



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda Planning Committee

Monday, August 10, 2020

7:00 PM

Council Chambers

Notice:

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 1990* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. CONSENT AGENDA

**Public
Notice**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Monday, August 10, 2020 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling (705) 739-4220 Ext. 5500.

REGISTRATION link for the Planning Committee Virtual Public Meeting scheduled for August 10, 2020 at 7:00 p.m.:

https://barrie-ca.zoom.us/webinar/register/WN_xYNYw1LORuWQtstdZZVtRg

2. PUBLIC MEETING(S)

PM 2.1

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF 2106580 ONTARIO INC. - 175 AND 199 ESSA ROAD (WARD 8) (FILE: D09-OPA080, D14-1695 AND D12-451)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision submitted by SGL Planning and Design Inc. on behalf of 2106580 Ontario Inc. for lands known municipally as 175 and 199 Essa Road.

The site is approximately 11.73 hectares in size and located on the north side of Essa Road, east of Highway 400. The concept 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.

Official Plan Amendment

The application is proposing to add a Defined Policy Area to Schedule 'C' for the subject lands, with descriptive text in Section 4.8 of the Official Plan, to include:

- a) Parking shall be permitted in the front yard driveways leading to a ground-related dwelling unit.
- b) Surface parking shall be permitted on any lot containing the Barrie Curling Club, as well as the opportunity to use the parking area for flex space for the purposes of accommodating temporary private or public gatherings or events.

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions' (MU2) (SP-X), (MU2)(SP-XX), (MU2)(SPXXX) and 'Open Space' (OS).

- a) The (MU2)(SP-X) Zone would include special provisions to permit:
 - i) Back-to-back and street townhouses;
 - ii) A maximum building height of 32 metres for residential and office buildings provided a minimum 50% of the ground floor frontage is dedicated to commercial or institutional uses;
 - iii) A minimum ground floor frontage of 4.5 metres is only required for those buildings with frontage on Essa Road; and
 - iv) Removal of the front yard setback and paving requirements for block/cluster/stacked, back to back or street townhouse uses.

- b) The (MU2)(SP-XX) Zone would include special provisions to permit:
 - i) A retirement home;
 - ii) An assisted living facility, including a long-term care facility; and
 - iii) A maximum building height of 47 metres (or 15 storeys).

- c) The (MU2)(SP-XXX) Zone would include special provisions to permit:
 - i) The existing Barrie Curling Club;
 - ii) Surface parking in any yard; and
 - iii) Temporary private or public gatherings or events.

Presentation by a representative(s) of SGL Planning and Design Inc.

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 175 and 199 Essa Rd](#)
[PM Presentation 179-199 Essa Road and 50 Wood Street](#)
[PM Memo 179-199 Essa Road and 50 Wood Street](#)
[PM 200810 Correspondence 179-199 Essa Road](#)

PM 2.2

APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AND A ZONING BY-LAW AMENDMENT SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF OSMINGTON (WOOD STREET) INC. - 50 WOOD STREET (WARD 8) (FILE: D09-OPA081, D14-1697)

The purpose of the Public Meeting is to review applications for an Official Plan Amendment, and a Zoning By-law Amendment submitted by SGL Planning and Design Inc. on behalf of Osmington (Wood St.) Inc. for lands known municipally as 50 Wood Street.

The site is generally located south of the Barrie Collingwood Railway tracks, to the east of Highway 400 and west of the residential development on the existing Wood Street and Campbell Drive. The proposed concept would extend Wood Street into the subject lands to facilitate proposed development of townhouses, the daylighting of Hotchkiss Creek, stormwater management infrastructure and ponds for Highway 400 and the proposed development on the adjacent lands which is also subject to active applications, known municipally as 175 and 199 Essa Road (files: D09-OPA080, D14-1695, D12-451).

Official Plan Amendment

The application for Official Plan Amendment has been submitted to facilitate the change in land use on Schedule 'A' of the Official Plan from 'Highway 400 Industrial' to 'Residential' and 'Open Space'.

Zoning By-law Amendment

The application for a Zoning By-law Amendment is proposed to change the zoning from 'Highway Industrial' (HI) to 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-X) and 'Open Space' (OS).

- a) The (RM2)(SP-X) Zone will include special provisions to permit:
- i) Back to back and street townhouses;
 - ii) Single detached dwellings, semi-detached and duplex dwellings;
 - iii) A minimum lot area of 150 square metres per dwelling unit;
 - iv) A maximum lot coverage of 60%; and
 - v) A maximum front yard parking coverage of 60% for block/cluster/stacked, back to back and street townhouses.
- b) The (OS) Zone will include the Hotchkiss Creek and stormwater management system for Highway 400 and the proposed development on the adjacent lands.

Presentation by representative(s) SGL Planning and Design Inc.

Presentation by Michelle Banfield, Director of Development Services, Development Services Department.

See attached correspondence.

Attachments: [PM Notice 50 Wood Street](#)
[PM Presentation 179-199 Essa Road and 50 Wood Street](#)
[PM Memo 179-199 Essa Road and 50 Wood Street](#)
[PM Correspondence 50 Wood St](#)

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. DEFERRED BUSINESS

Nil.

5. STAFF REPORT(S)

Nil.

6. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

7. ENQUIRIES**8. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.

