



DEVELOPMENT SERVICES MEMORANDUM

FILE NO. D09-OPA080, D14-1685, D12-451
AND D09-OPA081, D14-1697

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR OFFICIAL PLAN, ZONING BY-LAW AMENDMENT AND
DRAFT PLAN OF SUBDIVISION APPLICATIONS – 175 AND 199 ESSA
ROAD (2106580 ONTARIO INC.)**

**PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS – 50 WOOD STREET (OSMINGTON (WOOD ST.) INC.)**

DATE: AUGUST 10, 2020

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SGL Planning & Design Inc. on behalf of 2106580 Ontario Inc. for the properties known municipally as 175 and 199 Essa Road, as well as the related applications for Official Plan Amendment and Zoning By-law Amendment on behalf of Osmington (Wood St.) Inc. for the property known municipally as 50 Wood Street. The Public Meeting was rescheduled to this date (August 10, 2020) from June 22, 2020 due to technical difficulties with the virtual forum.

The applications are to be reviewed as one site for the purpose of site design and development infrastructure. The Proposed Development plan is attached to this memorandum as Appendix 'A'. The complete submissions for both the 175 and 199 Essa Road and 50 Wood Street properties are posted on the Proposed Development page on the City's website at the following link:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward8/Pages/175-and-199-Essa-Road.aspx>

OFFICIAL PLAN, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS – 175 & 199 ESSA ROAD (2106580 ONTARIO INC.)

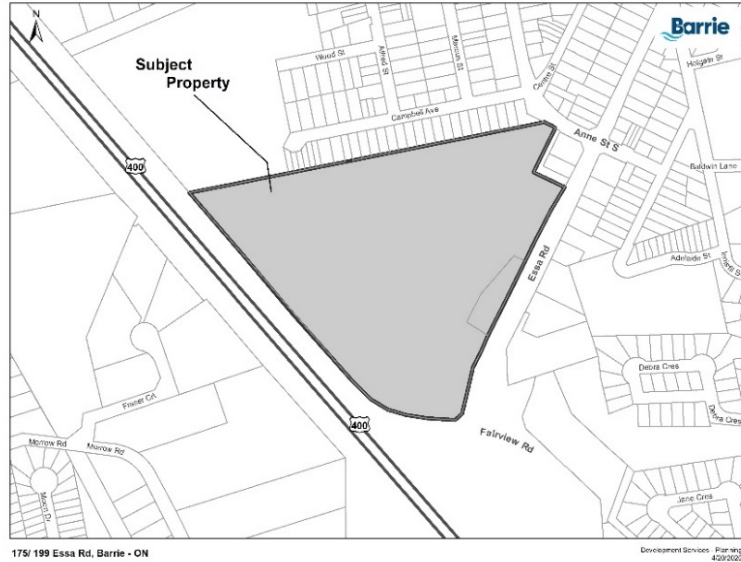
The site is approximately 11.73 hectares in size and located on the north side of Essa Road, east of Highway No. 400.

The applications have been submitted to facilitate the development of a mixed-use project that includes the potential for a variety of residential and commercial uses including townhouses, apartments, long-term care facilities, ground floor commercial and an office tower. If approved, a future application for site plan control will be required. The Barrie Curling Club will remain at the current location municipally known as 175 Essa Road.

The Official Plan designates the subject lands as 'General Commercial' on Schedule A: Land Use and are shown as a designated Intensification Corridor on Schedule I: Intensification. The Official Plan Amendment is intended to add site specific permissions for townhouses and front yard parking by implementing a Defined Policy Area on the subject lands.

The property is zoned as 'General Commercial' (C4) and was included in the [Essa Bradford Corridor Study](#) completed in 2019. This exercise initiated a rezoning process by the City for this property from 'General Commercial' (C4) to 'Mixed Use Corridor' (MU2).

The owner filed an appeal to the zoning by-law to implement the Essa Bradford Corridor Study with the Local Planning Appeals Tribunal (LPAT) and requested the LPAT hold the appeal in abeyance pending consideration of these applications. Some of the site specific requests being sought in the 'Mixed Use Corridor' (MU2) Zone, such as permissions for townhouses and a retirement home, an increase in building height up to 37 and 42 metres, and front yard parking need to be considered.



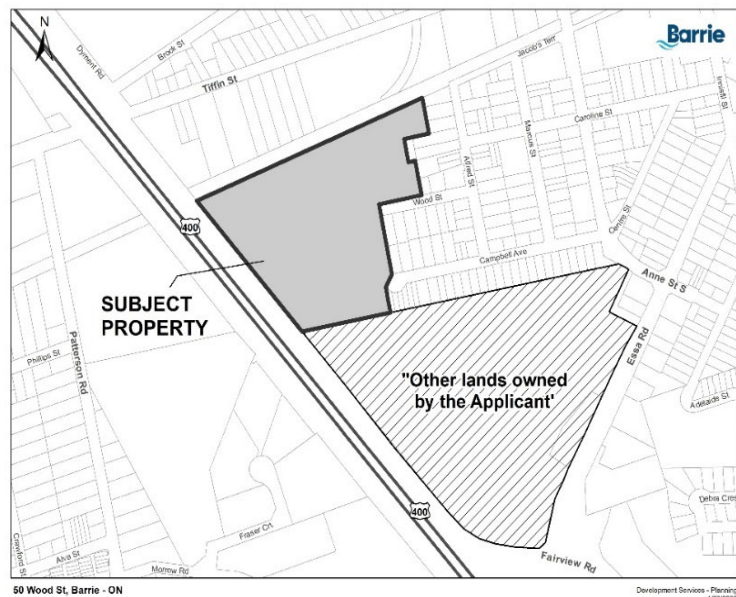
A draft plan of subdivision has also been submitted to to create blocks on a plan of subdivision in order to facilitate future division of land such as creating part-lots or the registration of condominium agreements.

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 50 WOOD STREET (OSMINGTON (WOOD ST.) INC.)

The site is approximately 10.83 hectares in size and is located north of Essa Road, east of Highway No. 400 and is adjacent the Barrie Collingwood Railway (BCRY).

The applications have been submitted to change the designation on the subject lands from 'Highway 400 Industrial' to 'Residential' to be justified though an Employment Land Conversion, and the zoning from 'Highway Industrial' to 'Residential Medium Density' (RM2) and 'Open Space' (OS).

These amendments would permit the proposed development of townhouses, the daylighting of Hotchkiss Creek and stormwater management infrastructure for Highway 400, the proposed development to the south and the City.



The proposed development would extend Wood Street into the subject lands with a row of townhouses and south through the lands at 175 and 199 Essa Road as shown as "Other lands owned by the Applicant" on the key map.



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Neighbourhood Meeting

A Neighbourhood Meeting was held for this project on August 13, 2019. The meeting was attended by approximately 61 residents as well as the applicant, consultant team, members of Council and City planning staff. The comments from residents are summarized below:

- Desire to have an innovative and environmentally respectful design that meets the City's density targets for this location;
- Promote a design that is well connected, transit and pedestrian friendly, and has active transportation linkages;
- Design to respect and support the existing curling club;
- Design to respect and transition to the existing residential uses to the east of the property with special consideration given to the single detached dwellings located in the Wood Street and Campbell Street neighbourhood; and,
- Timing and disturbances from construction activity.

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:

- Intensification growth targets and urban design considerations as the properties are a gateway to the City;
- Transition and integration of the concept into the existing and surrounding land uses;
- Impacts on the timing, and change in land use from commercial to mixed use, on the Essa Road transportation improvements;
- Stormwater management, preservation, and daylighting of the Hotchkiss Creek feature;
- Confirmation and mitigation (if needed) related to potential site contamination due to previous land uses; and,
- Justification for the requested changes to the Official Plan and the appropriateness of the site-specific amendments to the Zoning By-law to accommodate the proposed development.

Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process as well as comments raised through the technical analysis of the applications by staff and our agency partners. Based on these comments, revisions may be required to plans or reports submitted in support of these applications. A staff report to Planning Committee is anticipated to be brought forward in the late Fall 2020 for the municipality to make a decision on the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications.

For more information, please contact Celeste Kitsemety, Senior Planner at ext. 4430 celeste.kitsemety@barrie.ca.

APPENDIX 'A'

Proposed Development

