

PUBLIC OPEN HOUSE

47, 49, 51, 53 COLLIER ST
AND 9 AND 23 OWEN ST

CITY OF BARRIE

ZONING BY-LAW AMENDMENT

SEPTEMBER 14, 2022

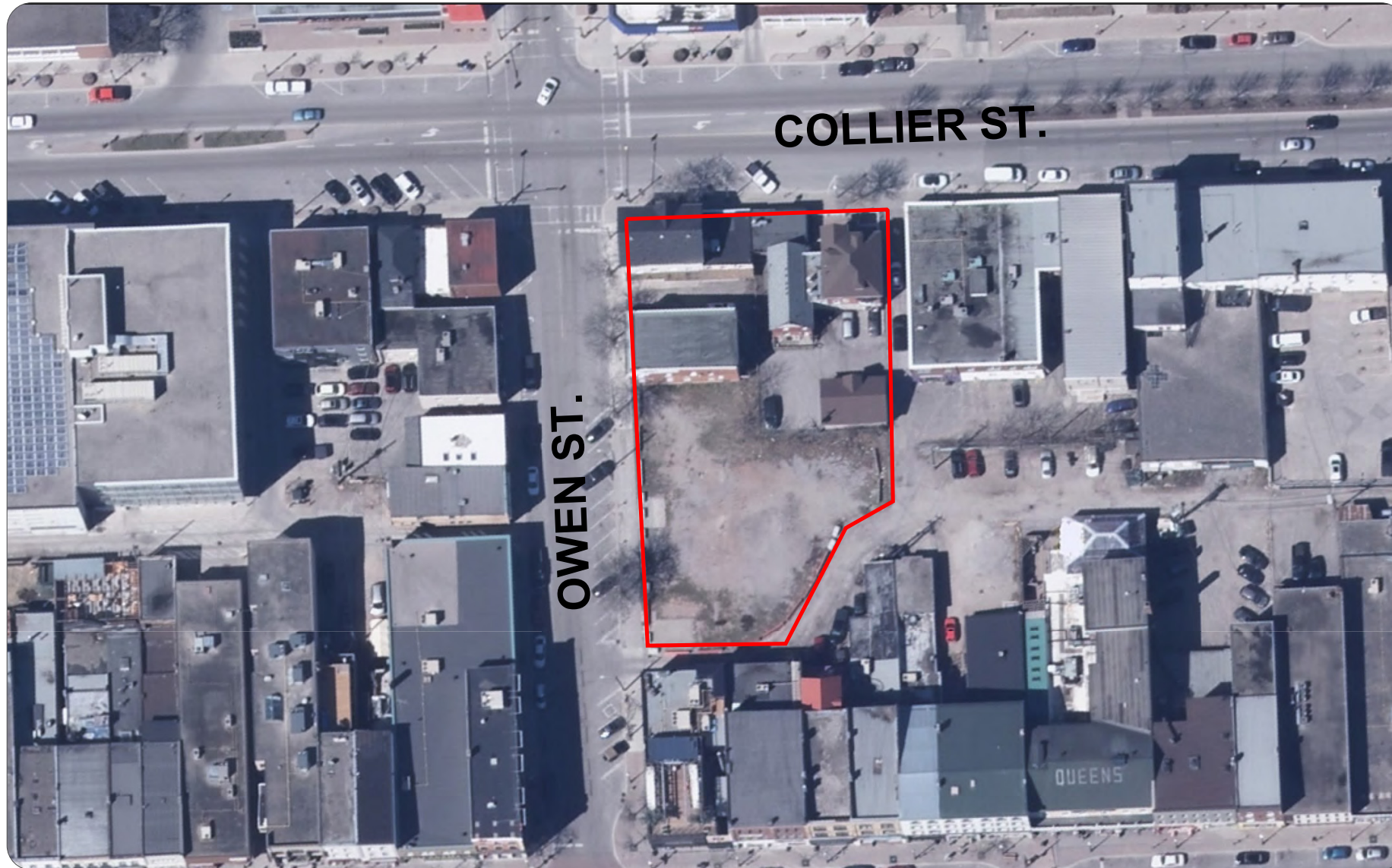
WESTON
CONSULTING



CONSULTANT TEAM



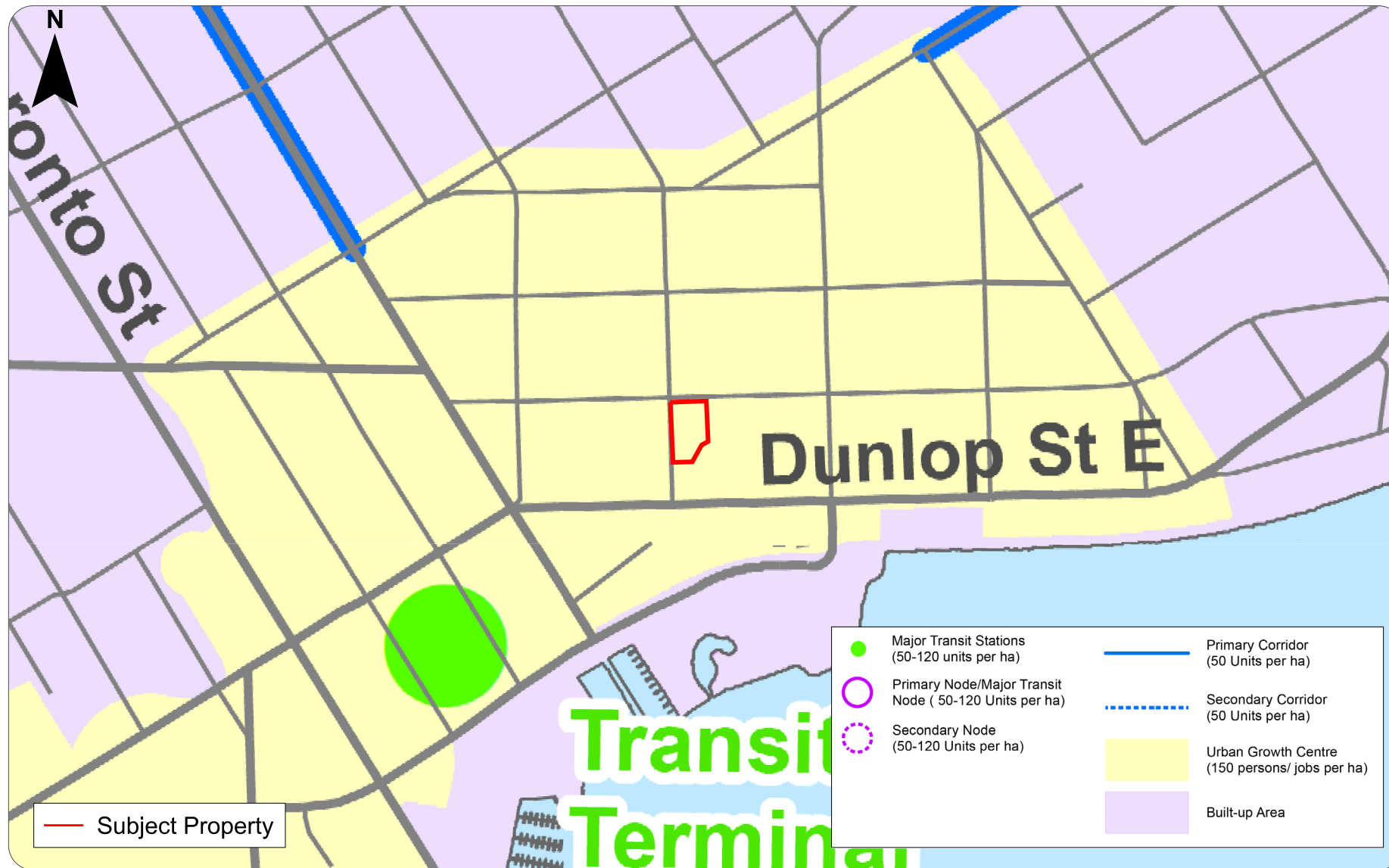
AREA CONTEXT



- Located in Downtown Area
- Site Frontage:
 - Collier Street: 41 metres
 - Owen Street: 68 metres
- Site Area: 2,545 m² (0.63 acres)

Air Photo

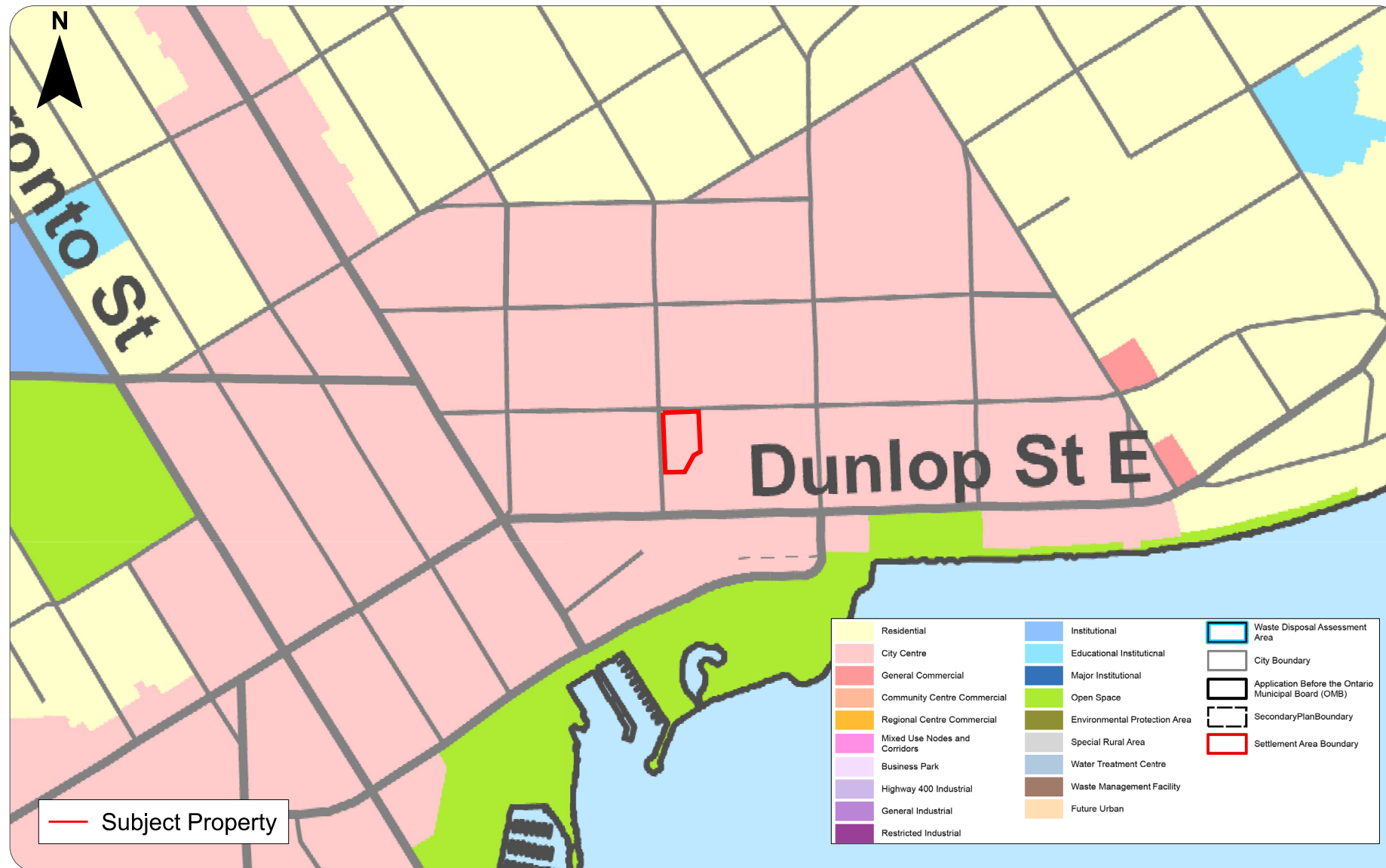
POLICY CONTEXT



Schedule I: Intensification Areas

- Urban Growth Centre
 - Downtown Barrie is a focal point for growth and intensification within a mixed-use context.
 - Minimum population targets of 150 people and jobs per hectares is planned for the Downtown area.

PLANNING CONTEXT



Schedule A: Land Use

- City of Barrie Official Plan
 - Land Use: **City Centre**
 - Permits a mix of uses in medium and high density-built forms.
- City of Barrie New Official Plan (Approved February 2022 – not in force)
 - Land Use: **High Density**
 - Permits a mix of residential, institutional and commercial land uses



POLICY CONTEXT



- City of Barrie Zoning By-law 2009-141
- Zoned *Central Area Commercial 2 (C1-2)*
- Permits a mix of *Commercial, Institutional, and Residential Uses*
- Maximum 45 metre building height
- Maximum Gross Floor Area of 600%



Zoning Map

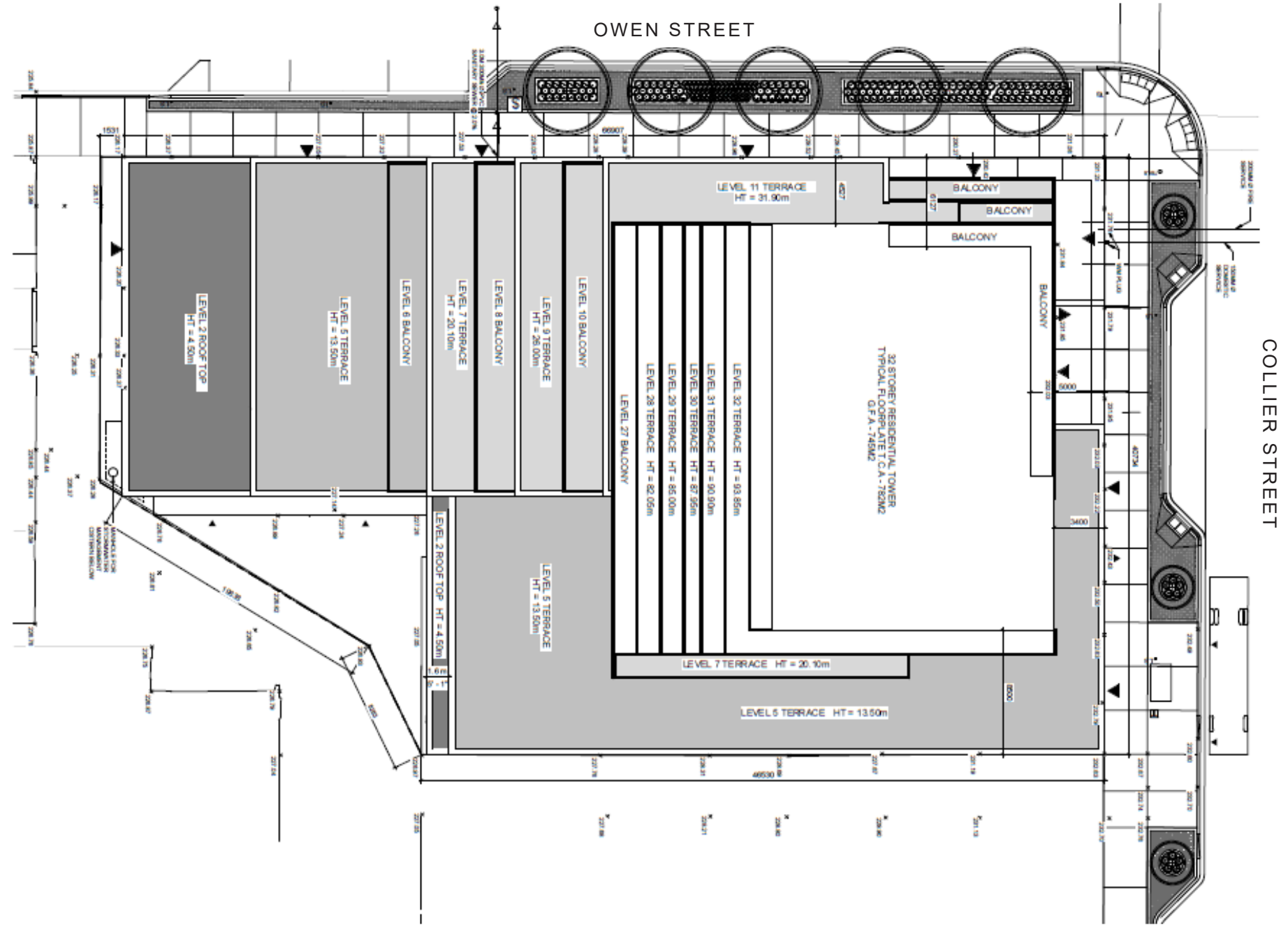
PROPOSED DEVELOPMENT



Rendering

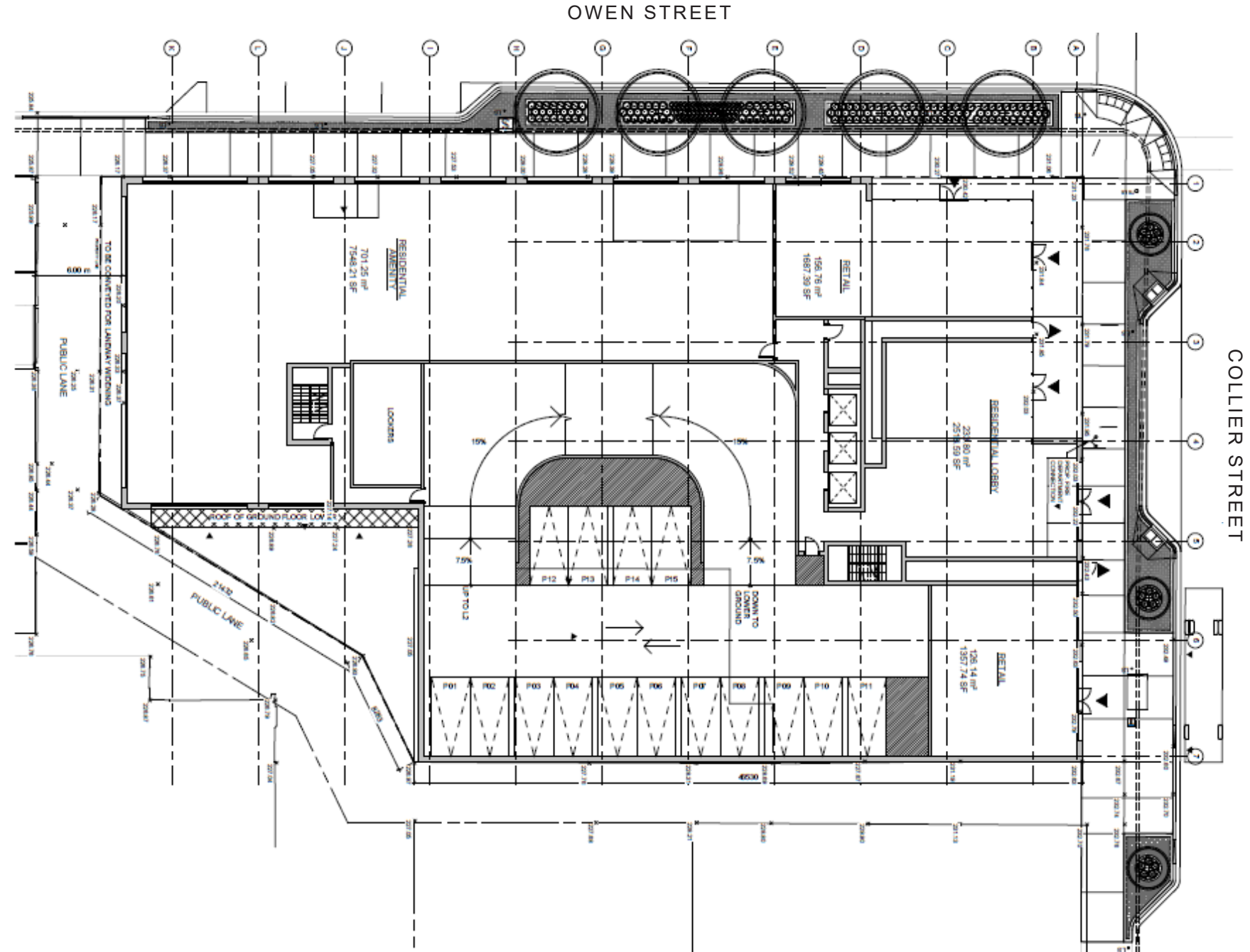
- Mixed-Use High-Rise Building
- 32 Storeys
- Units: 253
- Gross Floor Area: 23,717.3 sq m.
- Floor Space Index: 9.47
- Parking Levels: 5
 - 1 Underground
 - 4 Aboveground
- Parking Spaces (combined): 234
- Retail Area: 1,272 sq m.

SITE PLAN



Site Plan

SITE PLAN



Ground Floor Plan

RENDERINGS



Rendering

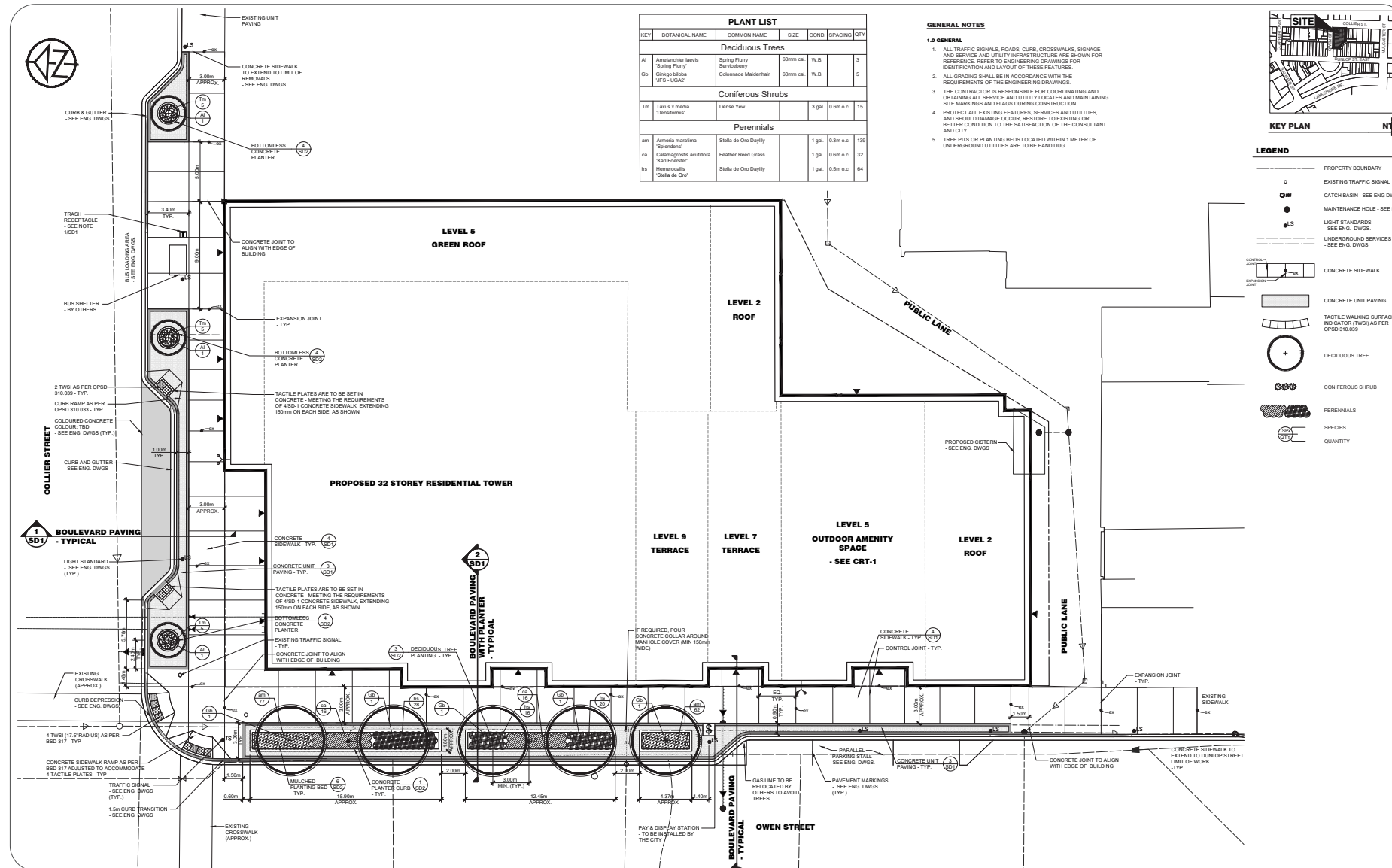


Rendering



West Elevation

LANDSCAPED AREAS AND STREETScape

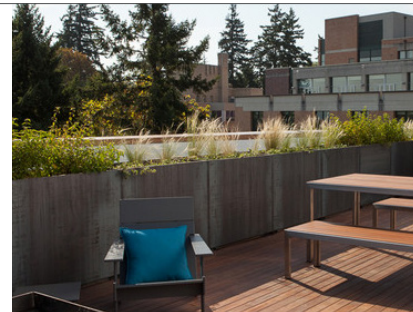


Landscape Plan

AMENITY AREAS



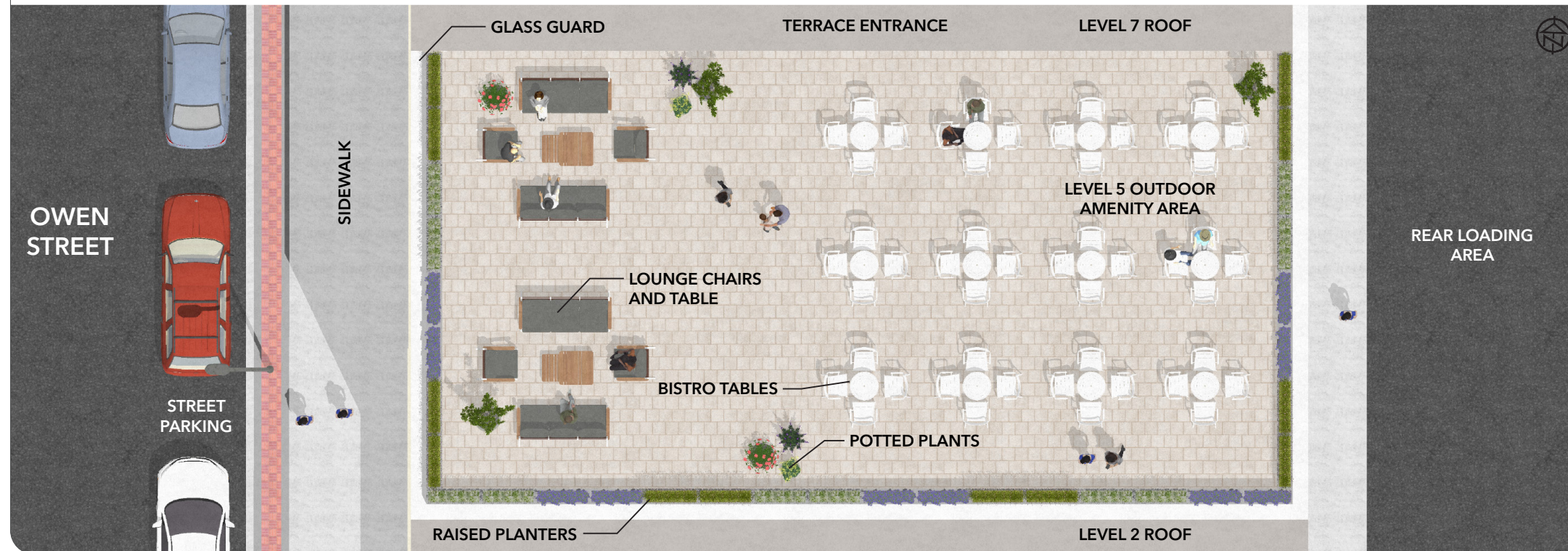
OUTDOOR SEATING & DINING



RAISED PLANTERS



ONTARIO NATIVE PLANTS



Terrace Concept

DEVELOPMENT APPLICATIONS

The Zoning By-law Amendment Application seeks to maintain the existing C1-2, Central Area Commercial 2 Zone and add the following site-specific zoning exceptions to implement the development as proposed:

- Permit a Maximum Building Height of 98 metres (32 storeys).
- Permit a Maximum Gross Floor Area of 947% of the lot area.
- Permit a Minimum Lot Coverage of 36% for Commercial Uses.
- Permit a Minimum Parking Ratio of 0.92 parking spaces per Dwelling Unit.
- Permit a Minimum of (1) Loading Space.
- Remove the required Landscape Strip along the rear and side lot lines.

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 comment 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.

Thank You

Comments & Questions?

Michael Vani

Weston Consulting

905-738-8080 ext. 252

mvani@westonconsulting.com

Matthew Peticca

Weston Consulting

905-738-8080 ext. 326

mpeticca@westonconsulting.com

