

PUBLIC OPEN HOUSE

Black Creek Group

Zoning By-Law Amendment

17 Sophia Street, 3, 5, 7 & 11 MacDonald Street
and 58 & 60 Clapperton Street

April 6th, 2022
City of Barrie

WESTON
CONSULTING



CONSULTANT TEAM



AREA CONTEXT



Aerial Photo of Subject Lands

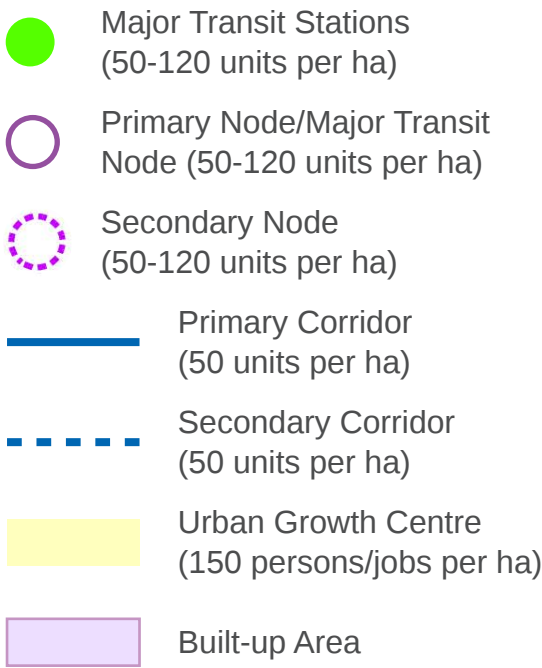
- Located in Downtown Barrie - Ward 2
- Site Area: 3,045.08 m²
- 7 Separate Parcels
- 5 Vacant Lots
- 2 Existing Residential Lots

POLICY CONTEXT



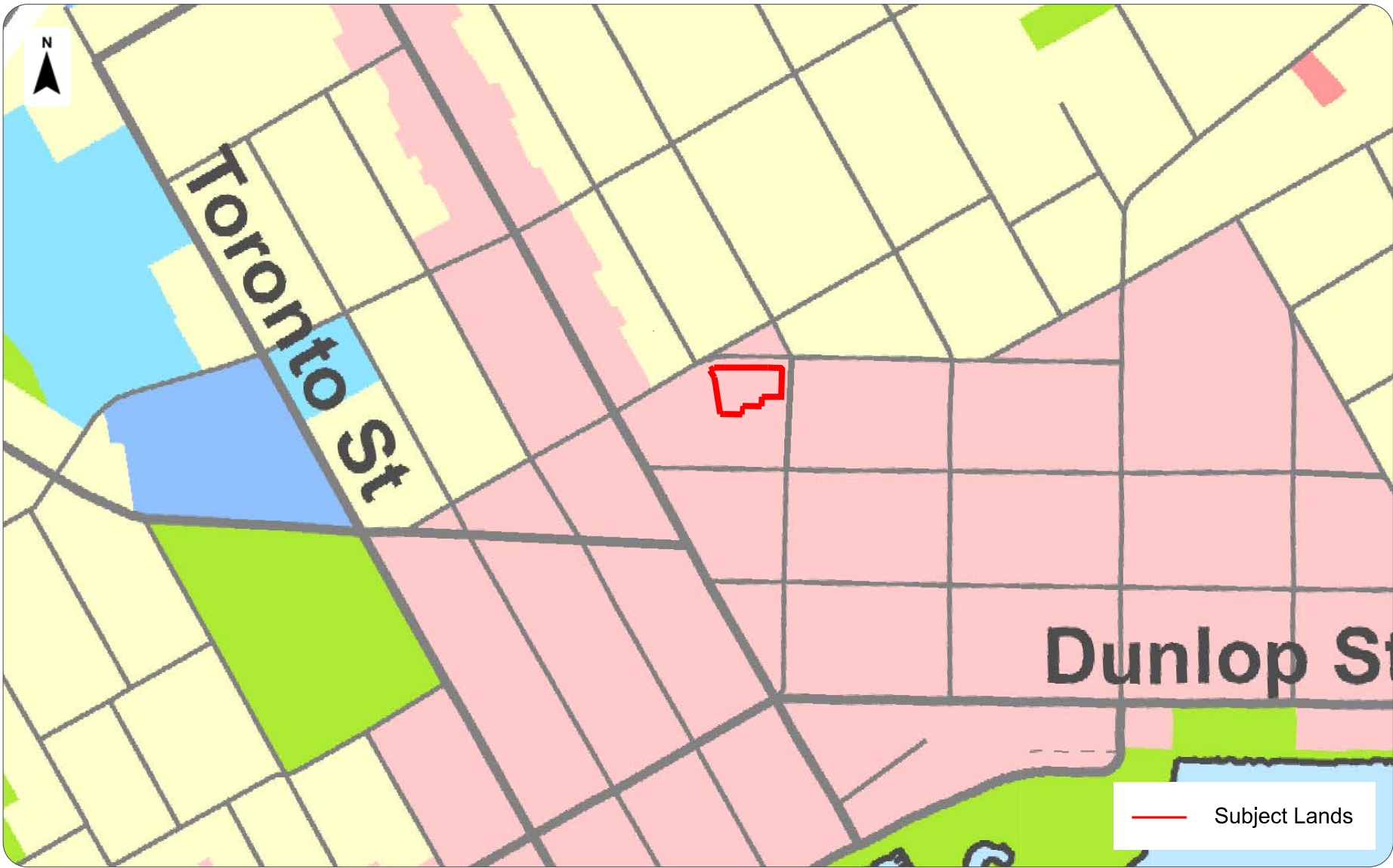
URBAN GROWTH CENTRE

- Downtown Barrie is a focal point for growth
- It is expected to include 150 people and jobs per hectare per provincial growth mandates



City of Barrie Official Plan Schedule I: Intensification Areas

PLANNING CONTEXT



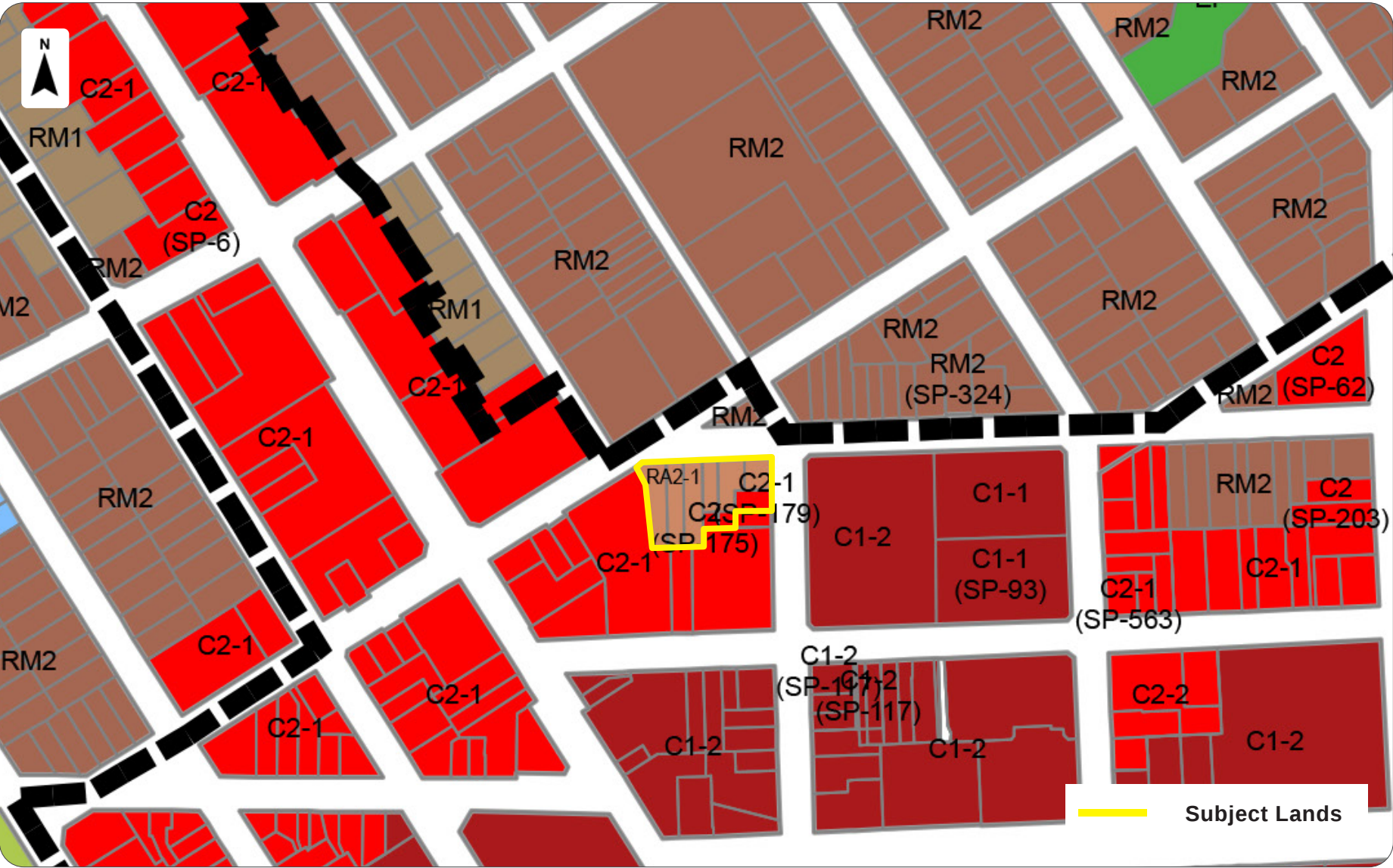
CITY OF BARRIE OFFICIAL PLAN

- Land Use: City Centre
- Permits a mix of uses in medium and high density built forms, and the greatest heights and densities in the City



City of Barrie Official Plan Schedule A: Land Use

POLICY CONTEXT



ZONING BY-LAW 2009-141

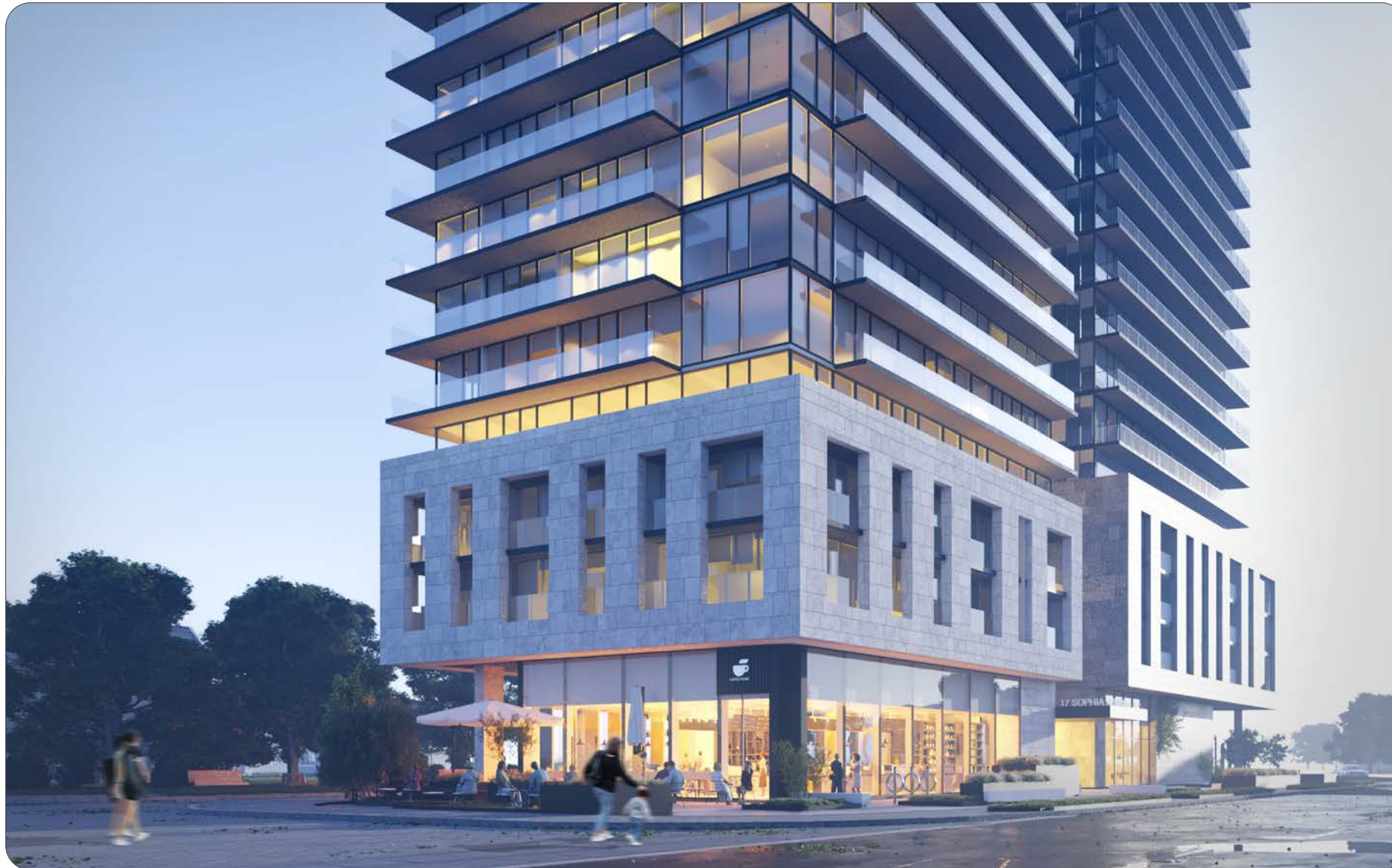
- RA-2 - 1 - Residential Apartment 2
- C2-1 - Transition Centre Commercial



City of Barrie Official Plan: Zoning By-law 2009-141



PROPOSED DEVELOPMENT

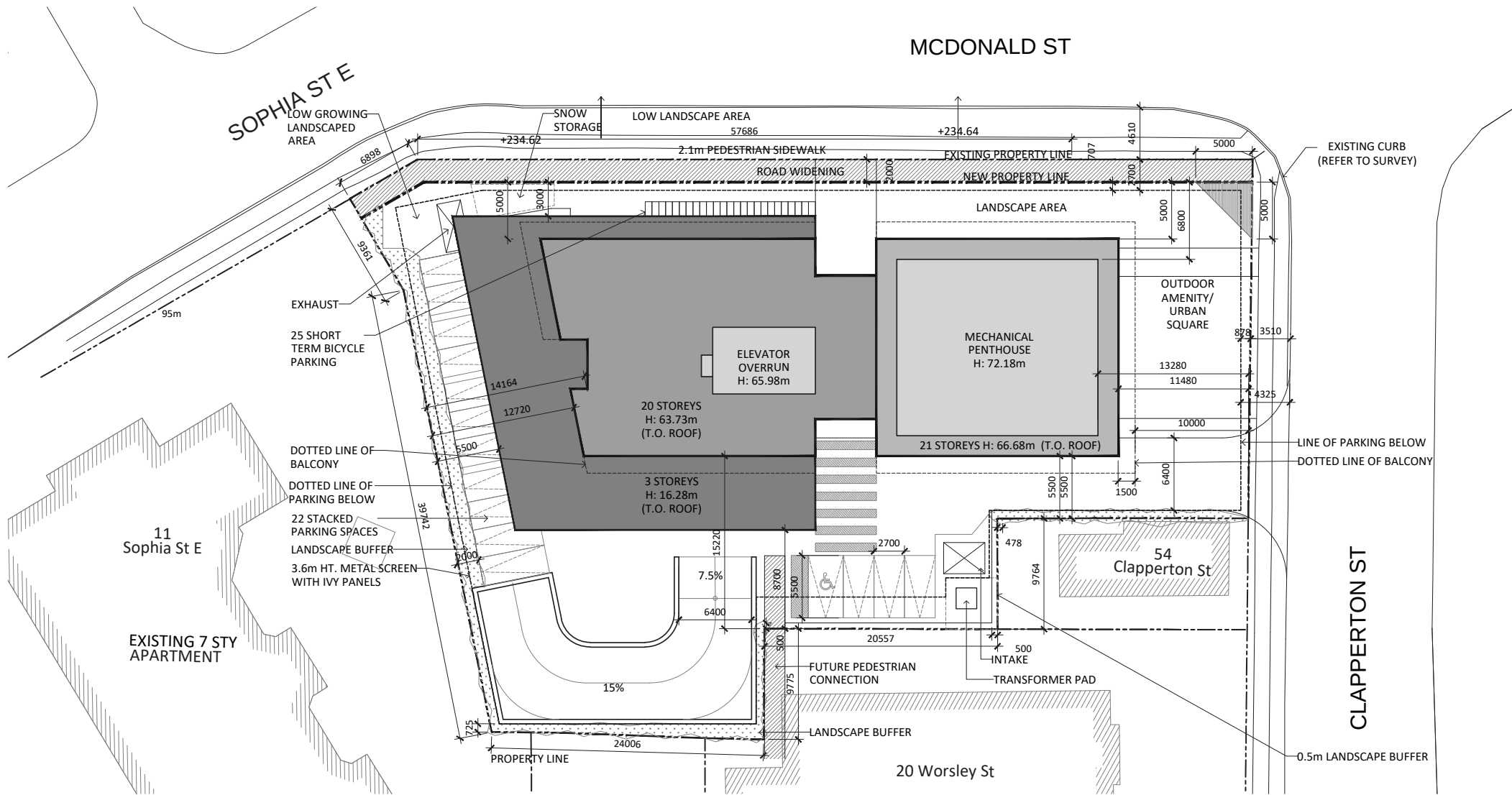


Renderings – Provided by Studio JCI

RESIDENTIAL BUILDING

- **Units:** 252
- **Floor Space Index (net):** 6.54
- **Height:** 66.68 m²
- **Gross Floor Area:** 18,859.10 m²
- **Levels of Underground Parking:** 3
- **Parking spaces:** 215 + 3 compact spaces (0.87 combined ratio)
- **Amenity space:** 4,294.50 m² (17 m² per unit)

SITE PLAN



Site Plan

PUBLIC SPACE



Renderings – Provided by Studio JCI

LANDSCAPE TREATMENTS & STREETScape



Rendering – Provided by Studio JCI

PLANNING APPLICATIONS

ZONING BY-LAW AMENDMENT

- Amend the zoning to C2 with site specific exceptions to permit the development as proposed and accommodate necessary building and zoning standards.

NEXT STEPS

- Review comments from this evening's open house and consider amendments to the development proposal based on the feedback received;
- Submit the required planning applications to the City for review and comments by technical agencies and departments;
- Future Statutory Public Meeting before the Barrie Planning Committee once the application has been reviewed by staff;
- Further amendments to the development proposal to ensure all department, agency and public comments are considered and addressed;
- Staff will prepare a final recommendation report for the application to be considered by the Planning Committee and City Council once all comments have been addressed.



Rendering – Provided by Studio JCI

Thank You

Comments & Questions?

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