



# PUBLIC MEETING

## 50 WOOD STREET, 175 & 199 ESSA ROAD

Official Plan Amendment, Zoning By-Law Amendment  
& Draft Plan of Subdivision

APRIL 5, 2023

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



# SUBJECT LANDS



## **50 WOOD STREET**

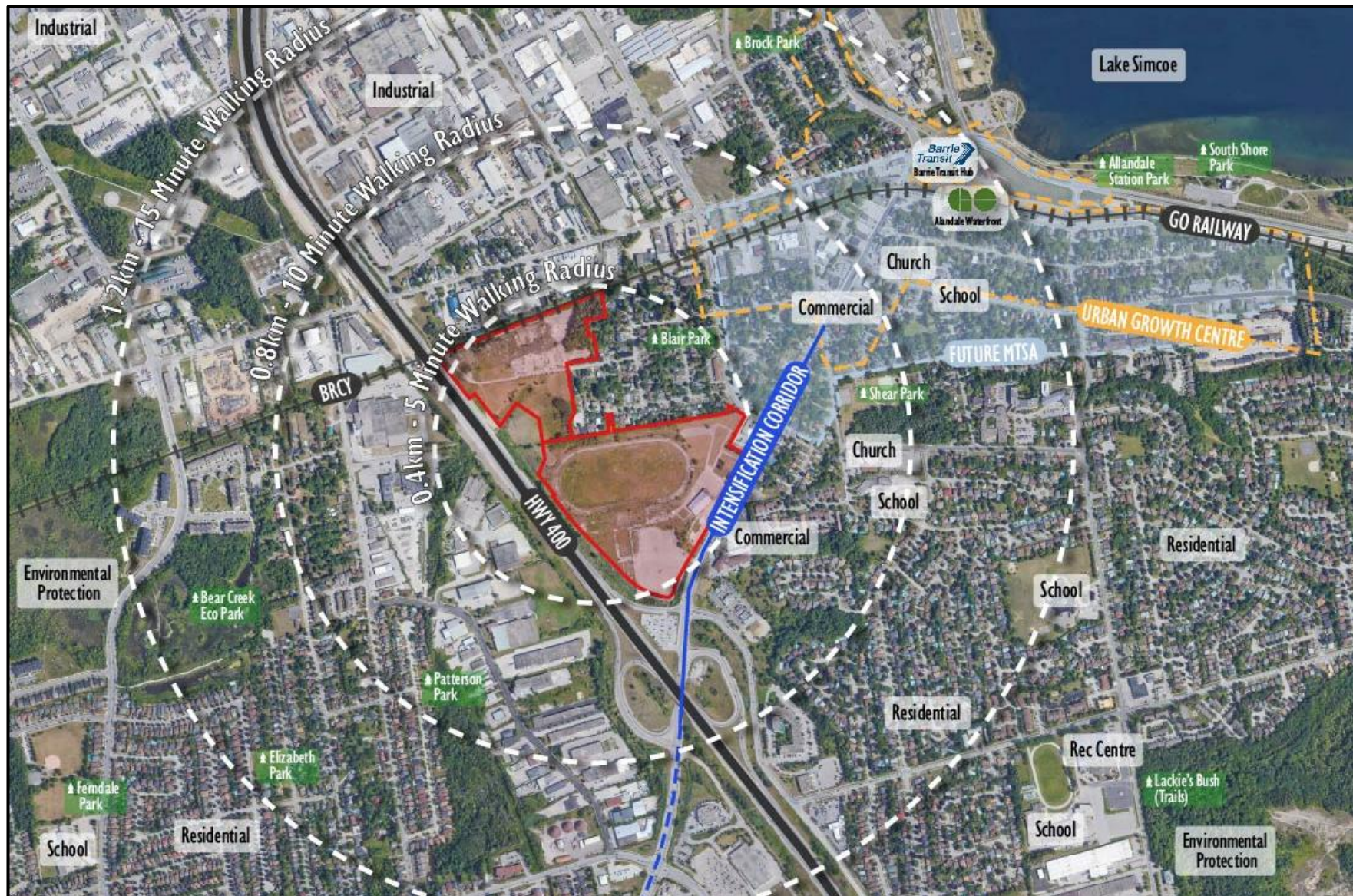
- Site Area: 10.7 ha. (26.4 ac.).
- Existing site access and frontage along Wood Street.
- Currently vacant and have historically been utilized for industrial uses.
- Hotchkiss Creek is part of a comprehensive realignment plan to improve the health of the system.

## **175 & 199 ESSA ROAD**

- Site Area: 11.7 ha. (28.9 ac.).
- Frontage along Essa Road and Anne Street South.
- Existing site access off Essa Road.
- Currently vacant except for the Barrie Curling Club (99-year lease).
- Known for their former use as the Barrie Fairgrounds.

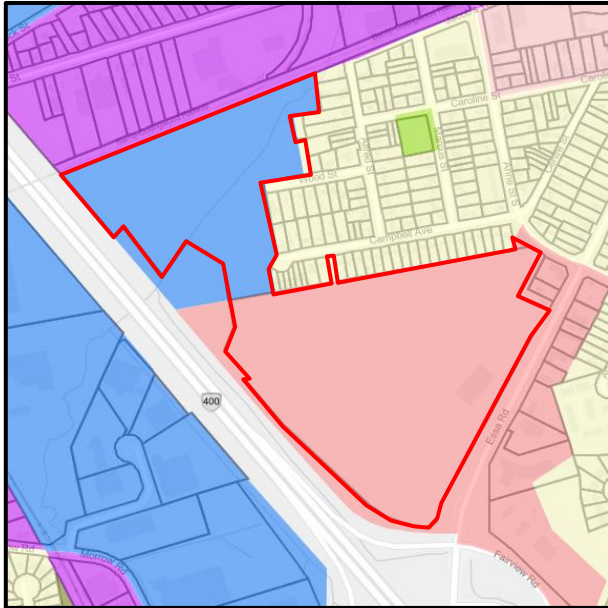


# LOCATIONAL CONTEXT





# OFFICIAL PLAN & ZONING BY-LAW

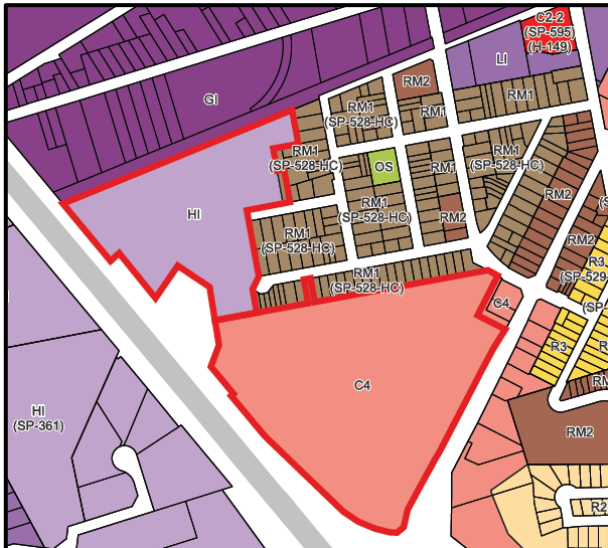


## City of Barrie Official Plan (2018):

- Schedule A – Land Use: '**Highway 400 Industrial**' (Wood lands) & '**General Commercial**' (Essa lands)
- Schedule I – Intensification Areas: '**Primary Corridor**' (Essa Rd.)

## City of Barrie Official Plan (Adopted February 2022):

- Map 1 – Community Structure: '**Strategic Growth Area**' & '**Intensification Corridor**'
- Map 2 - Land Use: '**High Density**' (Essa lands) & '**Medium Density**' (Wood lands)



## City of Barrie Zoning By-law 2009-141:

- '**Highway Industrial (HI)**' (Wood lands)
- '**General Commercial (C4)**' (Essa lands)

# THE PROPOSAL — MASTER PLAN



- STREET TOWNHOMES - FREEHOLD
- TOWNHOMES - CONDOMINIUM
- HIGH RISE RESIDENTIAL
- MIXED-USE HIGH RISE RESIDENTIAL
- OPEN SPACE / S.W.M.
- LANDSCAPED OPEN SPACE
- GREEN ROOF TERRACE
- HIGH RISE AMENITY AREA
- PEDESTRIAN SIDEWALKS
- PEDESTRIAN TRAIL
- 14.0m. M.T.O. SETBACK
- MUNICIPAL ROAD
- TREE PROTECTION ZONES



# HIGH RISE DESIGN



- **9 towers are proposed, with 2,407 units.**
  - 5 residential towers (1,152 units).
  - 4 mixed-use towers (1,255 units).
- **12-35 storeys in height**, framing the intersection of Highway 400 and Essa Road.
- **42 townhouse units** (2-storeys) are integrated into the podium, providing transition to the medium density townhouse blocks internal to the site.
- **193,643 m2 of total GFA (gross floor area).**
  - 2,952 m2 of retail space integrated along Essa Road.
- **4 levels of podium parking and 1 level of underground parking.**
  - Min. 1 space/unit (including visitor).
  - Dedicated commercial spaces.
  - Barrier free spaces.
  - Secure bicycle parking rooms to encourage active transportation.



# TOWNHOUSE DESIGN



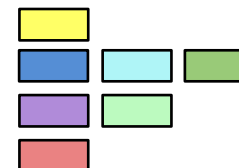
- **421 townhouse units are proposed.**
  - 106 units with freehold tenure.
  - 315 units with condominium tenure.
- Diversity of product types, including rear lane, back-to-back, and street townhouse units.
- **3-storeys in height**, with substantial living space for the desired unit types.
- All townhouse units offer balconies for private amenity space outdoors.
- Generous rear yards are provided for the street townhomes for private amenity space.
- **2-4 parking spaces /unit**, with additional visitor spaces incorporated.
- Accessed by the public roads and common laneways.

BACK-TO-BACK UNITS

STREET UNITS (FREEHOLD)

STREET UNITS (CONDO)

REAR LANE UNITS



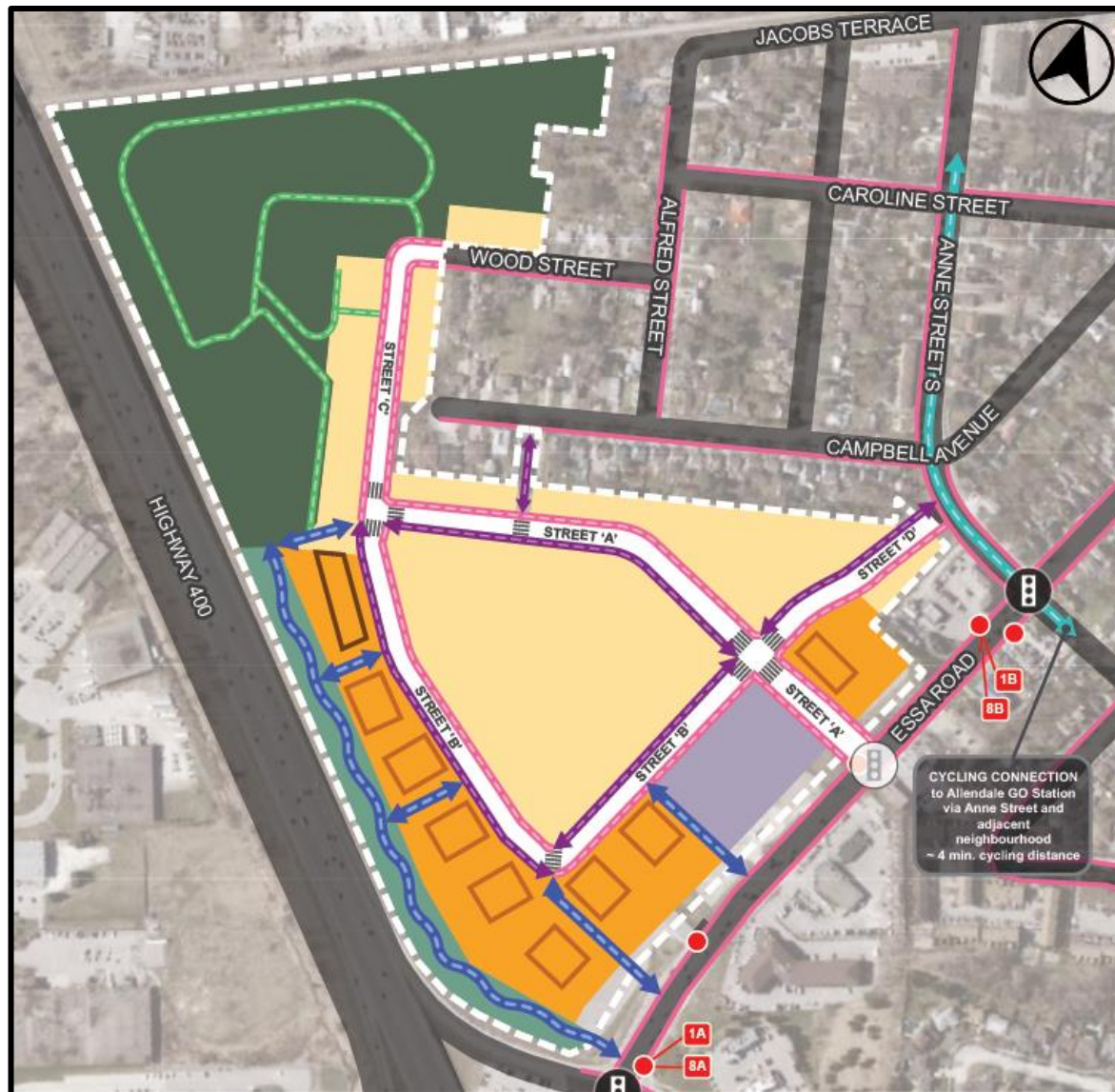
# SITE AMENITIES



- Parking podium encompasses indoor amenity areas including common lobbies, lounges, party rooms, and dedicated amenity rooms for residents.
- Green roof terraces above the podium with common connections and walking paths.
- Rooftop amenity spaces on the podium, offering shared outdoor amenities and gathering spaces.
- A public pedestrian trail winds through the development proposal, forming active amenity space.
- Multi-use path and sidewalks throughout the site for pedestrian movement.
- Private balconies are offered for each condominium and townhouse unit.
- Commercial retail to provide an interactive streetscape and services to the public.



# SITE CIRCULATION & TRANSIT



## LAND USES

- MID-RISE BUILDING
- TOWER
- MEDIUM DENSITY
- HIGH DENSITY MIXED-USE
- MTO SETBACK
- STORMWATER MANAGEMENT
- EXISTING CURLING CLUB

## EXISTING INFRASTRUCTURE

- EXISTING BUS STOP
- EXISTING SIDEWALK
- B EXISTING TRAFFIC SIGNAL

## PROPOSED INFRASTRUCTURE










- PROPOSED ROAD
- PROPOSED CROSSWALK
- B PROPOSED TRAFFIC SIGNAL

## PROPOSED ACTIVE TRANSPORTATION INFRASTRUCTURE

- PRIVATELY OWNED ACTIVE CONNECTION
- S.W.M./HOTCHKISS CREEK POND TRAIL
- MULTI-USE PATH
- SIDEWALK
- BUFFERED BIKE LANE (CITY T.M.P.)



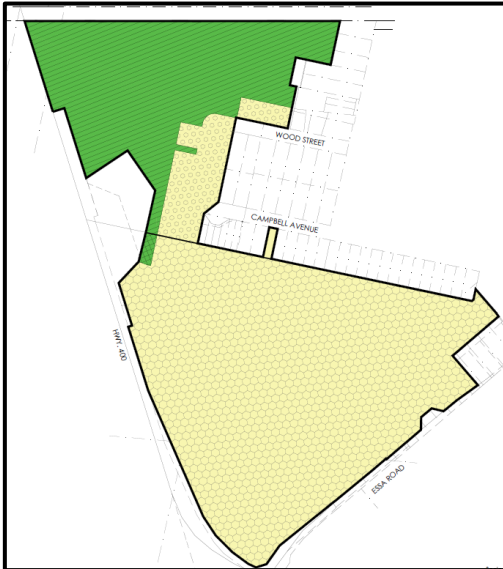
# DRAFT PLAN OF SUBDIVISION

-  STREET TOWNHOMES - FREEHOLD
-  TOWNHOMES - CONDOMINIUM
-  HIGH RISE RESIDENTIAL
-  MIXED-USE HIGH RISE RESIDENTIAL
-  EXISTING CURLING CLUB
-  OPEN SPACE / S.W.M.
-  LANDSCAPED OPEN SPACE
-  14.0m. M.T.O. SETBACK
-  MUNICIPAL ROAD





# PROPOSED AMENDMENTS (OPA/ZBA)



## Official Plan Amendment to Schedule A – Land Use:

- **'Residential'**
- **'Open Space'**

## Official Plan Amendment to Schedule C – Special Policy Areas:

- Create a **new Defined Policy Area** for the site.
- To establish the desired density and height for development of the site, permitting flexibility at detailed design.



## Zoning By-law Amendment (2009-141):

- **'Residential Multiple Dwelling Second Density (RM2)'**
- **'Transition Centre Commercial (C2-2)'**
- **'Open Space (OS)'**
  - Site specific provisions to each zone.
  - The existing curling club will remain in the **'General Commercial (C4)'** zone.





- **Master Plan & Draft Plan – IPS**
- **Urban Design Report – IPS**
- **Planning Justification Report – IPS**
- **Arborist Report & Technical Plans– Kuntz Forestry**
- **Hotchkiss Creek Floodplain and Channel Realignment Study – Water's Edge**
- **Landscape Concept Plan – HKLA**
- **High-Rise Architectural Design Drawings – Kirkor Architects**
- **Sun Shadow Study – Kirkor Architects**
- **Townhouse Architectural Design Drawings – ISM Architects**
- **Functional Servicing and Stormwater Management Report – Counterpoint Engineering**
- **Environmental Impact Study Addendum Report – Azimuth Environmental Consulting**
- **Hydrogeological Assessment – Azimuth Environmental Consulting**
- **Geotechnical Review – Soil Engineers Ltd**
- **Traffic Impact Study & Parking Study – BA Group**
- **Environmental Noise Feasibility Study – Valcoustics**
- **Pedestrian Level Wind Study – Gradient Wind**
- **Phase One ESA, Phase Two ESA – Soil Engineers Ltd**



- Direct growth to *Settlement Areas* (Barrie), where the projected population and residential growth is to be accommodated through ambitious levels of development.
- To support complete and sustainable communities, a shift is directed to create a more urban city with higher densities, a compact urban form, vibrant public realm, and a mix of land uses.
- Intensification and redevelopment is encouraged, with emphasis placed on vacant and underutilized lands.
- Support for more resourceful, sustainable, and economical developments that can be efficiently serviced by municipal infrastructure.
- Logical growth is promoted to create opportunities for people to live, work, and play in their communities.
- Collective goal is to create new housing options and a more diverse range for residents.
  - Bill 23 (More Homes Built Faster Act) – 1.5 million new homes over the next 10 years.



# CONCLUSION



- A unique opportunity to accommodate significant growth that is planned for the City of Barrie.
- A diverse range of housing units and supportive commercial retail.
- Introduction of new attainable housing units to aid in combating the housing deficiency within the City of Barrie.
- Mixed-use developments promote economical and sustainable growth, supporting complete communities with vibrant public realm, attractive amenities, and employment opportunities for the area.
- Creation of a gateway feature into the City.
- Amendments to the Official Plan and Zoning By-law are required to permit the mixed-use development.

# THANK YOU

## Questions & Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)