

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: CELESTE KITSEMETRY, RPP, SENIOR PLANNER

WARD: 8

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

B. ARANIYASUNDARAN, P.ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

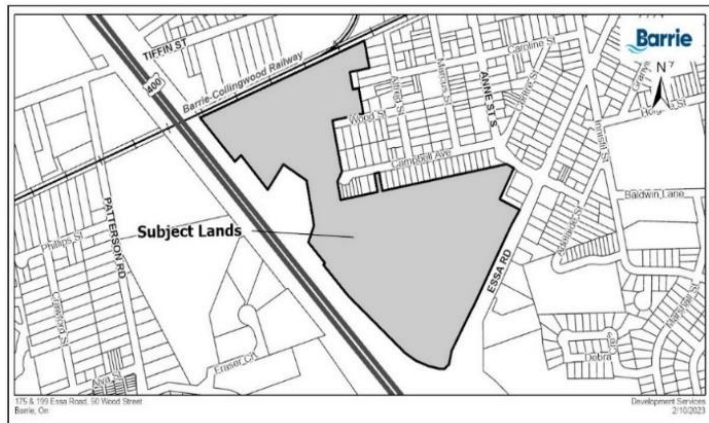
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: 2ND PUBLIC MEETING FOR OFFICIAL PLAN AMENDMENTS, AMENDMENTS TO THE ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION APPLICATION – 175 AND 199 ESSA ROAD, AND 50 WOOD STREET

DATE: APRIL 5, 2023

The purpose of this Memorandum is to advise members of the Affordability Committee of a 2nd Public Meeting being held regarding the revised applications for Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Greenworld Construction Inc./Digram Developments Inc., for the lands located at 175 & 199 Essa Road and 50 Wood Street.

Revised applications for Official Plan and Zoning By-law amendments are required to facilitate the proposed development of 2,828 new residential units including 421 townhouse units in freehold and condominium tenure and 2,407 condominium units within nine (9) high-rise residential and mixed use buildings with 2,952 square metres of commercial retail space. The Master Concept Plan is included with this memorandum as Appendix “A”.



A Draft Plan of Subdivision is proposed to create blocks of land that are required to facilitate the further division of land through future applications for part lot control or draft plan of condominium. The Draft Plan is attached to this memorandum as Appendix “C”.

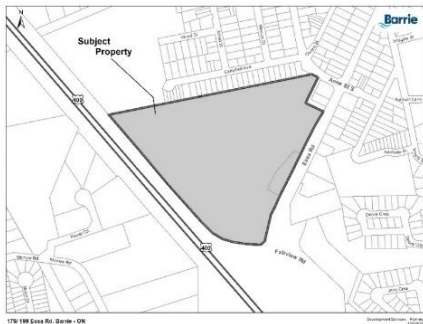
The complete submission package is available for viewing on the City’s [Development Projects](#) webpage under [Ward 8 – 175 & 199 Essa Road and 50 Wood Street](#).

Background

The proposed development is generally located on the south side of Essa Road extending north to the Barrie Collingwood Railway tracks, east of Highway 400, and commonly known as the former Barrie Fairgrounds & Raceway. The site is currently vacant with the exception of the Barrie Curling Club.

A 2nd Public Meeting is being held for this project, as ownership of the properties has changed from Osmington Inc. to Greenworld Construction Inc./Digram Developments Inc., and this latest submission has proposed a revised concept and alternative Official Plan Amendments and Amendment to the Zoning By-law to facilitate the proposed development.

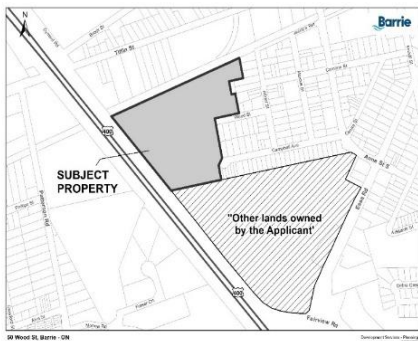
The original proposal had a Public Meeting on August 10, 2020, to introduce a proposed development that included the potential for a variety of residential and commercial uses including: townhouses, apartments, a long-term care facility, ground floor commercial and an office tower.



Official Plan Amendment – 175 & 199 Essa Road (D09-OPA080)

The site is approximately 11.7 hectares in size and located on the north side of Essa Road, east of Highway 400.

The Official Plan designates the properties municipally known as 175 & 199 Essa Road as ‘General Commercial’ on Schedule A: Land Use and identified as part of an Intensification Corridor on Schedule I: Intensification. The Official Plan Amendment is intended to designate the lands as ‘Residential’ and ‘Open Space’.



Official Plan Amendment – 50 Wood Street (D09-OPA081)

The site is approximately 10.8 hectares in size and is located north of Essa Road, east of Highway 400 and is adjacent the Barrie Collingwood Railway (BCRY).

The Official Plan designates the lands municipally known and 50 Wood Street as ‘Highway 400 Industrial’ on Schedule A: Land Use. The Official Plan Amendment is intended to designate the lands as ‘Residential’ and ‘Open Space’.

Official Plan Amendment – Defined Policy Area

The applicant has requested that a Defined Policy Area be designated for the entire site on Schedule D: Defined Policy Areas to provide site specific permissions in the ‘Residential’ designation to permit the following:

- a) Townhouse built form to a maximum building height of 11.0 metres;
- b) High-rise built form, in stand alone and mixed-use format, to a maximum building height of 130 metres; and,
- c) A collective site density of 150 units per hectare.

Zoning By-law Amendment (D14-1695, D14-1697)

A Zoning By-law Amendment is requested to rezone the subject lands from ‘Highway Industrial’ (HI) and ‘General Commercial’ (C4) to ‘Transition Centre Commercial with Special Provisions’ (C2-2)(SP-XXX) ‘Transition Centre Commercial with Special Provisions’ (C2-2)(SP-YYY), ‘Residential Multiple Dwelling Second Density with Special Provisions’ (RM2)(SP-XXX) ‘Residential Multiple Dwelling Second Density with Special Provisions’ (RM2)(SP-YYY), and ‘Open Space’ (OS). The proposed Zoning Map is included in this memorandum as Appendix “B”.

The requested special provisions to the proposed zoning standards include:

Proposed Zone	Special Provisions
<p>1) 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX)</p> <p>Representing residential, high-rise uses.</p>	<p>a) maximum gross floor area of 450%</p> <p>b) maximum building height of 115 metres</p> <p>c) side yard stepping provisions shall not apply</p> <p>d) 0% commercial use required in high-rise residential buildings</p> <p>e) minimum of 1 parking space is required per dwelling unit, including required visitor spaces</p> <p>f) residential and mixed-use buildings shall be permitted adjacent to Highway 400</p>
<p>2) 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-YYY)</p> <p>Representing mixed-use, high-rise residential uses.</p>	<p>a) maximum building height of 130 metres</p> <p>b) side yard stepping provisions shall not apply</p> <p>c) minimum of 10% coverage for commercial uses is required</p> <p>d) minimum of 1 parking space is required per dwelling unit, including required visitor spaces</p> <p>e) residential and mixed-use buildings shall be permitted adjacent to Highway 400</p>
<p>3) 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX)</p> <p>Representing condominium townhouse units.</p>	<p>a) maximum density of 125.0 units per net hectare</p> <p>b) minimum outdoor amenity area of 6.0 square metres per unit, in a non-consolidated form</p> <p>c) minimum driveway length of 5.5 metres</p> <p>d) minimum lot area of 80.0 square metres</p> <p>e) minimum lot frontage of 5.5 metres</p> <p>f) maximum of 10 townhouse units in a row</p> <p>g) minimum front yard setback of 1.3 metres for rear lane townhomes</p> <p>h) maximum lot coverage of 60%</p> <p>i) minimum setback of 5.5 metres to an attached garage</p> <p>j) minimum interior side yard setback of 1.0 metre to a lot line</p> <p>k) minimum interior side yard setback of 1.0 metre to a street</p> <p>l) minimum rear yard setback of 4.0 metres</p> <p>m) minimum rear yard setback of 0.0 metres for back-to-back townhouse uses</p> <p>n) minimum landscaped open space of 15%</p> <p>o) maximum gross floor area of 185% per lot</p> <p>p) maximum building height of 11.0 metres</p> <p>q) decks may be setback minimum 1.0 metre from an exterior lot line</p> <p>r) maximum of 60% front yard parking coverage</p> <p>s) minimum landscaped buffer of 0.0 metres between visitor parking spaces and a lot line</p> <p>t) tight board fence is not required between visitor parking spaces and lot line, and/or a townhouse dwelling unit</p>
<p>4) 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-YYY)</p> <p>Representing freehold townhouse units.</p>	<p>a) maximum density of 75.0 units per net hectare</p> <p>b) required outdoor amenity space can be in a non-consolidated form</p> <p>c) minimum driveway length of 5.5 metres</p> <p>d) minimum lot area of 130.0 square metres</p> <p>e) minimum lot frontage of 5.5 metres</p>



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	f) maximum of 10 townhouse units in a row g) minimum setback of 5.5 metres to an attached garage h) minimum interior side yard setback of 1.0 metres to a lot line i) minimum rear yard setback of 4.5 metres j) maximum gross floor area of 125% per lot k) maximum building height of 11.0 metres l) maximum front yard parking coverage of 55%
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Draft Plan of Subdivision (D12-451)

The applications are to be reviewed as one site for the purpose of site design and development infrastructure which will be consolidated through the draft plan of subdivision submission.

The Draft Plan of Subdivision, attached as Appendix “C” to this memorandum, is proposed to create blocks of property that are required to facilitate the dedication or lands and the further division of land through future applications for part lot control or draft plan of condominium.

Land Use	Lot and Block	Units	Size
Street Townhouses (Freehold)	1 – 12, 14	106	1.792 ha
Townhouses (Condominium)	13, 15	315	5.339 ha
High Rise (Residential)	19	1,152	2.382 ha
High Rise (Mixed Use and Residential)	16, 18	1,255	2.590 ha
Existing (Barrie Curling Club)	17		1.045 ha
Open Space	20		5.645 ha
Stormwater Management			
Hydro Corridor	21 – 25		0.998 ha
Municipal Right-of-Way			2.656 ha
TOTAL		2,828	22.447 ha

The proposed elevations for this development plan are attached to this memorandum as Appendix “D”.

The complete submission is posted on the **Development Projects** page under [Ward 8 - 175 & 199 Essa Road and 50 Wood Street](#) on the City’s website.

Planning and Land Use Matters Under Review

The subject applications, as resubmitted, 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, and the potential for a new school site;
- Impacts on the timing of development and planned Essa Road transportation improvements, related to change in land use from commercial to mixed use and residential;
- Details for stormwater management, the proposed daylighting of the Hotchkiss Creek feature, and downstream flood attenuation measures;
- Confirmation of existing and proposed municipal water and wastewater services to service the proposed development;
- Confirmation and mitigation (if required) related to potential site contamination due to previous land uses; and,



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- Justification for the requested changes to the Official Plan designation and the appropriateness of the site-specific amendments to the Zoning By-law to accommodate the proposed development.

Next Steps

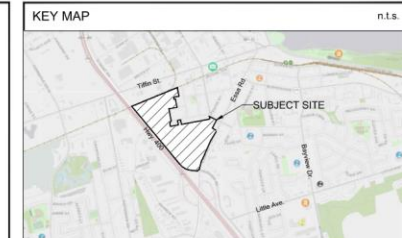
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of the latest submission by staff and agency partners. All technical comments that are received, as well as comments provided at this Public Meeting, will be considered during the review of the applications. This review may result in revisions or updates to the plans and reports submitted in support of this application.

A staff report to General Committee is anticipated to be brought forward later in 2023 for the municipality to make a decision on the Official Plan Amendment and Amendment to the Zoning By-law applications. Should Council approve the proposed amendments, Planning staff, through delegated approval authority (Council Motion 10-G-346), would be in a position to consider approval of the draft plan of subdivision. In addition, subsequent applications for site plan control and condominium exemption may be required to facilitate development on the subject lands.

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

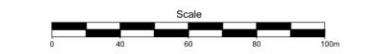
Attached: Appendix "A" – Proposed Master Plan
 Appendix "B" – Proposed Zoning By-law Map
 Appendix "C" – Proposed Draft Plan of Subdivision
 Appendix "D-1" – Proposed Elevations – High Rise and Mixed Use (C2-2) Zone
 Appendix "D-2" – Proposed Elevations – Townhouse (RM2) Zone

APPENDIX "A"
Proposed Master Plan



MASTER PLAN

PART OF LOTS 6 AND 7, CONCESSION 14
GEOGRAPHIC TOWNSHIP OF INNESFILL AND PART OF PARK LOTS 3, 4 AND 5,
REGISTERED PLAN 20
AND PART OF PARK LOTS 3, 4 AND 5
REGISTERED PLAN 20, AND PART OF LOT 71
NORTH SIDE OF WOOD STREET AND PART OF LOT B
SOUTH SIDE OF CAMPBELL AVE.
REGISTERED PLAN 235 AND PART OF LOTS 16 TO 24 (INCLUSIVE)
WEST SIDE OF ESSA ROAD AND PART OF LOTS 12 TO 16 (INCLUSIVE)
EAST SIDE OF CENTRE STREET AND PART OF CENTRE STREET
(CLOSED BY BY-LAW 1715 AS IN BAS3049 AND BY BY-LAW 74-144, INST. R0507294)
REGISTERED PLAN 30,
CITY OF BARRIE,
COUNTY OF SIMCOE



- LEGEND**
- SUBJECT LANDS (22.447ha / 55.469ac)
 - STREET TOWNHOMES - FREEHOLD (106 units)
 - TOWNHOMES - CONDOMINIUM (315 units)
 - HIGH RISE RESIDENTIAL (1,152 units)
 - MIXED-USE HIGH RISE RESIDENTIAL (1,255 units)
 - HIGH RISE AMENITY AREA
 - GREEN ROOF TERRACE
 - LANDSCAPED OPEN SPACE
 - PEDESTRIAN CONNECTIONS / TRAIL
 - 14.0m M.T.O. SETBACK
 - TREE PROTECTION ZONE (T.P.Z)

TOTAL UNITS: 2,828

Street Townhomes:	421 units
High Rise Residential:	1,152 units
Mixed-Use High Rise Residential:	1,255 units

TOTAL PARKING: 3,789 spaces

High Rise Parking:	2,000 spaces
Commercial Parking:	98 spaces
Townhouse Parking:	1,200 spaces (incl. garages)
Townhouse Visitor Parking:	35 spaces
* Barrier Free Parking:	94 spaces (High Rise & Commercial Parking only)

TOTAL BICYCLE PARKING: 722 spaces

BLOCK LINES AND NUMBERING FOR ZONING PURPOSES ONLY

SCHEDULE OF REVISIONS

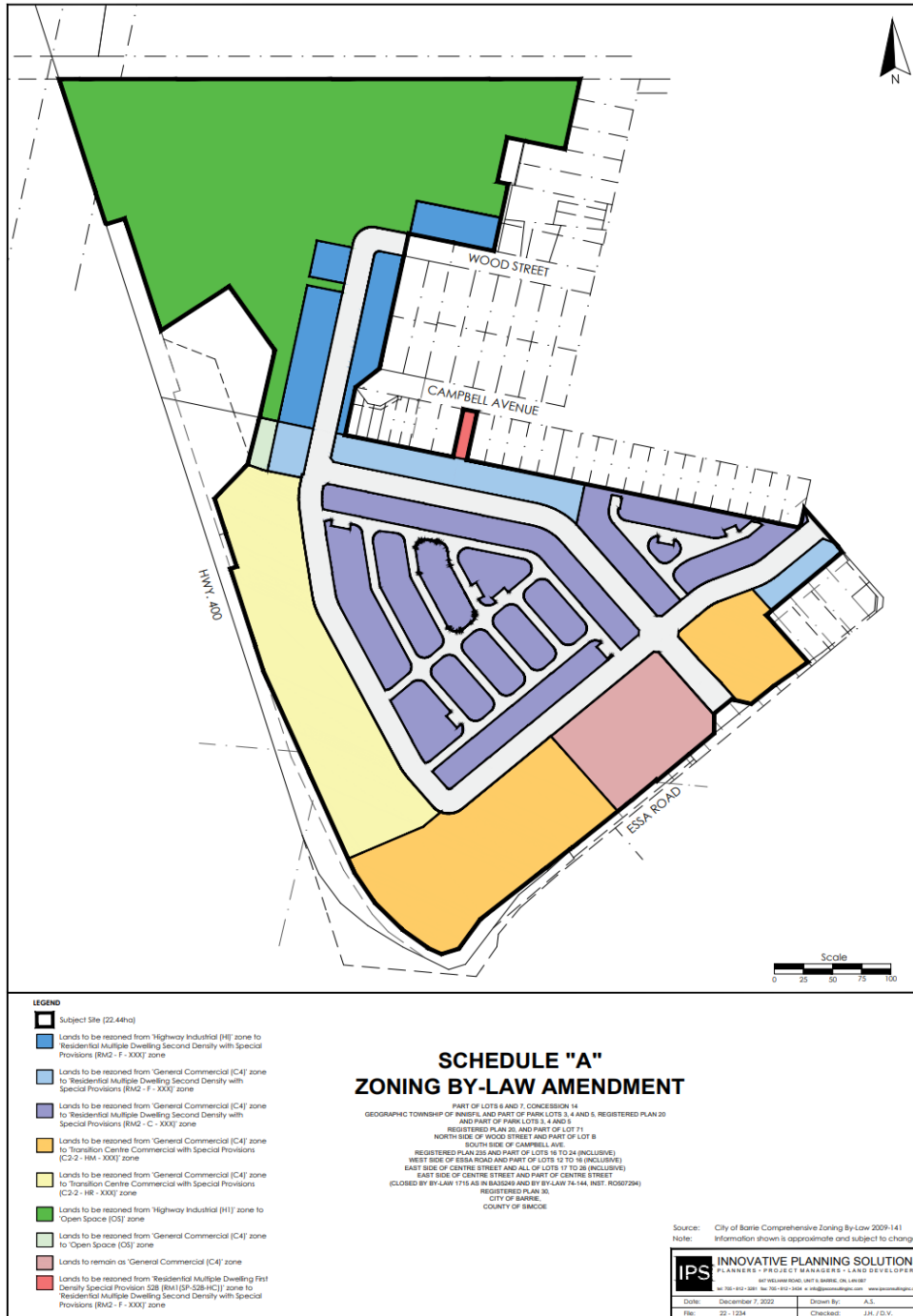
No.	Date	Description	By
1	Dec. 13, 2022	1 st Application Submission;	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
407 HELLAS ROAD, UNIT 8 BARRIE, ON L4W 8P7
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Date: December 13, 2022	Drawn By: A.S.
File: 22-1234	Checked: J.H. / D.V.

APPENDIX "B"

Proposed Zoning By-law Map



APPENDIX "C"

Proposed Draft Plan of Subdivision



APPENDIX "D - 1"

Proposed Elevations – High Rise and Mixed Use (C2-2) Zone



Street View - Buildings B&C Off 1
NTS VA. 6.07



Aerial View - Highway 400 & Essa Rd 2
NTS VA. 6.07



Street View - Looking North from Essa Rd & Highway 400 3
NTS VA. 6.07



Street View - Buildings E&F Off 4
NTS VA. 6.07

APPENDIX "D – 2"

Proposed Elevations – Townhouse (RM2) Zone

