

February 4, 2025
File: D30-029-2024

NOTICE OF THE FILING OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 34(10.4) and 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW.

Re: Application for an Amendment to the Zoning By-law on behalf of Dunlop Developments (Barrie) Inc. – 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street, City of Barrie.

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of a complete application as of **Monday, January 06, 2025** for a proposed **Amendment to the Zoning By-law**.

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Wednesday, February 26, 2025 at 6:00 p.m.** to review an application submitted by Blackthorn Development Corp., on behalf of Dunlop Developments (Barrie) Inc., for an Amendment to the Zoning By-law to permit a twenty-five (25) storey mixed-use, residential apartment building with 160 residential units and 822.22 square metres of commercial Gross Floor Area (GFA). The lands are municipally described as: 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street, and described as: Part of Dunlop Street, Plan 2 (Closed by L507517); and Part of Water Lots 17 & 18, South Side of Dunlop Street, Plan 2 being Part 1 on 51R-44261, in the City of Barrie.

The subject lands are approximately 0.15 hectares in size and located on the south-east corner of Dunlop Street East and Mulcaster Street.

The application seeks to amend the Central Area Commercial (C1-1) zone that applies to the subject lands to permit the following special provisions:

Central Area Commercial (C1-1) Zone Standard	Required	Proposed
Maximum Gross Floor Area	600%	1000%
Maximum Building Height	10 metres within 5 metres of the front lot line and the lot flankage, 30 metres beyond 5 metres of the front lot line and the lot flankage	80 metres
Minimum Commercial Coverage	50%	Shall Not Apply
Minimum Landscaped Buffer Areas – Apartment Dwelling	3 metres along the side and rear lot lines	None
Parking Spaces	1 space per residential unit	0.6 spaces per residential unit

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. The meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-730-4220 x5500 during regular office hours prior to **Wednesday, February 26, 2025 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to cityclerks@barrie.ca or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received by **Wednesday, February 26, 2025 by 12:00 p.m.**

Notification of the approval of the Zoning By-law Amendment by the City will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body who would otherwise have an ability to appeal the decision of the Council of the City of Barrie to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law before the Corporation of the City of Barrie gives or refuses to give approval of the Amendment to the Zoning By-law:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at the Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

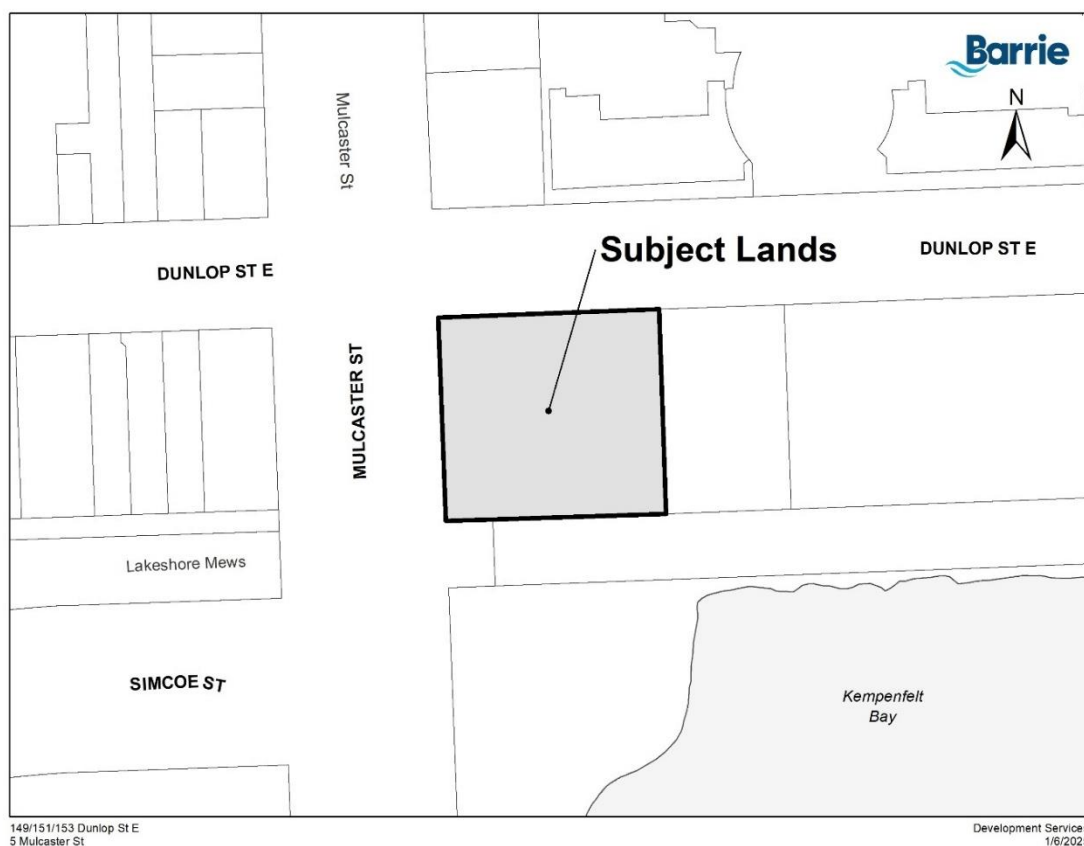
All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted under **Development Projects** on the City's website under [Ward 2 – 149, 151 & 153 Dunlop Street East](http://www.barrie.ca/DevelopmentProjects) at www.barrie.ca/DevelopmentProjects.

Any person seeking further information or clarification about the proposal should contact the file manager noted below during regular office hours.

Michele Freethy, Senior Planner, RPP
705-739-4220, Ext. 4117
michele.freethy@barrie.ca

Development Services Department - Planning
City of Barrie, 70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

KEY MAP



CONCEPT PLAN

ELEVATIONS



