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**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: M. FREETHY, RPP, PLANNER, EXT. 4117**

**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 –  
405 ESSA ROAD (WARD 6)**

**DATE: DECEMBER 14, 2021**

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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 Sean Mason Homes (405 Essa) Inc. for the lands known municipally as 405 Essa Road and legally described as Part of Lot 5, Concession 13, Part 1, Plan 51R-11606, City of Barrie.

The application proposes to amend the current zoning of the property from 'Residential Multiple Dwelling Second Density with Special Provisions - Hold' (RM2)(SP-562)(H-139) to 'Mixed Use Corridor with Special Provisions' (MU2)(SP-XXX). The application, if approved, would facilitate the development of an 8-storey mixed use, condominium building with eighty-nine (89) residential apartment units, six (6) residential townhouse units and two (2) ground floor commercial units as well as a ground floor parking garage and an amenity area.

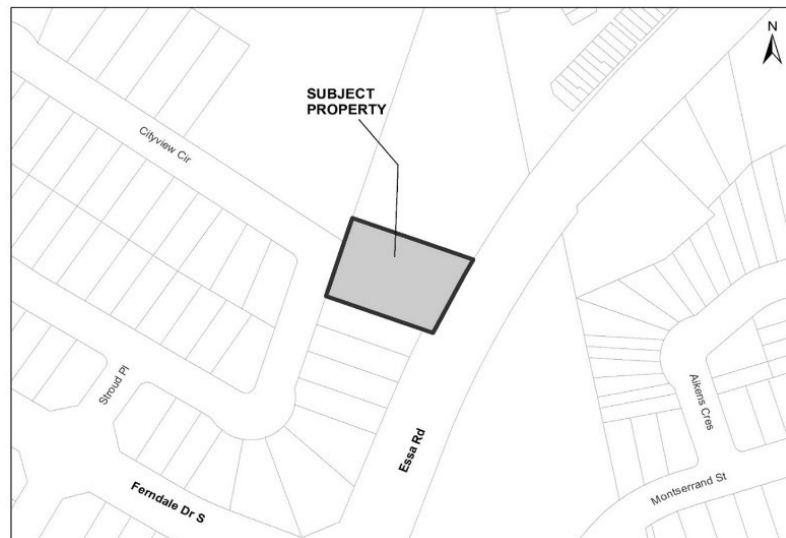
The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 6 – 405 Essa Road](#).

### **Background**

The subject lands are rectangular in shape and are located on the west side of Essa Road, north of Ferndale Drive South.

The property is 0.27 ha (0.67 ac) in size with 45.43 m (149 ft) of frontage on Essa Road and are currently vacant.

The subject lands are designated 'Residential' on Schedule 'A' – Land Use in the City of Barrie Official Plan and are identified as being on a Secondary Intensification Corridor on Schedule 'I' – Intensification Areas in the Official Plan.



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A previous proposal for sixteen (16) townhouse units was appealed and subsequently approved by the Local Planning Appeal Tribunal (LPAT) on March 10, 2021 (City File No. D14-1643).

The subject application was submitted to the City and deemed complete on October 12, 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 also has been circulated to all applicable City departments and external agencies for review and comment.

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

### **Neighbourhood Meeting**

A neighbourhood meeting was held virtually on June 22, 2021 on the Zoom platform. The meeting had approximately eighty-one (81) attendees including Ward 6 Councillor Natalie Harris, Planning staff, the owner/applicant, and their consulting team.

Comments from residents have been summarized as follows:

- Concerns about increased traffic, queuing times at the proposed entrance and separation distance from the intersection at Essa Road/Veteran’s Drive/Ferndale Drive South, and the potential need for an additional traffic signal at Stroud/Cityview Circle.
- Insufficient parking and impacts of potential overflow parking on surrounding streets.
- Concerns about the limited snow storage areas, location of waste disposal areas/associated odours, and the limited amenity area provided.
- Concerns regarding the proposed height of the building, as it relates specifically to the grade differential between Cityview Circle and Essa Road, privacy and shadowing onto adjacent properties, and ability for the Fire Department to service the building.
- Questions regarding the impact to the existing retaining wall along Cityview Circle.
- Concerns with the proposed townhouse units and related parking along Cityview Circle given that the adjacent properties are all single detached dwellings.
- Comments about the need for quality supporting studies and accurate drawings, noise study requirements and need for high quality architectural finishes.
- Questions regarding the types of commercial uses that would be permitted.

### **Zoning – Use and Site-Specific Provisions**

The proposed Zoning By-law Amendment is being requested to rezone the lands from ‘Residential Multiple Family Second Density with Special Provisions - Hold’ (RM2)(SP-562)(H-139) to ‘Mixed Use Corridor with Special Provisions’ (MU2)(SP-XXX) to facilitate the proposed 8-storey mixed use development on the subject lands. In order to accommodate the development, as proposed, a number of site-specific zoning provisions have been identified and are listed in Table 1 below:

**Table 1: Proposed Site-Specific Zoning Provisions – 405 Essa Road**

Zoning Standard	MU2 Zone	Proposed
<b>Front Yard Setback (min)</b>	1m for 75% of frontage	0.04m
<b>Rear Yard Setback (min) Abutting Residential, OS or EP Zone</b>	7m	1.9m
<b>Drive Aisle Width (min) for 90-degree angle</b>	6.4m	6.0m
<b>Enclosed Parking Areas/Parking Structure</b>	Minimum setback from the streetline to the nearest part of a parking structure underground shall be 1.8m, except where the minimum yard setback for the applicable zone is less than 1.8m, in which case the minimum setback shall be the same as the minimum required yard setback.	0.2m (east/Essa Road) 0.2m (south)
<b>Landscape Buffer</b>	When abutting a residential zone, 3m landscape buffer with 2m high tight board fence is required along the abutting lot line.	North – 1.2m South – 1.1m

Planning and Land Use Matters Under Review

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

- Compliance with Provincial Planning Policy and the City’s Official Plan;
- Appropriateness of the proposed density and height, and impacts on and compatibility with the surrounding uses;
- Analysis of intensification targets;
- Traffic impacts as a result of the proposed increase in density;
- The proposed change in use from residential to mixed use, and the site design at this location; and,
- Justification and appropriateness of the requested site-specific 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 those 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.



**DEVELOPMENT SERVICES  
MEMORANDUM**

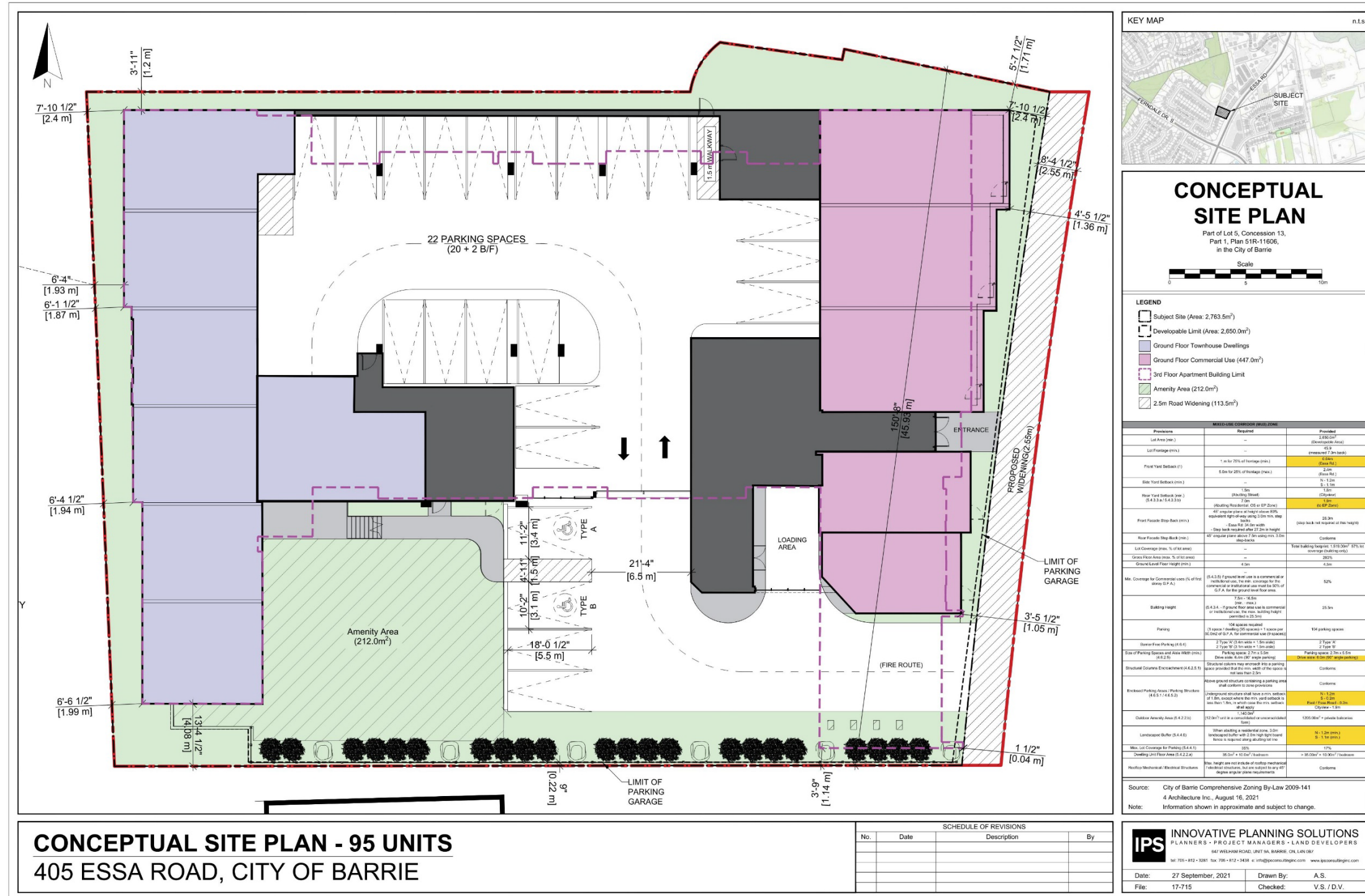
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For more information, please contact Michele Freethy, Planner at 705-739-4220 ext. 4117 or by email at [michele.freethy@barrie.ca](mailto:michele.freethy@barrie.ca).

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

APPENDIX "A"  
Conceptual Site Plan



**APPENDIX "B"**

**Proposed Building Elevations**

**East Elevation – Essa Road Frontage**



West Elevation – Cityview Circle Frontage



North Elevation





South Elevation

