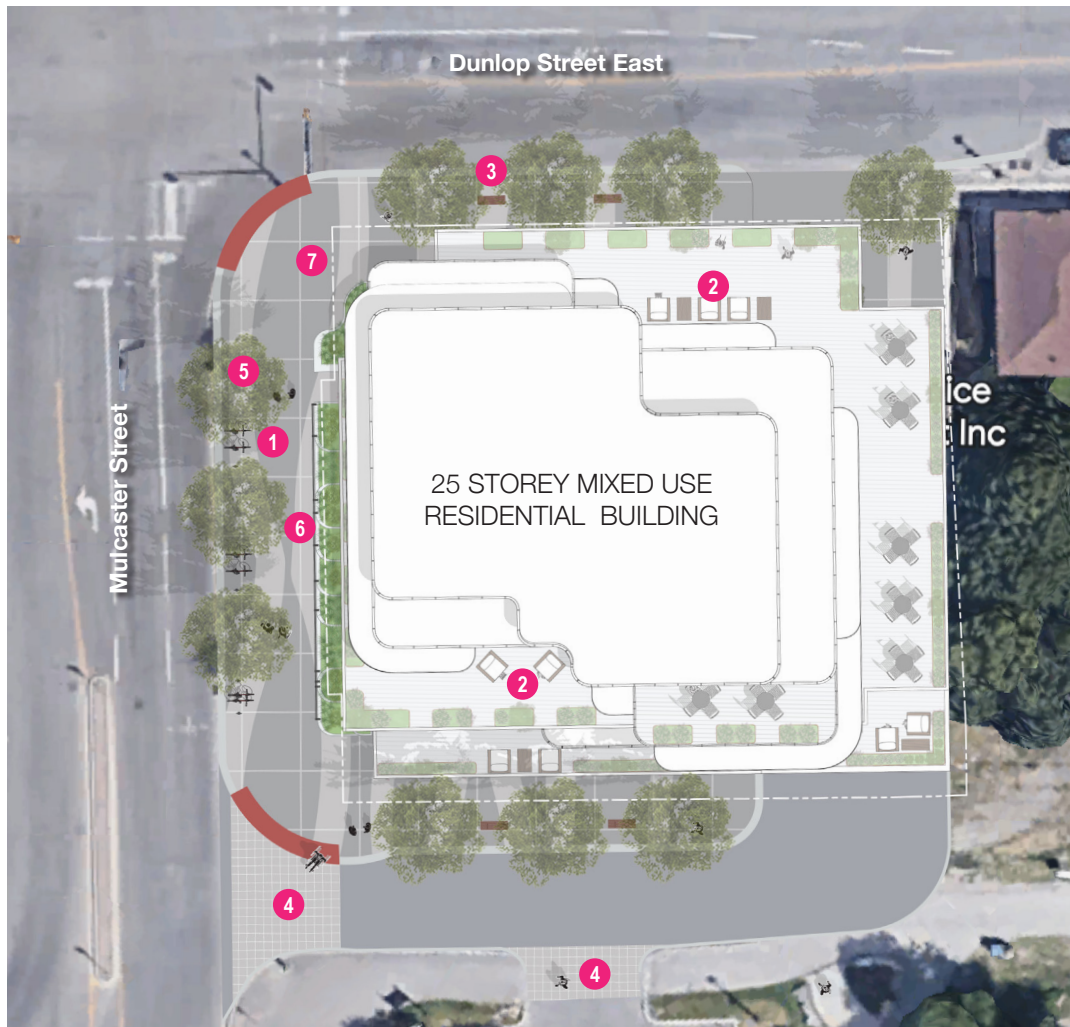


Provide access as well as views to the Lake Simcoe waterfront and Barrie North Shore Trail



Mitigate against the impacts of runoff by directing all parking underground and in above ground structure





- 1 BIKE RACKS
- 2 ROOFTOP PATIO SEATING
- 3 BENCH
- 4 CROSS WALK
- 5 STREET TREES IN GRATE
- 6 RAISED PLANTER BED + RAILING
- 7 PATTERN ON PAVERS

3.2 Development Plan

The proposed development is for a 25 storey mixed-use retail and residential building located in an area of growth and intensification. The building will provide 2 storeys of underground parking, ground floor retail uses fronting Dunlop Street, and 2 additional floors of structured parking.

The proposed development is located within the mixed-use main street Intensification Area, which directs redevelopment of underutilized sites, compatible intensification with the existing heritage fabric along Dunlop Street, and the construction of mixed-use buildings with retail at grade and residential above to allow residents to live, work and recreate within the Urban Growth Centre.

The building provides the following unit breakdown:



193 m² of balcony, rooftop and at-grade outdoor amenity space



369 m² of indoor amenity space



822 m² of ground floor commercial/ space



160 units
 Studio 1 unit
 1 Bed/1 Bed+Den 73 units
 2 Bed/2 Bed+Den 43 units
 3 Bed/3 Bed+Den 43 units



135 underground parking spaces + 34 bicycle parking spaces

SECTION



DETAILED DESIGN DIRECTION + POLICY ANALYSIS

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4.0

Detailed Design Direction and Policy Analysis

The following section provides an overview of the design elements of the proposal, highlighting how it supports direction provided by the City. As Barrie's various design documents are both thorough and comprehensive, the following analysis of the proposed development responds to summarized and consolidated versions of the City's guidelines and policies as appropriate.

The policy framework for the proposed development includes:

- Section 3 of the Official Plan (2022)
- Urban Design Manual (2014)
- Intensification Area Urban Design Guidelines (2017)

The following sub-sections assesses how the proposed development is appropriate for the subject site with respect to:

- 4.1** Site Design and Organization
- 4.2** Built Form
- 4.3** Streetscape / Public Realm and Loading
- 4.4** Amenity Spaces
- 4.5** Parking, Servicing

4.1 Site Design and Organization

Barrie Official Plan:

- Policy 2.6.3.3.b, 3.2.1.a.iii, 3.2.1.a.iv, 3.2.1.a.v, 3.2.1.b

Barrie Urban Design Manual (2014):

- Guideline 2.0.Q

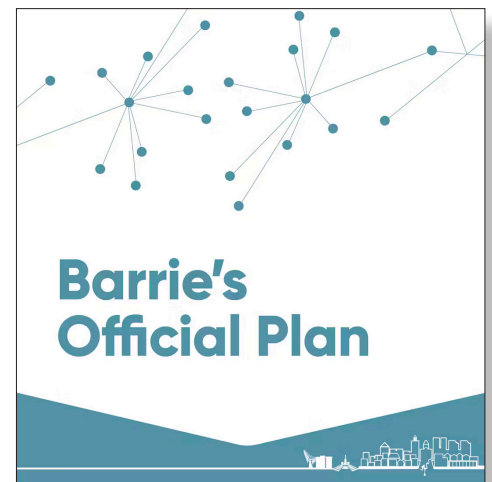
Intensification Area Urban Design Guidelines:

- Guideline 2.4.1

As the City of Barrie grows and evolves, new developments must plan for intensification on underutilized sites to accommodate anticipated population growth, while also taking advantage of existing natural and built heritage features. The Intensification Area Urban Design Guidelines vision for redevelopments is to create active pedestrian-supportive streets that are compatible with, and enhance, adjacent land uses. The subject site, which is identified as being in a Mixed-Use Main Street Corridor in the Guidelines, should contain wide boulevards, abundant landscaping, large, mature street trees, public art, and active at-grade uses.

The subject site is located at the intersection of Dunlop Street and Mulcaster Street. The site is within the Downtown Barrie Business Improvement Area and sits on the eastern boundary of the Dunlop Historic Streetscape Corridor identified in Map 8 of the City of Barrie's Official Plan. Due to the site's location in a prominent intersection the proposed building design and placement will act as a gateway feature to the eastern entrance of the Historic Streetscape Corridor.

The proposed development will provide a building with high architectural detail that will distinguish it



from other buildings in the downtown. The building abuts the existing public boulevard and provides unobstructed views to Dunlop Street, Sam Cancilla Park, and to the waterfront. Streetscape design will provide adequate space for barrier-free pedestrian circulation while providing spaces for people to sit, gather, and interact with at-grade retail uses. Unique paving pattern, planters, railings for steeper sidewalks along Mulcaster Street, trees in grate, benches, and connections to the waterfront trail will contribute to facilitating revitalization within the intensification area while also achieving the City's goals of implementing accessible wide boulevards, abundant landscaping, facilitating the growth of large street trees and active at-grade uses.

4.2 Built Form

Barrie Official Plan:

- Policy 3.3.1 a-f

The City prioritizes high quality architecture within its Official Plan and design documents. New buildings are to incorporate variety and visual interest to reflect Barrie's architectural design excellence.

The proposed building embodies a mix of traditional and contemporary architectural design, with defined building elements including rounded tower plates on top of rectangular bases, pronounced podium tops with soft landscaping and outdoor amenity spaces, and uniquely articulated balconies. The building includes entrances on two sides, with retail entrances and residential lobby entrance along Dunlop Street and a retail entrance at the rear of the building. An exit is also placed along Mulcaster Street.

The podium is massed at a 4 storey height to be consistent with the height of existing 2 and 3 storey mixed use buildings west of the subject site. The tower portion of the building above the podium is compact in form, with floor plates sized at 708 m² to reduce shadow, view and privacy impacts, as well as reduce energy loads. The tower top has also been included as integral building component, screening mechanical penthouse equipment from public view.



Looking at Proposed Site from the West



Looking at Proposed Site from the South



Looking at Proposed Site from the East



Mechanical rooftop equipment is screened from public view and is integrated into the design of the tower that contributes to creating a unique and distinctive skyline

The building, located at the intersection of Dunlop Street and Mulcaster Street and fronting the Barrie North Shore Trail, is designed with articulation on three sides to address the street and waterfront frontage. The eastern façade of the building facing Sam Cancilla Park is outfitted with transparent glazing on the ground floor and windows on all sides of the building to ensure no blank facades face the park.



View of proposed building looking west along Dunlop Street. Building frontage along Sam Cancilla Park shows no blank facades will face the park.

The building is placed close to the Dunlop Street and Mulcaster Street intersection with building setbacks to emphasize the intersection and keep entrances in visible and accessible locations.

4.2.1 Building Height and Massing

Barrie Official Plan:

- Policies 2.6.3.3.s, 3.1.1.b, 3.2.4.3, 3.3.4

Barrie Urban Design Manual (2014):

- Guidelines 2.0.C, 2.0.G, 7.0.J

Intensification Area Urban Design

Guidelines:

- Guidelines 2.4.2, 4.3.2, 4.3.3.a, 4.3.4

The emerging context of Downtown Barrie is for higher density mixed use development. The proposed 25 storey height for the new building is consistent with this emerging context and policy direction from the Official Plan. Further, the proposed development follows Official Plan and Intensification Area Urban Design Guideline direction to situate tall buildings in the Urban Growth Centre and near the waterfront to maximize views to Lake Simcoe / Kempenfelt Bay.

The proposed building does not abut existing development and/or neighbouring properties. Its location is ideal for a high-rise building as shadow impacts are limited on existing residential dwellings and on Sam Cancilla Park. The proposed building maximizes the small lot size ensuring efficient use of land. The height and massing of the proposed building will be a landmark feature to Barrie's skyline, and is consistent with approved and proposed taller buildings in Downtown Barrie.

This section will describe how the proposed building, through its podium, tower and top design, will match the surrounding heritage context of the Downtown while also designing a landmark feature along the waterfront and at the eastern boundary of the Dunlop Historic Streetscape Corridor.

The Podium

The podium, designed to frame the public realm and facilitate human scaled design, is massed at a 4 storey height. The 4 storey podium height is consistent with the height of 2 to 3 storey mid-rise buildings west of the proposed development, and will continue the established streetwall design along Dunlop Street. Material choice of red brick cladding for the podium is also consistent with building materials for heritage buildings west of Mulcaster Street.

A 0m setback is proposed for the podium in order to allow 2.25m road widening and ample space in the public boulevard. Retail and residential entrances are further recessed back along Dunlop Street, further extending the public boulevard. Streetscape design described later in this Report outlines how the public boulevard adjacent to the podium will create a desirable and inviting streetscape.

A ground floor height of 4.8m is proposed to accommodate retail uses and provide sufficient height for driveway and loading areas internal to the building.

The Tower

The 21 storey tower portion, which is the most prominent part of the building that is most visible within the urban landscape, has a maximum footprint of 708m². This slender floor plate size ensures shadow impacts are minimized. The Official Plan directs a tower setback of 12.5m from the side of the property line, rear property line, and the centre line of an abutting right-of-way. The intent of this policy is to ensure that over time, new high-rise buildings maintain a total 25m tower separation that maintains privacy and reduces shadow impacts. The subject site is located at a corner lot and abuts parks and open space on its two remaining sides. As no additional development is anticipated next to

the proposed development the need for tower separation is minimized. As a result, a 1.5m tower stepback is proposed from the edge of the podium and the tower maintains a 25m separation from other towers.

Outdoor amenity space is provided both through communal rooftop patio space on the retail terrace, on the 5th floor terrace, and on the 24th floor terrace as well as 1.5m wide balconies provided for each unit. Balcony edges on the eastern and western face of the tower align with the edge of the podium. Transparent glazing is proposed for the balcony to increase eyes-on-the-street and surveillance opportunities while allowing maximized living space within the residential units.

The Top

Tower top, and overall building design is of unique architectural interest and will be a focal point for the City and along the waterfront. As stated, the unique undular patterning of balconies on the façade as well as the articulated massing of the building top will contribute to creating a unique skyline in Barrie.

Relation to the Waterfront and Sam Cancilla Park

Access to the waterfront and views to Sam Cancilla Park are key components and considerations to the design of the proposed development. The building faces the waterfront by providing retail units, terraces on the roof of the south-facing retail unit, and on the 5th and 24th floor, as well as residential units / balconies facing the waterfront. On the ground floor, the overall streetscape design fronts the existing Barrie North Shore Trail and trailhead and provides an attractive amenity fronting Lake Simcoe. Balconies provide an overview to Sam Cancilla Park, and the eastern façade of the retail unit facing the park is outfitted with

transparent glazing to ensure no blank facades face the park.

Streetscaping along Mulcaster Street will contribute to creating a vista and formal connection to Lake Simcoe with the use of new street trees, new planters and railings to facilitate accessibility over the steeper grade, and unique paving design.

4.2.2 Building Design + Articulation

Barrie Urban Design Manual (2014):

- Guideline 7.0.A, C, E, F, J, O
- Guideline 7.1.1

The City of Barrie's urban design goals include becoming an attractive city and achieving design excellence. Design excellence is achieved through architectural design has a complementary building style, form, size, colour and materials, and ensuring building heights and scale relate to the existing and emerging development form of the neighbourhood.

As described, the proposed development contributes to the development of Downtown Barrie's emerging character as a high-density mixed use neighbourhood. Proposed height and massing will accommodate anticipated growth, intensify an underutilized site, and take advantage of the site's location abutting the waterfront. The architectural style, design, and articulation of the building's façade will also contribute to achieving design excellence for the area. Materiality for the proposed building will reflect the heritage character of surrounding buildings along the Dunlop Street corridor while also articulating a contemporary tower design that speaks to Barrie's future. The following outlines the proposed design and articulation for the building's distinct podium, tower, and top.

The Podium

The podium is designed with a brick façade material to maintain consistency with historic style building materials west of Dunlop Street. Ground floor retail uses are designed with transparent window glazing to maintain openness and facilitate an active and engaged frontage. Floors 2 to 4, which host the above ground parking garage, are designed with windows at each level to further facilitate transparency. Windows in the podium include repeating vertical and horizontal elements to break up the façade while achieving harmony and continuity of design to maintain visual interest for pedestrians.

The Tower

The primary tower material of transparent and opaque glazing differs from podium materiality to mix traditional and contemporary building design together. The tower includes a unique undulating balcony motif and façade that alludes to the site's location near the waterfront. Tower massing and balcony stepbacks at the edges of the building further break up the verticality of the tower to prevent a singular "blocky" look maintaining visual interest with soft edges for pedestrians. The maximum tower floorplate of 708 m² ensures that shadow impacts are minimized, and that views to the waterfront are minimally impacted.

Tower design and articulation gives the proposed development a distinctive sense of place and will make it a landmark development along Barrie's downtown waterfront.



The Top

Floors 24 to 25 house penthouse units that are stepped back from the main tower. This, as well as the additional stepbacks to the mechanical penthouse help create a distinct skyline that will differentiate this building from others in Downtown Barrie. The mechanical penthouse and equipment will be enclosed in opaque glass to maintain consistent materiality as the tower, while also screening equipment from public view.

4.3 Streetscapes / Public Realm

4.3.1 Site Access and Circulation

4.3.1.1 Pedestrian Access and Circulation

Barrie Urban Design Manual (2014):

- Guidelines 3.1.A, 36 and 37

Retail and residential entrances / exits about a 6.5m sidewalk along Dunlop Street and a 9.7m wide sidewalk along Mulcaster Street. Streetscape design along Dunlop Street will include street trees and benches to encourage pedestrians to sit, gather, and interact with retail uses at grade. Mulcaster Street does not meet standard accessibility standards due to its steep 8% sidewalk grade with no handrails. The proposed streetscape design along Mulcaster Street will include planter retaining walls with handrails to make the sidewalk accessible.



Safe pedestrian crossings are continuous across both driveway entrances into the site (along Dunlop Street and to the rear of the building), with clear crossing areas indicated through paving pattern across the Mulcaster Street driveway entrance as well as tactile paving to the Barrie North Shore Trail and proposed plaza space at the southeastern edge of the site.

Sidewalks along Dunlop Street and Mulcaster Street also provide clear and direct access to the underground and structured parking garages within the building.

4.3.1.2 Vehicular Access and Circulation

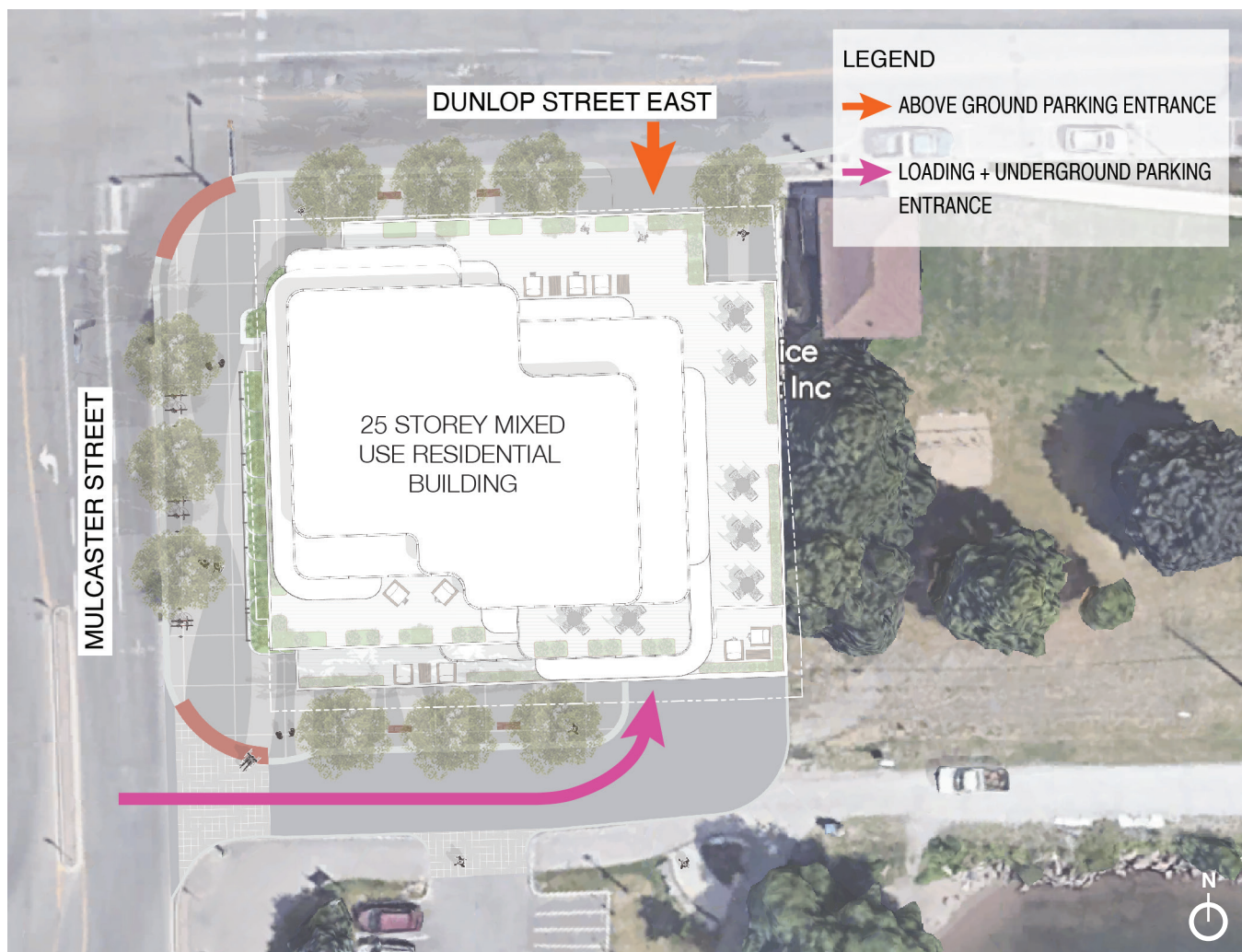
Barrie Urban Design Manual (2014):

- Guideline 3.2.C, 3.2.L

Driveway access to the underground parking

garage is provided at the southwestern edge of the proposed building along Mulcaster Street. Driveway access to the above ground parking garage is provided along Dunlop Street, at the eastern edge of the building. Elevators will be provided in both the above and below ground parking garages to ensure barrier-free access to parking spaces, and loading and servicing areas.

No surface parking is provided for the proposed development as all required parking is provided underground and through the parking structure. In addition, no surface parking is provided due to the site's limited lot size, reduction in parking minimum requirements due to the site's proximity to transit, trails, and community services, and vision to design external streetscapes for optimal pedestrian comfort.



Map Showing Parking Access with Arrows

4.3.2 Streetscape Design

Barrie Official Plan:

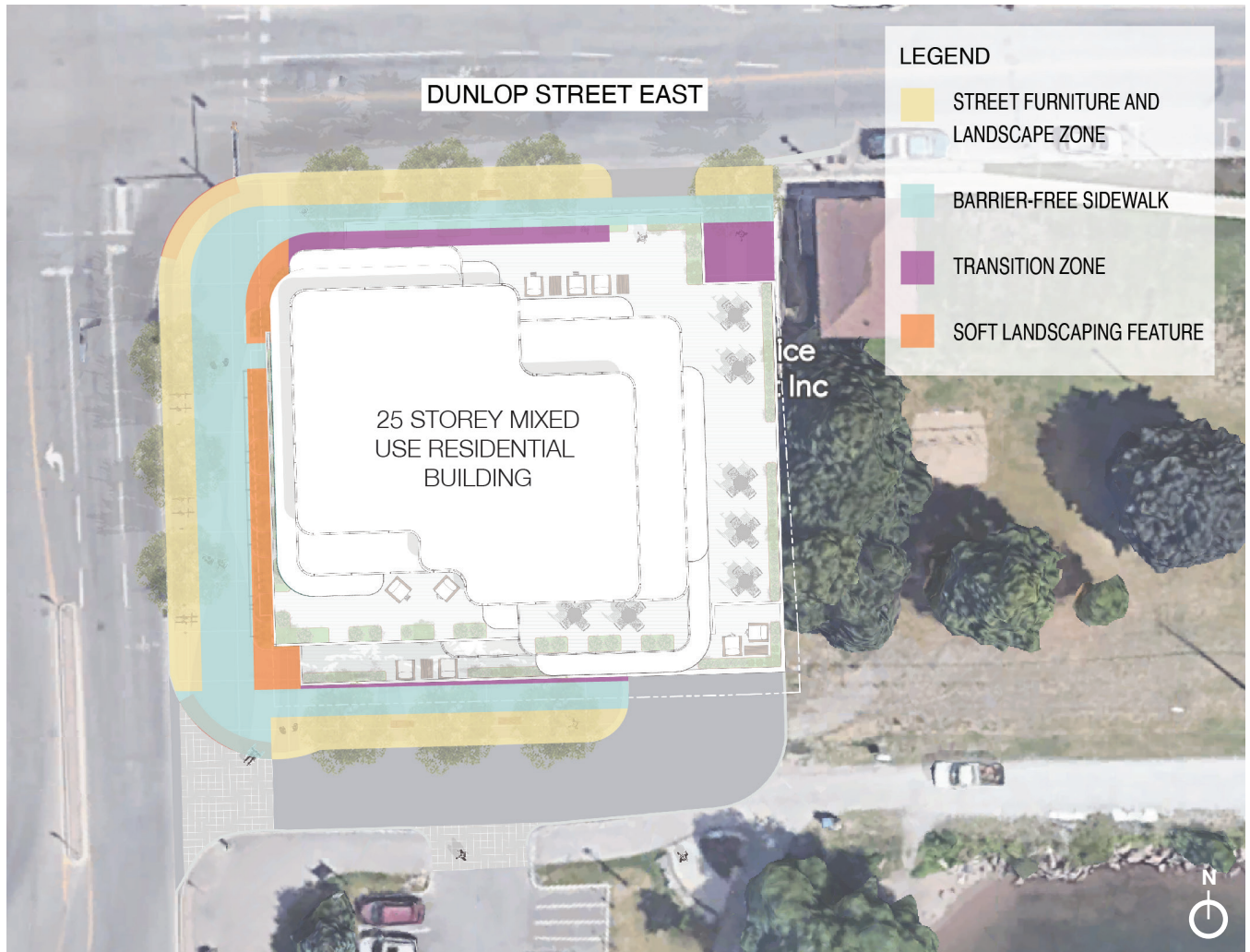
- Policy 3.2.1.a.ii, 3.2.1.a.iii, 3.2.1.a.iv, 3.2.1.a.v, 3.2.1.b

Intensification Area Urban Design Guidelines:

- Guideline 3.2.2

Barrie Urban Design Manual (2014):

- Guidelines 2.0.H, 7.0.O, 36 and 37



Public boulevard transition and walkway zones

High-quality design and an engaging public realm are key component in establishing a sense of place and creating comfortable and enjoyable streetscapes for residents and visitors to sit, gather, socialize and shop.

Barrie's Official Plan directs new buildings and developments to be human scaled that also accommodates intensification and growth. Further, the Official Plan directs architectural design to contribute to a rich pedestrian environment and experience through the location of building entrances along public streets and open spaces, the use of high-quality materials, increased glazing and transparency at the ground level, and pedestrian protection from the elements. The overall design of the proposed streetscape conforms meets the intent of this design direction,

with context appropriate and continuous built form of a human scaled 4 storey podium, unique pedestrian boulevard and streetscape design, improved pathways and crosswalks leading to the Barrie North Shore trail, and a mix of uses. Retail units on the ground floor will be designed to include transparent glazing material to facilitate views in and out contributing to and create an inviting streetscape. Retail entrances are recessed to provide protection from elements.

At-grade retail units along Dunlop Street and at the southwestern corner of the building are directly accessed through barrier-free sidewalks. A separated residential lobby entrance is also directly accessed from a barrier-free sidewalk along Dunlop Street. Both Dunlop and Mulcaster Street are designed with three distinct “zones” to accommodate significant pedestrian traffic as directed by the City’s Intensification Area Urban Design Guidelines – a street furniture and landscape zone, a sidewalk zone, and a transition zone. These zones aim to separate the private, semi-private, and public realm.



Example of a sidewalk zone along a street

Dunlop Street is designed with:

- 2m wide street furniture and landscape zone;
- 2.1m wide barrier-free sidewalk; and
- 1.3m wide transition zone extending under the podium canopy.

The public boulevard zones have been sized to maximize barrier-free travel. The proposed transition zone of 1.3m will provide space to separate the private property boundary from the public walkway while allowing space for retail and at grade uses. A proposed transition zone consistent with the transition zone observed along Dunlop Street further west of the proposed development.

A 2m street furniture and landscape zone will be provided along the entire length of Dunlop Street. This zone will include trees in decorative grates, benches, and pedestrian level lighting to accommodate the needs of pedestrians and cyclists to comfortably gather and visit. No road widening is proposed for the new development, however the pedestrian boulevard has been widened with recessed entrances under the podium canopy.



Mulcaster Street is designed with:

- 3.5m wide retaining wall planter along the side of the building;
- 4m barrier-free sidewalk; and
- 2m wide street furniture and landscape zone.

The proposed planter retaining wall will provide a soft landscaped edge along the building, while accommodating the steep grade change along Mulcaster Street. The 4m wide sidewalk will extend to the building exist along Mulcaster Street, providing barrier-free exit points. The 2m wide street furniture and landscape zone will include street trees in decorative grates and pedestrian level lighting.

Landscape design for the proposed development is discussed further in the following section.

4.3.3 Landscape Design

Barrie Urban Design Manual (2014):

- Guideline 9.0.B, C, E, F, I
- Guideline 10.0.E.F.I

Intensification Area Urban Design Guidelines (2017):

- Guideline 2.5.2, 3.1.1.d, 3.2.1

Barrie's Urban Design Manual (2014) and Intensification Area Urban Design Guidelines (2017) promote the creation of an attractive landscape treatment of the site to soften and improve the visual character of the proposed development. Further, these Guidelines direct the development of higher density uses adjacent to natural heritage features to maximize views and awareness of the surrounding landscape.

The subject site is bordered by parks on its southern and eastern side, as well as trails and natural heritage features. The site abuts Sam Cancilla Park to the east, Lake Simcoe / Kempenfelt Bay to the south, and the Barrie North Shore Trail and Trailhead to the south. The slender building massing, as described in subsequent sections of this

Report, will provide minimal shadow and privacy impacts while maximizing views for residents to the waterfront and surrounding parks.

The proposed landscape concept plan illustrates a sophisticated and unique streetscape and Green Street Design as directed by the Intensification Area Urban Design Guidelines to highlight these surrounding natural features and park uses. The streetscape is designed with an undulating dual-coloured paving pattern that alludes to the site's location abutting the waterfront, street tree placement along Dunlop and Mulcaster Streets to soften hard edges of the building, and seating areas.

Mulcaster Street will be made accessible - an improvement from its existing condition that provides

no railings along the steep sidewalk, with planter retaining walls and railings abutting the barrier-free sidewalk.

The street furniture and landscape zone along Dunlop and Mulcaster Streets will contain street trees to soften the perimeter of the subject site and emphasize spatial separation between the road and the sidewalk. This zone and planting will also separate the barrier-free sidewalk along Dunlop and Mulcaster Streets.

The proposed development will create a sense of arrival to Barrie's waterfront, nearby beach, and the Barrie North Shore Trail and will improve the pedestrian experience by adding cross walks, shade trees, and seating areas at the trailhead of the waterfront. The planting plan will emphasize the use of drought-tolerant, native, and salt tolerant tree and shrub species.

Tree selection for the site will include a variety of large shade trees and ornamental trees in select locations to ensure pedestrian comfort, establish a sense of place, contribute to the urban tree canopy, and mitigate against the impacts of climate change. These trees will be placed 8m apart to allow adequate spacing for tree growth, while also maintaining an urban planting condition that is not blocked by poured-in-place planters that may impede pedestrian traffic along a narrow pedestrian boulevard. Trees will be placed at an appropriate distance from the curb to reduce impacts from salt, accommodate snow storage, and large vehicle movements.

4.4 Parking, Servicing and Loading

Barrie Official Plan:

- Policy 3.2.4.5
- Policy 3.4

Barrie Urban Design Manual (2014):

- Guideline 2.0.F

- Guideline 4.0.A, B, E

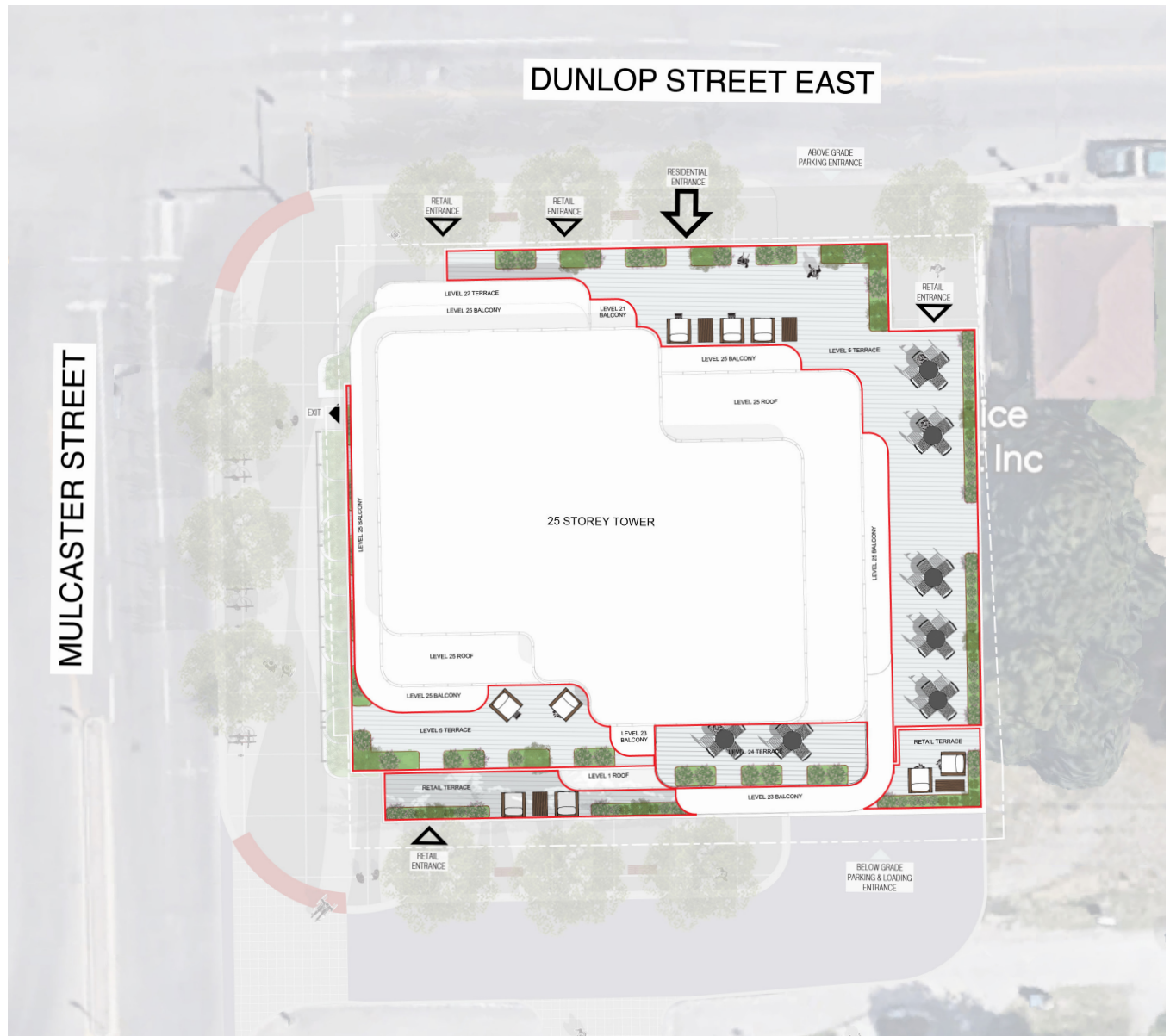
Intensification Area Urban Design Guidelines (2017):

- Guideline 4.2.2
- Guideline 4.2.4

The proposed building provides two levels of underground vehicular parking, two levels of above ground vehicular parking above the ground floor, and bicycle parking. 34 parking spaces are provided underground, 62 parking spaces are provided above ground, and 34 bike parking spaces are provided underground. No vehicular surface parking is proposed, however the public boulevard along Mulcaster Street provides bike racks. No outdoor storage areas are proposed.

Loading and servicing areas are provided within the underground parking garage, accessed from a driveway entrance on Mulcaster Street. The above ground parking garage, accessed from the northeastern edge of the building from Dunlop Street, is screened through architectural cladding on the building facade. Further, the entire ground floor maintains active retail frontages along Dunlop Street and at the rear of the building which contributes to maintaining an active pedestrian realm on all sides of the building.

Three sides of the proposed development provide clear pedestrian walkways to the above and underground parking garages to reduce conflict between pedestrian, vehicles, and cyclists. Safe pedestrian crossings are continuous across both driveway entrances into the building.



Outdoor amenity spaces

4.5 Amenity Space

The proposed development provides both indoor and outdoor amenity spaces on the retail terrace, on the 5th floor terrace, and on the 24th floor terrace. The outdoor amenity space wraps around the podium and overlooks Dunlop Street East as well as the Lake Simcoe waterfront to the rear of the building. Outdoor amenity uses may include patio and seating spaces and planter boxes.

SECTION



CONCLUSION

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5.0

Conclusion

The proposed development has been designed to contribute to the evolution of Downtown Barrie as a vibrant mixed-use core. The development is envisioned to set a precedent for future development of the area through its high-quality public realm that contributes to the character of the site as an urban community in an evolving residential neighbourhood. This Report has provided a detailed analysis of the approach to meeting the intent of the site as envisioned by the City, as well as the proposal's unique vision and principles, summarized as follows:

- The proposed development provides for residential and mixed-use intensification close to Barrie's historic downtown core while reinforcing its emerging character with a pedestrian-scale through the location of the buildings on site, the intensification of existing uses, active building frontages, the integration of landscaping and open space, as well as the pedestrian elements of each streetscape design to be further detailed at the site plan stage of development.
- A high quality public realm is proposed with an urban built form that provides architectural interest through its podium and contemporary and compact tower design, balanced with a meaningful landscape and trail connections that transition to the existing Heritage Park and Barrie North Shore Trail, while enhancing views to Lake Simcoe, as well as extensive street tree planting, contributing to creating an inviting streetscape.
- Access to a variety of active and passive recreational opportunities is provided including well connected at-grade retail spaces and upper level outdoor amenity spaces facing both the public realm and rear trail connection.
- An active, balanced and healthy community is supported through site permeability and connectivity to surrounding sidewalks, nearby transit routes, on and off-site amenities and open spaces which will assist in prioritizing sustainable modes of movement.



PROJECT CONTACT:

Catherine Jay
Principal, Head of Urban Design

Email: cjay@sglplanning.ca
Tel: (416) 923-6630 Ex. 27
Mobile: (905) 447-0592

149 DUNLOP STREET EAST
TORONTO, ON
L4M 1B2

PROJECT

DS.BA



Planning
& Design
Inc.