

November 19, 2020

File: D30-002-2020

NOTICE OF THE FILING OF A COMPLETE APPLICATION PURSUANT TO SECTIONS 22(6.4) AND 34(10.7) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, AND NOTICE OF A PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.

Dear Sir/Madam:

Re: Official Plan Amendment and Amendment to the Zoning By-law – SvN Architects + Planners, 320 & 364 Mapleview Drive West and 664, 674 & 692 Essa Road

TAKE NOTICE that the Corporation of the City of Barrie is in receipt of complete applications as of Monday, November 02, 2020 for a proposed Official Plan Amendment and Amendment to the Zoning By-law.

TAKE NOTICE that the Planning Committee of the Council of the Corporation of the City of Barrie will hold a public meeting on **Tuesday, December 15, 2020 at 7:00 p.m.** to review an application for an Official Plan Amendment and Amendment to the Zoning By-law submitted by SvN Architects + Planners, on behalf of Blake Larsen, for 320 & 364 Mapleview Drive West and 664, 674 & 692 Essa Road.

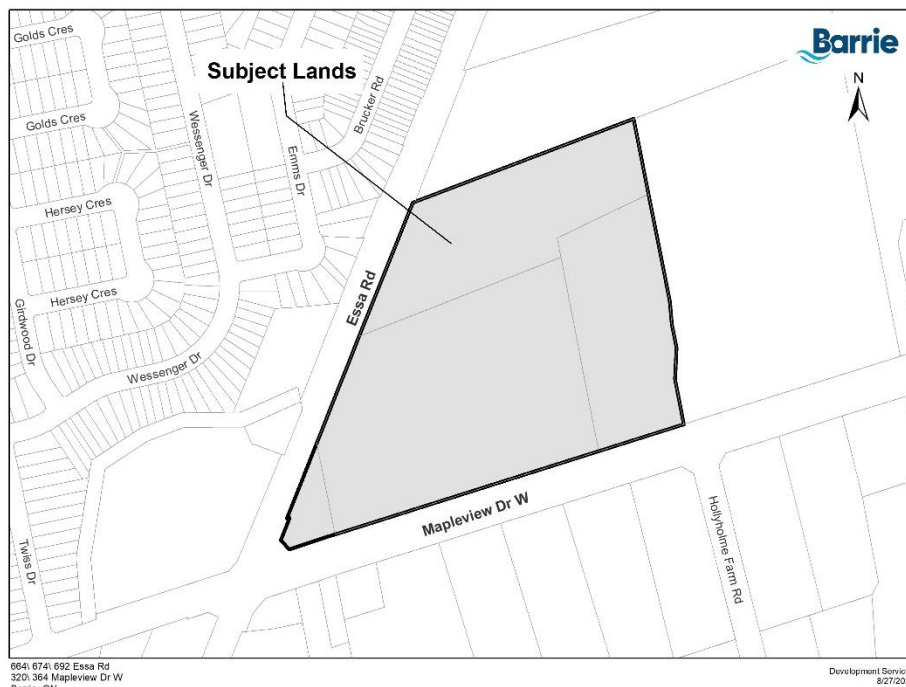
The applications are intended to facilitate the development of the 10.19 hectare property with a high-density, mixed-use development containing 12 buildings that integrate a variety of residential, commercial and institutional uses. The buildings range in height from 1 to 27 storeys, however the predominant building height is between 7 to 9 storeys. A mix of residential apartments and townhouse units are proposed, in addition to various commercial uses including, but not limited to, retail, restaurants, a hotel and conference centre. Institutional uses such as a public library, and open space is also proposed. The subject lands are located at the north-east corner of Mapleview Drive West and Essa Road, Barrie.

Official Plan Amendment

The applicant is proposing an Employment Land Conversion through an amendment to Schedule 'A' - Land Use and text amendment to Section 4.9 of the Official Plan to designate the property 'Mixed Use Nodes and Corridors' and 'Environmental Protection'. The proposed amendment would permit a mix of land uses, including, but not limited to, high-density residential, commercial and institutional.

Zoning By-law Amendment

The applicant is also proposing to rezone the lands from Light Industrial (LI) and General Commercial (C4) to Mixed Use Corridor – Special Provision (MU2)(SP), Residential Apartment Second Density – Special Provision (RA2)(SP), and Environmental Protection (EP). The Site Specific Provisions (SP) would permit stacked townhouse units within the RA2(SP) zone and street townhouse units within the MU2(SP) zone.



The complete submission package is posted on the “[barrie.ca/Proposed Developments](http://barrie.ca/Proposed_Developments)” page on the City’s website under [Ward 7](#).

With the current restrictions on public gatherings due to COVID-19, this public meeting will be held in a virtual forum with electronic participation. It will be televised on Rogers TV and will be livestreamed on the City’s YouTube Channel <http://youtube.com/citybarrie>.

If you wish to provide oral comments at the virtual public meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 x5500 during regular office hours prior to **Tuesday, December 15, 2020 by 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the virtual public meeting with electronic participation.

To participate in the virtual planning meeting, you will need access to a computer with internet service or a telephone.

If you wish to make a written submission concerning this matter, it should be directed to Legislative and Court Services by **Tuesday, December 15, 2020 by 12:00 p.m.** Any person may make representation at the meeting however, written submissions and advance registration are encouraged.

Notification of the Official Plan Amendment and Amendment to the Zoning By-law if adopted by Council, will be provided upon written request to the undersigned file manager in the Development Services Department – Planning Division.

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 Official Plan Amendment and 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 (LPAT); and
- (b) the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

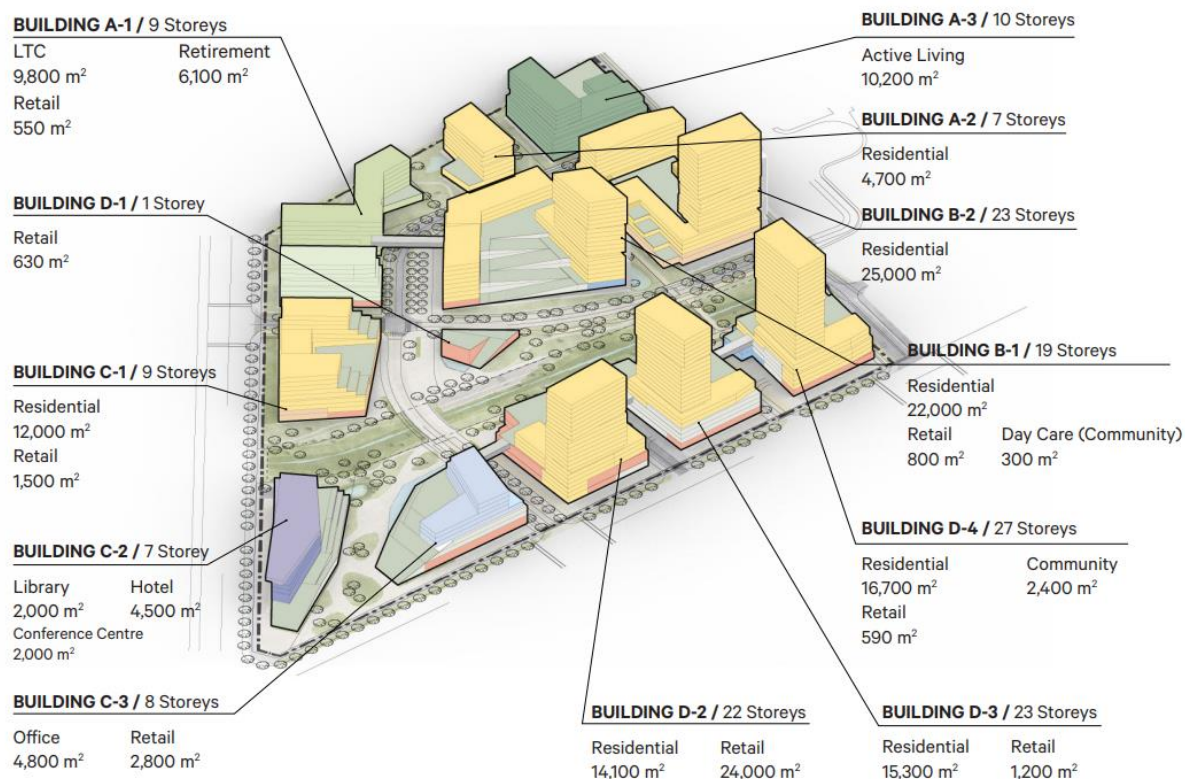
All information including opinions, presentations, reports, documentation, etc. provided for or at a Public Meeting are considered public records. This information may be posted on the City of Barrie website and/or made available to the public upon request. Questions about this collection should be directed to the undersigned.

Any person wishing further information or clarification with regard to the proposed Official Plan Amendment and Amendment to the Zoning By-law should contact the file manager noted below during regular office hours.

Dana Suddaby
705-739-4220, Ext. 4473
Dana.Suddaby@barrie.ca

Development Services
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario, L4M 4T5

Conceptual Site Plan



Note that all program areas are approximate. Additional detailed stats are provided in the Technical Drawings Package.