

PUBLIC MEETING

405 ESSA ROAD, BARRIE

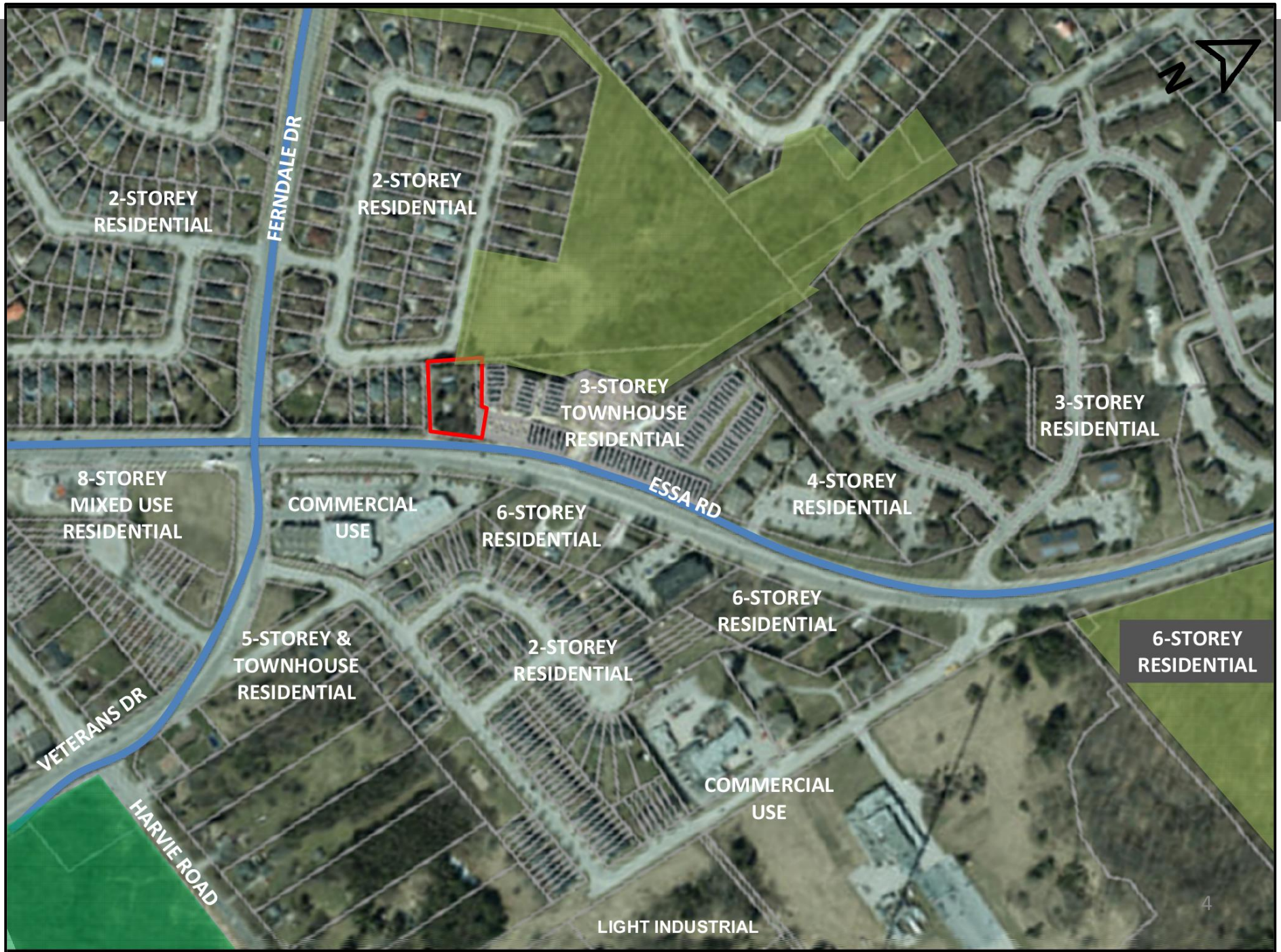
DECEMBER 14, 2021

PRESENTATION BY:



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



APPROVED DEVELOPMENTS ON ESSA ROAD

390 Essa Road

- 6 storeys
- 74 units (220 upha), with 7 affordable
- Surface parking, 1 space per unit & 0.6 space per affordable unit







440 Essa Road

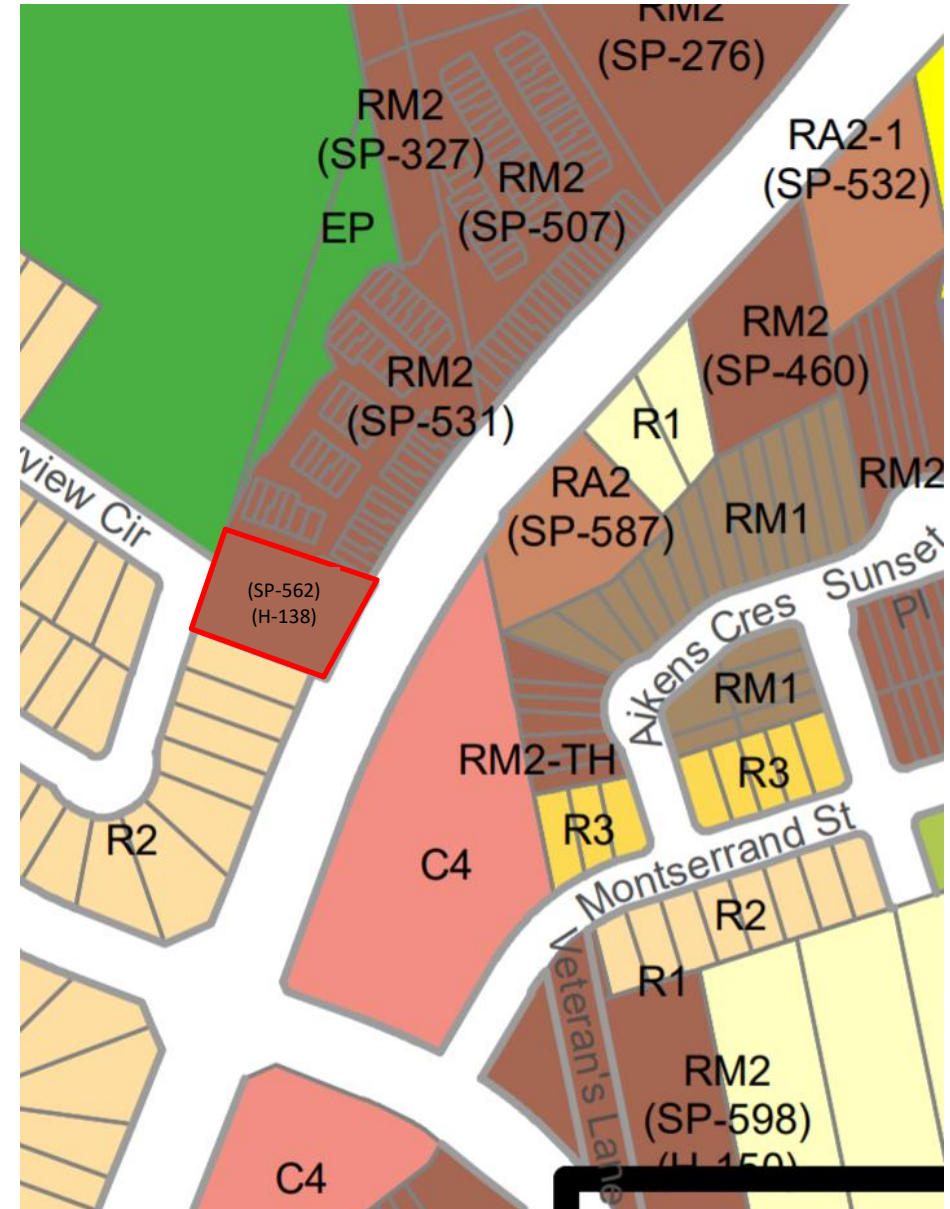
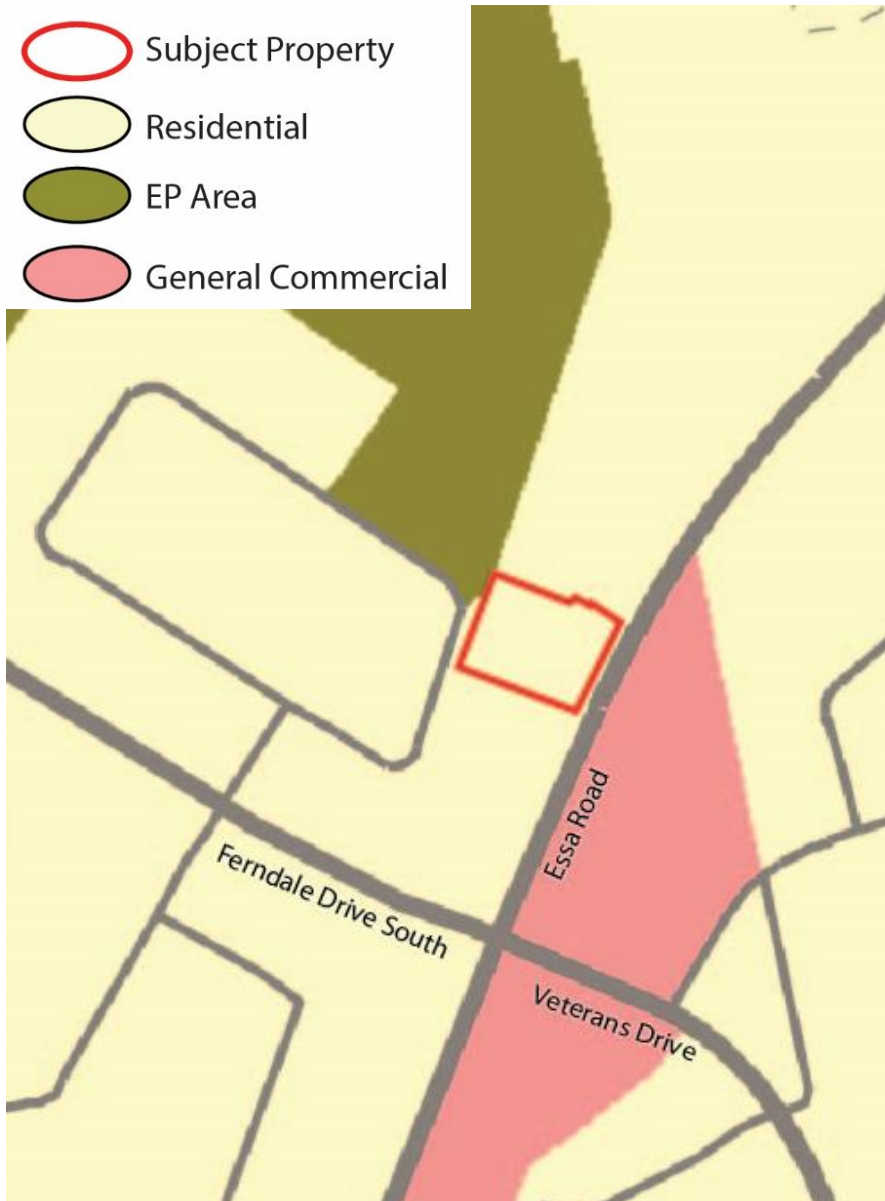
- 8 storeys
- Ground floor commercial
- 194 units (387 upha)
- Surface & underground parking, 1 space per unit



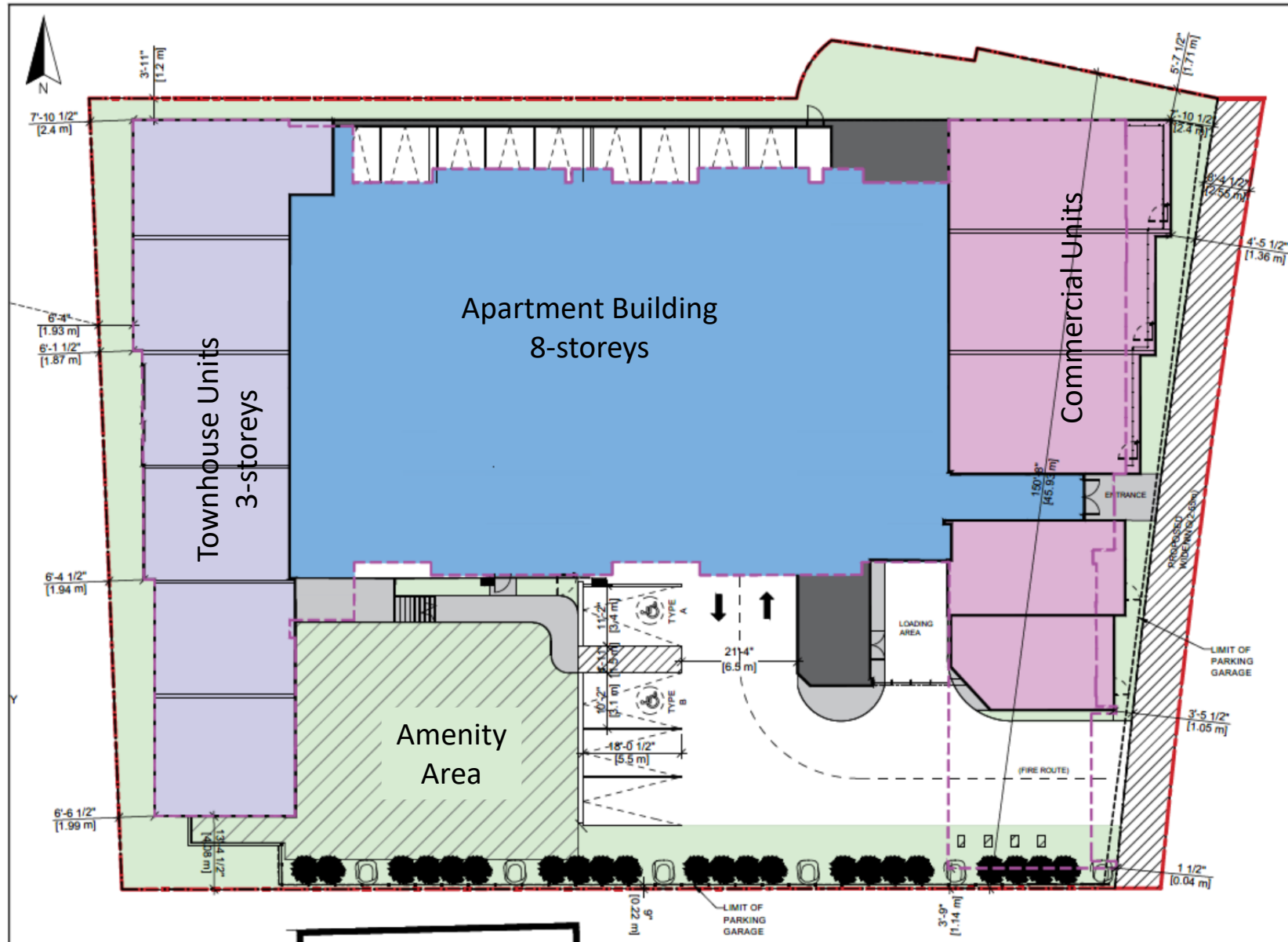
OFFICIAL PLAN & ZONING BY-LAW

IPS
CONSULTING

-  Subject Property
-  Residential
-  EP Area
-  General Commercial



SITE PLAN



ESSA ROAD

IPS
CONSULTING

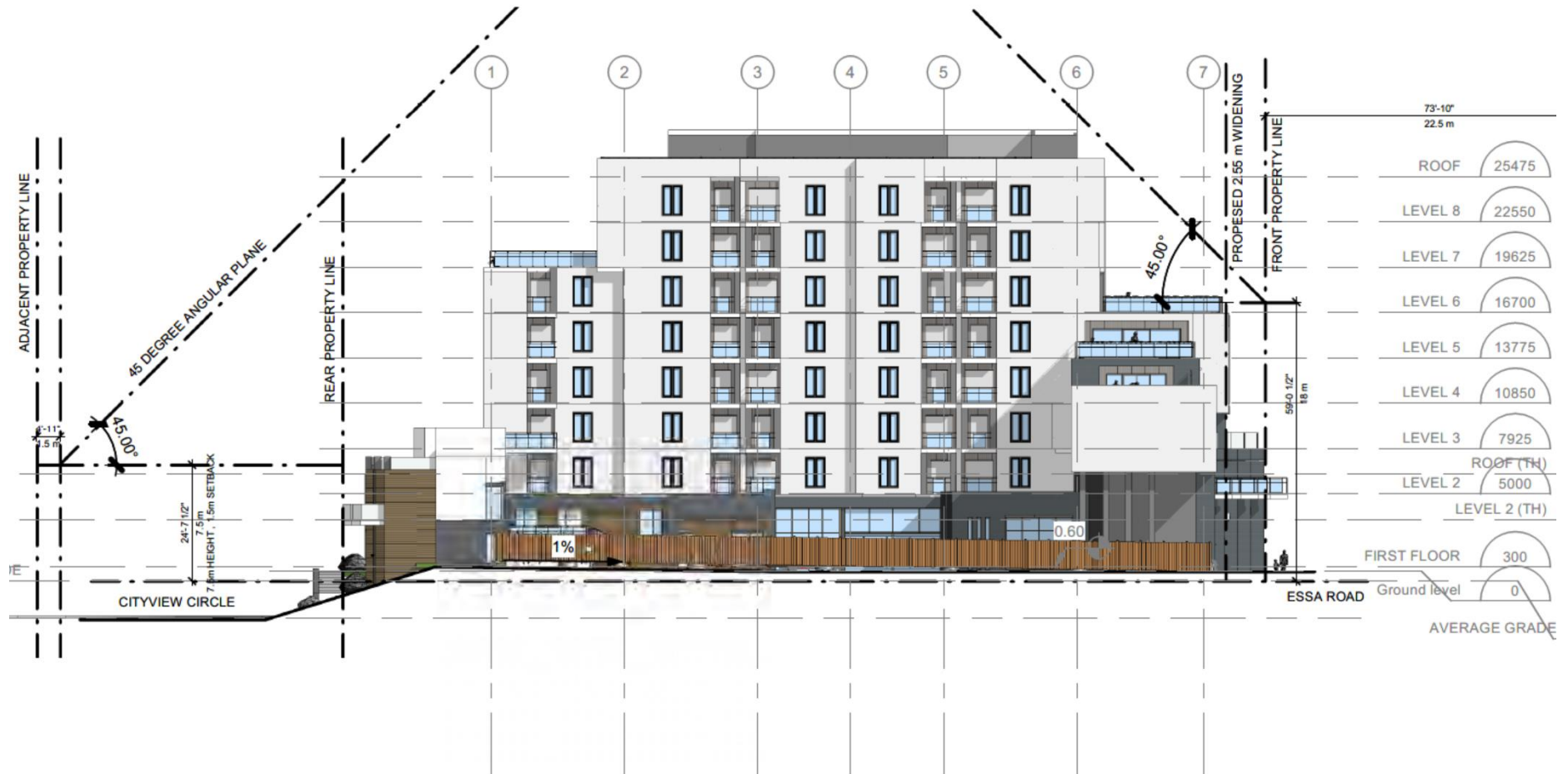


ESSA ROAD

IPS
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ANGULAR PLANE



RM2 (SP-562)(H-138)



MU2 (SP-X) with special provisions

Please see Planning Justification Report for details.

A Neighbourhood Meeting was held on June 22, 2021.

Development Statistics:

- 8 storeys, 25.5 m in height
- 115 dwelling units:
 - 6 townhouse units
 - 103 condo units
 - 6 mixed use (live/work) units
 - 15% affordable housing units
- 100 parking spaces (ratio of 0.86 spaces per unit)

What we heard from neighbours:

- Increased Traffic
 - Queuing times at entrance to site and Essa/Veterans/Ferndale intersection
 - Need for new/additional traffic signals
- Parking & Access
 - Parking ratio and visitor parking spaces
 - Overflow parking onto Cityview Circle
 - Through traffic from Essa to Cityview
 - Snow removal
- Building Height, Views, Placement & Amenity
 - Height, shadowing, grade difference between Cityview and Essa
 - Built form fronting Cityview
 - Limited at grade amenity area and connectivity
 - Privacy to adjacent yards
- Construction Management
- Type of Commercial Uses at grade

Community Consultation resulted in a number of revisions to the development proposal, including:

- Reduced unit count to 95 dwelling units
- Removal of live/work units, replaced with ground floor commercial use along Essa Road (similar to the approved development at 440 Essa Road)
- Parking ratio increased to 1 space per unit plus commercial use parking

- The subject application proposes the development of:
 - 8 storey building, maximum of 25.5 metres in height
 - 95 dwelling units, consisting of:
 - 6 townhouse units, 3 stories in height, fronting Cityview Circle
 - 89 condo units, throughout 7 floors, ranging in size from studio to 3-bedroom dwelling units
 - 12% of units to be affordable housing units, as per Official Plan policy
 - Commercial Use Units, fronting Essa Road, comprising of a total of 447m²
 - 104 parking spaces provided
- The development will provide an opportunity for cost-effective and responsible mixed-use intensification, that makes use of existing services, infrastructure, and facilities
- The proposed development is an appropriate location for mixed use intensification