

# Public Meeting

## Zoning By-law Amendment (D14-1687)

One Urban Developments Inc. - 440 Essa Road



January 21<sup>st</sup>, 2020

Presentation By: Ray Duhamel, The Jones Consulting Group Ltd.



# Location: 440 Essa Road





# Existing Conditions



# 430 Essa Road (Approved)



- 4-storey mixed-use building
- 67 condominium residential units
- Ground floor commercial
- Building permit issued November 2019



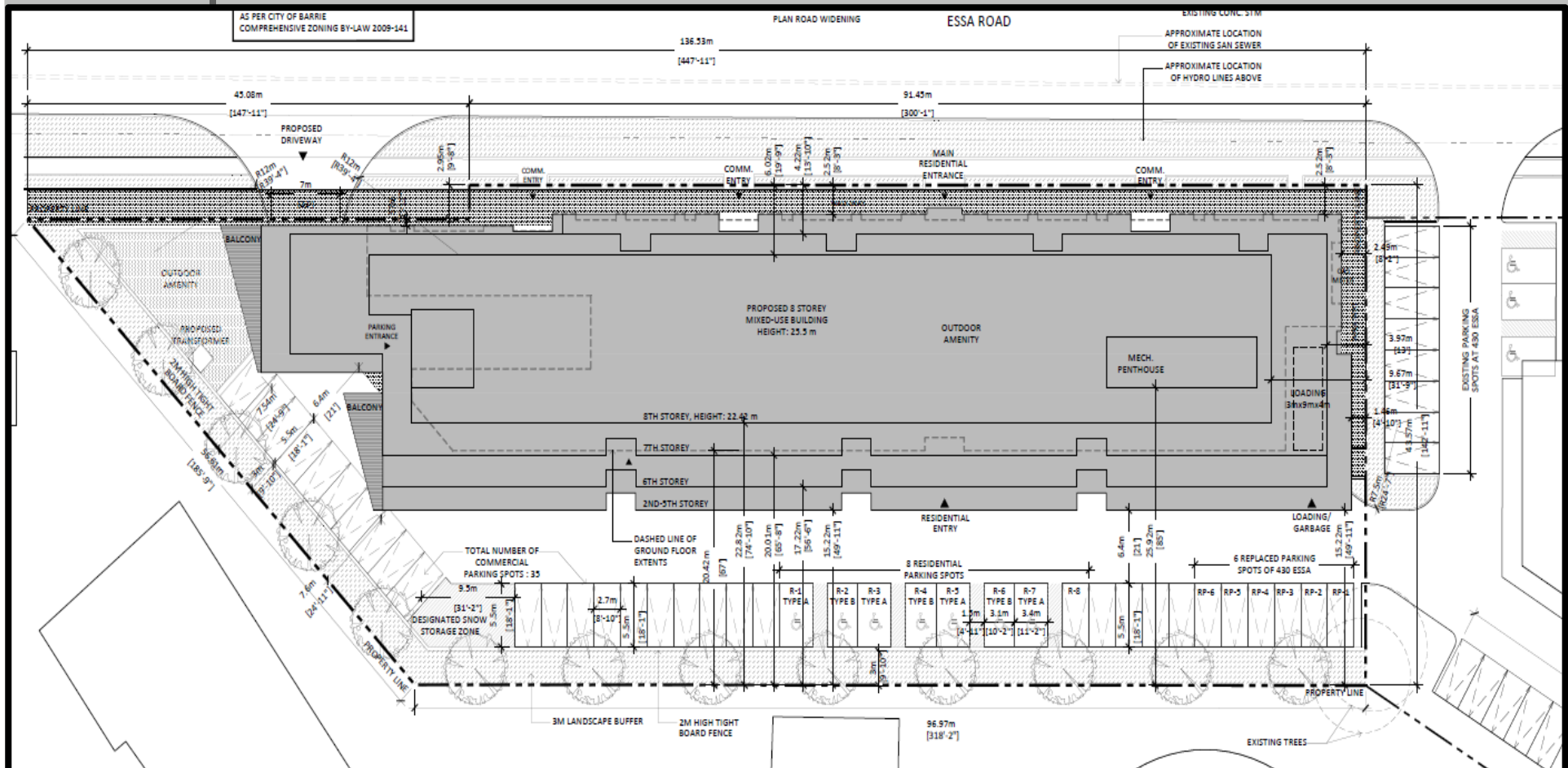
# Neighbourhood Meeting

## July 10, 2019



- 7-storey mixed-use building with ground floor commercial
- 165 rental residential units
- 216 parking spaces (surface and underground)

# Proposed development



- 8-storey mixed-use building
- 194 **rental** residential units
- 1,200m<sup>2</sup> ground floor commercial
- 258 parking spaces (209 underground / 49 surface)

# Affordable Rental Housing

- According to Barrie's Affordable Housing Annual Monitoring Report, Barrie is in need of affordable purpose-built rental units to help achieve a healthier housing market for renters.
- 75 **affordable rental** residential units proposed (38% of development).

Unit Size	Unit Count	% Affordable	Affordable Unit Count
Studio	2	0	0
1BD	4	100	4
1BD+D	19	100	19
2BD	42	100	42
2BD+D	100	10	10
3BD	27	0	0
<b>Total</b>	<b>194</b>	<b>38.6%</b>	<b>75</b>



# Essa Road Street view



- Step-backs & variations in materials reduce building massing
- Street level commercial & residential access
- Integration with 430 essa road
- Site plan submission anticipated before june 2020.



# Northwest corner



- Urban Design Guidelines: Step-backs & 45 degree angular plane requirements achieved.



# Southeast corner



- Internal commercial store fronts
- Parking & landscaping separates building from adjacent residential
- Unique architectural elements (i.e. Building extends over main vehicle entrance).



# Technical Work

---

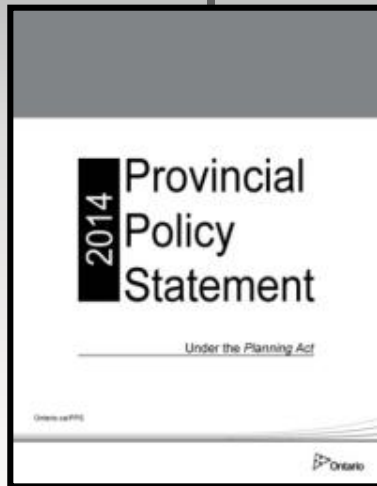
## **Reports:**

- Planning Justification Report & Urban Design Brief
- Noise Impact Study
- Stormwater Management Report
- Functional Servicing Report
- Phosphorus Budget & Water Balance
- Tree Inventory & Preservation Plan Report
- Traffic Impact Study

## **Plans:**

- Site Plan, Elevations & Renderings
- Context & Block Plan
- Shadow Study Plans
- Boundary & topographic surveys

# PPS & Growth Plan



## Provincial Policy Statement (PPS), 2014

- range and mix of residential unit sizes that contribute needed rental & affordable Housing.
- Efficient use of existing infrastructure.
- Mixed use & high density supports complete communities.



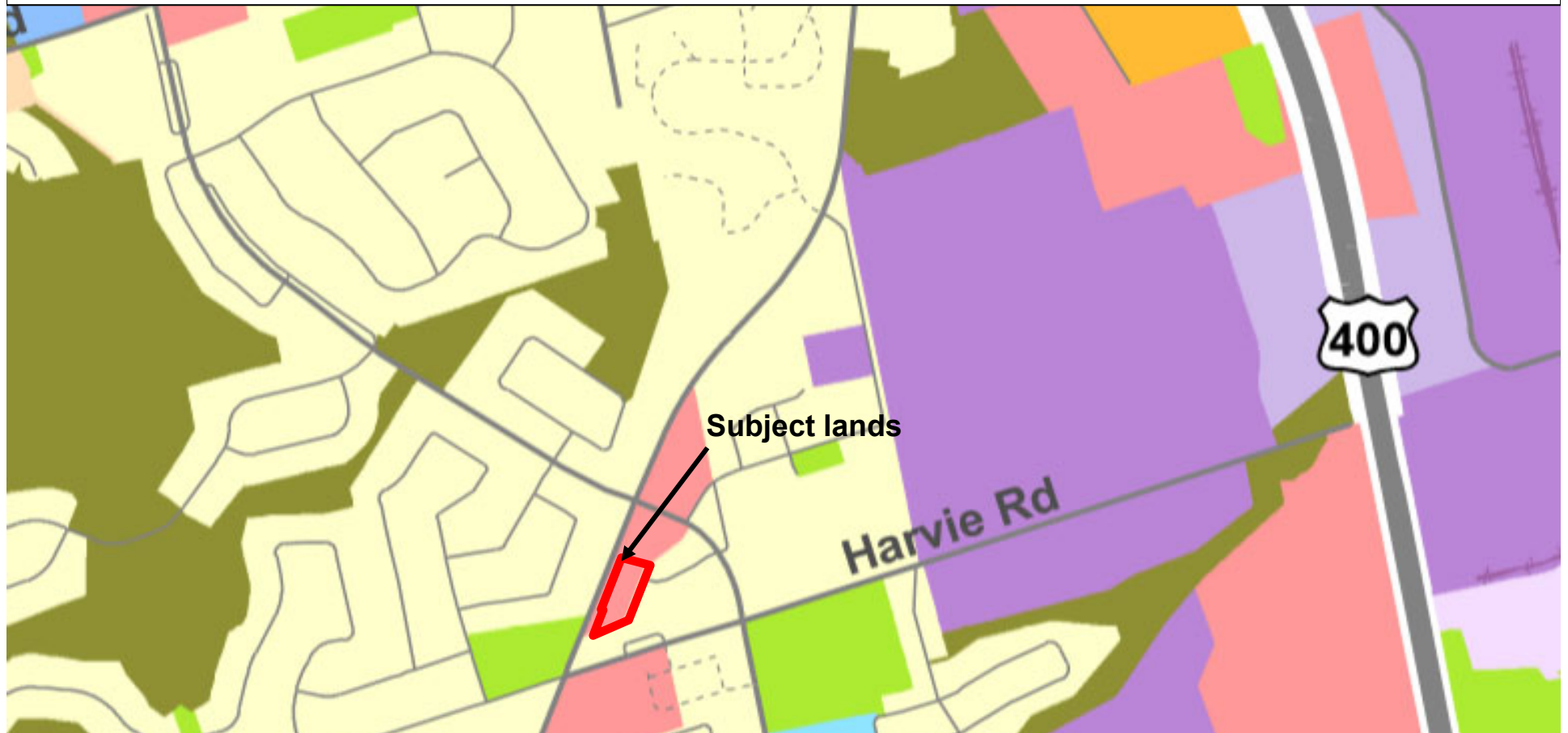
## Growth Plan for the Greater Golden Horseshoe

- Development and intensification within the built-up area along an intensification corridor.
- Serviced by public transit and easy access to Highway 400 and the City Centre.
- Located in proximity to several schools, library, parks and open space, and retail.



# Official Plan

Designation: General Commercial and Mixed Use policies apply

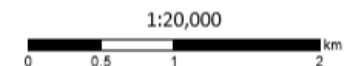


## OFFICIAL PLAN

### Schedule A Land Use

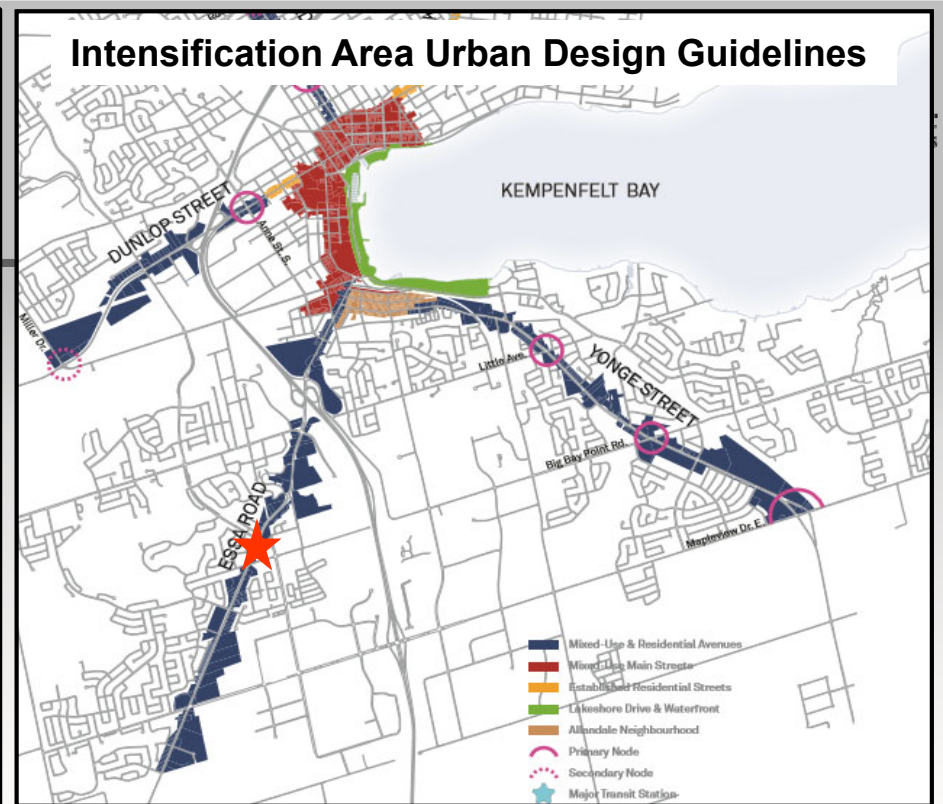
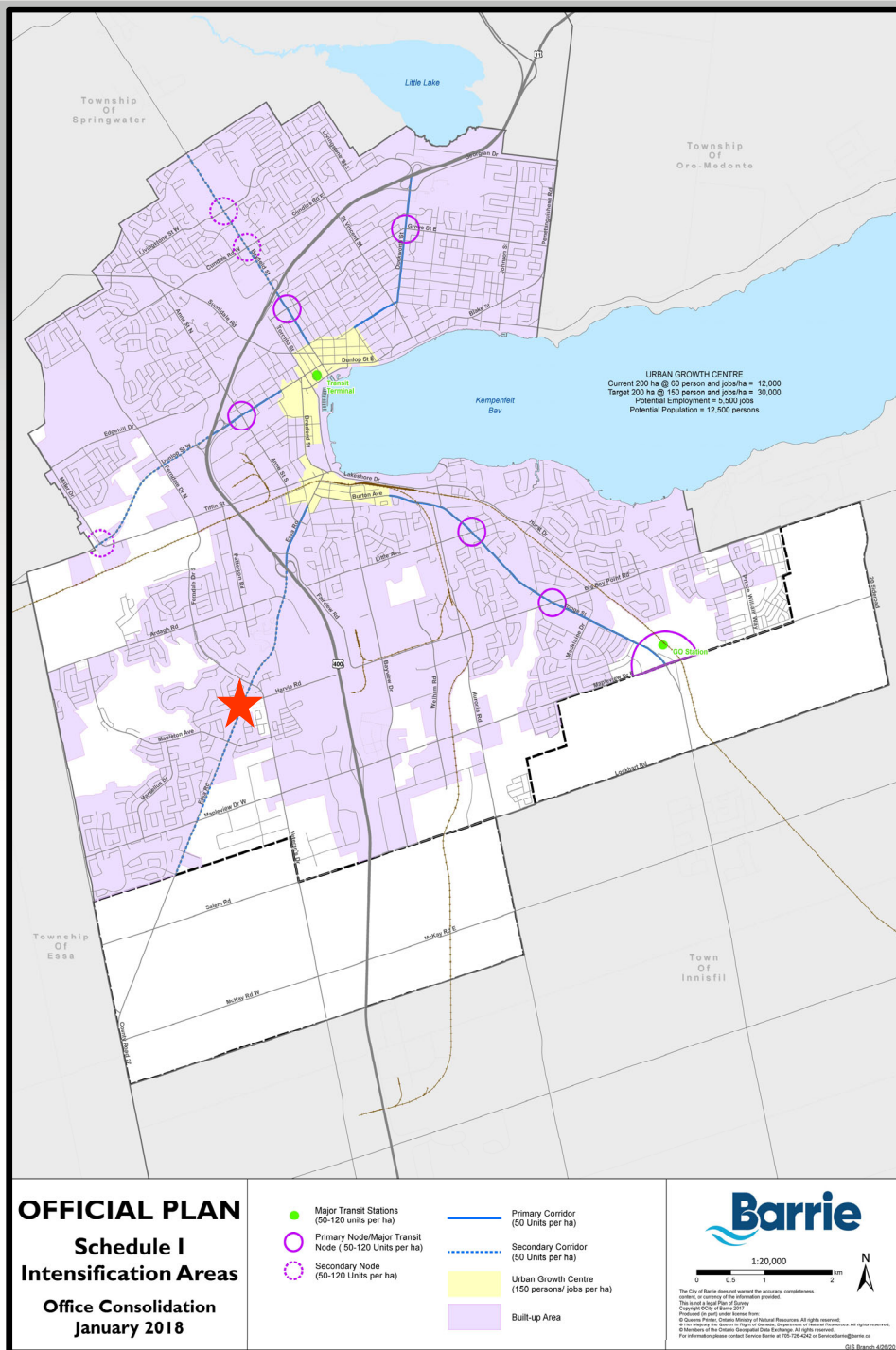
Office Consolidation  
January 2018

	Residential		Institutional		Waste Disposal Area - Non decision per section 4.7.2.8
	City Centre		Educational Institutional		City Boundary
	General Commercial		Major Institutional		Application Before the Ontario Municipal Board (OMB)
	Community Centre Commercial		Open Space		Secondary Plan Boundary
	Regional Centre Commercial		Environmental Protection Area		Settlement Area Boundary
	Mixed Use Nodes and Corridors		Special Rural Area		
	Business Park		Water Treatment Centre		
	Highway 400 Industrial		Waste Management Facility		
	General Industrial		Future Urban		
	Restricted Industrial				



The City of Barrie does not warrant the accuracy, completeness, content, or currency of the information provided.  
This is not a legal Plan of Survey.  
Copyright © City of Barrie 2017  
Produced (in part) under license from:  
© Queens Printer, Ontario Ministry of Natural Resources. All rights reserved.  
© Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved.  
© Members of the Ontario Geospatial Data Exchange. All rights reserved.  
For information please contact Service Barrie at 705-726-4242 or ServiceBarrie@barrie.ca

GIS Branch 4/27/2018



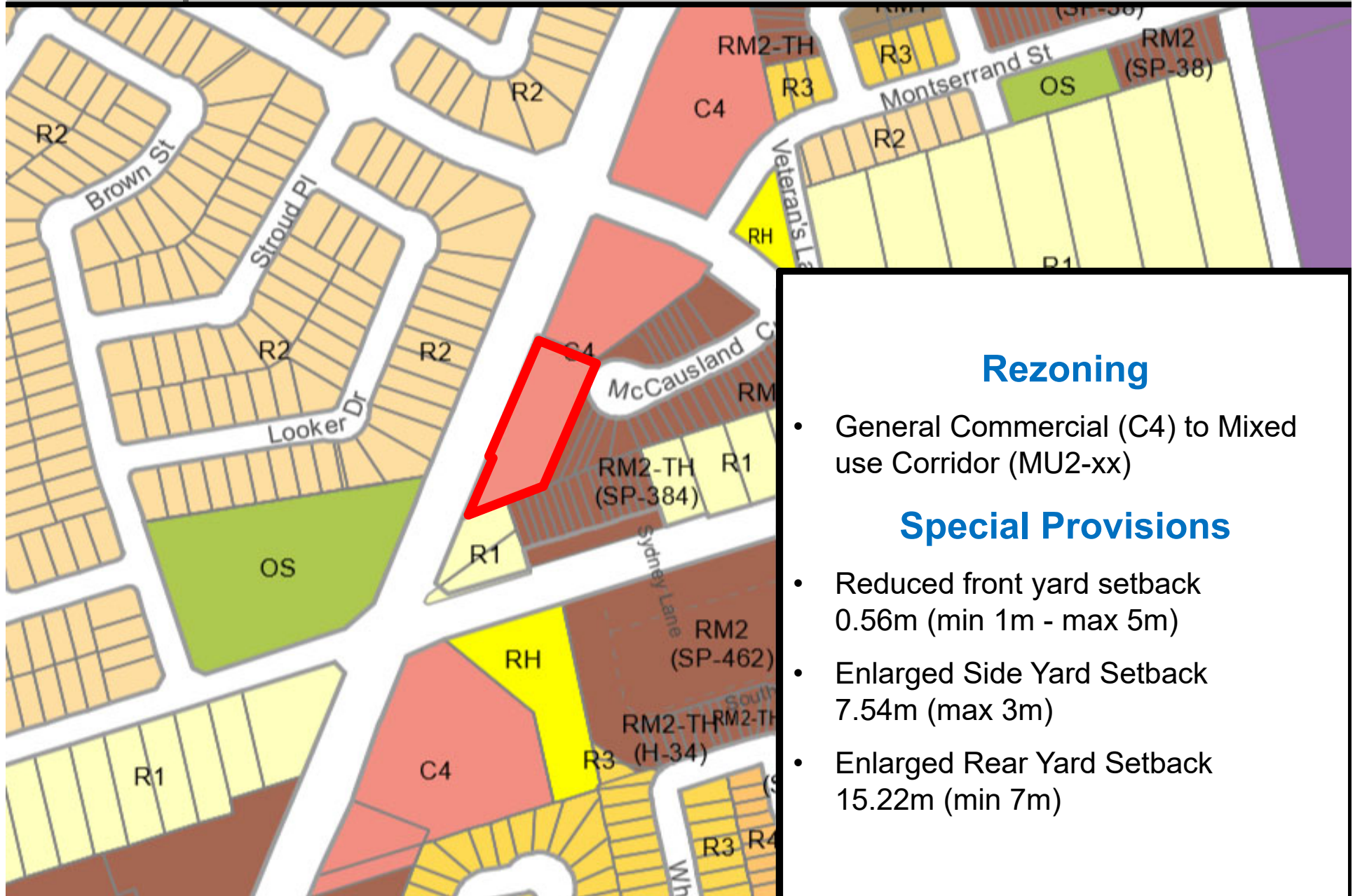
## Intensification Areas

### Mixed Use & Residential Avenues

- Street-oriented mixed-use development.
- Activated streetscape with ground floor commercial.
- Focus buildings at the street edge (closer to the street) with parking in the rear and below grade.



# Zoning By-law Amendment



## Rezoning

- General Commercial (C4) to Mixed use Corridor (MU2-xx)

## Special Provisions

- Reduced front yard setback 0.56m (min 1m - max 5m)
- Enlarged Side Yard Setback 7.54m (max 3m)
- Enlarged Rear Yard Setback 15.22m (min 7m)