




# **664, 674 & 692 Essa Road, 320 & 364 Mapleview Drive West, Barrie**

April 5, 2023 Public Meeting  
File: D30-002-2020



# PROJECT TEAM

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**Pearl Builders**  
Developer/Owner

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**Arcadis IBI Group**  
Planning, Urban Design,  
& Architecture

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**Beacon Environmental**  
Environmental

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**Tatham Engineering**  
Civil Engineering, Transportation

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**Strybos**  
Landscape Architecture

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**RWDI**  
Wind and Noise

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**GEI**  
Hydrogeology and Geotechnical

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**Junction Group**  
Development Management

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# SITE LOCATION

- Total site area: 10.2 ha (25.2 ac)
- Frontage on Essa Road and Maplevue Drive West
- Bear Creek traversing the subject site



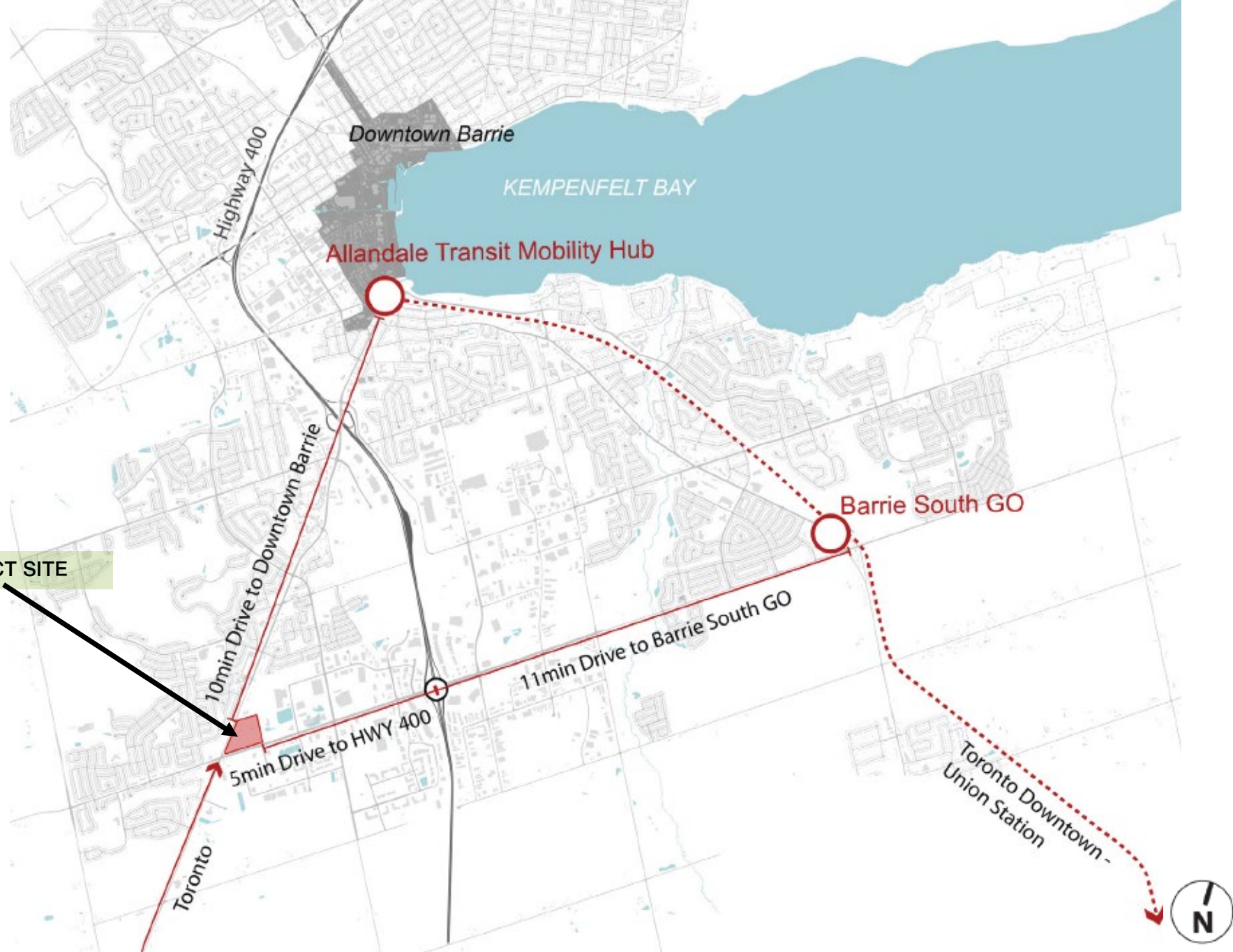
Subject Site



# CITY CONTEXT & REGIONAL CONNECTIVITY

-  GO Train Station
-  GO Corridor
-  Downtown Barrie
-  Project Site

SUBJECT SITE



# PROJECT HISTORY & PREVIOUS SUBMISSION

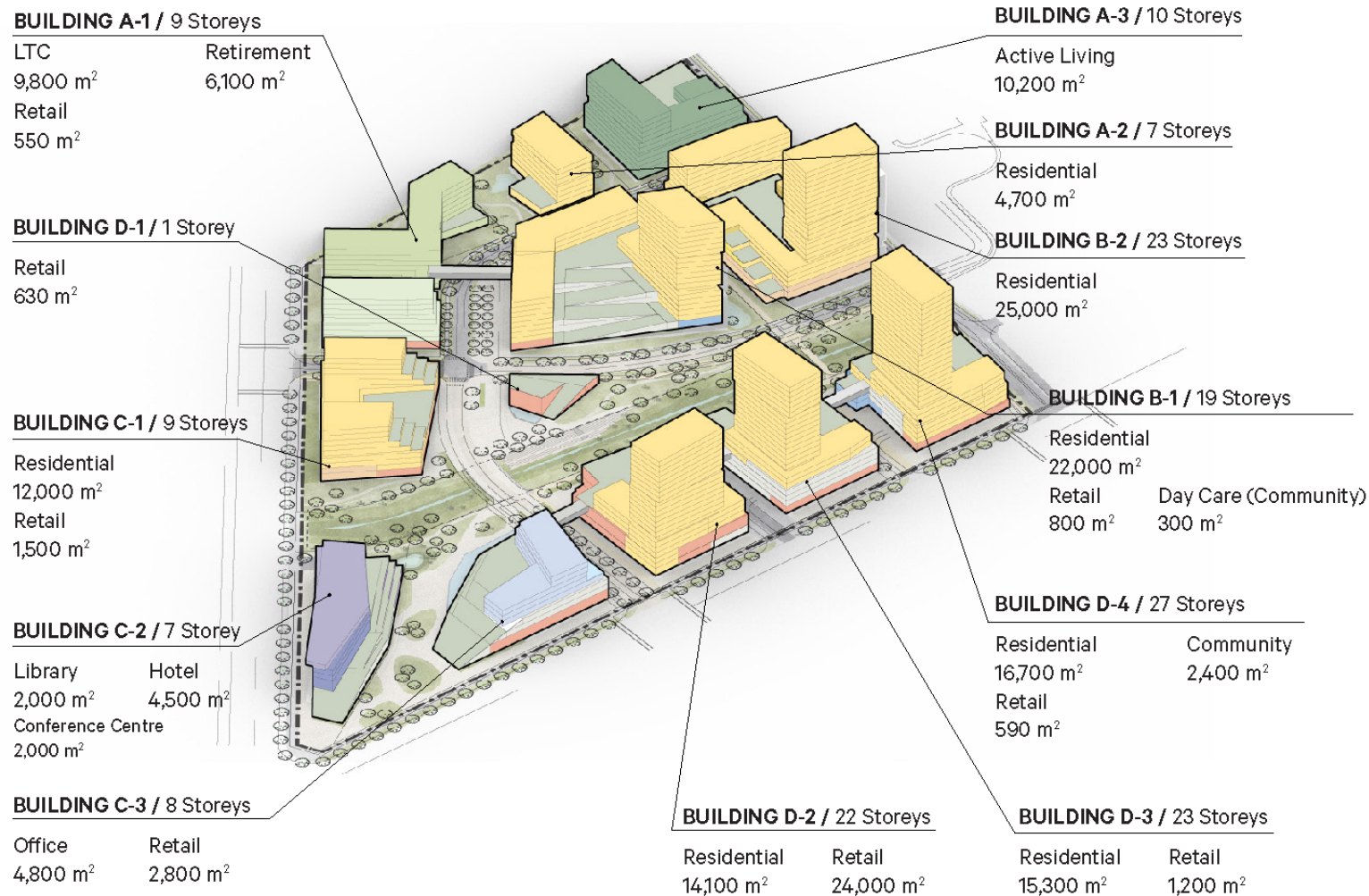
- First submission for OPA & ZBLA applications in 2020
- Statutory Public Meeting held December 15, 2020
- Proposed high-density mixed-use development with residential, retail, office, community, and institutional uses



Source: Planning Justification Report by SvN, dated October 28, 2020

# PROJECT HISTORY & PREVIOUS SUBMISSION

- Proposed total 2,569 residential units and 28,000 sq.m GFA of non-residential uses
- Proposed building heights range from 1 to 27 storeys
- Pearl Builders acquired subject site in Spring 2022



Source: Planning Justification Report by SvN, dated October 28, 2020

# COMMENTS & FEEDBACK

## Agency Comments

6 major themes



## Public Meeting Comments

4 major themes



- Project team conducted additional consultations with City staff, Councillor Harvey, Deputy Mayor Ward, NVCA staff, Mapleview Community Church, and a neighbourhood resident

# MASTER PLAN GUIDING PRINCIPLES

Reimagining the vision to guide this development

1

**Be a Good Neighbour**



2

**Enhance, Repair and Maintain Bear Creek**



3

**Create a Prominent Gateway into the City**



4

**Build a Complete Community**



5

**Provide Diversity of Housing**



6

**Develop an Identity**





# PROPOSED MASTER PLAN

TOTAL SITE STATISTICS	
Gross Site Area	101,920 sq.m. (25.18 Ac)
Net Site Area	75,461 sq.m. (18.65 Ac)
Total Residential Units	1217
Total GFA	100,329 sq.m.
Gross FSI	0.98
Net FSI	1.348
Density	156 UPHA

- Proposed total 1,217 residential units and 3,476 sq.m GFA of non-residential uses
- Proposed building heights range from 3 to 12 storeys
- Proposed overall density of 156 units per hectare (UPHA)



# PROPOSED NORTH BLOCK

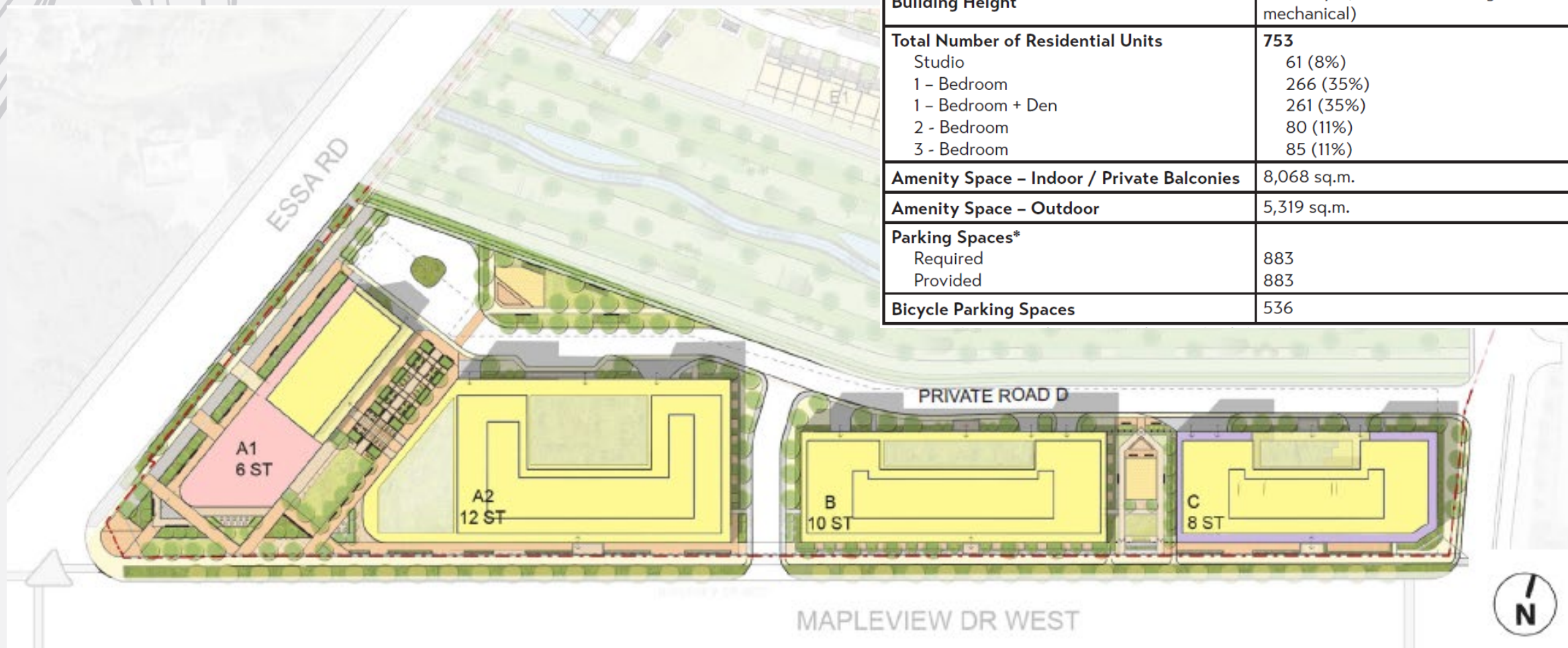
PROPOSED DEVELOPMENT STATISTICS (NORTH BLOCK)	
<b>Gross Floor Area (GFA)</b>	<b>34,785 sq.m.</b>
Traditional Townhouses	8,700 sq.m.
Live-work Townhouses	4,560 sq.m.
Stacked Back-to-Back	21,525 sq.m.
<b>Building Height (Max.)</b>	<b>4 storeys (36.5 m)</b>
<b>Total Number of Units</b>	<b>464</b>
Traditional Townhouses	55
Live-work Townhouses	19
Stacked Back-to-Back	390
<b>Amenity Space – Indoor /Private Balconies</b>	<b>2,088 sq.m.</b>
<b>Amenity Space – Outdoor</b>	<b>4,738 sq.m.</b>
<b>Parking Spaces*</b>	
Required	585
Provided	679
<b>Bicycle Parking Spaces</b>	<b>200</b>





**Rendering of Townhouse Courtyard**

# PROPOSED SOUTH BLOCK

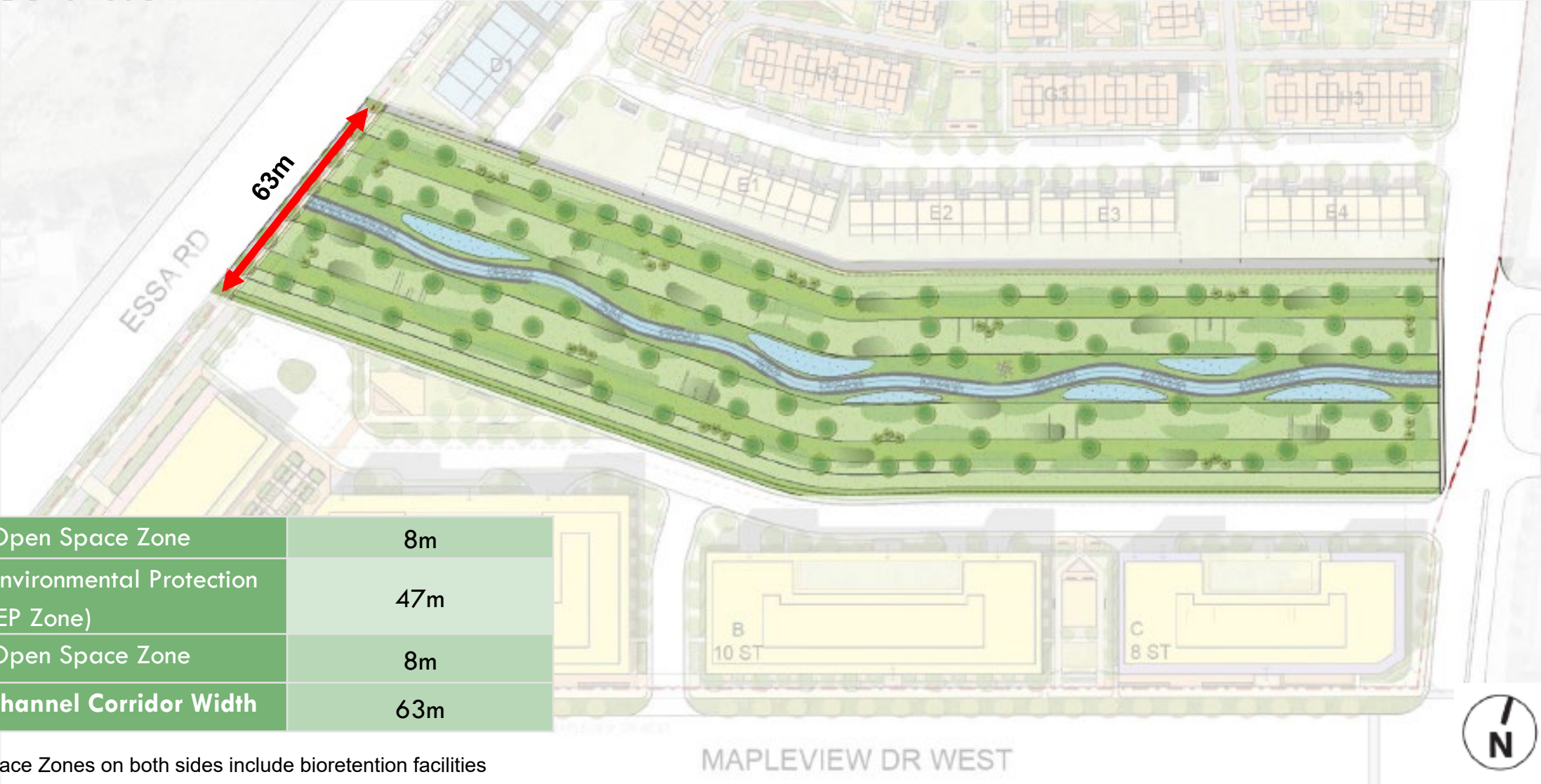


PROPOSED DEVELOPMENT STATISTICS (SOUTH BLOCK)	
<b>Gross Floor Area (GFA)</b>	<b>65,544.58 sq.m.</b>
Residential	62,068 sq.m.
Retail	2,661 sq.m.
Library/Community Use	815 sq.m.
<b>Building Height</b>	12 storeys (36.95 m excluding mechanical)
<b>Total Number of Residential Units</b>	<b>753</b>
Studio	61 (8%)
1 - Bedroom	266 (35%)
1 - Bedroom + Den	261 (35%)
2 - Bedroom	80 (11%)
3 - Bedroom	85 (11%)
<b>Amenity Space - Indoor / Private Balconies</b>	8,068 sq.m.
<b>Amenity Space - Outdoor</b>	5,319 sq.m.
<b>Parking Spaces*</b>	
Required	883
Provided	883
<b>Bicycle Parking Spaces</b>	536



**Rendering at Mapleview Drive West**

# PROPOSED BEAR CREEK CHANNEL CORRIDOR



Open Space Zone	8m
Environmental Protection (EP Zone)	47m
Open Space Zone	8m
<b>Total Channel Corridor Width</b>	<b>63m</b>

\*Open Space Zones on both sides include bioretention facilities



Rendering Looking North from Balcony

# POLICY CONTEXT



## CITY OF BARRIE OFFICIAL PLAN (2018)

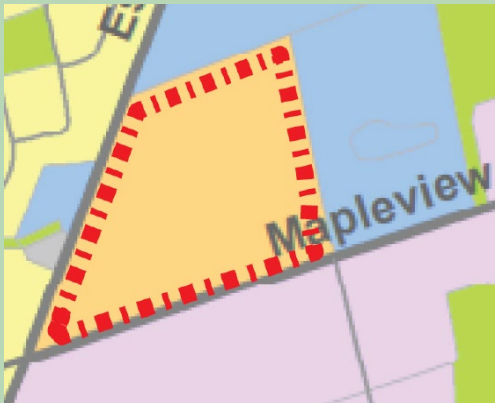
Land Use – **General Industrial and General Commercial**

As a *General Industrial* area, the site is also considered to be an employment area. *General Commercial* lands are intended to provide a range of retail and service commercial uses that should be accessible and connected to points within the city.



## NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

The site is located within the NVCA regulated area. Development may be permitted within a regulated area subject to approvals from the NVCA and the City.



## CITY OF BARRIE OFFICIAL PLAN (2022)

Land Use – **Medium Density**

Intended to facilitate an increase of densities and built forms. Permitted uses include residential, home occupation, community facilities, parks and open spaces, commercial, retail as part of a mixed-use development, institutional, office etc. Buildings should be a min. of 6 storeys and shall be limited to 12 storeys. The residential density shall be in the range of 125 to 300 UPHA.



## CITY OF BARRIE ZONING BY-LAW 2009-141

Zone – **General Commercial (C4), General Commercial Special Policy 368 (C4 SP-368), and General Industrial (LI)**

Permits a variety of commercial uses, industrial and manufacturing, some institutional uses, and limited residential uses in conjunction with commercial.



# APPLICATIONS

## Official Plan Amendment

- Redesignate lands from General Commercial and General Industrial to Residential under Barrie's in-effect Official Plan (2018).
- Proposal aligns with Medium Density land use designation under Barrie's new adopted Official Plan.

## Zoning By-law Amendment

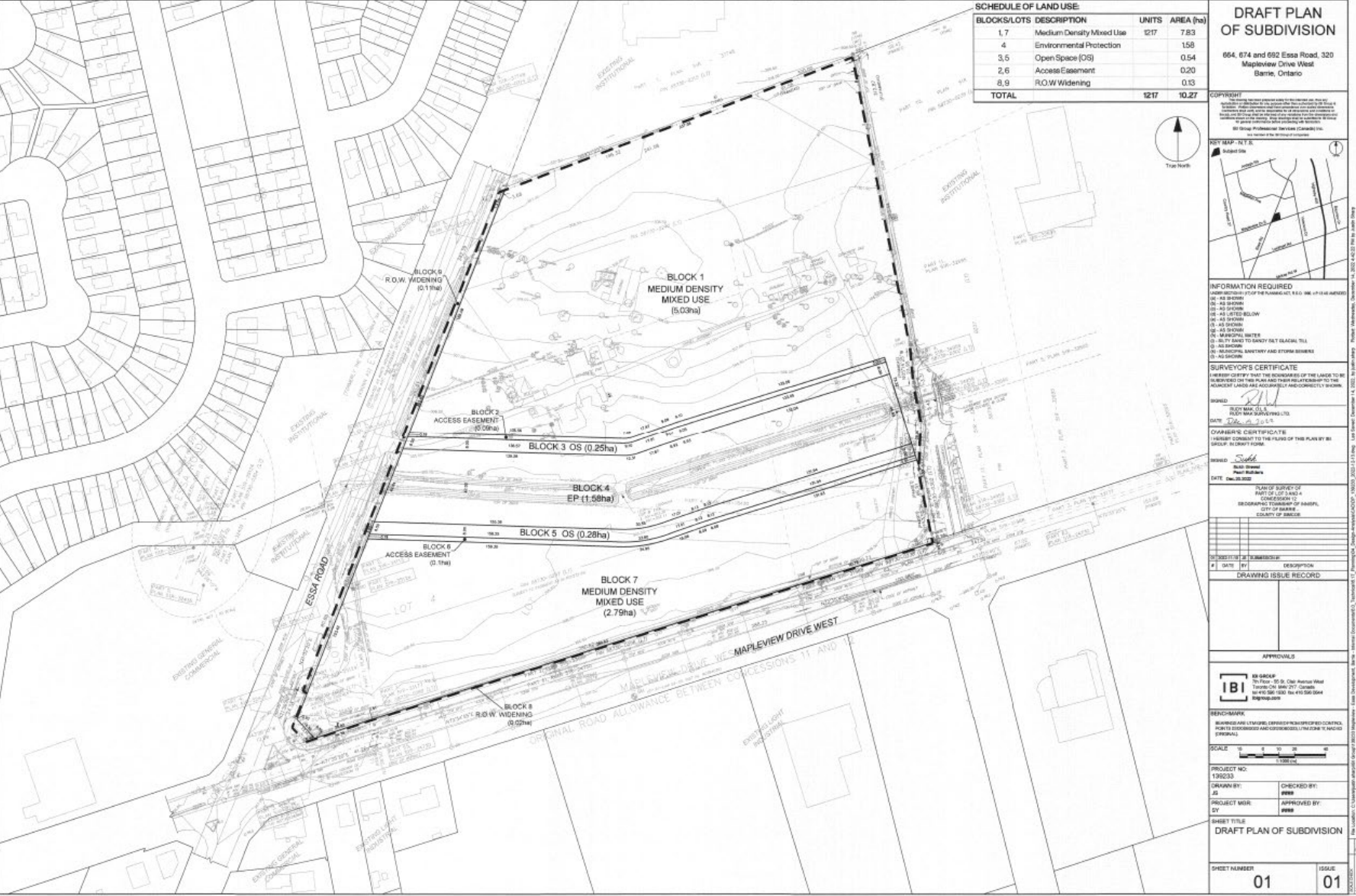
- Rezone lands from General Commercial (C4) and General Commercial Special Policy 368 (C4 SP-368), and General Industrial (LI) to Multiple Residential 2 – Special Provision No. XX (RM2 SP-XX), Mixed Use Node – Special Provision No. XX (MU1 SP-XX), Environmental Protection (EP), and Open Space (OS)

## Draft Plan of Subdivision

- To create Blocks for development and Blocks for conveyance to the City of Barrie:
  - 47m wide EP corridor to be conveyed for the purposes of protecting Bear Creek
  - 3m road widening to be conveyed along Essa Road
  - 0.55m road widening to be conveyed along Mapleview Drive

2<sup>nd</sup> submission was submitted to the City in December 2022

# DRAFT PLAN OF SUBDIVISION



## PHASING

**Phase 1:** Bear Creek Channel Corridor

**Phase 2:** North Block Development

**Phase 3:** South Block Development

# REPORTS, PLANS, & STUDIES SUBMITTED

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## PLANNING

- Planning Justification Report
- Official Plan Amendment
- Draft Zoning By-law Amendment
- Draft Plan of Subdivision

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## URBAN DESIGN

- Urban Design Report

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## LANDSCAPE

- Arborist Report
  - Tree Inventory and Preservation Plan
  - Landscape Master Plan
  - Channel Landscape Concept Plan
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## ARCHITECTURE

- Architectural Plans including:
  - Site Plan, Floor Plans, Elevations, Cross Sections, 3D Renderings, and Shadow Studies

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## ENGINEERING

- Preliminary Functional Servicing and Stormwater Management Report
  - Natural Hazard Study
  - Traffic Impact Study
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## ENVIRONMENTAL

- Environmental Impact Study
  - Geomorphic Assessment
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## SUPPORTING STUDIES

- Archaeological Assessment
  - Preliminary Geotechnical/Hydrogeological
  - Pedestrian Wind Study
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# REALIZING THE VISION


- Proposal demonstrates an efficient use of land within an urban built-up area with existing public services and infrastructure;
- Creates new shared amenity spaces for future residents;
- Proposal seamlessly integrates, protects and enhances the natural features of Bear Creek;
- Provides for an appropriate range and mix of housing options while introducing some ground floor retail;
- Promotes residential development to respond to dynamic market-based needs and a range of housing options for a diverse population;
- Proposed height, massing and density are appropriate and compatible with the existing and planned neighbourhood context;
- Proposal would build a complete community, and provide a prominent gateway leading to Barrie's downtown;
- Proposal is in keeping with the future vision for this area set out by the new Official Plan, and is consistent with the Growth Plan and the Provincial Policy Statement.





Thank You!

Questions?

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