

NEIGHBOURHOOD MEETING

129 COLLIER STREET, BARRIE - ZONING BY-LAW AMENDMENT APPLICATION



EXISTING SITE CONDITIONS

► **Location:** South of Collier Street, east of Poyntz Street, and north of Dunlop

► **Frontage:**

► 58 m - Collier Street

► 58 m - Dunlop Street

► **Area:** 0.61 hectares (1.50 acres)

► **Current Official Plan Designation:**
City Centre

► **Current Zoning:** Transition Centre
Commercial (C2-1) Zone





View towards Subject Lands from
Collier Street in the north



View from Subject Lands towards
the main street areas of Dunlop



Existing Mid Rise Residential Building immediately south-east of the Subject Lands, and along the Lake Simcoe Shore.



Existing High Rise building located west of the Subject Lands, along Dunlop Street East



Existing Commercial and Waterfront amenities south west of the Subject Lands, along Dunlop Street East.



Existing Commercial and Waterfront amenities south west of the Subject Lands, along Dunlop Street East.



Existing residential uses located north of the Subject Lands, and along Collier Street.



Existing Community Services and City Hall located northwest of the Subject Lands, and along Collier Street.

OFFICIAL PLAN DESIGNATION



- Subject Lands
- Open Space
- Residential
- City Centre
- General Commercial

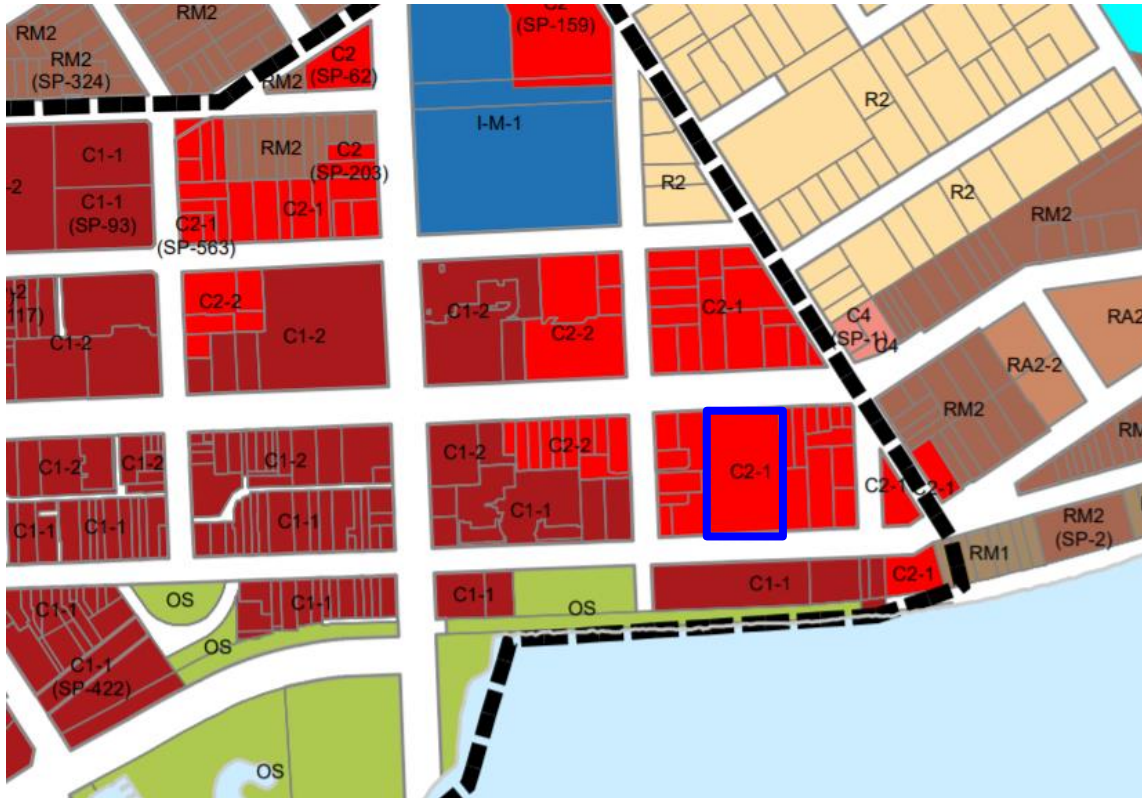
- Subject Lands
- Commercial Planning Area
- Residential Planni
- Lakeshore Planning Area

- Subject Lands
- Defined Policy
- Height Review Study Area
- Urban Growth Centre
- Historic Neighbourhood Defined Policy Area



- Subject Lands
- Urban Growth Centre- 150 Person/ Jobs Per Hectare
- Built- Up Area
- Primary Corridor 50 Units per Hectare
- Major Transit Stations 50-120 Units per Hectare

ZONING BY LAW 2009 -141

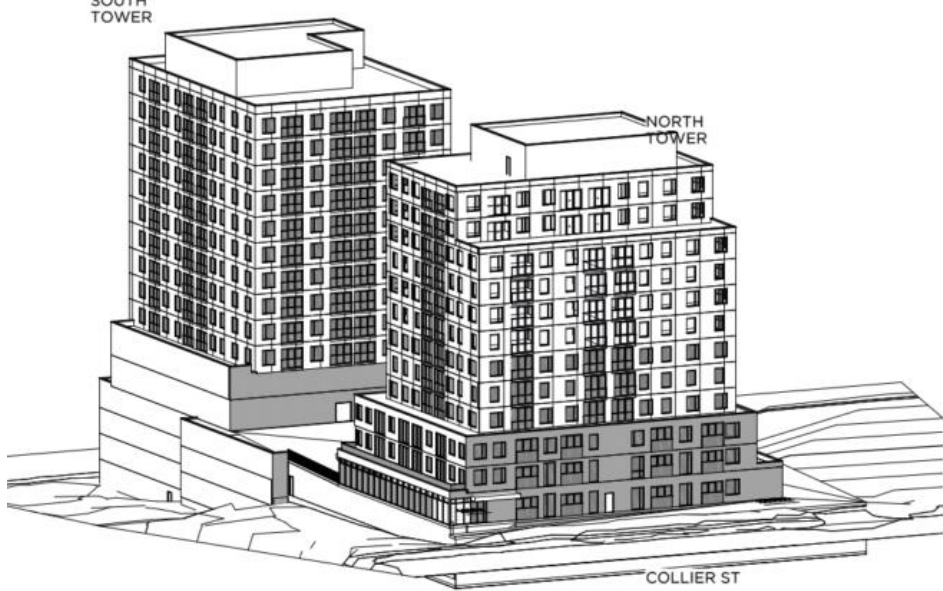
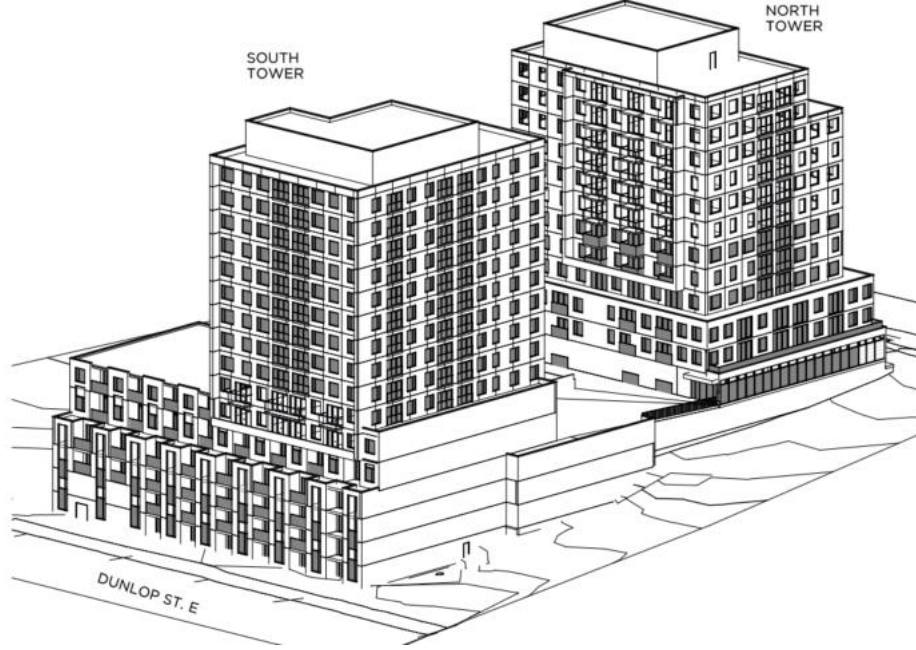


- Central Area Commercial (C1, C1-1, C1-2)
- Transition Centre Commercial (C2, C2-1, C2-2)
- Shopping Centre Commercial (C3)
- General Commercial (C4)
- Convenience Commercial (C5)
- Mixed Use Node (MU1)
- Mixed Use Corridor (MU2)
- Residential Hold (RH)

PROPOSAL

- ▶ Two purpose built rental towers - 12 storey's of residential
 - ▶ North Tower - 42.1 m
 - ▶ South Tower - 43.5 m
- ▶ 293 Residential Units
 - ▶ Reduced Rental Rates
- ▶ 249 Parking Spaces (235 Residential, 14 Visitor)
- ▶ 176 Long Term Bicycle Parking
- ▶ 30 Visitor Parking Spaces



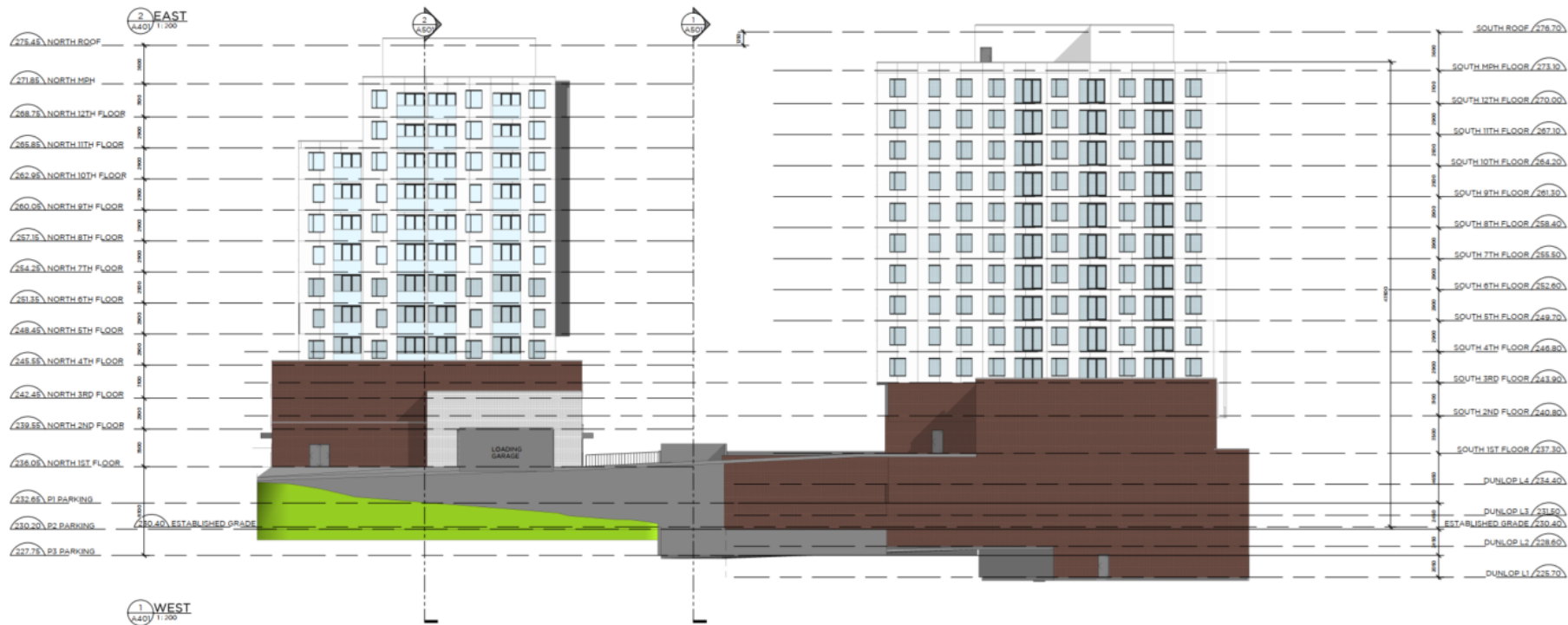


ELEVATIONS (conceptual)

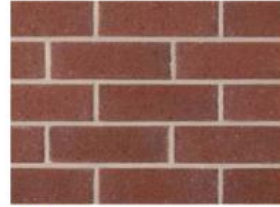
ELEVATIONS (conceptual)



ELEVATIONS (conceptual)



MATERIALS (conceptual)



① Brick Running Bond Panel



② Metal Cladding



③ Bird Friendly Glazing



④ Glazed Aluminium

The background features a faint, light green architectural floor plan with various rooms, corridors, and structural lines. Overlaid on this are several large, semi-transparent green geometric shapes, including triangles and polygons, which create a modern, layered effect. The overall color palette is dominated by different shades of green, from light lime to deep forest green.

Street Activation Strategy

PEDESTRIAN CIRCULATION



GROUND FLOOR LAYOUT



PRECEDENT ACTIVE RESIDENTIAL FRONTAGES



PARKING AND LOADING ACCESS



The background of the slide features a close-up, high-angle view of several rolled-up architectural blueprints. The blueprints are white with black lines and text, showing various technical drawings, dimensions, and annotations. The rolls are stacked and slightly unrolled, revealing different sections of the plans. The blueprints are set against a dark blue background that transitions into a green geometric pattern on the right side of the slide.

REQUEST ZONING CHANGES

- ▶ A westerly side yard setback of 1.2 metres and an easterly side yard setback of 8.1 metres.
- ▶ A building height of 43.5 metres
- ▶ 0% commercial coverage
- ▶ A minimum width of 2.6 metres for a parking space
- ▶ A minimum width of 6.0 metres for a drive aisle
- ▶ A minimum of 0.85 parking space per dwelling units

SETBACKS AND SEPERATION



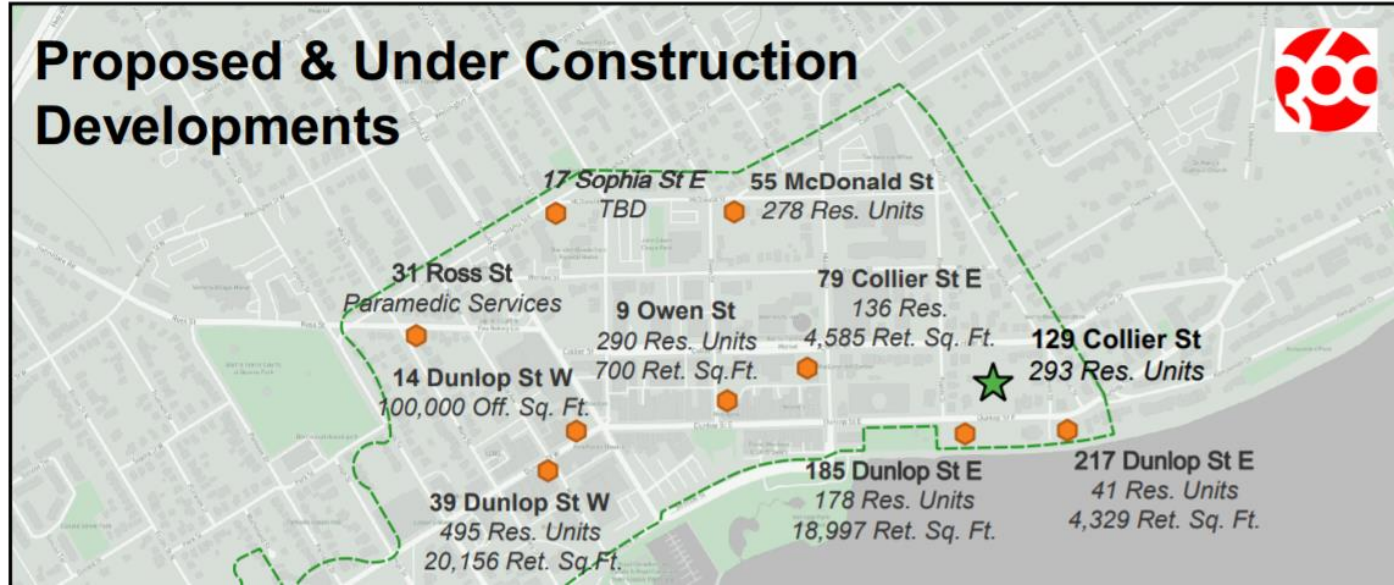
HEIGHT (AS OF RIGHT)



BUILDING HEIGHTS & CONTEXT



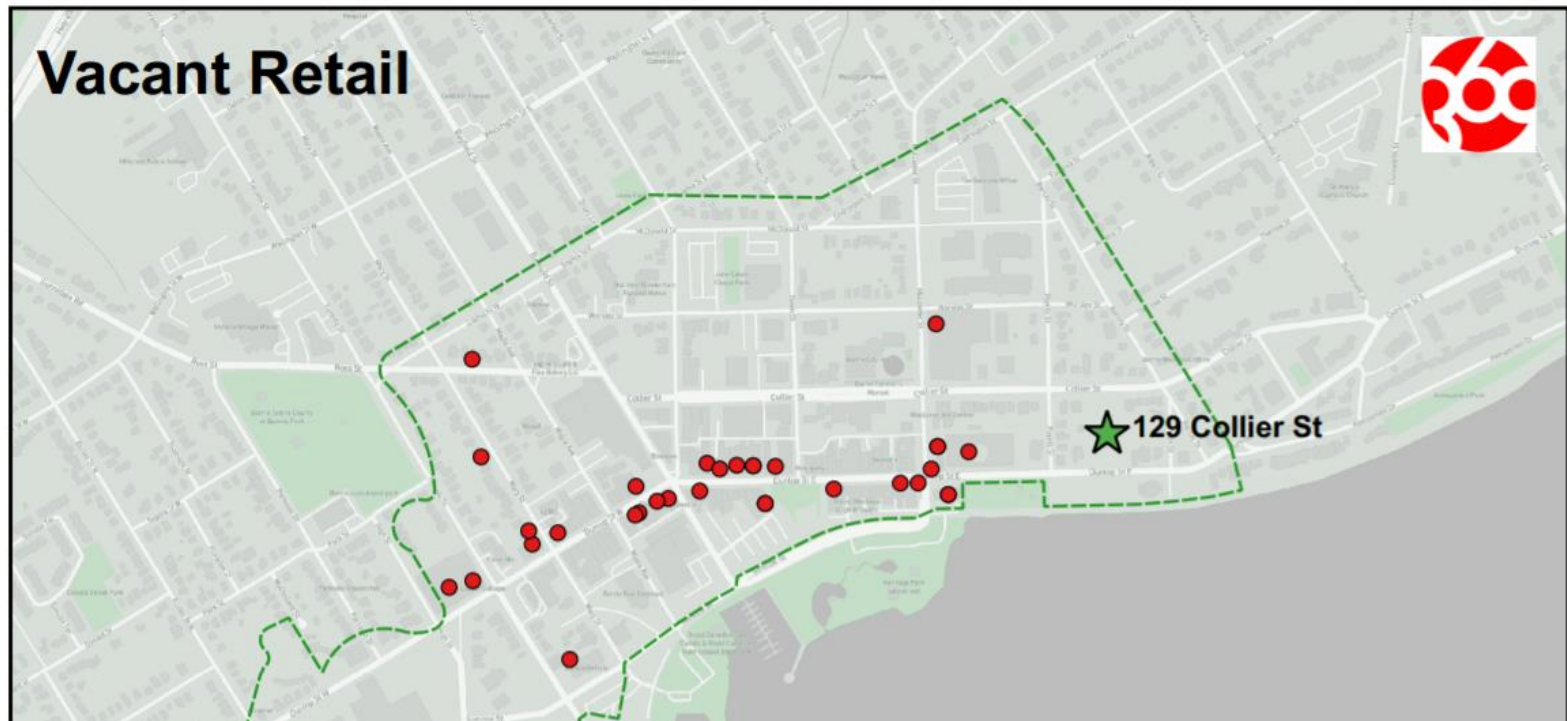
Proposed & Under Construction Developments



ADDRESS	HEIGHT
217 Dunlop St E	15 Stories
185 Dunlop St E	10 Stories
79 Collier St E	15 Storey
55 McDonald St	20 Storey
9 Owen St	14 Storey

ADDRESS	HEIGHT
17 Sophia St. E	20 Storey
14 Dunlop St W	20 Storey
39 Dunlop St W	32 Storey

GROUND FLOOR NON-RESIDENTIAL



CONCLUSION / NEXT STEPS

- ▶ Developer has been working with City staff since 2019 to provide a higher density, more compact, and efficient use of the lands;
- ▶ Development aims to permit up 293 residential units of new purpose-built rental of which 10% will be reduced rate units;
- ▶ Proposal will maintain C2-1 zoning with special provisions;
- ▶ The development complements existing and recently approved development in the area by contributing to range of housing types/costs not readily available in the area;
- ▶ Pending comments received, developer to finalize plans / studies in support of complete application, targeting submission in Q1 2022.

THANK YOU

Contact below for any further questions:

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