



217 Dunlop Street East

Neighbourhood Meeting
October 22, 2020

Meeting Objectives

To engage neighbourhood residents and address public comments prior to submitting formal planning applications to the City of Barrie:

- To present a 15 storey residential condominium project proposed for 217 Dunlop Street East. The project requires City approval of a site specific zoning by-law amendment, site plan, and plan of condominium.
- To describe key planning, urban design, environmental and servicing considerations applicable to the project.
- To summarize next steps in the planning process.

- The project comprises a 15 storey, 41 unit residential condominium building with a commercial component.
- The property is a remediated brownfield site (former Cotty's Cleaners) which has been approved for development by the Ministry of the Environment, Conservation and Parks.
- The building and site have been carefully designed to:
 - conform with Provincial and City of Barrie planning policies
 - enhance Barrie's UGC
 - compliment the neighbourhood and mitigate potential impacts on surrounding uses.

The Developer

- The subject site is locally owned by Peter B. Moore of PBM Realty Holdings Inc., founded in 1986.
- Peter also owns Moore Packaging Corp. which has been in business for over 40 years. Moore Packaging is a major employer in the City of Barrie.
- PBM Realty acquired the site in 2003. Significant thought and evaluation has been given to this important project with the goal of creating an exceptional legacy building for the Moore family and the community.

The Project Team

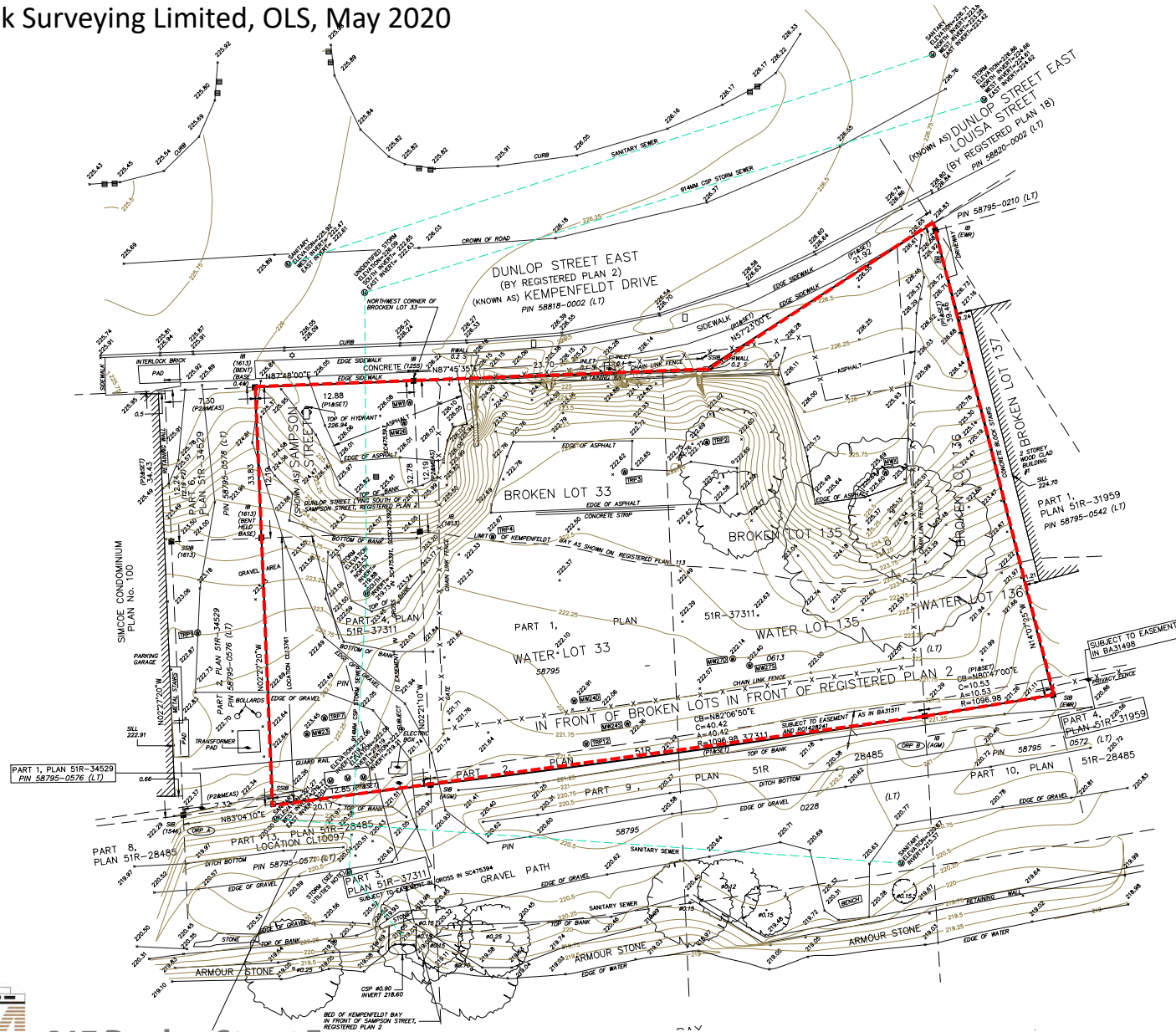
A team of highly qualified professionals has been assembled for the project. Primary team leads include:

- Salter Pilon Architecture Inc.
- Mitchinson Planning & Development Consultants Inc.
- Azimuth Environmental Consulting Inc.
- Skelton Brumwell & Associates Inc.
- Peto MacCallum Ltd.
- Landmark Environmental Group Ltd.
- Stephenson Engineering
- Quasar Engineering
- Geo-Solv Engineering

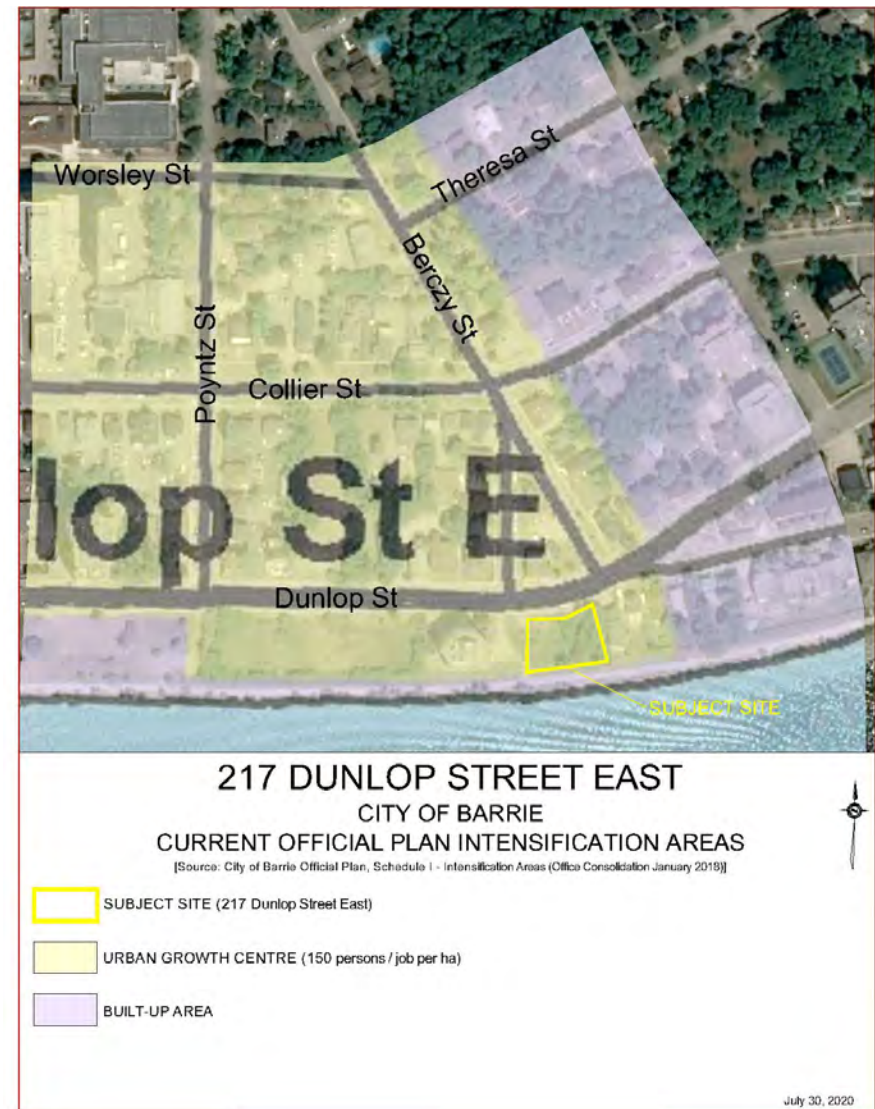
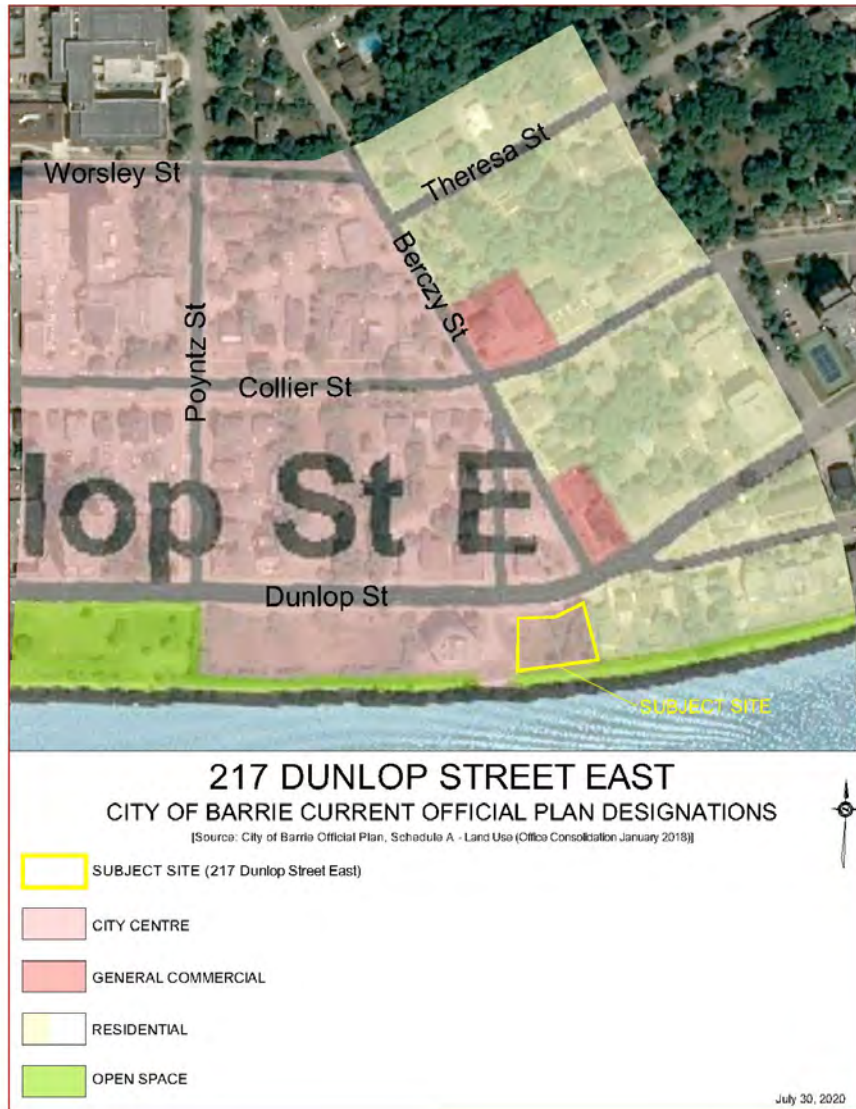
The Application

- Development of the project requires City approval of a site specific zoning by-law amendment to rezone the property from Transition Centre Commercial C2-1 to C2-1 with Special Provisions. It also requires City approval of a site plan and plan of condominium.
- Formal pre-consultation with City staff occurred in May 2019 and March 2020.
- Several technical reports have been prepared to comply with City requirements for a complete application.

Rudy Mak Surveying Limited, OLS, May 2020



Barrie Official Plan



The proposed development conforms with Barrie's Official Plan:

- The site is designated “City Centre Commercial” and is situated in the City's UGC where a broad range of commercial, residential and institutional uses are permitted and encouraged.
- The project contributes to the achievement of a complete community by providing condominium apartment housing and a commercial component along the Dunlop Street corridor.
- The project achieves a density of approximately 398 persons/jobs per ha which meets the UGC density target of 150 persons/jobs per ha.

Barrie Official Plan Policies

- The site and building design conform with Barrie's City Centre, intensification, urban design and tall buildings requirements.
- The project enables re-development of a brownfield site in accordance with a Record of Site Condition.
- The development uses land and existing municipal infrastructure in an environmentally sound, efficient and cost-effective manner.
- The development does not impact the North Shore Trail or Lake Simcoe.
- The development has been carefully designed to compliment and enhance the existing neighbourhood and mitigate potential impacts on surrounding uses.

Provincial Planning Policies

The proposed development is consistent with the 2020 Provincial Policy Statement and conforms with the 2020 Growth Plan for the Greater Golden Horseshoe and the 2009 Lake Simcoe Protection Plan, including:

- The site is located in a Primary Settlement Area and a defined UGC which are the focus for growth and intensification.
- The design comprises a compact, high density condominium housing form which uses land and existing municipal infrastructure efficiently and effectively.
- The development achieves the minimum density target established for Barrie's UGC.

Provincial Planning Policies

- The development contributes to achieving a healthy, livable, safe and sustainable community through the provision of:
 - high quality urban design
 - sustainable site and building design elements
 - pedestrian access to Dunlop Street, to existing public transit, to open spaces and to commercial and institutional uses/services in the downtown core
 - enhanced pedestrian access to the North Shore Trail
 - best management engineering practices for site servicing, stormwater management and traffic.
- There are no significant natural heritage features or functions on the site and the project will not negatively impact Lake Simcoe.
- The site shall be developed in accordance with the Record of Site Condition and Certificate of Property Use issued by the Province.

City of Barrie Zoning



217 DUNLOP STREET EAST CITY OF BARRIE CURRENT ZONING

[Source: City of Barrie Zoning By-law 2009-141, North Section (Office Consolidation Dec. 31, 2017)]

SUBJECT SITE (217 Dunlop Street East)	RESIDENTIAL SINGLE DETACHED SECOND DENSITY (R2, R2-WS)
CITY CENTRE REVITALIZATION	RESIDENTIAL MULTIPLE DWELLING FIRST DENSITY (RM1, RM1-SS, RM1-WS)
CENTRAL AREA COMMERCIAL (C1, C1-1, C1-2)	RESIDENTIAL MULTIPLE DWELLING SECOND DENSITY (RM2, RM2-TH, RM2-THWS)
TRANSITION CENTRE COMMERCIAL (C2, C2-1, C2-2)	RESIDENTIAL APARTMENT DWELLING SECOND DENSITY (RA2, RA2-1, RA2-2)
GENERAL COMMERCIAL (C4)	OPEN SPACE (OS)

July 30, 2020



217 DUNLOP STREET EAST CITY OF BARRIE URBAN GROWTH CENTRE

[Source: City of Barrie Zoning By-law 2009-141, Appendix C (March 6, 2017)]

SUBJECT SITE (217 Dunlop Street East)
URBAN GROWTH CENTRE (UGC)

July 30, 2020

City of Barrie Zoning

- The site is zoned Transition Centre Commercial (C2-1) by City of Barrie Comprehensive Zoning By-Law 2009-141.
- The C2 Zone permits a range of uses as of right including a 30 m high (10 storey) residential apartment building.
- Given the small and narrow site, as well as the important building design and living unit objectives of the owner, some of the C2 zoning provisions are not met including building height, gross floor area and certain setbacks.
- Therefore, a site-specific Zoning By-law Amendment to rezone the site to C2-1 with Special Provisions is required to implement the proposed building and site design.

Architectural Rendering

- View from Dunlop Street East

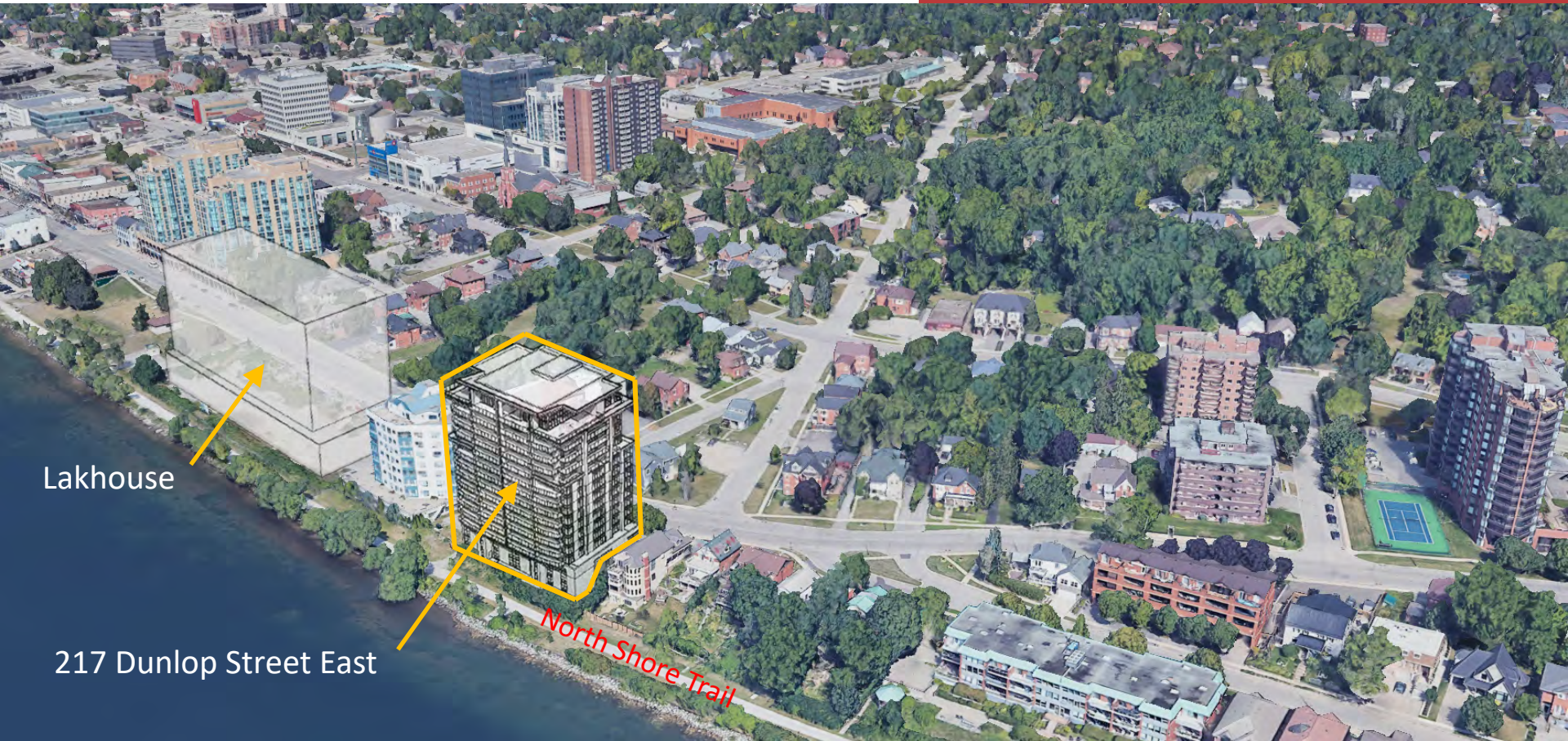


Architectural Rendering

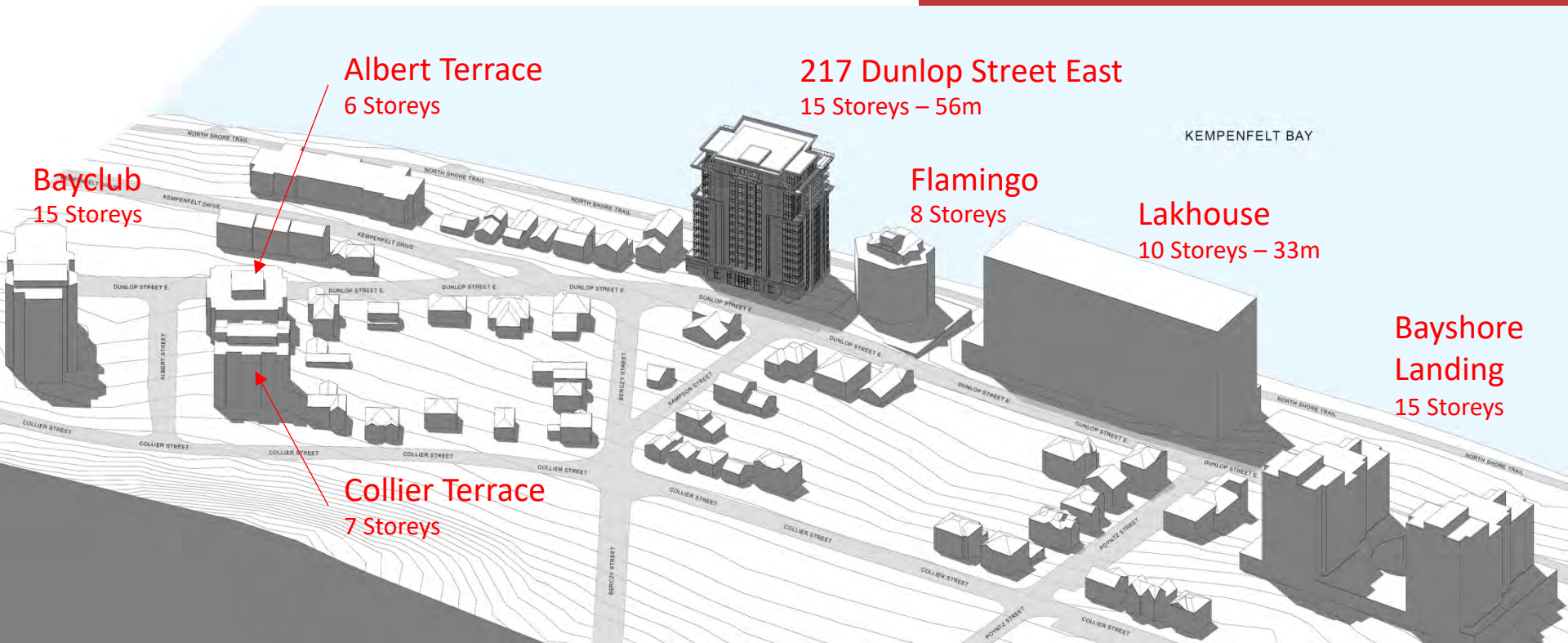
- View from Kempenfelt Bay



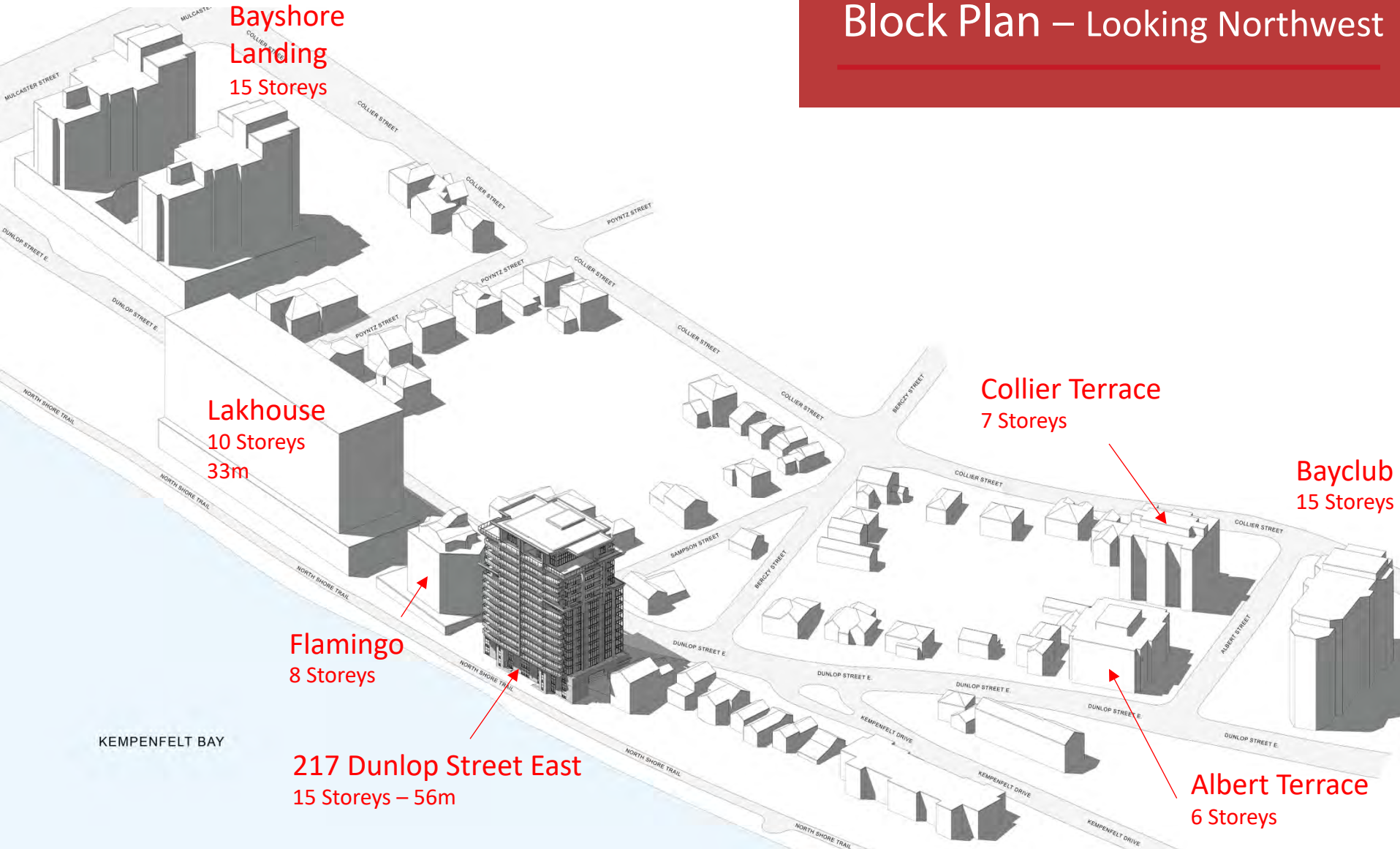
Context Plan – Aerial View



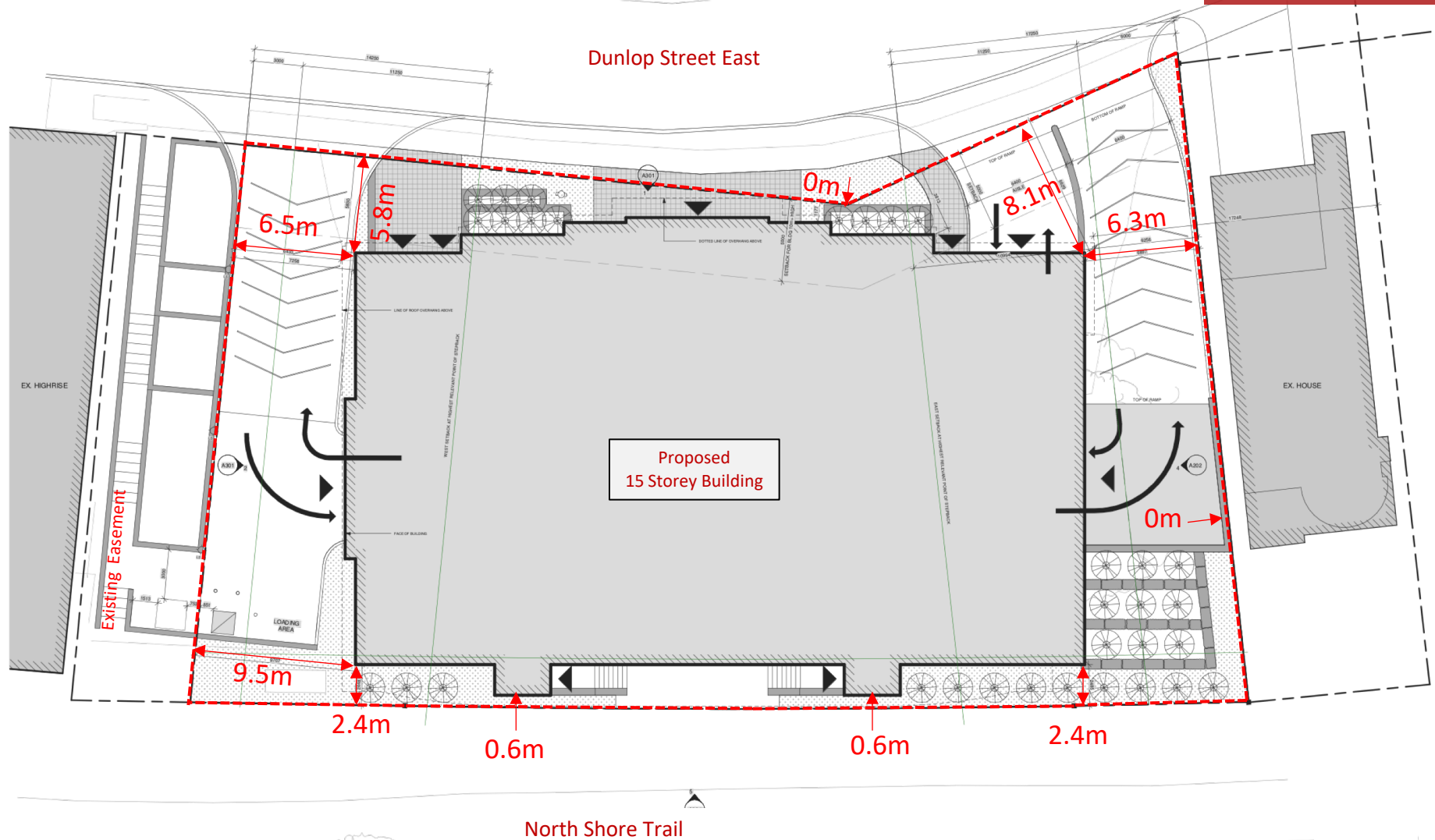
Block Plan – Looking Southeast



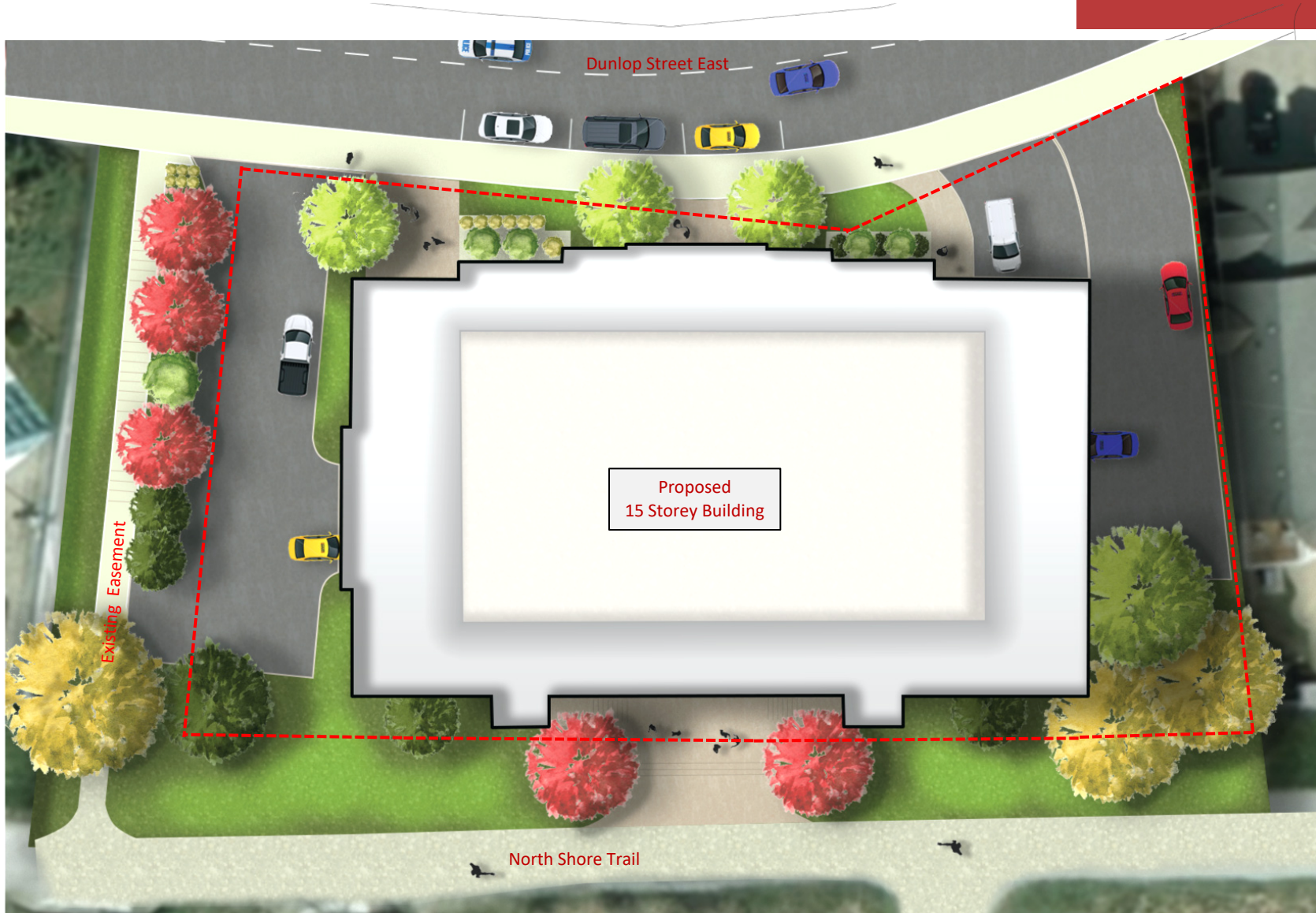
Block Plan – Looking Northwest



Site Plan

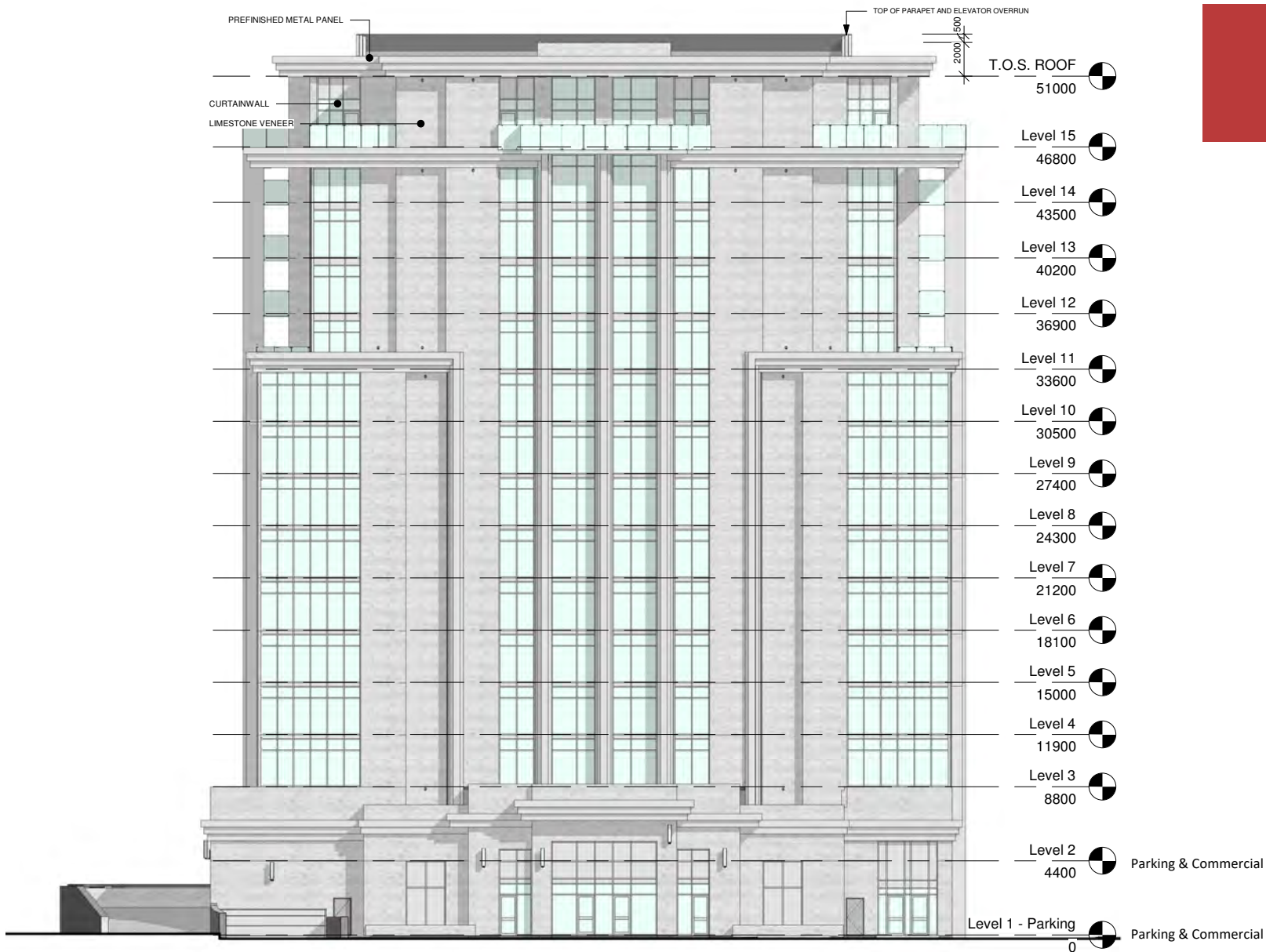


Landscape Plan



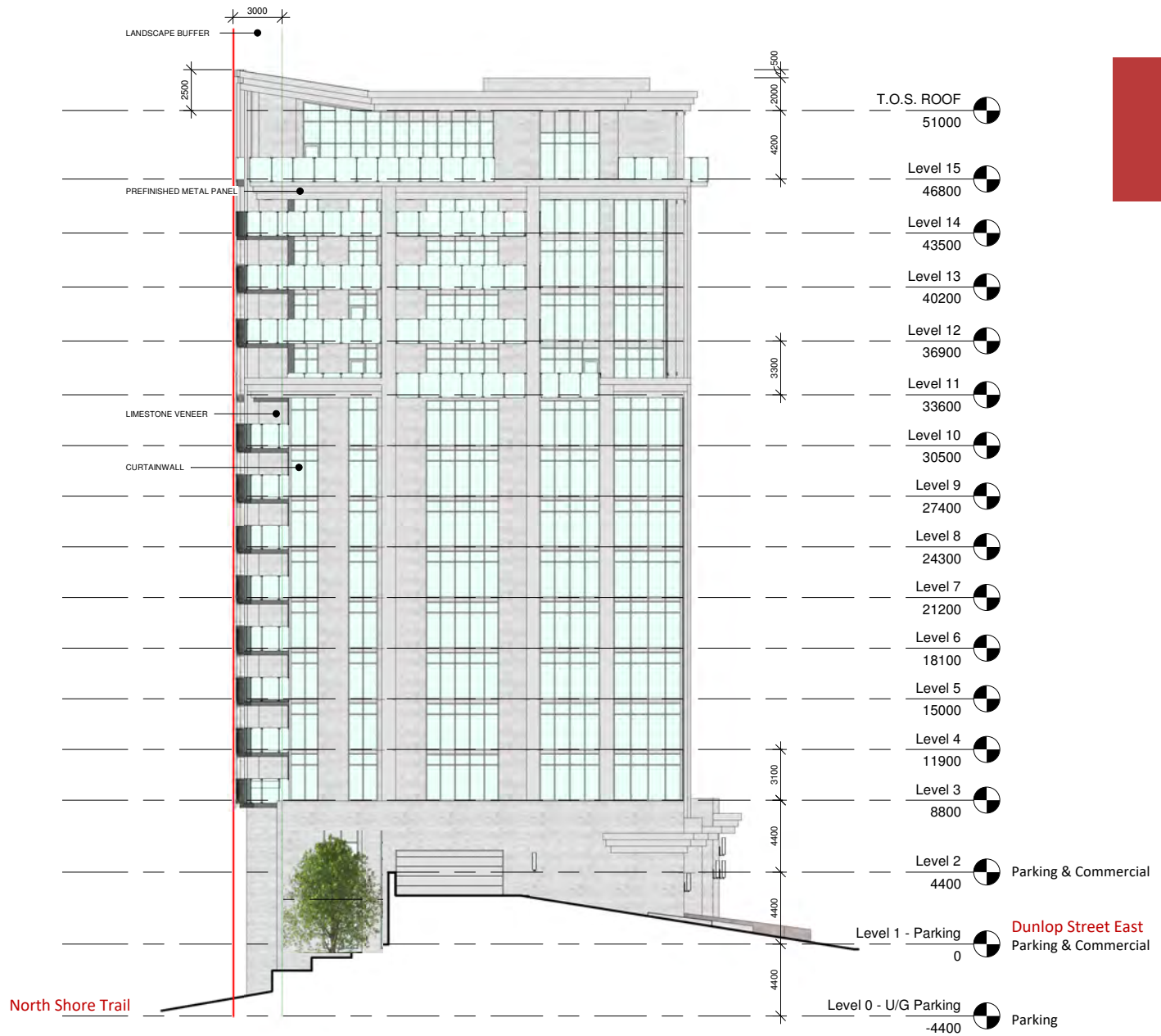
North

Dunlop Street
Elevation



Dunlop Street East

East



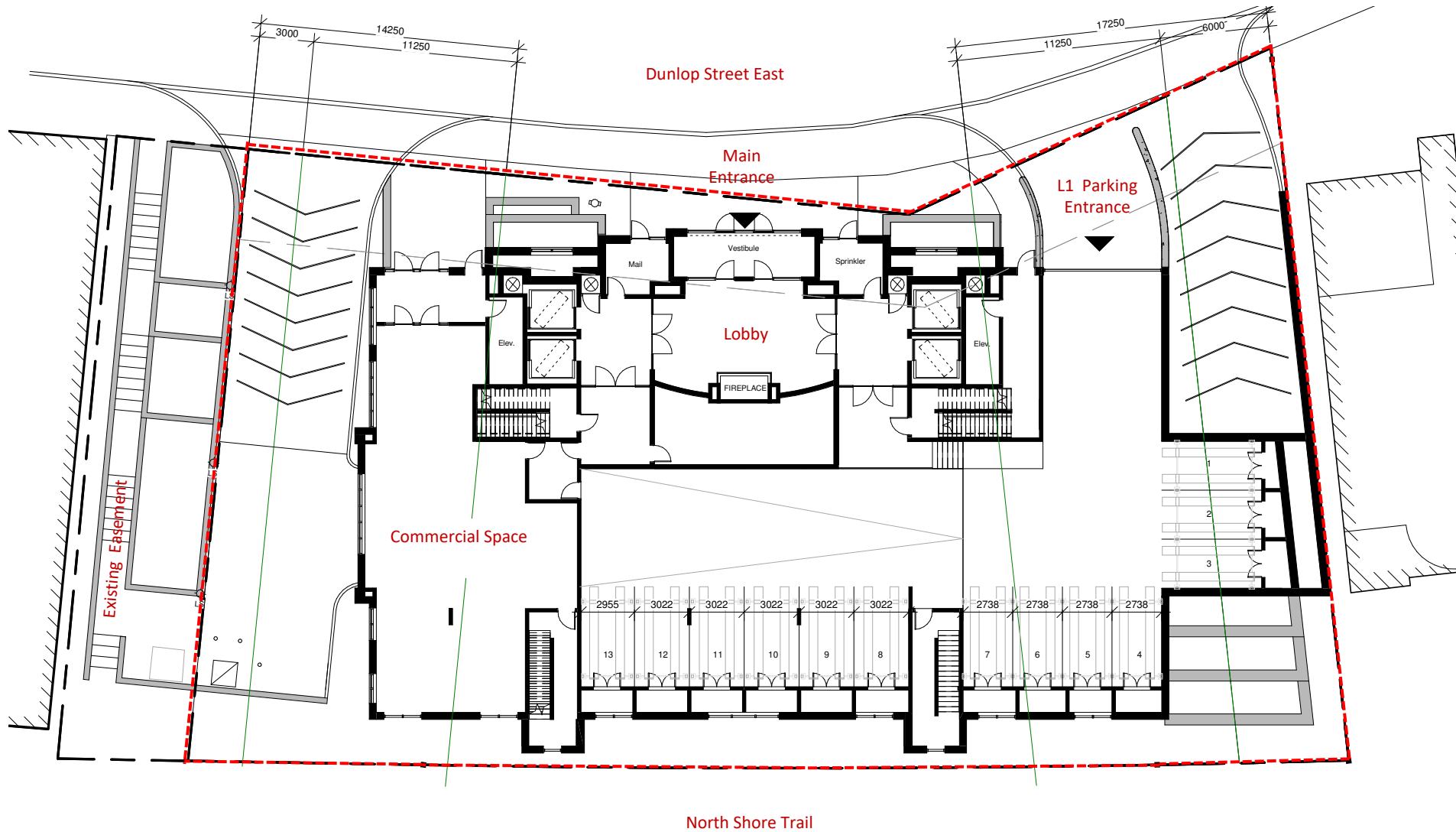
Parking



salterpilon

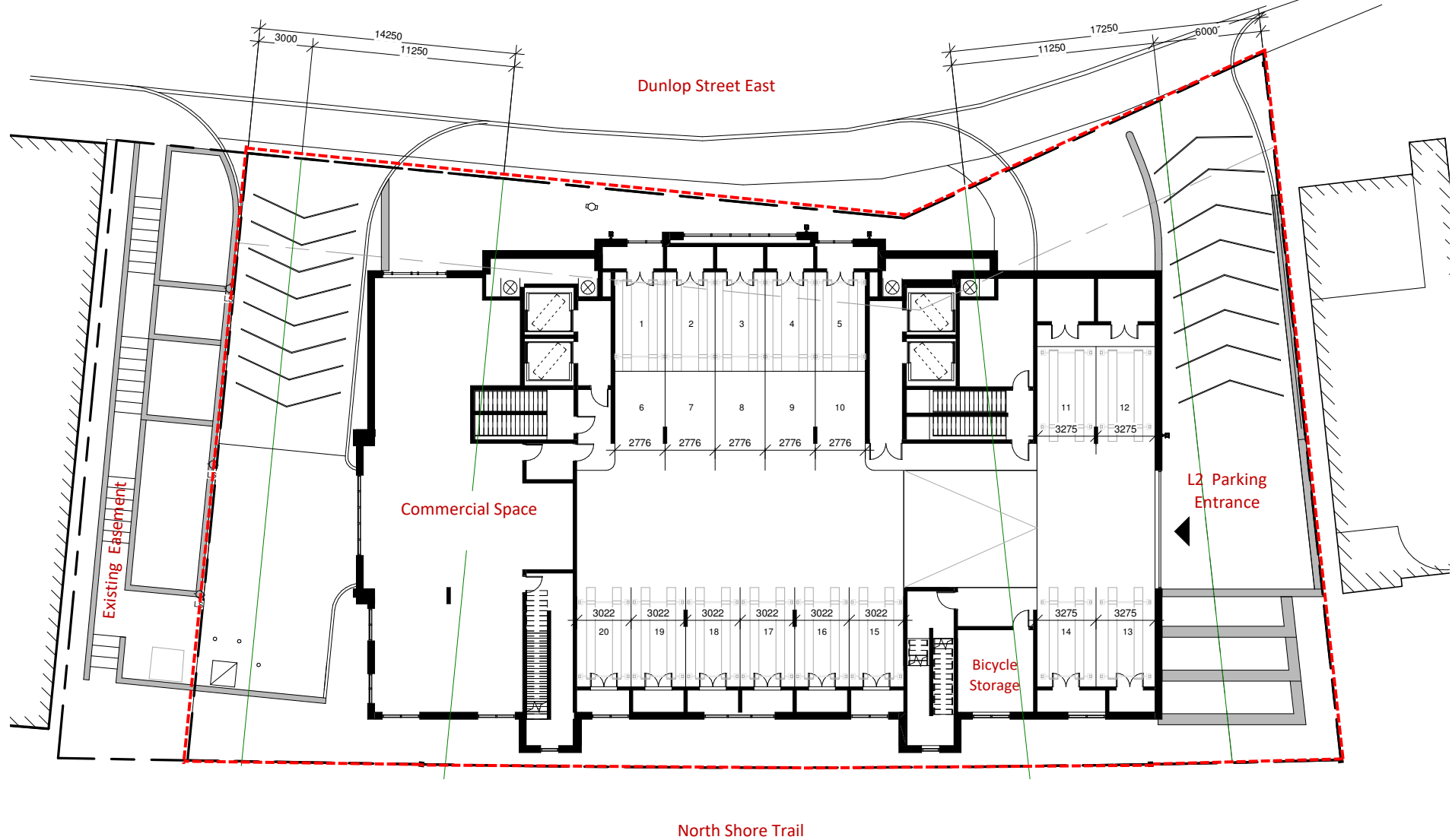
L1 Plan

Parking & Commercial

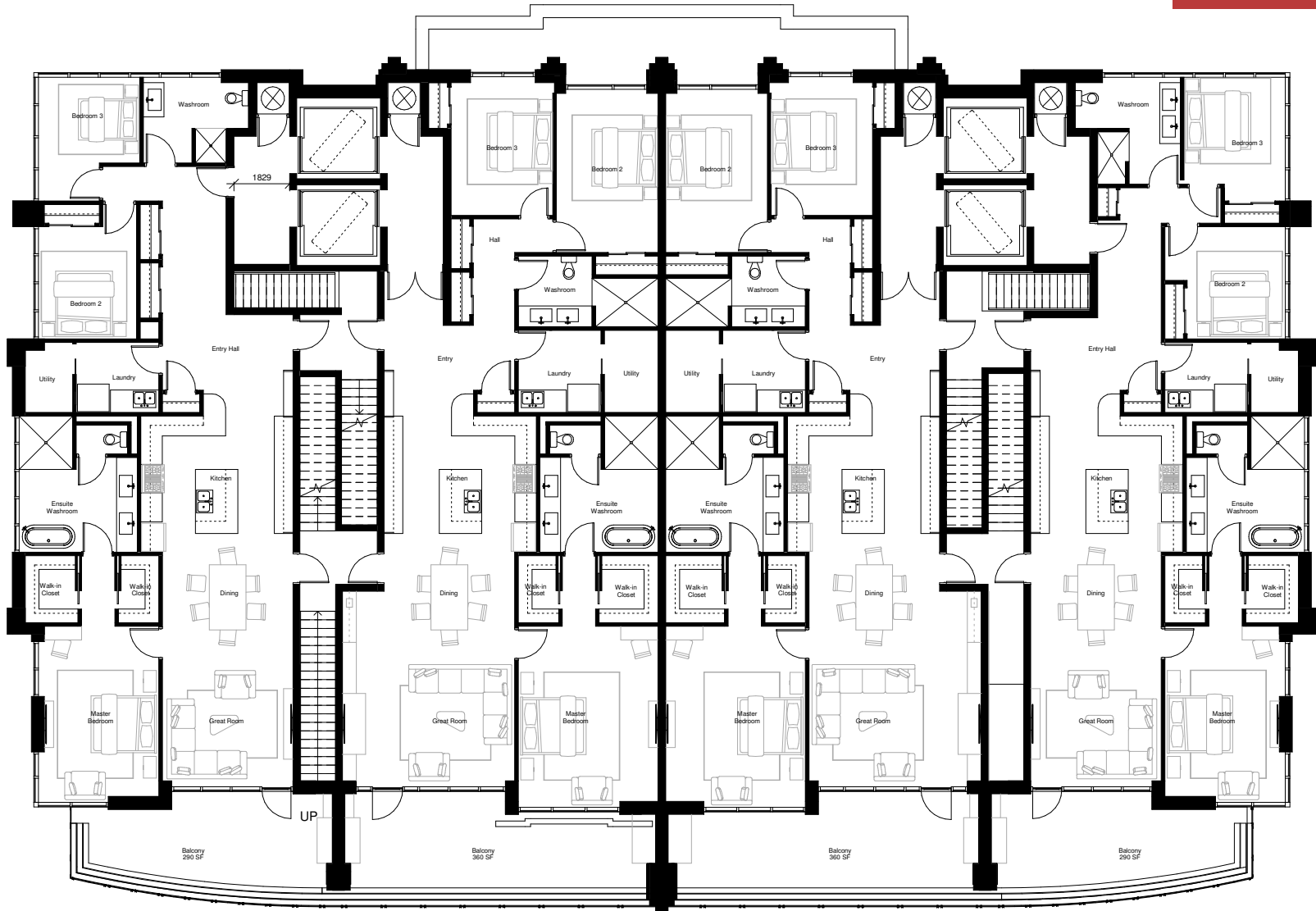


L2 Plan

Parking & Commercial



Dunlop Street East



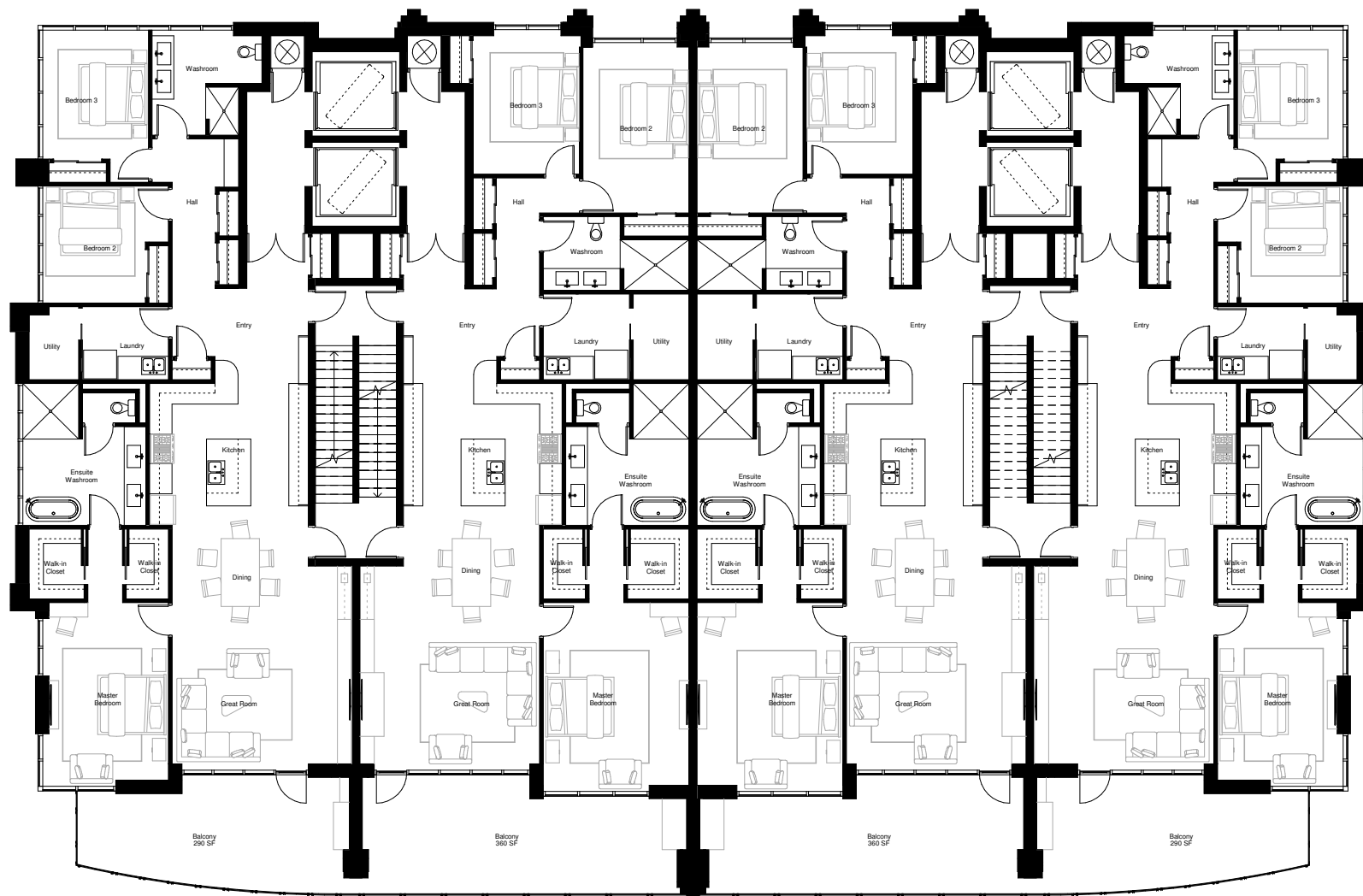
North Shore Trail



L4-10 Plan

Units

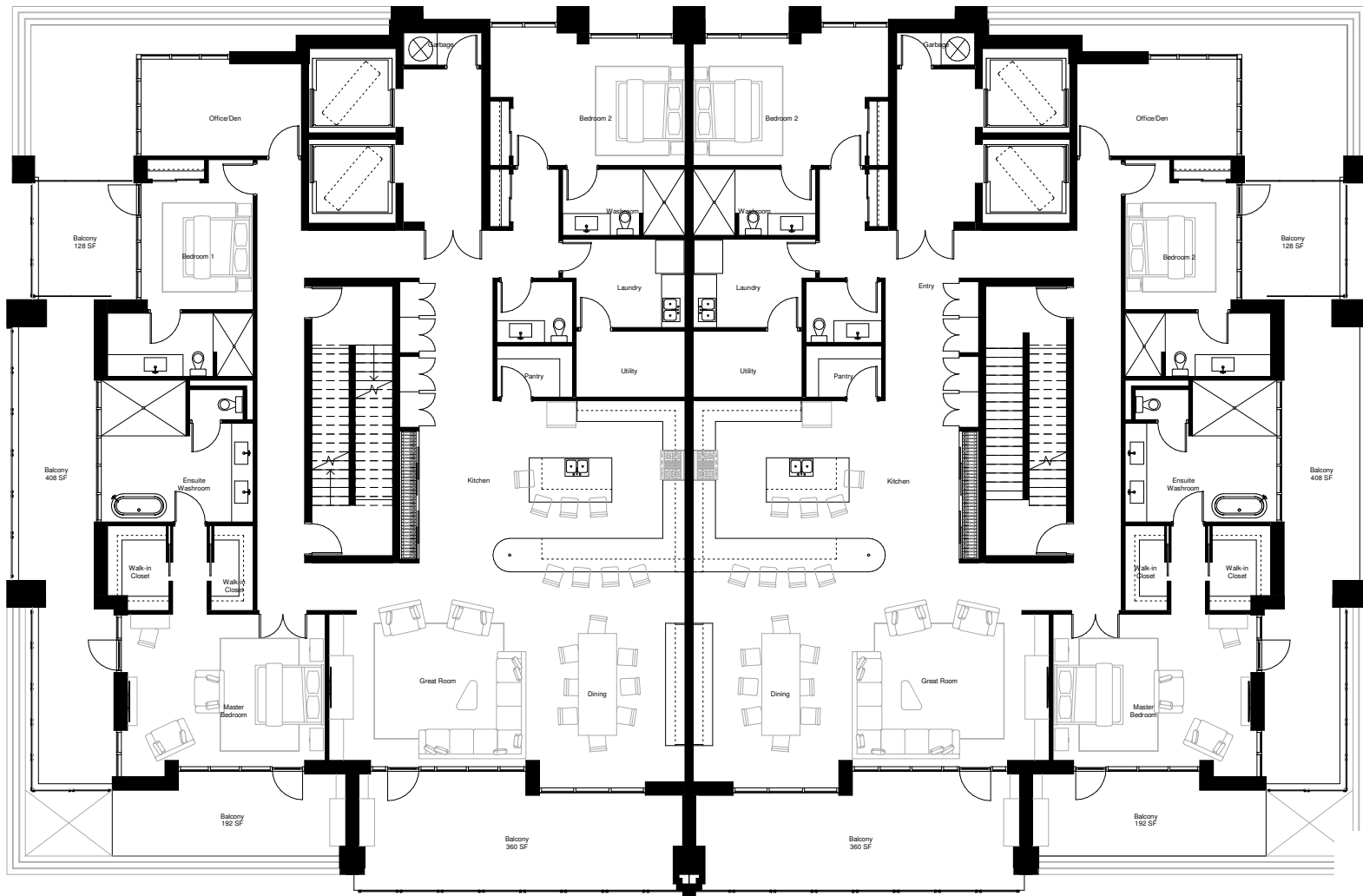
Dunlop Street East



North Shore Trail



Dunlop Street East



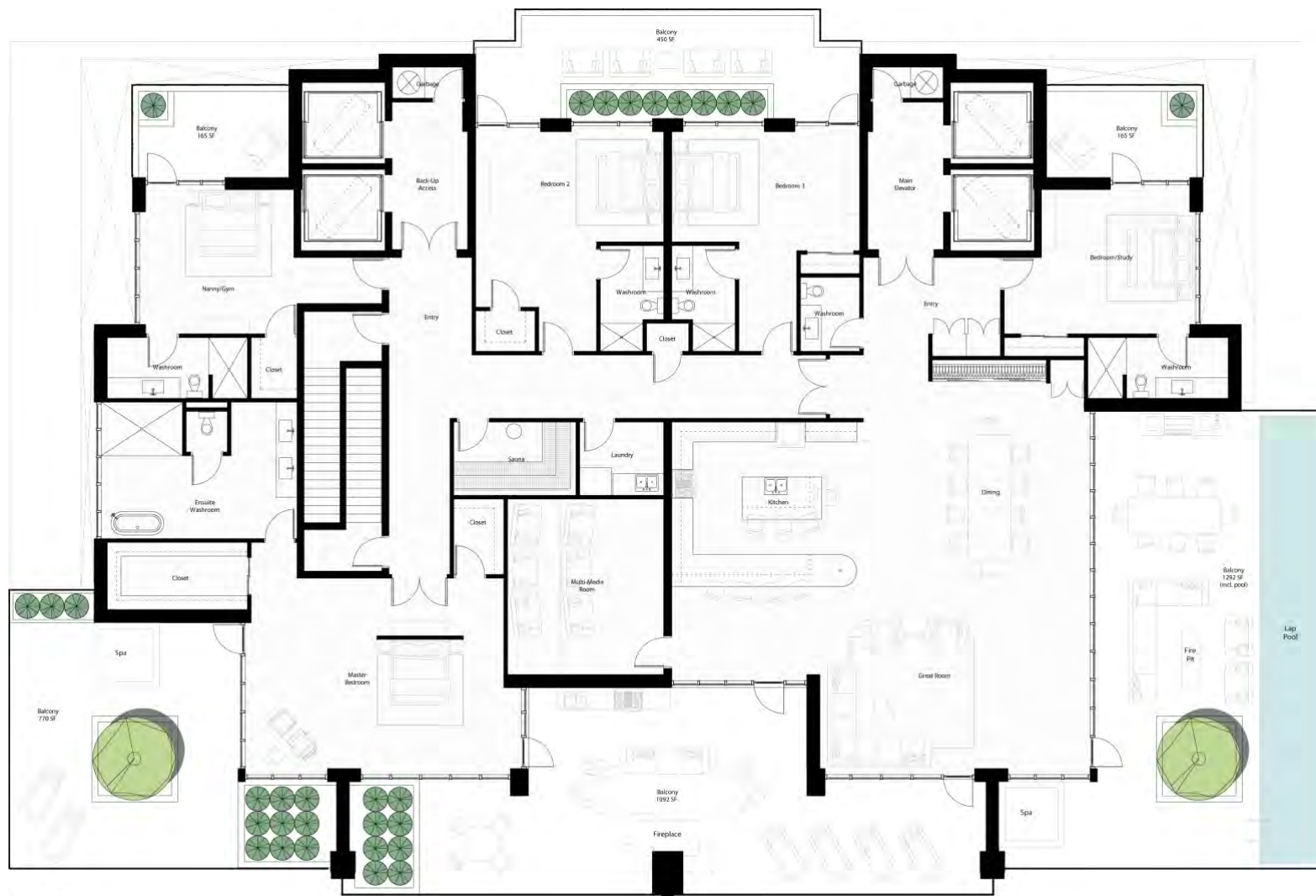
North Shore Trail



L15 Plan

Penthouse

Dunlop Street East



L



Environmental Sustainability

- The development is being designed to a LEED standard with sustainable design principles applied to all building components.
- Features include:
 - a construction waste diversion program that will minimize landfill impact
 - locally sourced materials and products minimizing transportation impacts
 - products with high recycled content and zero off gassing emissions for maximum air quality
 - high quality mechanical systems that exceed ASHRAE standards, high end air filtration systems for each individual unit and heat reclaim strategies
 - maximized natural ventilation and natural lighting for overall energy savings
 - electrical systems that include occupancy sensors and monitors to minimize consumption, use of LED fixtures and energy efficient appliances.

In accordance with Barrie's application requirements, the Team's technical reports address planning policy, urban design, the environment and engineering:

- ***Planning Justification Report*** – addresses Provincial and Barrie planning policy consistency/conformity
- ***Urban Design Report*** – addresses urban design elements, block plan, context plan, tall buildings requirements, illumination, and shadow, wind and microclimate studies
- ***Environmental and Engineering Reports*** – address environmental features/functions, geotechnical, hydrogeological, functional servicing, stormwater management and traffic.

Key Environmental Considerations

- The Province has issued a Record of Site Condition (RSC) for the brownfield redevelopment of this site from its past use as a dry cleaner to its future residential/commercial use.
- The proposed development meets Provincial requirements for brownfield redevelopment and a Certificate of Property Use (CPU) has been issued for the project.
- There are no significant natural heritage features or functions (including Species at Risk) associated with the property.
- There are no hydrogeologic barriers to the proposed redevelopment plan.
- **Conclusion:** *It is the opinion of Azimuth Environmental that given the requirements of the RSC and the CPU that currently exist for the site, the proposed development is feasible to proceed.*

Servicing and Stormwater Management

- The site can be readily serviced with municipal water, sanitary and storm sewers and all utilities.
- Site drainage and stormwater management design will ensure no impact to the North Shore Trail or Lake Simcoe.
- Public pedestrian access will be provided over the unopened portion of Sampson Street from Dunlop Street to the North Shore Trail.
- **Conclusion:** *It is the opinion of Skelton Brumwell & Associates that there are sufficient existing services readily available to the site and as such the proposed development is feasible to proceed.*

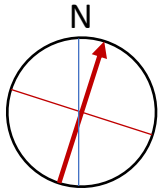
- The 41 unit condominium is expected to generate about 26 vehicle trips in the morning peak hour and 30 trips in the afternoon peak hour.
- The additional traffic generated by the development does not warrant any road improvements on Dunlop Street.
- Due to the constrained site area/depth and in order to provide optimal traffic movement on and off site, access is provided by two separate driveways from Dunlop Street located at the east and west sides of the property .
- It is expected traffic will be able to turn into and out of the site at a good level of service in the future condition. There will be some delay for traffic turning out of the site during peak hours, but the delay will not be unreasonable.
- **Conclusion:** *It is the opinion of Skelton Brumwell & Associates that the proposed project will not adversely impact Dunlop Street and the service level of adjacent streets surrounding the site and as such, the proposed development is feasible to proceed.*

Shadow / Shade Impact Study

The development is located at the base of a substantial hill, thus properties to the north are elevated and the length of the shadow cast from the building to the north is effectively shortened.

Conclusion: *It is the opinion of Salter Pilon Architecture that the proposed project will have no impact to the North Shore Trail and minimal impact to adjacent public spaces. There will be shadowing to the north, east and west, however all adjacent private residences will have a minimum of 6 hours of solar access during the solstices, and as such the proposed development is feasible to proceed.*

Shadow/Shade Impact Study



Summer
Solstice



Winter
Solstice

Commercial C2-1 Zone Standards

<i>Category</i>	<i>Required</i>	<i>Provided</i>
Min Lot Area	-	0.2 ha / 0.5 acres
Min Lot Frontage	-	65.8 m
Min Front Yard	-	0 m (varies 0 m, 5.8 m, 8.1 m)
Min Side Yard (East Side)	17.25 m above 11m	6.3 m
Min Side Yard Setback for Parking Structure	3 m	0 m
Min Side Yard (West Side)	14.25 m above 11m	6.5 m
Min Rear Yard	-	0.6 m (2.4 m max)
Max Lot Coverage	-	57.8% (1,161 sq.m.)
Gross Floor Area (max % lot area)	400%	595% (1,161 sq.m.)
Max Building Height	30 m	56.0 m
Max Building Height 5m & 10m from FLL	10 m & 30 m	52.4 m
Min Coverage for Commercial Uses	50%	20% (402 sq.m / 4,323 sq.ft.)
Min Landscape Buffer	3 m	0 m (varies 0 m to 8 m)
Residential Parking	41	114 (53 standard, 61 tandem/stacked)
Commercial Parking	17	0

In summary, the residential condominium / commercial development proposed for 217 Dunlop Street East:

- is consistent with and conforms with Provincial and City of Barrie planning policies,
- will be implemented through a site-specific zoning by-law amendment and site plan which are appropriate, desirable for the development and represent good planning,
- is supported by several detailed technical reports to ensure the project can be developed in an environmentally sound, efficient and cost effective manner in accordance with Provincial, Barrie and Lake Simcoe Region Conservation Authority requirements and best management practices.

- The development has been carefully planned with a high caliber design to:
 - implement Barrie's City Centre, Urban Growth Centre, intensification, and urban design requirements and objectives
 - mitigate potential impacts on surrounding uses
 - compliment and enhance Barrie's UGC, its waterfront skyline and this special north shore neighbourhood.

Next Steps

1. Development team will compile and address neighbourhood comments and submit application
2. City, agency and public review including statutory Planning Act public meeting
3. City staff report and recommendations
4. City of Barrie Council decision

Key Contacts

- Gerry Pilon 705.734.4155
gpilon@salterpilon.com
- Nicola Mitchinson 705.739.7175
nicola.mitchinson@symatico.ca

Questions



Side Yard Setback

Side Yard Adjoining a Residential Zone (East Lot Line)

- Where the height of the *main building* in a Transition Centre Commercial (C2) Zone is in excess of 11m, the minimum side yards shall be increased by 0.5m for every 2m of additional height over 11m
- Building Height is 56.0m (average height at the four corners)
- Required side yard is 14.25m
- Side yard provided is 6.5m

