



## PLANNING AND BUILDING SERVICES MEMORANDUM

FILE: D14-1643 & D12-436

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

**FROM: C. McLAREN, SENIOR PLANNER**

**NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**  
**R. FORWARD, MBA, M.Sc., P. ENG.**  
**GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING - SEAN MASON HOMES (ESSA ROAD) INC.**  
**ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION**  
**405 ESSA ROAD**

**DATE: APRIL 9, 2018**

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The purpose of this Memorandum is to advise members of Council of a Public Meeting regarding applications for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Sean Mason Homes (Essa Road) Inc., for lands known municipally as 405 Essa Road.

The subject property consists of 0.27 hectares (0.66 acres) of land, located on the west side of Essa Road, north of Ferndale Drive South and east of Cityview Circle. The applicant is proposing to rezone the property from Agricultural (A) to Multiple-Family Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 16 residential units in accordance with the following breakdown:

- 4 Back to Back Townhouse units, 4 storeys in height;
- 8 Stacked Townhouse units, 4 storeys in height; and
- 4 Block/Cluster Townhouse units, 3 storeys in height.

The development proposes an onsite amenity space and would utilize an existing stormwater management facility (Cityview SWM Pond) located immediately north of the site. The development is considered to be Phase III of the Sean Mason Homes project and as such, site access would be accommodated via the existing developed access on Essa Road.

The subject lands are designated Residential Area in the City of Barrie Official Plan and are currently zoned Agricultural (A) pursuant to Zoning By-law 2009-141. The subject applications were submitted in October 2017, and deemed complete in November 2017. A single block draft plan of subdivision has been applied for which would enable the property to be further subdivided and registered as a plan of condominium should Council approve the proposed rezoning.

To accommodate this proposal, the applicant is seeking to amend the Zoning By-law to Multiple-Family Dwelling Second Density with Special Provisions (RM2)(SP). The Special Provisions relate to the following:

- a reduced front yard setback of 2.5 metres, whereas 7 metres would be required;
- an increase to the permitted maximum building height of 14.5 metres, whereas 10 metres would be required;
- an increase to the permitted density of 59.3 units per hectare, whereas 53 units per hectare (stacked) and 40 units per hectare (block/cluster) would be required;
- a reduction to the minimum dwelling unit floor area per bedroom of 9.7 square metres, whereas 10 square metres would be required;





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- an increase to the maximum permitted gross floor area of 118%, whereas 60% would be required;
- a reduction to the minimum permitted driveway length for Block/Cluster Townhouse units to 1.5 metres, whereas 6 metres would be required; and
- permit tandem parking within a garage structure.

### Neighborhood Meeting

A neighborhood meeting was held on February 6, 2018. Approximately 30 members of the public were in attendance. Primary comments from the public included:

- Existing tree removals/preservation and required compensation plantings;
- Proposed building setbacks and the form of development;
- Proposed increase in height and density;
- Gradation between existing and proposed development;
- Transition and buffering between existing and proposed development;
- Loss of privacy to adjacent residential property to the south;
- Increased traffic generated by the proposed development and its impact on surrounding roadways;
- Impact of construction (noise, vibration, weekend construction) on existing development;
- Available visitor parking; and,
- Reduction in property values.

### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The density of the proposed development;
- The site specific zoning provisions being requested;
- Boundary and mature tree preservation;
- The impact of the form of development on adjacent properties, particularly the adjacent single detached residential lot to the south; and
- The incorporation of an acceptable urban design treatment along the Essa Road frontage.

### Next Steps

A staff report is targeted for General Committee's consideration in late May of 2018 for the proposed Zoning By-law Amendment. Should Council approve the subject rezoning, Draft Plan of Subdivision approval could be issued shortly thereafter.

For more information, please contact the Carlissa McLaren, Planner ext. 4719.



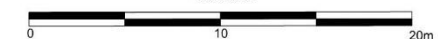
Site plan showing the layout of a development on Lot 236 and Lot 475. The plan includes a large orange-colored building complex (Building 1 and Building 2) and a green-colored common amenity area (700m²). The site is bounded by Private Road to the north and Essa Road (formerly King's Highway) to the east. The plan includes various dimensions, setbacks, and notes such as "EX. 2 STOREY 2000" and "EX. 1.5m WIDE PATH". A north arrow is located in the bottom right corner.

RESIDENTIAL	CURRENT OP DESIGNATION
A	CURRENT ZONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
Source: Discover Barrie Interactive Mapping, Sept. 2017. Survey by DINO ASTRI SURVEYING LTD. (May 2017)"			
Note:	Information shown in approximate and subject to change.		

PART OF LOT 5, CONCESSION 13  
MUNICIPALLY KNOWN AS  
405 ESSA ROAD  
IN THE  
CITY OF BARRIE  
COUNTY OF SIMCOE

Scale 1:150



	<b>SUBJECT LANDS</b> 0.27ha (0.67 ac.)		<b>BALCONIES</b> (206m²)
	<b>BACK-TO-BACK TOWNHOUSES</b> 4 UNITS Building 1 (4-storey)		<b>TREE PROP. CONIFEROUS</b>
	<b>STACKED TOWNHOUSES</b> 8 UNITS Building 4 (4-storey)		<b>TREE PROP. DECIDUOUS</b>
	<b>BLOCK/CLUSTER TOWNHOUSES</b> 4 UNITS Building 2 (3-storey)		<b>EX. TREE PRESERVED</b>
	<b>COMMON AMENITY</b> 700m² (+ 206m² Decks)		<b>OPEN SPACE</b> 36.7% (1000m²)
	<b>WATER SERVICES</b>		<b>CONCRETE</b> (86m²)
	<b>STORM SERVICES</b>		<b>SAN. SERVICES</b>

## PROPOSED ZONING RM2-SP (MIXED USE CORRIDOR)

PROVISION	REQUIRED	PROVIDED
LOT AREA (min.)	720m <sup>2</sup> (n/a for MU2)	2,722m <sup>2</sup>
LOT FRONTAGE (min.)	21m (n/a for MU2)	44.5m
FRONT YARD (min.) per MU2 (min.) - per MU2 (max.)	7m for 75% MU2; 5m for 25% MU2)	2.5m
SIDE YARD (min.) - per MU2 (no min./max.)	1.8m min. for RM2 3m max. for MU2	1.8m
REAR YARD (min.)	7m (abutting R, OS, or EP)	16.7m
LANDSCAPED OPEN SPACE (min.)	35% (n/a for MU2)	36.7%
FRONT FACADE STEP-BACK (min.) per MU2	45 deg. angular plane at height above equivalent of ROW using 3m min. step-backs	N/A
SIDE FACADE STEP-BACK (min.) per MU2	If adjacent to an OS zone, 5.5m at height above 80% equivalent of ROW	N/A
REAR FACADE STEP-BACK (min.) per MU2	45 deg. angular plane at height above 7.5m using 3m min. step-backs	N/A (28 deg.)
LOT COVERAGE (max. % of Lot Area)	35% (n/a for MU2)	32.5%
GROSS FLOOR AREA (% of Lot Area)	60% (n/a for MU2)	118%
BUILDING HEIGHT (min.) - per MU2 (min./max.)	10m for RM2 (7.5m/16.5m for MU2)	14.5m
STEERING LEVEL FLOOR AREA (min.) per MU2	4.5m	3.05m
PARKING SPACES (min.) PER ACCESSIBLE - ACCESSIBLE	24 (1.5 space/unit for RM2; 16 (1 per unit) for MU2; 1 (1 per 10 parking spaces).	36 (2.25 spaces/unit) 100% ACCESSIBLE (2 spaces) 90% (56.67/unit)
AMENITY SPACE (min.)	192m <sup>2</sup> (32m <sup>2</sup> /unit)	906m <sup>2</sup>
DENSITY (max.)	53 units/ha. (n/a for MU2)	59.3 units/ha. 6m (BLOCK 1) 15m (BLOCK 2)
DRIVEWAY LENGTH (min.)	6.0 m (block/cluster townhouses)	15m (BLOCK 2) 9 m (BLOCK 1)
DWELLING UNIT FLOOR AREA (min.)	35m <sup>2</sup> (unit) + 10m <sup>2</sup> /bicycle	124m <sup>2</sup> /unit + 9 m <sup>2</sup> /bicycle

 <b>INNOVATIVE PLANNING SOLUTIONS</b> PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS 150 DUNDAS STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1 tel: 705-812-3281 fax: 705-812-3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com	
Date: OCT. 16, 2017	Drawn By: W.C.
File: 17-715 (405 FSSA RD. PH.3)	Checked: D.V.