

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW
41 & 43 ESSA ROAD AND 259 & 273 INNISFIL STREET – WARD #8**

DATE: NOVEMBER 23, 2021

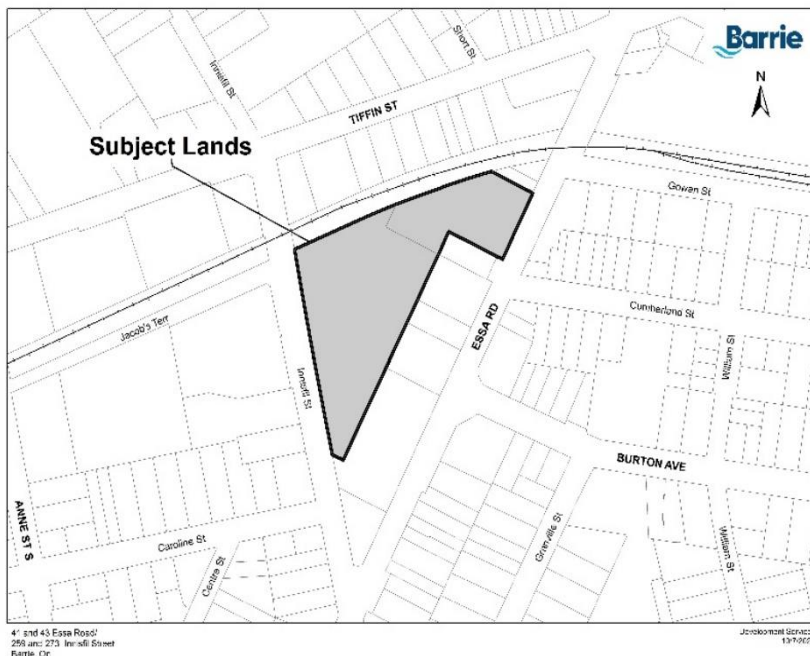
The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Tonlu Holdings Ltd. on the lands known municipally as 41 & 43 Essa Road and 259 & 273 Innisfil Street, City of Barrie. The project is a collection of properties located in the Allandale Neighbourhood, generally bounded by the Barrie Collingwood Railway (BCRY) to the North, with frontage on Essa Road and Innisfil Street.

The application was submitted to the City and deemed complete on October 25, 2021. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The application, if approved, would facilitate the change in zone from 'Light Industrial' (LI) and 'Central Area Commercial' (C1-1) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX) to permit the development of 1,276 residential apartment units in four (4) towers, proposed at 20, 29, 35 and 37 storeys in height, commercial along the Essa Road (414m²) and Innisfil Street (482m²) frontages, and a six (6) storey parking podium. A private drive aisle is proposed adjacent the rail corridor for vehicular access and a pedestrian oriented multi-use trail.

The conceptual site plan is attached to this memorandum as Appendix "A" as well as the proposed building elevations as Appendix "B".

The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#).



Background

The site is approximately 1.79 hectares (17,889.3 square metres) in size and has 58.7 metres of frontage on Essa Road. The BCRY runs along the north boundary of the site and is therefore directly adjacent to the proposed development.

The subject lands are designated 'City Centre' on Schedule 'A' – Land Use in the City of Barrie Official Plan, identified as being within the Urban Growth Centre on Schedule 'I' – Intensification Areas in the Official Plan, and is part of the Allandale Centre Planning Area.

Zoning – Use & Site Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Light Industrial' (LI) and 'Central Area Commercial' (C1-1) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX). Staff acknowledge that each tower structure and/or use proposed could have individual site characteristics that are subject to more detailed analysis for applicable zoning standards. As part of this application, the requested site specific zoning standards are listed in Table 1 below:

Table 1: Proposed Site Specific Zoning Provisions – 41 & 43 Essa Road and 259 & 273 Innisfil Street

Standard	C2-2 Zone	Proposed (SP)
Minimum Setback From Rail Lines	30 metres (Meaford Subdivision)	21.5 metres
Maximum Building Height	10m within 5m of the front lot line and the lot flankage, 45m beyond 5m of the front lot line and the lot flankage	121.15 metres
Minimum Coverage for Commercial uses	50%	5%
Minimum Landscape Buffer	3 metres	1.3 metres
Side Yard Setback adjacent a street	3 metres	2.5 metres
Residential Uses in same building as a Commercial Use	Comply with Apartment Dwelling (RA2) Second Density provisions	Shall Not Apply

Through this submission, the applicant has acknowledged that a Hold (H) provision will be required to ensure a Record of Site Condition (RSC) is submitted for the change from an industrial use to commercial and residential uses. The RSC is required to be submitted to the Province and intended to provide evidence of a clean site and/or a mitigation plan to remove/process any contaminants on site prior to construction activity. The Hold provision is the standard process the City initiates for a change to a more sensitive land use.

Neighbourhood Meeting

A neighbourhood meeting was held virtually on July 6, 2021 in coordination with an application by the same developer for the properties located at 17 & 27 Jacob's Terrace (D30-013-2021). The meeting was held on the Zoom platform and had approximately 61 attendees including Ward 8 Councillor Jim Harris, Planning staff, the owner/applicant, and their consulting team.

The proposals were coordinated because they are the same owner/consulting team and in a similar geographic area in Ward 8, therefore there were efficiencies for all parties including the Allandale neighbourhood residents. Although this was the case for the initial community engagement, this collection of properties is not abutting the application on Jacob's Terrace, and it is also separated by Innisfil Street. Therefore, two separate application process, public meeting and analysis are required.

Comments from residents have been summarized as follows:

- Potential impacts of increased traffic, safe access/egress, parking, and road improvements;
- Concern regarding the proposed height and opportunity for additional land consolidation;
- Inclusion of more green space and general amenity space for future residents;
- Timeline for demolition and development; and,
- Details on the proposed unit sizes, target market and potential for units being used for short term rentals.

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and partner agencies. The primary planning and land use matters being considered include:

- Consideration of the change in land use from industrial to mixed use;
- Proximity to, and impact on, BCRY operations;
- Opportunity for additional land assembly, integration, and transition of the proposal with the existing uses fronting Essa Road;
- Enhanced active and/or vehicular connection from Innisfil Street to Essa Road for public access to the Allandale Mobility Hub;
- Capacity of municipal sewer, water, and transportation infrastructure;
- General site design, including but not limited to, the six (6) storey parking podium, mix of land uses, and proposed tower heights; and,
- Justification for requested special provisions.

Next Steps

Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as the comments raised through the technical analysis of this application by staff and agency partners.

These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in 2022 for consideration of the proposed Zoning By-law Amendment application. In addition, a subsequent application for Site Plan Control would be required.

For more information, please contact Celeste Kitsemetry, Senior Planner at 705-739-4220 ext. 4430 or by email at celeste.kitsemetry@barrie.ca.

Attached: Appendix "A" – Conceptual Site Plan
 Appendix "B" – Building Elevations

APPENDIX "A" - Conceptual Site Plan



APPENDIX "B" - Building Elevations



Street View Looking West



View Looking South East



Aerial View Looking North