



**DEVELOPMENT SERVICES
MEMORANDUM**

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2023
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. JUFFERMANS, PLANNER, EXT. 4447

WARD: 7

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: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW
582 ESSA ROAD**

DATE: SEPTEMBER 13, 2023

The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for an Amendment to the Zoning By-law submitted by Pillon Abbs Inc. on behalf of 2858098 Ontario Inc. The site is legally described as Lot 16, Registered Plan 1101 in the former Town of Innisfil, and municipally known as 582 Essa Road in the City of Barrie.

OVERVIEW

The proposed Zoning By-law Amendment seeks to modify the zoning from 'General Commercial' (C4) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX). The existing C4 zone permits residential dwelling units in conjunction with permitted commercial uses; however, surrounding uses are primarily residential and the proposed zoning better aligns the property with surrounding zoning along the Essa Road Intensification Corridor and the intended use of the site.

The proposed amendments would facilitate the development of an eight (8) storey building (27.2 metres in height) comprising one hundred and one (101) residential units and three (3) commercial units fronting onto Essa Road with a total of 406 square metres of commercial space (see Appendix "A" – Conceptual Site Plan). The submission materials associated with the subject applications are available for viewing on the City's Proposed Developments webpage under [Ward 7](#).

BACKGROUND

The subject lands are currently vacant and are located on the east side of Essa Road, south of Mapleton Avenue and north of the intersection with Coughlin Road. The subject lands are 0.38 hectares (0.93 acres) in area and have approximately 80.4 metres of frontage along Essa Road.

The land uses immediately surrounding the site include:

- **North:** Residential single detached dwelling which are conditionally approved for a 6-storey residential building;
- **East:** Vacant lands, and single detached residential with Business Park Industrial lands further east off of Reid Drive and Caplan Avenue;

- **South:** Vacant lands, which have been identified for Medium Density residential redevelopment; and
- **West:** Across Essa Road occurs low rise general commercial uses, including a grocery store in addition to multi-tenanted commercial uses. Additional medium density residential and single detached dwelling residential occur on surrounding lands.



The subject lands are located within close proximity to a range of residential, commercial, institutional and recreational uses. The surrounding land uses are characterized as a mix of vacant lands and industrial, commercial and residential. Essa Road is designated as an Intensification Corridor with Official Plan support for increased density and height.

Access through the area is provided on the arterial road network which includes Essa Road and Mapleview Drive West. The subject lands are located directly on two (2) transit routes (7B, 8A & 8B) and within walking distance of other routes along Veterans Drive.

The applications were submitted to the City and deemed complete on July 12, 2023. 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 applications have also been circulated to all applicable City departments and external agencies for review and comment.

NEIGHBOURHOOD MEETING

A Neighbourhood Meeting was held on April 13, 2023, with four (4) residents, Ward 7 Councillor Gary Harvey, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Confirmation of access route and question of safety from Essa Road;
- Questions on the total parking, including commercial provided;
- Visual impact and loss of privacy for residents in single detached dwellings to the east; and
- Noise concerns during the construction schedule.

ZONING BY-LAW AMENDMENT – SITE SPECIFIC PROVISIONS

The proposed Zoning By-law Amendment seeks to amend the current General Commercial (C4) zoning on subject property to better align the zoning with the intended use and surrounding uses along the Essa Road Intensification Corridor with a Mixed-Use Corridor Zone (MU2).

The Amendment will further seek to add the following site-specific provisions:

- Permit an increased building height of 27.2 metres, where 25.5 metres are permitted;
- Increased maximum front yard setback of 5.2 metres for 25% of frontage where a 5.0 metre setback for 25% of frontage is required;

- Increased maximum side yard setback of 3.41 metres where a 3.0 metre side yard setback is required;
- Increase front façade step-back being a 47 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step-backs, where a 45 degree angular plane is required;
- Increased rear façade step-back being a 47 degree angular plane at height above 80% equivalent right-of-way using 3 metre minimum step-backs, where a 45 degree angular plane is required;
- Decreased minimum outdoor amenity area of 5.8 square metres per unit, where 12 square metre per unit is required;
- Decreased commercial parking rate of 1 space per 27 square metres commercial gross floor area, where 1 space per 24 square metres commercial gross floor area is required; and
- Permit a landscaped front yard setback where a front yard setback shall be fully paved and seamlessly connected with the abutting sidewalk.

PLANNING AND LAND USE MATTERS UNDER REVIEW

The subject applications are currently under review by Planning staff and the City's Technical Review Team. The primary planning and land use related items being considered at this time are:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Compatibility with surrounding land uses, including proposed developments surrounding the subject site;
- Impacts on traffic and parking including a potential interface with an extension of Coughlin Road;
- Appropriateness of the requested height and density on the subject lands;
- Ensuring that the proposed built form, site layout and overall design is compatible with and minimizes impacts to the adjacent subdivision; and
- Ensuring that the development meets the operational standards of all City Service Departments.

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 application for a Zoning By-law Amendment by staff and agency partners.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings, will be considered during the review of these applications. A staff report to Genera Committee is anticipated to be brought forward in the early 2024 for consideration. If approved, a subsequent application for Site Plan Control will be required.

If you have any questions, please contact the planning file manager, Logan Juffermans, at 705-739-4220 ext. 4447 or via email at logan.juffermans@barrie.ca.

Attachments: Appendix "A" – Conceptual Site Plan
Appendix "B" – Proposed Elevations

APPENDIX "A"

Conceptual Site Plan



APPENDIX "B"

Proposed Elevations

