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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1687**

**PREPARED BY:** A. GAMEIRO, B.E.S., RPP, PLANNER

**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:** PUBLIC MEETING - PROPOSED ZONING BY-LAW AMENDMENT FOR 440 ESSA ROAD - 440 ESSA DEVELOPMENTS INC.

**DATE:** JANUARY 21, 2020

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Summary:

The purpose of this Memorandum is to advise members of Council of a Public Meeting for a Zoning By-law Amendment Application submitted by The Jones Consulting Group Ltd., c/o Ray Duhamel, on behalf of 440 Essa Developments Inc. for lands known municipally as 440 Essa Road, Barrie and legally described as Part Lot 5, Concession 13.

The subject property is located on the east side of Essa Road, between Ferndale Drive and Harvie Road, as identified in Appendix 'A': Key Map. The subject property is irregular in shape and comprises 0.5 hectares (1.23 acres) of land with approximately 132 metres of frontage on Essa Road. The property is currently occupied by a gas station, restaurant and a U-Haul pick-up and drop-off location.

The subject property is relatively flat and the surrounding land uses include the following: vacant lands to the north owned by the applicant, which have recently received site plan approval for a four (4) storey mixed-use building; existing two (2) storey townhouse units to the east; existing single-detached and townhouse units fronting onto Harvie Road to the south; and, an existing residential subdivision to the west containing a mix of residential uses and a park (Harvie Park).

The application proposes to amend the zoning of the subject lands from 'General Commercial' (C4) to 'Mixed Use Corridor – Special' (MU2)(SP-XXX) with site-specific provisions. The application, if approved, would facilitate the development of an eight (8) storey mixed-use residential and commercial building, containing 194 residential apartment units and 1,208 square metres of ground floor commercial space, along with underground and surface parking (see Appendix 'B': Site Plan and Appendix 'C': Building Elevations). The submission materials associated with the subject application are available for viewing on the City's Proposed Developments webpage under [Ward 6](#).

The subject property is designated 'General Commercial' as identified on Schedule A – Land Use in the City of Barrie Official Plan. The subject property is also located along the Essa Road Secondary Intensification Corridor in accordance with Schedule I – Intensification Areas in the Official Plan. According to Section 4.9 – Mixed Use Policies in the Official Plan, for lands identified as Mixed Use, the policies of Section 4.9 will take precedence over the Land Use Policies contained in Section 4.2 – Residential and 4.3 – Commercial. Mixed Use Areas permit a variety of medium and high density residential, commercial and institutional uses within the same building, with active uses located at the ground level.

Background:

The application was submitted to the City and deemed complete on December 6<sup>th</sup>, 2019. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment. Detailed review comments and an analysis of the application will be provided at a later date when a staff recommendation report is brought forward for General Committee's consideration.

A Neighbourhood Meeting was held on July 10<sup>th</sup>, 2019 at Holy Spirit Parish (650 Essa Road) regarding the subject application. Approximately twelve (12) residents attended the meeting. Residents provided comments regarding matters such as: ensuring that the rear access to the ground floor commercial uses does not undermine the primary access off of Essa Road; the potential for increased traffic on City streets and risks to pedestrian safety; insufficient on-site parking; concerns that the development is not proposing parkland; potential impacts associated with building height, such as shadowing and a loss of privacy; the provision of affordable housing units; and, ensuring that waste is appropriately stored and managed on-site. In the applicant's Planning Justification Report, a detailed response to each of the comments received from members of the public at the Neighbourhood Meeting has been provided. Planning staff will provide an analysis of the responses when a staff recommendation report is brought forward to General Committee.

Zoning – Site-specific Provisions:

The site-specific provisions proposed for the subject property would permit a reduced front yard setback and increased rear and side yard setbacks. The reduced front yard setback would enable the building to be located closer to Essa Road, while the increased side and rear yard setbacks would allow for the building to be located further away from the surrounding land uses. The proposed site-specific zoning provisions for the site are listed in Table 1 below.

**Table 1: Site-specific Zoning Provisions - 440 Essa Road, Barrie**

| <b>Zoning Standard</b>    | <b>Required – MU2 Zone</b>  | <b>Proposed</b> |
|---------------------------|---|-----------------|
| <b>Front Yard Setback</b> | 1 m (min.) for 75% of the frontage & 5 m (max.) for 25% of the frontage | 0.56 m          |
| <b>Side Yard Setback</b>  | 3 m (max.)  | 7.54 m          |
| <b>Rear Yard Setback</b>  | 7 m (min.)  | 15.22 m         |

Next Steps:

The subject application is currently under review by Planning staff and the City's Technical Review Team, including the Lake Simcoe Region Conservation Authority (LSRCA). The primary planning and land-use related items being considered at this time are:

- Compatibility with surrounding land uses, as it relates to shadowing, providing stepping provisions, increased building setbacks, landscape buffers and fencing;
- Integration with adjacent lots, particularly 430 Essa Road which has received Site Plan Approval for a 4-storey mixed-use building (File: D11-023-2017);
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Essa Road;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- The preservation of private and shared vegetation;
- The impacts that the development may have on traffic and parking in the area; and,
- Ensuring that any environmental impacts associated with the existing gas station use are mitigated or remediated prior to the redevelopment of the site.



## DEVELOPMENT SERVICES MEMORANDUM

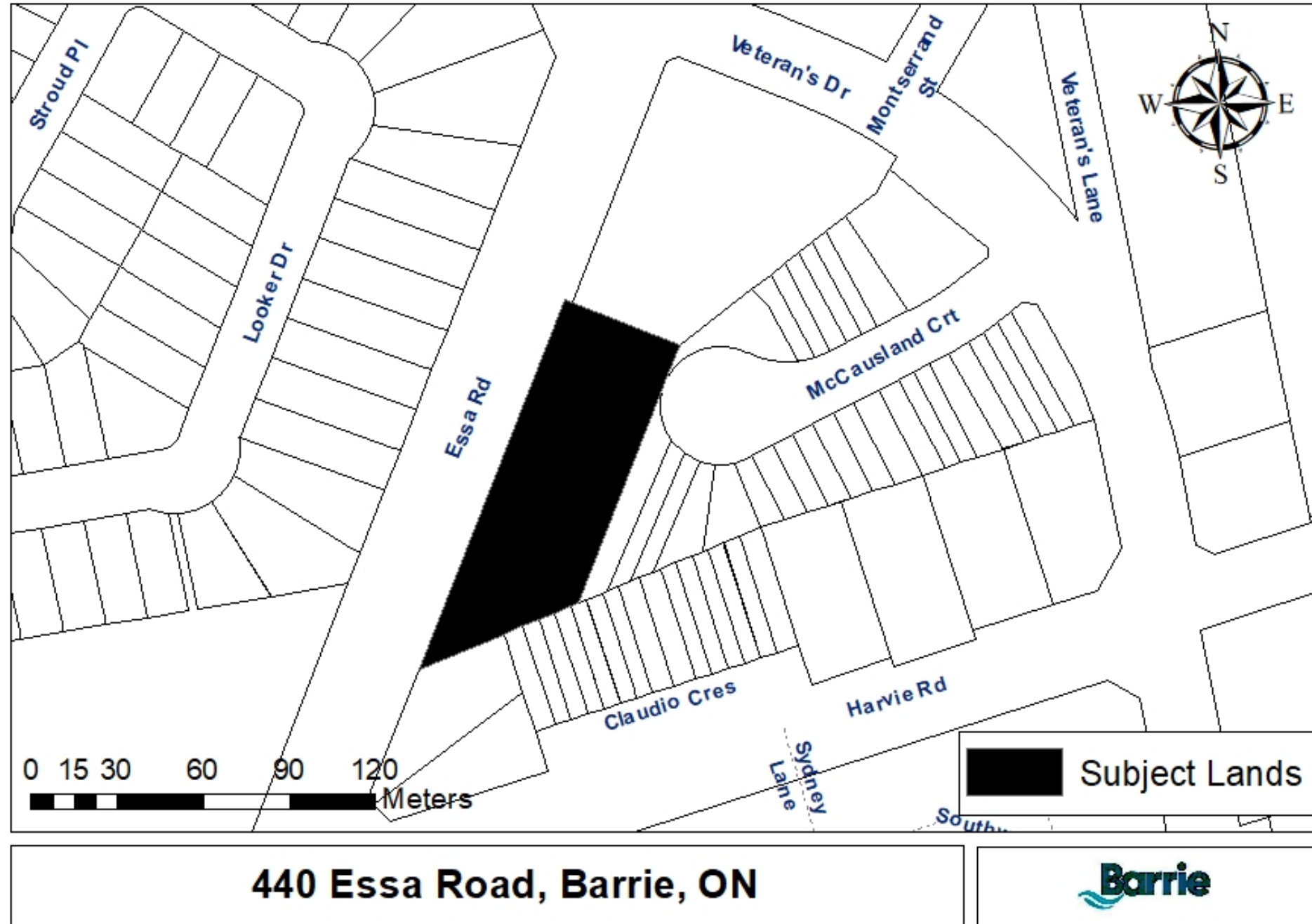
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All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting the second quarter of 2020 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment Application.

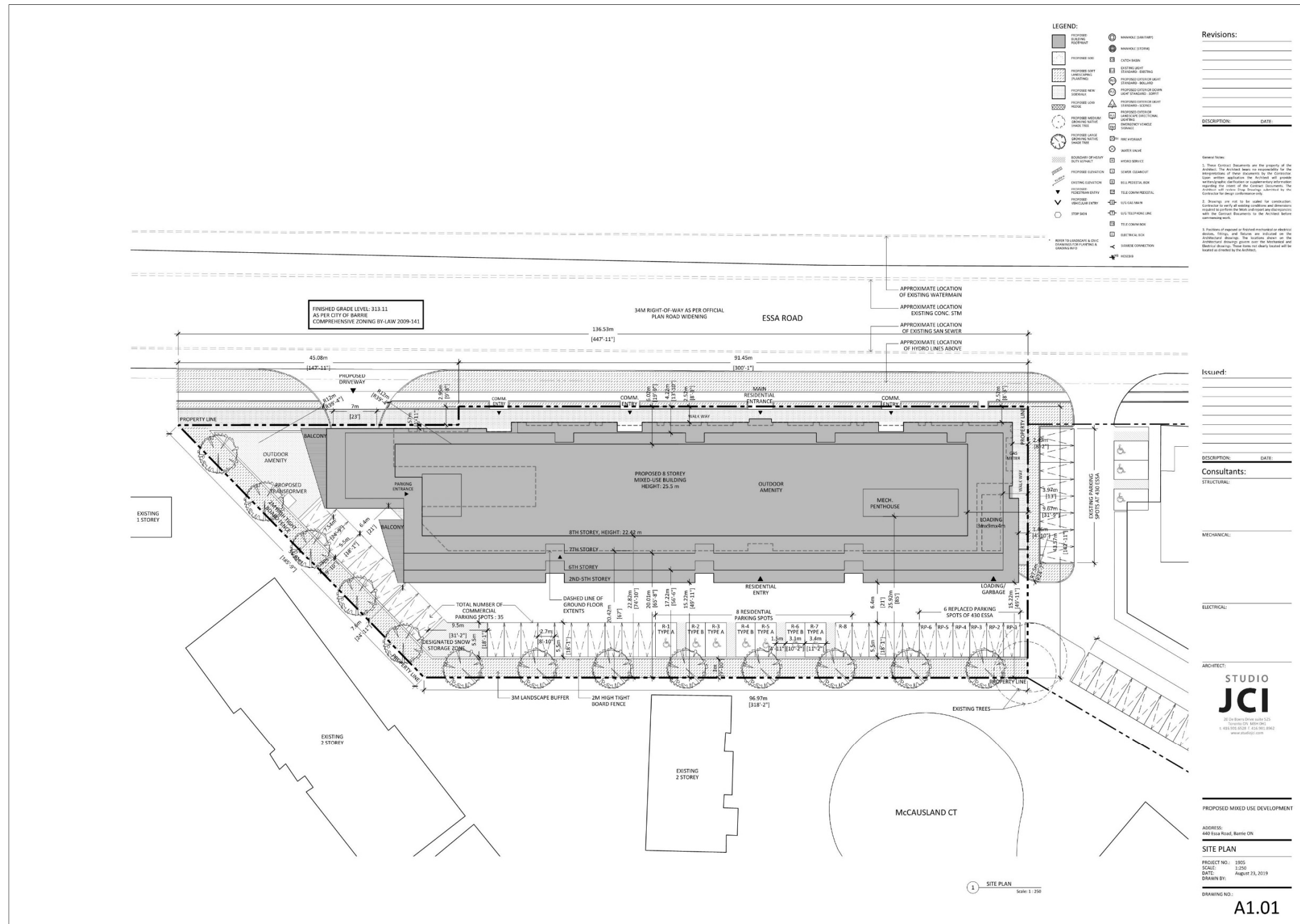
If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at [andrew.gameiro@barrie.ca](mailto:andrew.gameiro@barrie.ca).

Appendix 'A'

Site Location Map



## Site Plan





Appendix 'C'  
Building Elevations – Front & Rear



1 EAST ELEVATION  
Scale: 1:200



2 WEST ELEVATION  
Scale: 1:200

Revisions:

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DESCRIPTION: DATE:

General Note:  
1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Notes written on these documents will prevail over any handwritten, electronic or supplementary information regarding the intent of the Contract Documents. The Contractor will always show drawings submitted by the Contractor for design confirmation only.  
2. Drawings are not to be used for construction. Contractor to verify all existing conditions and dimensions, required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing work.  
3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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DESCRIPTION: DATE:

Consultants:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

ARCHITECT:

STUDIO  
JCI  
300 De River Drive Suite 505  
Toronto, ON M5S 1A2  
T: 416.903.8028 F: 416.903.8962  
www.studiojci.com

PROPOSED MIXED USE DEVELOPMENT

ADDRESS:  
440 Esna Road, Barrie ON

EAST & WEST ELEVATIONS

PROJECT NO.: 1505  
SCALE: 1:200  
DATE: August 23, 2019  
DRAWN BY:

DRAWING NO.:

A5.01

Appendix 'C'  
Building Elevations – Sides



Revisions:

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DESCRIPTION: DATE:

General Note:

1. These Concept documents are the property of the Architect. The Architect bears no responsibility for the representation of these documents by the Contractor. Upon written application the Architect will provide working scale illustrations or supplementary information regarding the details of the Concept documents. The Architect will review these drawings submitted by the Contractor for design confirmation only.

2. Drawings are not to be used for construction. Contractor is to work at existing conditions and dimensions, required to perform the Work and report any discrepancies with the Contract documents to the Architect before commencing work.

3. Features of exposed or finished mechanical or electrical ducts, pipes, and flanges are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. These items not clearly located will be located as directed by the Architect.

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DESCRIPTION: DATE:

Consultants:

STRUCTURAL:

MECHANICAL:

ELECTRICAL:

ARCHITECT:

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PROPOSED MIXED USE DEVELOPMENT

ADDRESS:  
440 Essia Road, Barrie ON

NORTH & SOUTH ELEVATIONS

PROJECT NO.: 1905  
SCALE: 1:150  
DATE: August 23, 2019  
DRAWN BY:

DRAWING NO.:

A5.00