

NOTICE OF A NEW PUBLIC MEETING IN RESPECT TO PROPOSED OFFICIAL PLAN AMENDMENT, AMENDMENT TO THE ZONING BY-LAW, AND DRAFT PLAN OF SUBDIVISION

Dear Sir/Madam:

Re: Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law
Innovative Planning Solutions on behalf of Greenworld Construction Inc./Digram Developments Inc.
175 & 199 Essa Road and 50 Wood Street – **FILE REF: D09-OPA080, D09-OPA081, D14-1695, D14-1697, D12-451**

TAKE NOTICE that the Affordability Committee of the Council of the Corporation of the City of Barrie will hold a second public meeting on **Wednesday, April 05, 2023 at 6:00 p.m.** 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 & 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 & 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.

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

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, March 27, 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 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.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Monday, March 27, 2023 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Official Plan Amendment and Amendment to the Zoning By-law if approved by Council, will be provided upon written request 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 before the Official Plan Amendment and Amendment to the Zoning By-law are approved:

- (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.

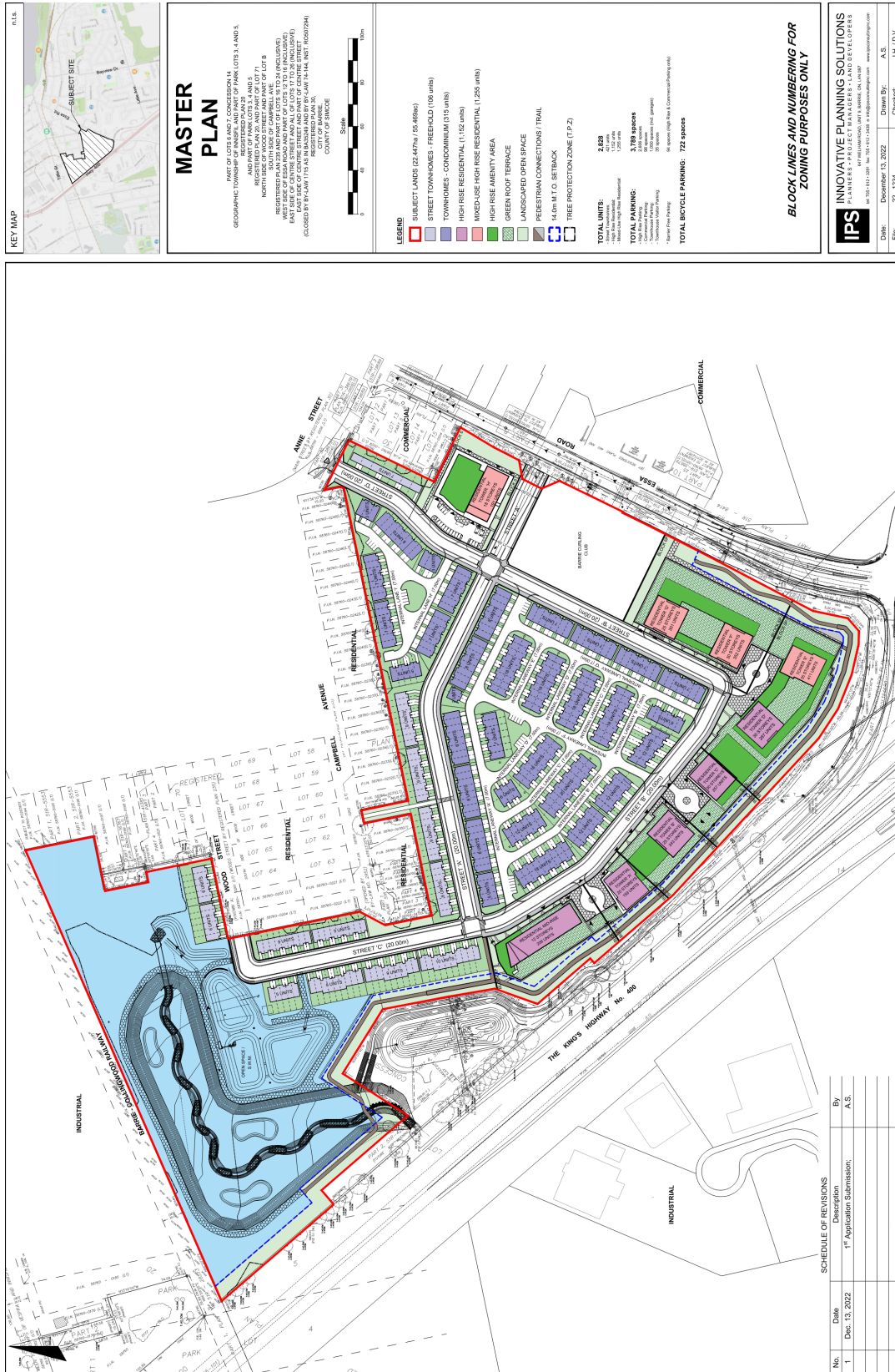
Any person wishing further information or clarification with regard to the proposed Official Plan Amendment and Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

The complete submission package is available for viewing on the City's [Development Projects](#) webpage under [Ward 8 – 175 & 199 Essa Road and 50 Wood Street](#).

Celeste Kitsemety, RPP, Senior Planner
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Proposed Master Plan



Proposed Elevations

