

June 10, 2019

Our File: OI2.BA

General Committee of City Council
City of Barrie
70 Collier Street, City Hall
Barrie, ON. L4M 1G8

Dear Members of General Committee:

**Re: Essa Corridor Study – Zoning By-law Amendment
175 & 199 Essa Road**

We are writing on behalf of Osmington Inc., owner of the lands municipally addressed as 175 and 199 Essa Road (the “subject lands”) which is the site of the former Barrie Fairgrounds).

The subject lands are included within the City-initiated Zoning By-law Amendment for the Essa Road Corridor, which proposes to rezone certain properties along the Essa Road Corridor to permit mixed use development. The subject lands are proposed to be rezoned from C4 (General Commercial) to MU2-H (Mixed Use Corridor).

Osmington generally supports the City’s initiative to permit mixed use development on the subject lands and applauds the City’s efforts to proactively rezone lands that have the potential to fulfil the ultimate development vision for Essa Road. Mixed use development, particularly along the Essa Road portion of the subject lands, is in line with Osmington’s vision of contributing to the creation of a complete community.

Osmington is currently working towards the submission of development proposal on the subject lands to permit a mixed use, complete community, generally in line with the City’s zoning standards for Mixed Use Corridors.

The proposal, as shown on **Attachment 1** to this letter, is for a mixed-use development that will incorporate a range of uses, including residential uses in a variety of building types, a senior’s residence, at-grade retail, office, and the existing curling club. The site will be well-connected to neighbouring areas through a rich network of vehicular and active transportation connections including sidewalks as well as a multi-use path and trails that connect through the subject lands providing opportunities for walking and cycling. At the foot of the multi-use path, adjacent to Essa Road, the proposal contemplates a multi-functional space between the curling club and Essa Road. During the warmer seasons, when the parking lot of the curling club is not being utilized for the purposes of parking vehicles, the space will function as a public square, able to host a variety of outdoor community events oriented to pedestrians. At the north end of the subject lands, stormwater management facilities are proposed to address stormwater runoff from the subject lands, as well as stormwater runoff from Highway 400 (as required by the Ministry of Transportation). As such, the extent of the developable area on the subject lands has been reduced. The proposed development incorporates these stormwater management facilities, not only as an essential infrastructure tool to manage stormwater, but also as important community features providing for passive recreation opportunities and trails.

To manage stormwater and existing downstream flooding, Osmington's engineering consultant, Counterpoint Engineering, has recommended a strategy of multiple stormwater management facilities and Low Impact Development (LID) measures, including rain gardens, bio-swales, permeable pavers and pipe exfiltration systems to ensure the sustainable development of the subject lands. This strategy includes a new naturalized creek and stormwater management facility for the City to reduce downstream flooding associated with Hotchkiss Creek.

To manage traffic, Osmington's transportation consultant, BA Group, has recommended a road and trail network that will distribute traffic efficiently and limit traffic impacts on existing streets. The roads in the proposed development will accommodate forecast traffic volumes and provide for a balanced transportation network to accommodate all modes of transportation.

The proposed development has been designed to strike a balance between respecting the existing neighbourhood character and the City's need to accommodate intensification.

The proposal puts forward a complete and connected mixed-use neighbourhood by following the below guiding principles:

- Foster an attractive neighbourhood and a sense of place;
- Create a walkable neighbourhood;
- Provide a variety of transportation choices;
- Promote compact built form and efficient use of land;
- Create high quality public realm; and
- Include sustainable neighbourhood elements.

The attached master plan demonstrates the vision for the property. Along Essa Road, it includes a 6-storey office building close to Highway 400, the existing curling club with a public square in front and an 8-storey mixed use building. In the interior of the block, the densities transition down with stacked townhouses and back-to-back townhouses close to Essa Road transitioning to 2-storey street townhouses along the edge of the site. A central park is proposed along the main entrance spine and a seniors complex is proposed north of the office building.

The intent of the Mixed Use Corridor zoning is to provide for an appropriate mix of higher density uses along the "corridor", which is Essa Road itself. It is important to note that while the entirety of the subject lands currently front onto Essa Road, the subject lands are quite large in size, and the ultimate development of these lands will be composed of a range of uses, dwelling types and densities. We agree that it is appropriate to rezone the entirety of the subject lands as Mixed Use Corridor, contributing to the concept of a complete community. However, the zone standards should appropriately allow for higher residential densities and a mix of uses on the portion of the subject lands directly adjacent to Essa Road, transitioning to lower densities and primarily residential development in the interior of the subject lands, adjacent to the established low-density neighbourhood.

The current Mixed Use Corridor zone standards will not permit the full range of housing types envisioned in the master plan, including back-to-back townhouses and street townhouses. These housing forms are important elements of residential built form, particularly when transitioning between denser, mixed use development to low-density established neighbourhoods.

With respect to height, the Mixed Use Corridor zone standards currently permit a minimum height of 7.5 metres and a maximum height of 16.5 metres, increasing to a maximum height of 25.5 metres for buildings that have commercial or institutional uses on the ground floor. While this provision allows for an 8-storey mixed commercial and residential building, which is generally in line with what Osmington is proposing for the Essa Road corridor on the subject lands, flexibility to provide for additional height of 8 to 10 storeys, as appropriate, should be provided in the by-law. Further, the provisions in the proposed Mixed Use Corridor zoning would restrict an office building to a maximum height of 4 storeys. It is important to recognize that stand-alone office buildings form an appropriate component of mixed use areas, and the flexibility to provide for such office buildings that are taller than 4 storeys should be provided in the by-law.

Osmington respectfully asks for the following site-specific additions to be included for the Mixed Use Corridor zone standards for the subject lands:


- The addition of "Townhouse, Back to Back" and Townhouse Development, Street" as permitted residential uses;
- An increase of the maximum permitted height of buildings with ground floor retail to 32 metres;
- An additional provision added to permit stand-alone office buildings to have a maximum height of 32 metres; and
- Permission from the City to apply for a Zoning By-law Amendment or Minor Variance within 2 years of the passing of the City's Zoning Amendment to recognize and apply specific zone standards for proposed uses, including the lifting of the Hold (H) on the subject lands.

Yours very truly,

SGL PLANNING & DESIGN INC.



Paul Lowes, RPP, MCIP
Principal



David Riley, RPP, MCIP
Principal



Catherine Jay, RPP, MCIP
Head of Urban Design

cc: Christian Kieller, Osmington Inc.



LEGEND

PROPOSED DECIDUOUS TREE

EXISTING DECIDUOUS TREE

SODDED AREA

UNIT PAVING

PLAYGROUND

WALKING TRAIL

MULTI USE PATH

TRAIL HEAD / COMMUNITY MARKER

GENERAL NOTES

1.

Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.

2.

This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by -----, and site plans prepared by -----.

3.

The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.

4.

The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

5.

This drawing is to be used for development approval only. For layout of all work refer to construction drawings.

6.

Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).

7.

Do not leave any holes open overnight.

8.

Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.

9.

Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.

10.

This drawing is Copyright MHBC Planning, 2019.

| | | | |
|--------------|---------------|-------------------|----|
| 3. | JUNE 07, 2019 | ISSUED FOR REVIEW | PD |
| 2. | JUNE 05, 2019 | ISSUED FOR REVIEW | PD |
| 1. | MAY 30, 2019 | ISSUED FOR REVIEW | PD |
| REVISION NO. | DATE | ISSUED / REVISION | BY |

MHBC

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

230-7050 WESTON ROAD WOODBRIDGE, ON L4L 6G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

STAMP

ASSOCIATION OF LANDSCAPE ARCHITECTS
ONARIO
MEMBER

ISSUED FOR SPA ONLY
NOT FOR CONSTRUCTION

Small text: All drawings and specifications are instruments of service and will remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked 'Issued for Construction' and the professional seal is signed and dated by the landscape architect.

DATE

MAY 2019

DRAWN BY

PD

PLAN SCALE

As Noted

FILE NO.

18278 A

CHECKED BY

G.C.

OTHER

PROJECT

Osmington Development
Barrie, Ontario

FILE NAME

LANDSCAPE PLAN

DWG NO.

L-1

1

L-1

LANDSCAPE LAYOUT

1:1000



County of Simcoe
Procurement, Fleet
and Property
1110 Highway 26,
Midhurst, Ontario L9X 1N6

Main Line (705) 726-9300
Toll Free (866) 893-9300
Fax (705) 720-1078
simcoe.ca

PROCUREMENT, FLEET
AND PROPERTY 

May 27, 2019

BY FAX: (705) 739-4270

The Corporation of the City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario
L4M 4T5

Attention: Planning and Building Services

RE: Amendment to the Zoning By-law – City of Barrie, 175 Essa Road, Barrie
File No. D14-1671

Further to the notice of an Application of an Amendment to the Zoning By-law of the lands municipally described as 175 Essa Road, Barrie, please be advised that the County of Simcoe would like to receive a copy of the decision for our records.

Thank you in advance for your cooperation and if you have any questions please do not hesitate to contact me.

Yours truly,



Sandra Robinson, RWA
Real Estate Manager
The Corporation of the County of Simcoe
Procurement, Fleet and Property Department
1110 Highway 26, Midhurst, Ontario L9X 1N6
Phone: 705-726-9300 Ext. 1278 Fax: 705-720-1078
E-mail: Sandra.Robinson@Simcoe.ca

THE COUNTY OF SIMCOE
1110 HIGHWAY 26
MIDHURST ON L9X 1N6

May 16, 2019
File: D14-1671

NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY-LAW AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTION 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Amendment to the Zoning By-law – City of Barrie, 175 Essa Road, Barrie.

TAKE NOTICE that the General Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, June 11, 2019 at 7:00 p.m.** in the Council Chambers of City Hall, 70 Collier Street, to review an application for an Amendment to the Zoning By-law submitted by City of Barrie Lands municipally known as 175 Essa Road, Barrie.

As part of the Essa Corridor Study, the City is proposing to amend the current zoning of the properties from C4 (General Commercial) to 'Mixed Use Corridor' (MU2) to permit mixed use development.

For more information including meeting cancellation notices due to inclement weather and copies of the plans, please visit Ward 8 at barrie.ca/ProposedDevelopments.

Any person may attend the meeting and make representation or present submissions respecting this matter. If you wish to make a submission concerning this matter it should be directed to Legislative and Court Services by **Tuesday, June 04, 2019**. Any person may make representation at the meeting, however, written submissions are encouraged. Notification of the Amendment to the Zoning By-law if adopted by Council will be provided upon written request to the City Clerk.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of The City of Barrie before the Amendment to the Zoning By-law is passed:

- (a) the person or public body is not entitled to appeal the decision of the Corporation of The City of Barrie to the Local Planning Appeal Tribunal; and





June 10, 2019

Jordan Lambie,
Senior Urban Design Planner
City of Barrie
70 Collier Street,
Barrie, On, L4M 4T5

Dear Jordan Lambie:

Re: City Initiated Rezoning
General Commercial C4 to Mixed Use MU2
175 Essa Road, Barrie Curling Club, City of Barrie

The Barrie Curling Club (BCC) has met with representatives of Osmington Inc. (Christian Kieller, Osmington). Further to recent conversation, we would like to provide the following to detail BCC recommendations/concerns/comments with respect to the proposed City Initiated Rezoning and future/proposed Draft Plan Subdivision of the Osmington Inc., plan as was presented to the BCC Board Executive by Osmington. At the request of Osmington, the proposed draft plan of subdivision remains confidential.

The proposed Rezoning is to allow lands to be rezoned from General Commercial C4 to Mixed Use Corridor MU2. The BCC does not object to the MU2 rezoning, but wants to ensure that the City adheres to the MU2 standards over the entire site, or allow a planning process to consider the retail/residential density proposed over the entire site.

The BCC is unique to Barrie with 700 active members aged 6 to 90.. This facility, while primarily orientated to curling, assists in the city facilitating events and bringing a positive economic benefit to economy to Barrie in the approx. amount of \$1,500,000, its events. Events include, curling bonspiels, tradeshow, boardroom rentals and lounge rentals including weddings, company functions and a variety of celebrations. The facility could and should showcase Barrie. The City of Barrie could and should show how its existence. The BCC is the only curling club in the city since the closure of curling facilities at the Barrie Golf and Country Club and is in use 60 hours per week from October to April.

The BCC would like to be provided the opportunity to consult on future proposals for the site's redevelopment. In accordance with the public forum process, please ensure that the BCC is kept on all notice circulations, meetings, notifications and decision made on this matter. The BCC has offered to host any neighbourhood/public/general meetings at the Curling Club to assist the City of Barrie and Osmington Inc. in advising the public. Please contact us to arrange meeting dates/time and space.

The BCC main concerns are:

- Sufficient parking and accessibility to the existing and/or proposed parking lot;
- Assurance that the existing and proposed future infrastructure requirements of the BCC and its operation are not affected by any future approved uses.

- Any architectural changes required to blend the BCC into the new build form of the subdivision will not be the responsibility of the BCC.
- Transit and pedestrian accessibility.
- Upgrades to existing conditions.
- Screening and compatibility with other land uses on site and in the future.
- Opportunity for future, long term occupation.
- Urban built form and vision anticipated by City for the site.
- Grading and drainage and servicing that suits site and does not cost BCC additional cost.
- Additional upgrade servicing road costs should not be passed onto the BCC.

The BCC provides an important service to the City of Barrie through the provision of sport, social activities, and contribution to Barrie's economy and tourism. We request that the City of Barrie work with the BCC at ensuring its long-term sustainability.

Respectfully Yours



John Foster, P.Eng.
City of Barrie Spokesperson/
Past President of Barrie Curling Club



Chris Hasuchild
President of Barrie Curling Club, 2019/2020



Zoning By-Law Amendment 175 and 199 Essa Road

Public Meeting

June 11, 2019

File: D14-1671



Presentation Outline

- Introduction and Purpose of Presentation
- Site Location & Area Context
- Proposed Development
- Conclusion
 - Our Request to Council and Staff

The Site



Area Context

Existing Streetscape



Anne Street Looking South



Wood Street Looking East



Essa Road Looking South

Surrounding Built Form



Adelaide Street Townhouse Development



Single Detached Housing on Wood Street



Anne Street South Townhouse Development

Proposed Development



Fosters an attractive neighbourhood and a sense of place

Creates a walkable neighbourhood

Promotes compact built form and efficient use of land

Provides for a variety of housing choices

Provides for appropriate transition of built form to existing residential

Creates high quality public realm

Proposed Development



View looking North-West towards the park



View looking North towards multi-use path and stormwater management ponds

Key Map



Proposed Development

3



View Looking North towards office building, curling club and mixed use block

Key Map



Conclusion

Osmington respectfully asks for the following site-specific additions to be included for the Mixed Use Corridor zone standards for the subject lands:

1. The addition of “Townhouse, Back to Back” and “Townhouse Development, Street” as permitted residential uses;
2. An increase of the maximum permitted height of buildings with ground floor retail to 32 metres;
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