



# City of Barrie

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

## Meeting Agenda Affordability Committee

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Wednesday, April 5, 2023

6:00 PM

Council Chambers/Virtual Meeting

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### Notice

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001* which provides for ELECTRONIC and/or IN-PERSON participation.

### 1. PUBLIC MEETING(S)

#### PM Notice:

Public Meetings are now being in-person at the City Hall, Council Chambers, as well as virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, April 5, 2023 at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

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](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500.

#### PM 1

#### **APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND A ZONING BY-LAW AMENDMENTS AND DRAFT PLAN OF SUBDIVISION - 320 AND 364 MAPLEVIEW DRIVE WEST AND 664, 674 AND 692 ESSA ROAD (PEARL BUILDERS) (WARD 7)**

The purpose of the Public Meeting is 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 and 364 Mapleview Drive West and 664, 674 and 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 and 4, Concession 12 (Innisfil) being Parts 1 and 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, 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. % 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) 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.) 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.)	45 metres (12-storeys)	25.5 metres (8-storeys)
Parking (min.)	1 space per unit (Residential) 1 space per 24 square (Multiple Commercial Uses)	1 space per unit (Residential) 1 space per 30 square metres of gross floor area (Multiple Commercial Uses)

Presentation by representative(s) of the IBI Group.

Presentation by Andrew Gameiro, Senior Planner, Development Services.

See attached correspondence.

**Attachments:** [PM Notice 664, 674 692 Essa Rd and 320 364 Mapleview Dr W](#)  
[PM Presentation 664, 674 692 Essa Rd and 320 364 Mapleview Dr W](#)  
[PM Memo 664, 674 692 Essa Rd and 320 364 Mapleview Dr W](#)  
[PM Correspondence 664, 674 692 Essa Rd and 320 364 Mapleview Dr W](#)  
[ADDITIONS PM - Correspondence 664 674 692 Essa Rd 320 364 Mapleview D](#)

**PM 2****APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - 175 AND 199 ESSA ROAD, AND 50 WOOD STREET (WARD 8)**

The purpose of the Public Meeting is to review revised applications for a 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 and 199 Essa Road and 50 Wood Street.

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 and Raceway. The site is currently vacant with the exception of the Barrie Curling Club.

**Official Plan Amendment**

An Official Plan Amendment application is required to redesignate the lands from 'Highway 400 Industrial' and 'General Commercial' to 'Residential' and 'Open Space' with a corresponding 'Defined Policy Area' 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.

**Zoning By-law Amendment**

A Zoning By-law Amendment is requested to rezone the subject lands from 'Highway Industrial' (HI) and 'General Commercial' (C4) to 'Residential Multiple Dwelling Second Density' (RM2), 'Open Space' (OS), and 'Transition Centre Commercial' (C2-2) with site-specific special provisions requested under the applicable zone.

Draft Plan of Subdivision

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.

Presentation by representative(s) of Innovative Planning Solutions.

Presentation by Celeste Kitsemetry, Senior Planner.

See attached correspondence.

**Attachments:** [PM Notice 175 & 199 Essa Road and 50 Wood Street](#)  
[PM Presentation - 175 & 199 Essa Road and 50 Wood Street](#)  
[PM Memorandum 175 and 199 Essa Rd 50 Wood St](#)  
[PM Correspondence 175 and 199 Essa Rd 50 Wood St](#)  
[ADDITIONS PM Correspondence 175 and 199 Essa Rd 50 Wood St](#)

**2. OPEN DELEGATIONS**

Nil.

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

Nil.

**4. STANDING ITEMS/COMMITTEE UPDATES**

Nil.

**5. REFERRED ITEMS**

Nil.

**6. REPORTS OF ADVISORY COMMITTEES**

Nil.

**7. REPORTS OF OFFICERS OF THE CORPORATION**

Nil.

**8. ITEMS FOR DISCUSSION**

Nil.

**9. 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](mailto:cityclerks@barrie.ca) to ensure availability.**

