
TO: MAYOR A. NUTTALL 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 OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 70 AND 76 EDGEHILL DRIVE (WARD 4)

DATE: NOVEMBER 29, 2022

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of AuroEdge Ltd. The subject lands are known municipally as 70 and 76 Edgehill Drive and legally described as Part of Lot 2 and all of Lot 3 and Lot 4 on Registrar's Compiled Plan 1513, City of Barrie.

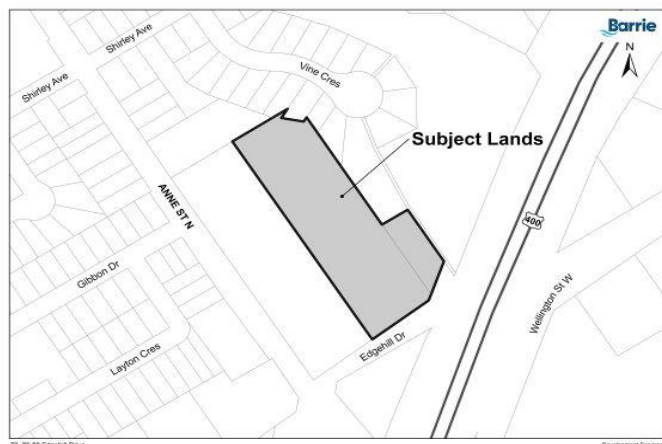
The Official Plan Amendment proposes to designate the subject lands as a Defined Policy Area to permit a high density residential building and to refine the associated boundary of the Environmental Protection Area designation. The Zoning By-law Amendment proposes to amend the current zoning of the subject lands from 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Apartment Dwelling Second Density with Special Provisions – Hold' (RA2-2)(SP-508)(H-128) and 'Environmental Protection Area' (EP) to 'Residential Apartment Dwelling Second Density with Special Provisions' (RA2-2)(SP-XXX) and 'Environmental Protection Area' (EP). The applications, if approved, would facilitate the development of a 16-storey purpose built rental residential apartment building with three hundred and ninety-six (396) apartment units and four hundred and thirty-two (432) parking spaces.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 4 – 70-76 Edgehill Drive](#).

Background

The subject lands are irregular in shape and are located on the north side of Edgehill Drive, east of Anne Street, and northwest of Highway 400.

The lands comprise two independent lots with a combined area of 2.17 hectares (5.36 acre) in size and with 116.7 metres (382.87 feet) of frontage on Edgehill Drive. The subject lands are occupied by one single detached dwelling at 70 Edgehill Drive with the remaining lands being vacant.



The subject lands are designated 'Residential' and 'Environmental Protection Area' on Schedule 'A' – Land Use in the City of Barrie Official Plan and are within Defined Policy Area HH on Schedule 'C' – Special Policy Area. A portion of the subject lands also are identified as 'Natural Heritage Level 1' and 'Level 1 with Existing Development Designation Subject to 3.5.2.4 d' on Schedule 'H' – Natural Heritage Resources.

Previous Official Plan and Zoning By-law Amendments were approved in 2014 for 76 Edgehill Drive (OPA No. 32 and D14-1558). The Official Plan and Zoning By-law Amendments permit an apartment building with a height of 12-storeys and a density of 255 units per hectare. The Official Plan Amendment added Defined Policy Area HH (Section 4.8.23) to the Official Plan.

The subject applications were submitted to the City and deemed complete on October 7, 2022. 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 applications have 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 as Appendix "B".

Neighbourhood Meeting

A neighbourhood meeting was held virtually on March 30, 2022. The meeting had twenty-two (22) attendees including fifteen (15) residents, Ward 4 Councillor Barry Ward, Planning staff as well as the agent and members of the applicant's consulting team.

Comments from residents have been summarized as follows:

- Traffic & Parking – Impacts on increased traffic on Anne Street, ensuring sufficient parking for the proposed development and impact on existing turnaround for school buses that use the end of Edgehill Drive.
- Environmental – Impacts on environmental protection lands and concerns about the fencing of these lands.
- Access – Maintaining continued access to the Nine Mile portage walking trail and pedestrians to/from Vine Crescent.
- Building Height – Shadow and wind impacts on adjacent building and properties.
- Drainage – Impacts from drainage and construction activities on adjacent properties.

Official Plan

The proposed Official Plan Amendment seeks to establish a Defined Policy Area for 70 and 76 Edgehill Drive to permit a residential development with a height of 16 storeys and a density of 185 units/hectare. The amendment also will refine the boundary of the Environmental Protection Area designation to reflect development limits that will be established through the review process.

Zoning – Use & Site-Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the subject lands from 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Apartment Dwelling Second Density with Special Provisions – Hold' (RA2-2)(SP-508)(H-128) and 'Environmental Protection Area' (EP) to 'Residential Apartment Dwelling Second Density with Special Provisions' (RA2-2)(SP-XXX) and 'Environmental Protection

Area' (EP). The Environment Protection Area (EP) zone boundary also will be updated to reflect the newly established development limits. 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	RA2-2 Zone	Proposed
Height (Max.)	45 m	51 m
Gross Floor Area (Max.)	200%	345%
Required Parking	1.5 spaces per unit	1.09 spaces per unit

Planning and Land Use Matters Under Review

The subject applications are 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, surrounding land uses;
- Confirmation of environmental protection area limits;
- Traffic impacts due to proposed increase in density; and,
- Justification and appropriateness of the requested site-specific provisions.

Next Steps

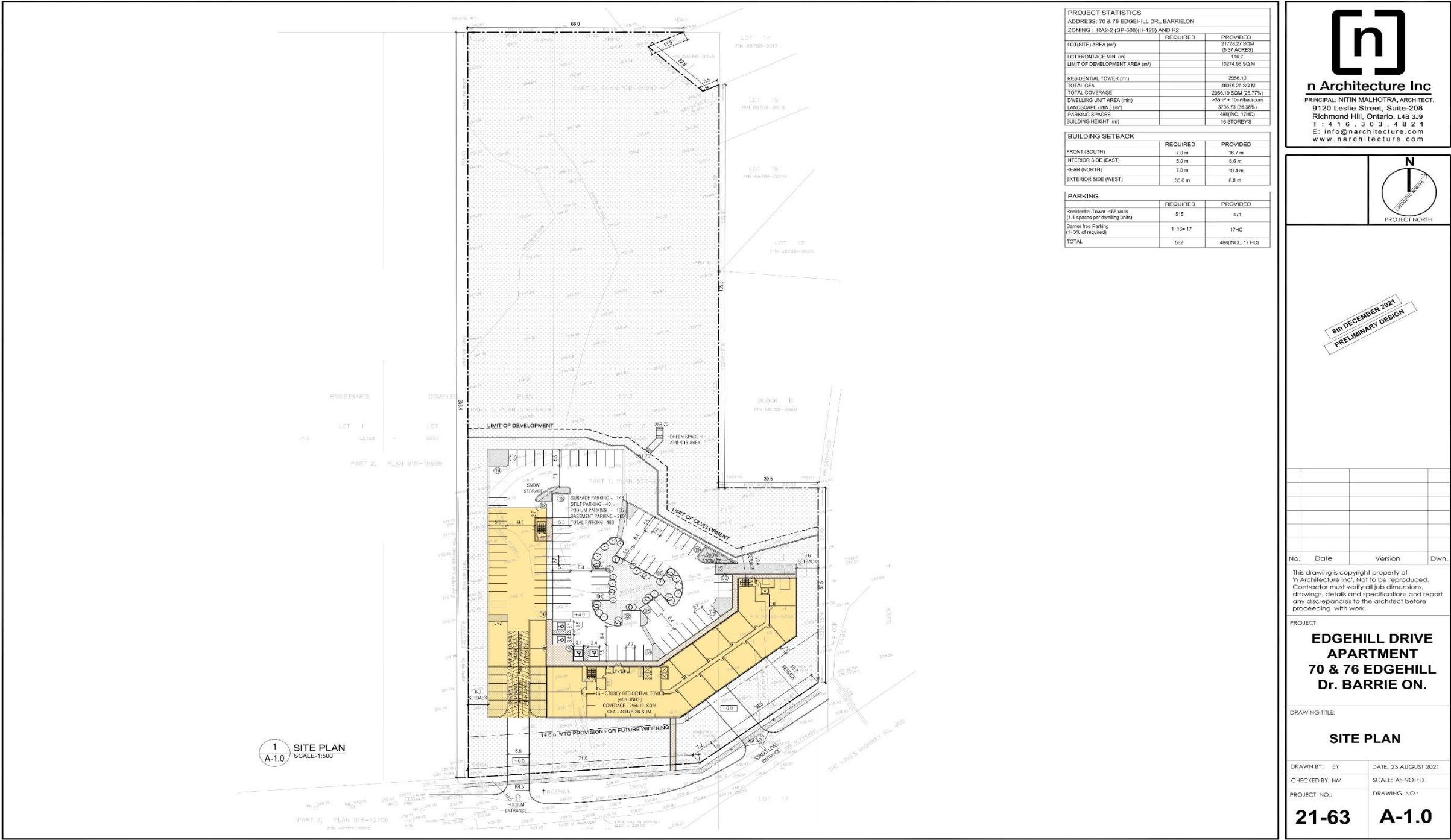
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of these applications. This review may result in revisions or updates to the plans and reports submitted in support of these applications.

A staff report to Planning Committee is anticipated to be brought forward in early 2023 for consideration of the proposed Official Plan Amendment and Zoning By-law Amendment applications. Should Council approve the proposed the amendments, a site plan application will also be required to facilitate the development.

For more information, please contact Michele Freethy, Planner at 705-739-4220 ext. 4117 or by email at 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

South Elevation



North Elevation



West Elevation



East Elevation

