

**NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 22(1) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.**

Dear Sir/Madam:

**Re: Official Plan Amendment and Amendment to the Zoning By-law – IBI Group on behalf of Pearl Builders, 320 & 364 Mapleview Drive West and 664, 674 & 692 Essa Road, Barrie – FILE REF.: D30-002-2020**

**TAKE NOTICE** that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a Public Meeting on **Wednesday, April 5, 2023 at 6:00pm** to review applications for an Official Plan Amendment and Amendment to the Zoning By-law submitted by the IBI Group on behalf of Pearl Builders for lands known municipally as 320 & 364 Mapleview Drive West and 664, 674 & 692 Essa Road, Barrie.

The subject lands are briefly described as: **FIRSTLY:** Part Lot 4, Concession 12 (Innisfil) as in RO1071059, s/t RO1272147; **SECONDLY:** Part Lot 3, Concession 12 (Innisfil) being Part 1 on Plan 51R-32435 and Part Lots 3 & 4, Concession 12 (Innisfil) being Parts 1 & 2 on Plan 51R-25124, s/t RO990763; **THIRDLY:** Part Lot 4, Concession 12 (Innisfil) as in RO1278789; **FOURTHLY:** Part Lot 4, Concession 12 (Innisfil) as in RO1244213, s/t RO1272150, all in the City of Barrie. The subject site is located at the northeast corner Mapleview Drive West and Essa Road. The site is irregular in shape with an area of 10.19 hectares (25.4 acres), and 419 metres of frontage along Mapleview Drive and 367 metres along Essa Road. The site is currently occupied by 2 residential buildings.

The proposed Official Plan Amendment is proposing an Employment Land Conversion through an amendment to Schedule 'A' - Land Use of the Official Plan to redesignate the subject lands from 'General Industrial' and 'General Commercial' to 'Residential', 'Environmental Protection' and 'Open Space'. The proposed amendment would permit a mix of land uses, including but not limited to, medium and high density residential, commercial and institutional uses.

The proposed Zoning By-law Amendment seeks to amend the current zoning from 'Light Industrial' (LI) and 'General Commercial' (C4) to 'Residential Multiple Dwelling Second Density - Special Provision No. XXX' (RM2)(SP-XXX), 'Mixed Use Corridor - Special Provision No. XXX' (MU2)(SP-XXX), Open Space (OS), and Environmental Protection (EP).

A Draft Plan of Subdivision Application is also proposed to create two Mixed Use blocks which would be developed through Site Plan Control, along with two Open Space blocks and an Environmental Protection block which would be conveyed to the City of Barrie. The Mixed Use blocks are proposed on the northern and southern portions of the site, while the Open Space and Environmental Protection blocks are proposed in the central portion of the site.

The northern Mixed Use block includes 464 residential units with building heights of 3 to 4 storeys, consisting of 55 traditional townhouse units, 390 back-to-back townhouse units, 19 live-work units, and outdoor amenity areas, together with 679 parking spaces. The southern Mixed Use block includes four (4) mid-rise mixed-use buildings ranging from 6 to 12 storeys with a total of 753 residential units, 2600 square metres of retail space, and 800 square metres of library/community use space. The Environmental Protection and Open Space Blocks include and provide a buffer to the Bear Creek corridor.

Proposed Zoning By-law Amendments – Site-specific Provisions

| <b>Standard</b>                                     | <b>(RM2)</b>   | <b>(RM2)(SP-XXX)</b>   |
|---|--|--|
| Density (max.)                                      | 40 units per hectare for block/cluster townhouse units<br><br>53 units per hectare for stacked townhouse units | 93 units per hectare for stacked/street/block townhouse units collectively |
| Front Yard Setback (min.)                           | 7 metres   | 6 metres   |
| Landscaped Open Space (min. percentage of lot area) | 35%  | 12%  |
| Gross Floor Area (max. percentage of lot area)      | 60%  | 70%  |
| Building Height (max.)                              | 10 metres  | 15 metres (4-storeys)  |
| Parking (min.)                                      | 1.5 spaces per unit (Residential)  | 1.5 spaces per unit (live-work units)<br>1.25 space per unit (townhouses)  |

| <b>Standard</b>  | <b>(MU1)</b>  | <b>(MU1)(SP-XXX)</b>  |
|--|---|---|
| Front Yard Setback   | 1 metre for 75% of the frontage (min.)<br>5 metres for 25% of the frontage (max.)                                 | 15 metres (max.)  |
| Front Façade Step-back (min.)                                      | 45-degree angular plane at height above 80% equivalent of the right-of-way using 3 metre step-backs               | 0 metre façade step-back and 45-degree angular plane requirement shall not apply                                  |
| Rear Façade Step-back (min.)                                       | 45-degree angular plane above 7.5 metres using minimum 3 metre step-backs   | 0 metre façade step-back and 45-degree angular plane requirement shall not apply                                  |
| Coverage for Commercial Uses (min. percentage of first floor area) | 50%   | 40%   |
| Building Height (max.)   | 25.5 metres (8-storeys)   | 45 metres (12-storeys)  |
| Parking (min.)   | 1 space per unit (Residential)<br><br>1 space per 24 square metres of gross floor area (Multiple Commercial Uses) | 1 space per unit (Residential)<br><br>1 space per 30 square metres of gross floor area (Multiple Commercial Uses) |

This public meeting will be held in a virtual forum with electronic participation and in person at City Hall. This meeting will be livestreamed on the City's YouTube Channel <http://youtube.com/citybarrie>.

If you would like to participate virtually, you will need access to a computer with internet service or a telephone. If you wish to provide oral comments at the public meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 x5500 during regular office hours prior to **Wednesday, March 29, 2023, by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission.

Any person may attend the meeting and make representation or present submission respecting this matter. If you wish to make a written submission concerning this matter, please email or mail written comments to [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or City Hall, 70 Collier Street, PO Box 400, Barrie, ON L4M 4T5 (attention: City Clerk). Written comments must be received prior to **Wednesday, March 29, 2023, by 12:00 p.m.**

Notification of the Official Plan and Zoning By-law Amendment Applications, if approved by Council, will be provided upon written request to the to the undersigned file manager in the Development Services Department – Planning Division.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of the City of Barrie in respect of the proposed Official Plan and Zoning By-law Amendment Applications before the Corporation of the City of Barrie gives or refuses to give approval to the Official Plan and Zoning By-law Amendments:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Ontario Land Tribunal (OLT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person wishing further information or clarification regarding the Official Plan and Zoning By-law Amendment Applications, and associated Draft Plan of Subdivision Application, should contact the file manager noted below during regular office hours.

All information including studies, presentations, and reports, are considered part of the public record. The complete submission package is posted on the *Development Projects* page on the City's website under [Ward 7 - 320 & 364 Mapleview Drive West and 664, 674 & 692 Essa Road](#)

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### KEY MAP



