
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: L. JUFFERMANS, PLANNER, EXT. 4447

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 - 901 ESSA ROAD – WARD 7**

DATE: JUNE 14, 2023

The purpose of this memorandum is to advise members of the Affordability Committee of a Public Meeting for an Official Plan Amendment and Zoning By-law Amendment submitted by The Biglieri Group on behalf of Brown Bear Dev Inc. The site is legally described as Part of the South Half of Lot 2 Concession 11, former Town of Innisfil and Block 281 on Registered Plan 51M-1160, and municipally known as 901 Essa Road in the City of Barrie.

The proposed Official Plan Amendment seeks to amend the designation by creating a Special Policy Area with permission for additional density of 480 units per hectare, whereas the Official Plan permits 300 units per hectare. The current Medium Density and Intensification Corridor designations are otherwise maintained with ground floor commercial and residential uses proposed on the subject lands.

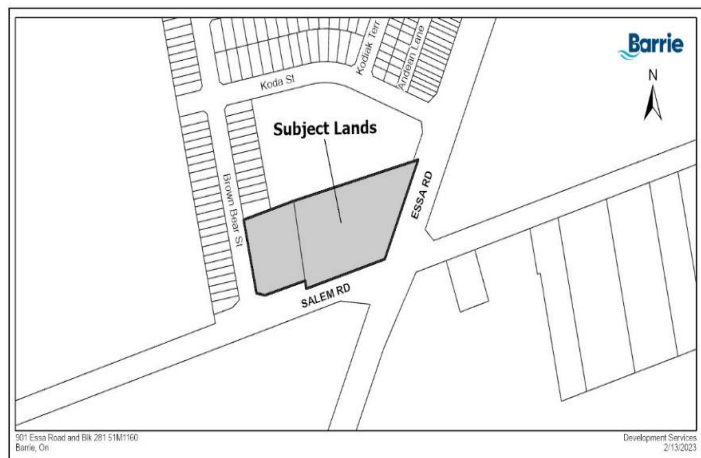
The proposed Zoning By-law Amendment seeks to amend the current zoning on the eastern part of the property from 'Rural Residential' in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use' with Special Provisions (NMU)(SP-XXX) in the City of Barrie Zoning By-law 2009-141 to be consistent with the NMU zone on the western portion of the property. The proposed development is a mixed-use building with two, 15-storey towers including a 3-storey podium. A total of four-hundred twenty-five (425) residential units and 365 square metres of commercial uses are proposed.

The submission materials associated with the subject applications are available for viewing on the City's Proposed Developments webpage under [Ward 7](#).

BACKGROUND

The subject lands are currently developed with a single detached dwelling and accessory structures including a detached garage and swimming pool. The subject lands are located on the northwest intersection of Salem Road and Essa Road.

The subject lands are 1.15 hectares (2.84 acres) in area and have approximately 125 metres of frontage along Salem Road, 64 metres along Brown Bear Street and 91 metres along Essa Road.



The land uses immediately surrounding the site include:

- **North:** Two, 4-storey apartment buildings (D11-028-2017 and D12-422)
- **East:** Institutional uses (Emmanuel Baptiste Church)
- **South:** Unilock Landscape Supply Yard
- **West:** Residential uses including street townhouses (D12-422)

The subject lands are located within close proximity to a range of residential, commercial, institutional, and recreational uses. The surrounding land uses are characterized as a mix of vacant lands, industrial, commercial, and residential.

Access through the area is provided on the arterial road network which includes Salem Road and Essa Road.

The applications were submitted to the City and deemed complete on April 3, 2023. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as interested parties, in accordance with the *Planning Act*. The applications have also been circulated to all applicable City departments and external agencies for review and comment.

NEIGHBOURHOOD MEETING

A Neighbourhood Meeting was held on March 9, 2023, with forty (40) residents, Ward 7 Councillor Gary Harvey, Planning staff and the consulting team in attendance.

Residents provided comments regarding matters such as:

- Visual impact and sunlight loss for residents in the apartment buildings to the north;
- Building height (15 storeys) being too tall;
- Noise concerns during the multi-year construction schedule;
- Noise impacts from outdoor amenity areas or balconies on adjacent landowners;
- Traffic impacts upon Brown Bear Street, Koda Street and Salem Road;
- Limited visitor parking resulting in an overflow of parking on adjacent streets;
- Additional parking for commercial uses being needed; and
- Timing of City's infrastructure (Salem and Essa Roads) and parks to better service the neighbourhood residents.

OFFICIAL PLAN AMENDMENT

The proposed Official Plan Amendment seeks to amend the designation by creating a Special Policy Area with permission for additional density of 480 units per hectare, whereas the Official Plan permits 300 units per hectare. The current Medium Density and Intensification Corridor designation is otherwise maintained through ground floor commercial and residential uses on the subject lands.

ZONING BY-LAW AMENDMENT – SITE SPECIFIC PROVISIONS

The proposed Zoning By-law Amendment seeks to amend the current zoning on the eastern part of the property from 'Rural Residential' in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Mixed Use' with Special Provisions (NMU)(SP-XXX) in the City of Barrie Zoning By-law 2009-141 to be consistent with the NMU zone on the western portion of the property.

The Amendment will seek to add the following site-specific provisions:

- Permit an increased building height to 15 storeys, where 12 storeys are permitted;
- Decreased minimum parking of 0.85 spaces per dwelling where 1.0 spaces are required;
- Decreased minimum required barrier free parking spaces of 10 spaces, where 14 are required;
- Decreased minimum outdoor amenity space of 8 square metre per unit, where 12 square metre per unit is required; and
- Decreased minimum required façade step back of 1.5 metres above the third storey where 3.0 metres is required.

PLANNING AND LAND USE MATTERS UNDER REVIEW

The applications are currently under review by Planning staff and the City's Technical Review Team. The primary planning and land use related items being considered at this time are:

- Compliance with Provincial Planning Policy and the City's Official Plan;
- Conformity with the Salem Secondary Plan;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Salem Secondary Plan;
- Impacts on traffic and parking including the interface with Brown Bear Street, Essa Road, and Salem Road;
- Appropriateness of the requested height and density on the subject lands;
- Ensuring that the proposed built form, site layout and overall design is compatible with and minimizes impacts to the adjacent subdivision; and
- Ensuring that the development meets the operational standards of all City Service Departments.

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 the applications for amendments to the Official Plan and Zoning By-law by staff and agency partners.

All review comments that are received, as well comments provided at the Neighbourhood and Public Meetings, will be considered during the review of these applications. A staff report to Planning Committee is anticipated to be brought forward in the later part of 2023 for consideration. If approved, a subsequent application for Site Plan Control will be required.

If you have any questions, please contact the planning file manager, Logan Juffermans at 705-739-4220 ext. 4447 or via email at logan.juffermans@barrie.ca.

ATTACHMENTS:

Appendix "A" – Conceptual Site Plan
Appendix "B" – Proposed Elevations

APPENDIX "A"
Conceptual Site Plan

