



City of Barrie

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

Meeting Agenda Affordability Committee

Wednesday, September 13, 2023

6:00 PM

Council Chambers/Virtual

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act, 2001*.

1. PUBLIC MEETING(S)

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 or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Wednesday, September 13, 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 or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR ZONING BY-LAW AMENDMENT - 582 ESSA ROAD (WARD 7) (FILE: D30-018-2023)

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Pillon Abbs Inc. on behalf of 2858098 Ontario Inc. for lands known municipally as 582 Essa Road. The property is approximately 0.37 hectares (0.93 acres) in area and is currently vacant.

The proposed Zoning By-law Amendment seeks to amend the current zoning on the property from 'General Commercial' (C4) to 'Mixed Use Corridor' (MU2) in support of an 8 storey mixed use building. Further, the amendment will add site specific provisions to permit the proposed mixed-use development including:

Zoning Requirement	Mixed Use Corridor (MU2) Standard	Proposed Development of 582 Essa Road
Building Height (max)	25.5m	27.2m
Commercial Parking (spaces)	17 (ratio of 1 space per 24m ²)	15 (ratio of 1 space per 27m ²)

Outdoor Amenity Space (min.)	12m2 per unit	5.8m2 per unit
Front Yard Setback		
Minimum	1m for 75% of frontage	5.2m
Maximum	5m for 25% of	6.72m
Front Façade Step-back	45 degree angular plane at height above 80% equivalent right-of-way	47 degree angular plane at height above 80% equivalent right-of-way

Presentation by representatives of Pillon Abbs Inc.

Presentation by Logan Juffermans of the Development Services Department.

See attached correspondence.

Attachments: [PM - Notice 582 Essa Road](#)
[PM Presentation - 582 Essa Road](#)
[PM Memo 582 Essa Road](#)
[PM Correspondence 582 Essa Road](#)

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

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE REPORT DATED MAY 23, 2023.

Attachments: [Heritage Barrie Committee Report 230523](#)

6.2 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 27, 2023.

Attachments: [Heritage Barrie Committee Report 230627](#)

Recommendation(s):**2024 DOORS OPEN EVENT - MARKETING AND COMMUNICATION**

That staff in Access Barrie provide communication and marketing support to the Heritage Barrie Committee for the 2024 Doors Open Simcoe County event including media and print.

MUNICIPAL HERITAGE REGISTER - 96 CLAPPERTON STREET

That 96 Clapperton Street be added to the Municipal Heritage Registry as a listed property.

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 to ensure availability.

