



## DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

**FROM:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

**NOTED:** A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** DOWNTOWN AND URBAN GROWTH CENTRE APPLICATION STATUS FIRST  
QUARTER 2021 UPDATE

**DATE:** APRIL 12, 2021

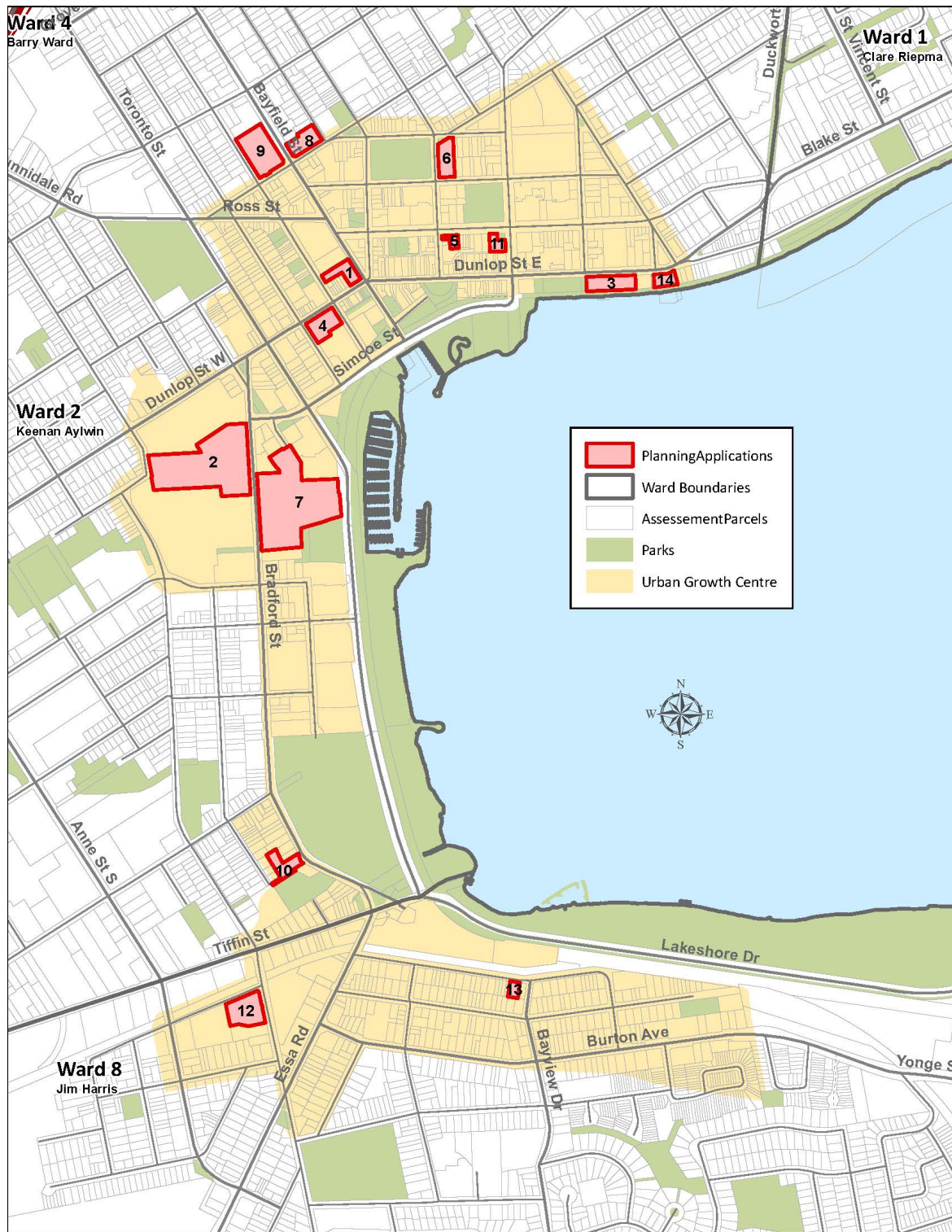
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The purpose of this memorandum is to introduce an initiative from the Development Services Department to provide a quarterly status update on development applications within the City's downtown and Urban Growth Centre.

This initiative will provide a quarterly update to Council on the status of existing applications as they move through the development approvals process, as well as providing updates to Council when new development applications are received. In between these quarterly updates, the [Proposed Developments](#) page on the City's website is updated as new information and new milestones are reached.

The first quarter update for 2021 is attached to this memo.

For more information, please contact Michelle Banfield, RPP, Director of Development Services at 705-739-4220 ext. 5466 or by email at [michelle.banfield@barrie.ca](mailto:michelle.banfield@barrie.ca).



1. D11-022-2017 - The 5 Points - Residential Condo (208 units)
2. D11-016-2020 - HIP/ Barrie Central Collegiate & Red Storey Field (600 units)
3. D11-001-2018 - Lakhouse - A mixed-use, residential condominium 10-storey building (178 units)
4. D11-015-2020 - Theatre Block - Mixed-use, high rise development consisting of two residential towers (495 units)
5. D11-003-2020 - Revera - 16 storey, retirement residence, with ground floor commercial space (314 units)
6. D14-1645 - Owen/Worsley - 6-storey mixed-use podium building with two residential towers above; an eight 8-storey tower and a 20-story tower (307 units)
7. D11-020-2020 - Smart Centers - 4 buildings with approximately 1900 residential units, commercial space (230 units in Phase 1)
8. D11-026-2020 - Coral Housing: NE Corner Bayfield & Sophia - Eight-storey apartment building with purpose built rental residential units (108 units)
9. D14-1702 - NW Corner Bayfield & Sophia - 34-storey mixed use condominium building with ground floor commercial uses and 8 townhouse units (480 units)
10. D11-007-2020 - 14-storey apartment building with ground floor commercial use (121 units)
11. D11-023-2020 - 79 Collier Street - 15-storey mixed-use building (126 units)
12. D14-1689 - 272 Innisfil Street - 17 storey apartment building with a townhouse podium (164 units)
13. D14-1691 - 79 Gowan Street - 4 storey residential building (7 units)
14. D11-001-2021 - 217 Dunlop Street East - 15-storey, mixed-use condominium (41 units)



## Barrie Downtown/UGC Application Status Updates

Map ID	File	Status Update Date	Description	Milestones/ Quarterly Update	Total Units	Planning Status*	Engineering Status	Building Status
1	D11-022-2017 <b>The 5 Points</b> 43 & 45 Maple Avenue, 30-42 Bayfield Street Andrew Gameiro/ Gary Mattie Consultant: Joe Santo	Mar-21	20-storey apartment building with 208-unit residential condominium with associated parking and 659 m2 ground floor commercial uses.  <a href="#">5 Points - Proposed Development</a>	Zoning Approved Closing in on Site Plan Agreement Execution / Registration Condominium Approval Exemption Application received Jan 2020 - Submission 2 comments sent to applicant.	208	Site Plan Under Review		
2	D11-016-2020 <b>HIP/ Barrie Central Collegiate &amp; Red Storey Field</b> 34-50 Bradford Street and part of 125 Dunlop Street West Jordan Lambie/ Nadine Rush/ Bill McGregor Consultant:	Mar-21	A mixed-use development comprised of three residential towers (20 storeys - Building 1; 20 storeys - Building 2; and, 10 storeys - Building 3) and 600 residential units. The proposed development also includes a YMCA community facility and urban parkette.  <a href="#">Barrie Central Collegiate &amp; Red Storey Field - Proposed Development</a>	Zoning Approved Site plan re-submission December 23, 2020, to return to Council for approval in Q1	600	Site Plan Under Review		
3	D11-001-2018 <b>Lakhouse</b> 185–205 Dunlop Street East Celeste Kitsemety/ Gary Matthie Consultant: AALTO Development Inc	Mar-21	A mixed-use, 10-storey building with 178 residential condominium units, including a total of 248 parking spaces (129 underground parking spaces) and 1,764.0 m2 of ground floor commercial area. Roof gardens are also proposed for the 2nd, 4th and Rooftop levels of the building.  <a href="#">185-205 Dunlop St E - Approved Development</a>	Zoning Approved Site Plan Agreement Executed Registered Jan 2020	178	Site Plan Approved		Building Permit Issued
4	D11-015-2020 <b>Theatre Block</b> 39, 41, 43, 55, 59 67 Dunlop St W and 35 and 37 Mary Street Celeste Kitsemety/ Gary Matthie Consultant: Gary Silverberg	Mar-21	A mixed-use, high rise development consisting of two residential towers comprised of 495 units, including a 30-storey building (Phase I) and 34-storey building (Phase II) atop a 6-storey podium (with ground floor retail/commercial uses and parking on Levels 2-6).  <a href="#">39-67 Dunlop St W and 35-37 Mary St - Proposed Development</a>	Zoning Approved – December 2019 (D14-1676) Site plan agreements sent to Applicant for review – October 2020	495	Site Plan Approved		



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5	D11-007-2018/ D11-003-2020 <b>Revera</b> 9-17, 21, 23, 25 Owen Street & 47, 49, 51, 53 Collier Street Jordan Lambie/ Larry Klein Consultant: Revera	Mar-21	16 storey, 314-unit retirement residence, with ground floor commercial space.  <a href="#">9-17, 21, 23 and 25 Owen St and 47, 49, 51 and 53 Collier St - Proposed Development</a>	Required Minor Variances approved Site Plan conditions issued Working with legal to execute site plan agreement Contact has been made for site servicing and requirements for building permit		Site Plan Approved		
6	D14-1645 <b>Owen/Worsley</b> 53, 55, 59, 61, 67 Owen St; 70-74, 76, 78 Worsley St; 55, 57 McDonald Street Jordan Lambie Consultant:	Mar-21	6-storey mixed-use podium building with two residential towers above; an eight 8-storey tower at the corner of Owen Street and McDonald Street and a 20-storey tower at the corner of Owen Street and Worsley Street. 307 units. Although recent discussions are referencing 278 units.  <a href="#">Owen St Worsley St &amp; McDonald St - Proposed Development</a>	Zoning Approved – September 2018 Awaiting site plan submission Contact has been made recently	307	Zoning Approved		
7	D14-1692/ OPA 078/ D11-020-2020 <b>Smart Centers</b> 51-75 Bradford Street & 20 Checkley Street Celeste Kitsemety Consultant: Greenwin Barrie Inc.	Mar-21	4 buildings with approximately 1900 residential units, commercial space, potential hotel space and public corridor. Phase 1: 45 hotel units and 230 residential units  <a href="#">51-75 Bradford St and 20 Checkley St - Proposed Development</a>	Zoning Approved January 25, 2021	230 (Phase 1)	Zoning Approved & Site Plan Under Review		
8	D14-1701/ D11-026-2020 <b>Coral Housing: NE Corner Bayfield &amp; Sophia</b> 113 & 117 Bayfield Street and 6,8 & 12 Sophia Street East Andrew Gameiro Consultant: Jones	Mar-21	Eight-storey apartment building that will contain 108 purpose built rental residential units. Rezoning from Transitional Centre Commercial (C2-1) to Residential Apartment Dwelling Second Density  <a href="#">113 and 117 Bayfield St, 6, 8 and 12 Sophia St E - Proposed Development</a>	Public Meeting held in October 2020 Zoning Approved January 25, 2021	108	Zoning Approved & Site Plan Under Review		



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9	D14-1702 <b>NW Corner Bayfield &amp; Sophia</b> 136 & 112 Bayfield Street, 14 Sophia Street West, 113 & 115 Maple Avenue Andrew Gameiro Consultant: KLM	Mar-21	34-storey mixed use condominium building with ground floor commercial uses and 8 townhouse units, for a total of 480 units Rezoning from 'Transition Centre Commercial' (C2-1) to 'Residential Apartment Dwelling First Density' (RA1-1)(SP-XXX) and 'Residential Multiple Dwelling Second Density – Townhouse' RM2-TH  <a href="#">136 and 112 Bayfield St, 14 Sophia St W 113 and 115 Maple Ave - Proposed Development</a>	Public Meeting held in October 2020 Zoning under review Revised submission expected, recommendation report will follow	480	Zoning Under Review		
10	D11-007-2020 <b>220 Bradford Street</b> Celeste Kitsemety Consultant: Chayell	Mar-21	14-storey (121 unit) apartment building with ground floor commercial use  <a href="#">220 Bradford St - Proposed-Development</a>	Revised site plan drawings submitted November 2020 and are currently under review	121	Site Plan Under Review		
11	D11-023-2020 <b>79 Collier Street</b> Next to Armory Building Andrew Gameiro/ Nadine Rush Consultant: Vitmont Holdings	Mar-21	15-storey mixed-use building containing 126 residential units, 404 m2 ground floor commercial space, and underground parking.  <a href="#">79 Collier St - Proposed Development</a>	Site Plan Submission dated September 28, 2020	126	Site Plan under review		
12	D14-1689 <b>272 Innisfil Street</b> Celeste Kitsemety/ Nadine Rush Consultant: IPS	Mar-21	Rezone from Transition Centre Commercial (C2)(SP-113) to Transition Centre Commercial with Special Provisions (C2-2)(SP) to permit the redevelopment of the 0.7 hectare site located at the southeast corner of Innisfil Street and Jacobs Terrace. To facilitate a 17 storey apartment building with a townhouse podium for a total of 164 residential units.  <a href="#">272 Innisfil St - Proposed Development</a>	Zoning Approved August 10, 2020	164	Zoning Approved		



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13	D14-1691 <b>79 Gowan Street</b> Andrew Gameiro/ Gary Matthe Consultant: IPS	Mar-21	Rezoning from 'Residential Multiple Dwelling First Density' (RM1) to 'Residential Multiple Dwelling Second Density – Special Provision No. XXX' (RM2)(SP-XXX). If approved, the application would facilitate the development of a four (4) storey residential building with seven (7) units and associated parking.  <a href="#">79 Gowan St - Proposed Development</a>	Zoning Approved October 5, 2020	7	Zoning Approved		
14	D11-001-2021 <b>217 Dunlop Street East</b> Jordan Lambie/ Nadine Rush Consultant: Salter Pilon	Mar-21	15-storey, 41 unit mixed-use condominium  <a href="#">217 Dunlop St E - Proposed-Development</a>	Public Meeting to be held in April.	41	Site Plan under review		



## Downtown/UGC Application Status Updates

<b>*Planning Status</b>	<b>Description</b>
Official Plan & Zoning Amendments Under Review	OPA and Rezoning applications received and under review
Official Plan & Zoning Amendments Approved	OPA and Rezoning approved
Re-Zoning Under Review	Rezoning Application received and under staff review
Re-Zoning Approved	Rezoning approved
Site Plan under Review	Site Plan Application received and under staff review
Site Plan Approved	Site Plan approved/ conditions have been issued. After conditions of site plan approval have been issued the applicant has two years to satisfy the conditions and register the site plan. The applicant has a total of three years to apply for a building permit before the approval expires.
Draft Plan under Review	Draft Plan of Subdivision application received and under staff review
Draft Plan Approved	Draft Plan of Subdivision application has been approve/ conditions have been issued. Once Draft Plan Approval has been issued, the applicant has 3 years to register or apply for extension before the approval expires. If the applicant applies for and is granted approval for the red line revisions, the approval date is extended 3 years from that date.
Redline Revision under Review	Redline Plan for Draft Plan of Subdivision has been received and under staff review.
Redline Revision Approved	Redline Plan approved and conditions have been issued.
Registered	Site Plan Agreement or Draft Plan of Subdivision (M-plan) registry and all conditions have been satisfied and the Plan of Subdivision is registered with the Land Registry Office.