
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: A. GAMEIRO, B.E.S., PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED: M. PROWSE
CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING - DRAFT PLAN OF SUBDIVISION (FILE: D12-442)
ENCORE DEVELOPMENT GROUP, 521 AND 525 ESSA ROAD**

DATE: MARCH 18, 2019

OVERVIEW:

The purpose of this Memorandum is to advise members of Council about the public meeting regarding an application for a Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of Encore Development Group for lands known municipally as 521 and 525 Essa Road, Barrie.

The subject lands, shown in Appendix 'A', are located on the west side of Essa Road, north of Mapleton Avenue and south of Harvie Road, with a combined area of 1,833 square metres (0.45 acres) and 54.86 metres (179.9 feet) of frontage on Essa Road. The subject lands contain two (2) single detached dwellings and are located in an area containing a mix of residential and commercial land uses.

The subject lands are designated 'Residential' in the City's Official Plan and are zoned 'Residential Multiple Dwelling Second Density – Special Provision No. 560' (RM2) (SP-560) in Zoning By-law 2009-141, as amended. The subject lands are also located within a Secondary Intensification Corridor, as identified in Schedule I of the Official Plan.

The purpose of the Draft Plan of Subdivision application is to permit the creation of a residential block on the subject lands to facilitate the registration of a condominium, as shown in Appendix 'B'. The applicant is pursuing a condominium exemption through the Site Plan Control process in accordance with the *Planning Act*.

The subject lands are currently subject to an active Site Plan Control application (File: D11-015-2018) for the development of thirty-six (36) back-to-back townhouse units and twelve (12) traditional townhouse units, as shown in Appendix 'C'. The site plan application is currently under review by Planning staff and the City's technical review team.

BACKGROUND:

The subject application was submitted to the City on January 18th, 2019 and was deemed complete on February 1st, 2019. A public notice was circulated to all property owners within 120 metres of the subject property on February 14th, 2019, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

A Zoning By-law Amendment application (File: D14-1639) was submitted for the subject lands on September 22, 2017. The application amended the zoning of the subject lands from 'Residential Single Detached Dwelling First Density' (R1) to 'Residential Multiple Dwelling Second Density – Special Provision No. 560' (RM2) (SP-560) to permit the development thirty-six (36) back-to-back townhouse units and twelve (12) traditional townhouse units. The Zoning by-law amendment was approved by Council on May 14th, 2018 (By-law No. 2018-045).

A Neighbourhood Ward Meeting regarding the Zoning By-law Amendment application was held on December 11th, 2017, whereby approximately 20 members of the public were in attendance. Primary comments from the public included:

- Concerns with increased density on the site;
- Traffic congestion and safety concerns along Essa Road;
- A need to preserve vegetation, particularly shared boundary trees;
- A loss of privacy on adjacent low-density residential lots; and,
- Ensuring the design of the proposed buildings is attractive and compatible with the surrounding area.

A Neighbourhood Meeting was not held regarding the proposed Draft Plan of Subdivision application as the development proposal has not changed since the approval of the Zoning By-law Amendment application. A neighbourhood meeting for a Draft Plan of Subdivision is not a statutory requirement under the *Planning Act*.

The use of the lands has been established through the re-zoning and the proposed application is considered a 'technical subdivision'. The Draft Plan of Subdivision is required to bring the subject property into land titles to facilitate the registration of a condominium to allow for the sale of individual units within the proposed development.

A Site Plan Control Application (File: D11-015-2018) was submitted for the subject lands on November 19th, 2018. The detailed design of the site is currently being addressed through the site plan control process. The proposed development shall be designed in accordance with the policies and standards of the City of Barrie and applicable external agencies. Approval from all applicable City departments and external agencies is required before the applicant may enter into a site plan agreement with the City.

PLANNING AND LAND USE MATTERS UNDER REVIEW:

City staff are currently reviewing the proposed Draft Plan of Subdivision and Site Plan Control applications concurrently. The primary planning and land use matters being considered at this time include:

- Urban design and building materials;
- Landscaping details, fencing and boundary tree preservation;
- Site servicing and stormwater management; and,
- Traffic impacts, site access and parking.

Following the review of the Draft Plan of Subdivision and Site Plan Control applications, the City and external agencies will issue conditions of approval for both applications which must be satisfied by the applicant. The applicant will register a plan of subdivision and enter into a site plan agreement with the City once all conditions have been satisfied to the satisfaction of the Director of Planning and Building Services.

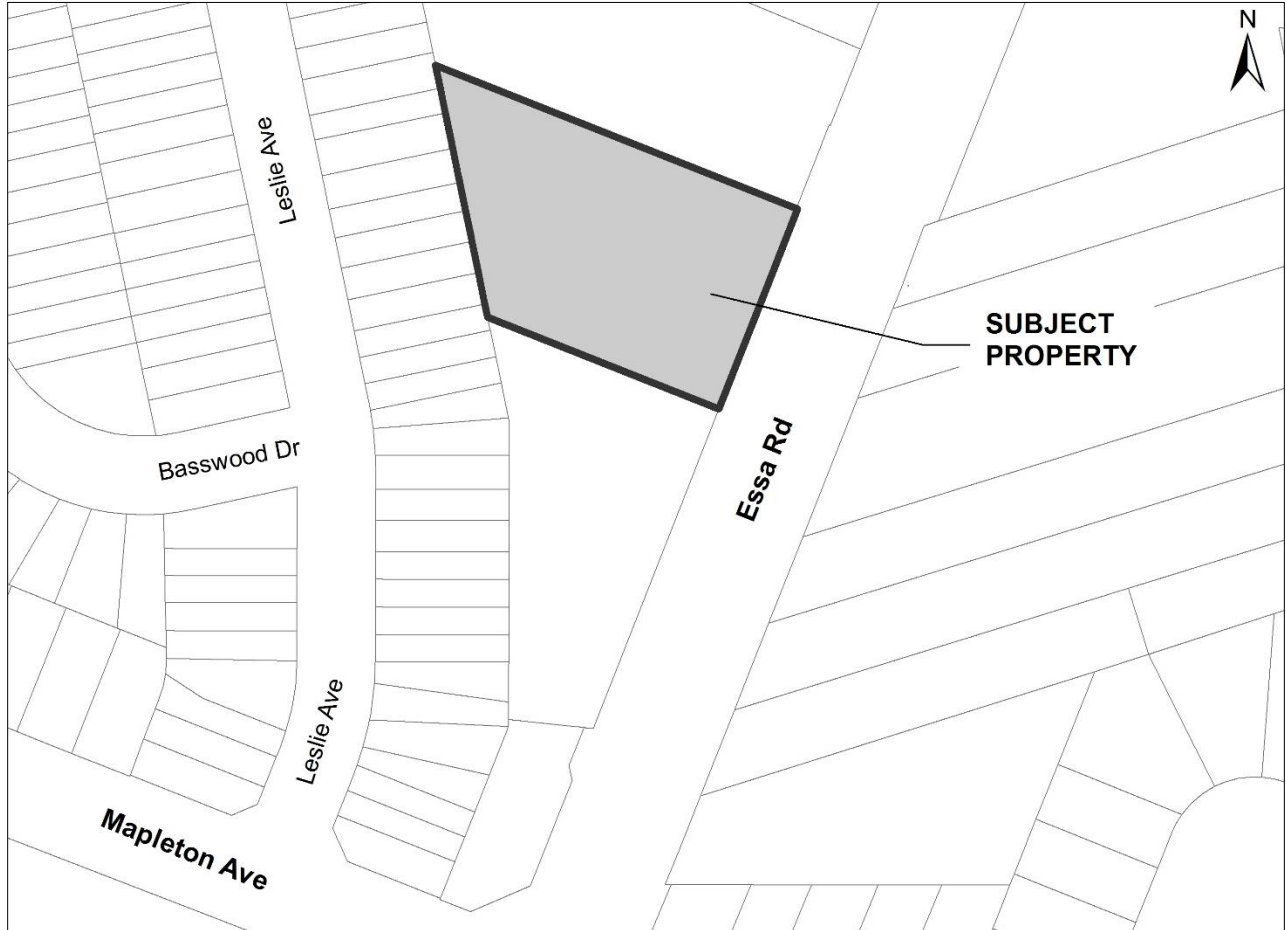
NEXT STEPS:

Planning staff are targeting the spring of 2019 to issue conditions of approval for the proposed Draft Plan of Subdivision and Site Plan Control applications for the subject property. The review process associated with the applications will continue until the applicant has satisfied all conditions of approval and is in a position to enter into a site plan agreement with the City. Approval authority for Draft Plan of Subdivision and Site Plan Control applications is delegated to the Director of Planning and Building Services.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.

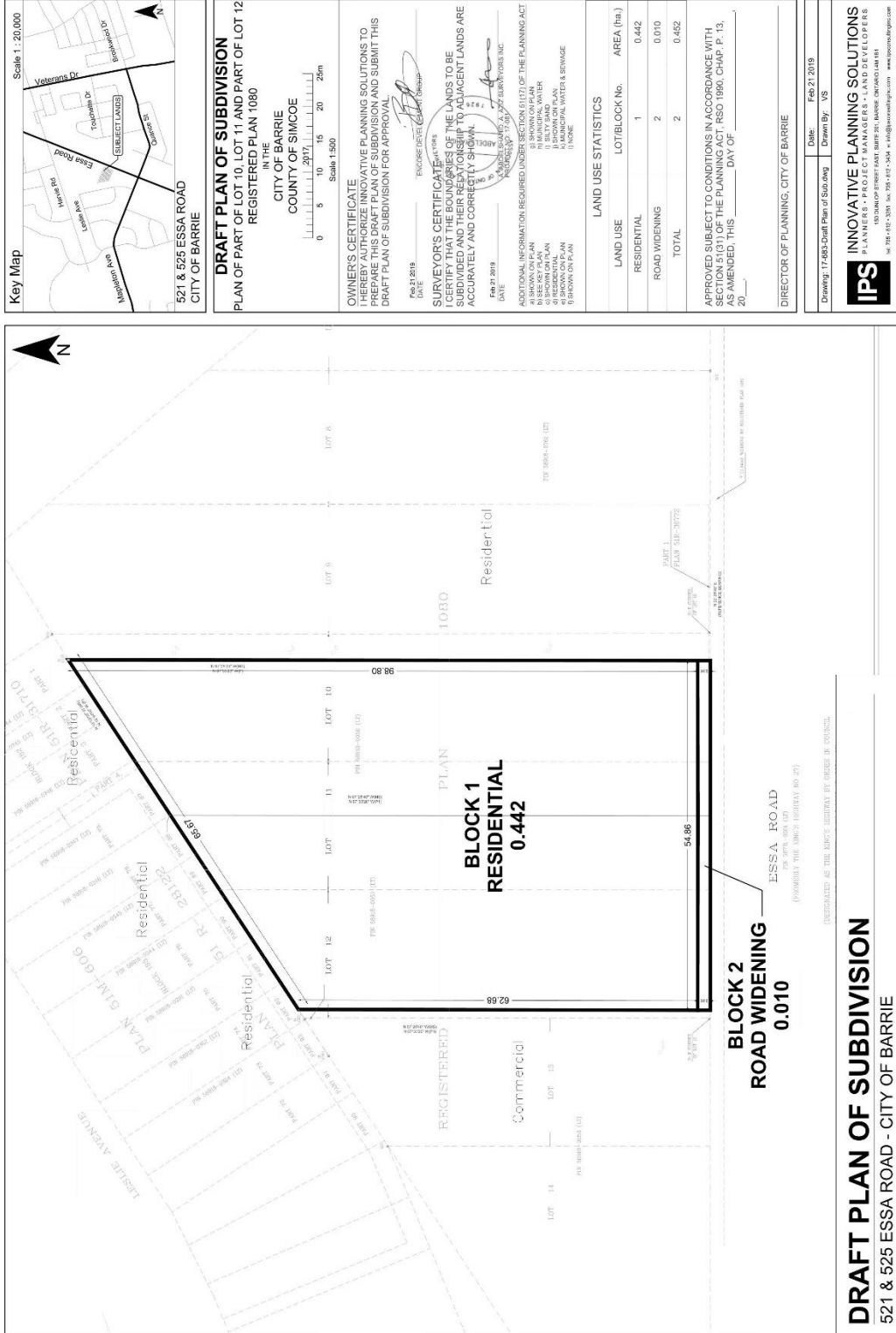
Appendix 'A'

Site Location Map



Appendix 'B'

Draft Plan of Subdivision



Traditional Townhouse Block Elevations

