

# HUMPHRIES PLANNING GROUP INC.

June 22, 2015  
HPGI File: 07145

**Ms. Dawn McAlpine, Clerk**  
**City of Barrie**  
70 Collier Street  
PO Box 400  
Barrie, Ontario  
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**Attn: Ms. McAlpine, City Clerk**

**Re: Comment Letter - Mixed Use Corridor Designation and Zone Categories  
Report to Infrastructure, Investment and Development Services Committee -  
June 23, 2015 - PLN018-14 - City of Barrie (File D09-OPA044)**

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On behalf of 2106580 Ontario Inc., owner of 199 Essa Road and controlling party of 175 Essa Road, Humphries Planning Group Inc. we are advising that we are supportive of the City's initiative in undertaking this Mixed Use Designation and Zone Category exercise and are providing the following comments at this time.

175 Essa Road directly abuts Highway 400, whereas 199 Essa Road does not. Further, additional lands located at 50 Wood Street, 267 and 273 Tiffin Street are also controlled by the 2106580 Ontario Inc. It is intended that all these landholdings will be redeveloped together in the future. Given that the City is completing this study it is also appropriate to consider the same framework of land use permissions for the remainder of the property on Tiffin Street and Wood Street given that the lands form one large parcel.

The Essa Road properties are currently designated General Commercial in the Barrie Official Plan and zoned General Commercial (C4) Zone in Zoning By-law 2009-141. We note that Official Plan Policy 4.3.2.5 - General Commercial currently permits residential uses on the basis that they are a part of a mixed use building in the General Commercial designation, as the policy states: "*(d) Residential uses shall be located within or above commercial or office uses at grade.*" Section 6.2.5 - Highway 400 Commercial in Zoning By-law 2009-141 restricts residential permissions on the properties given they abut Highway 400. The draft implementing zoning by-law for the proposed Mixed Use Zone Categories contained in Staff Report PLN018-14, dated June 9, 2014, contains Section 5.4.2.8 - Highway 400 Commercial, which refers to Section 6.2.5 and which prohibits residential permissions on the properties given they abut Highway 400.

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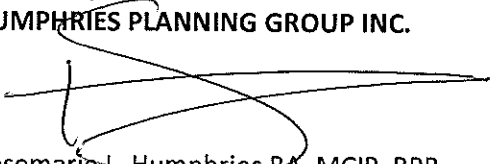
In accordance with proposed Schedule I - Intensification Areas in Staff Report PLN018-14, the subject properties front onto Essa Road and are proposed to be designated Primary Intensification/Mixed Use Corridor and accommodate 50 residential units per hectare. Section 5.4.2.8 of the draft implementing by-law and Section 6.2.5 of Zoning By-law 2009-141 are in conflict with the proposed Mixed Use designation objectives to accommodate a mix of uses, both commercial and residential, at a greater density, as residential uses would still be restricted on the subject properties.

Given the above, it is our opinion that Section 5.4.2.8 be removed from the proposed implementing by-law prior to Council's consideration as residential uses are currently provided for in the existing Official Plan. Proposing to restrict residential uses from locating on the subject properties would not be in keeping with the City's Official Plan document.

Further to such, we have reviewed the proposed list of uses in the proposed mixed-use zoning categories in relation to the existing zoning for the subject properties and note that several areas of uses relating to automotive, data centres and drive-through facilities are no longer proposed to be included as permitted uses. We are not supportive of the removal of these as of right uses and request that City staff amend the proposed zoning by-law document to include them prior to bringing the document forward for Council's consideration.

We would be happy to meet with staff to discuss these comments further should further clarification be required.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

  
Rosemarie L. Humphries BA, MCIP, RPP  
President

cc Osmington Inc.  
Mayor and Members of Council  
Marshall Green, HGR Graham Partners LLP  
Stephen Naylor, Director of Planning Services  
Merwan Kalyaniwalla, Manager of Planning Policy