



Public Meeting

**PROPOSED
MIXED-USE DEVELOPMENT**

**582 Essa Road,
Barrie, Ontario**

2858098 ONTARIO INC.

The Site

- City of Barrie **Ward 7**
- The subject land is made up of 1 irregularly shaped parcel
- The address is 582 Essa Road, Barrie, Ontario
- Located on the east side of Essa Road at the intersection of Coughlin Road



What is Proposed?

- It is proposed to construct a mixed-use building.
- A concept plan has been prepared.
- The proposed development will consist of a condominium building of eight (8) storeys.
- Total of 101 residential units and three (3) commercial units to be located at street level.

**DAYLIGHT
TRIANGLE**

(LOCALLY KNOWN AS ESSA ROAD)





Key Site Features

- The proposed building will be L-shaped with a total area of 1,883.96 m².
- The proposed building will be situated along the west and north property lines.
- The residential units will be located on the third to eight floors. They include a mix of 1 and 2 bedroom units.
- Access to the units will be from the parking area and Essa Road.
- The 3 commercial units will be to be located at the street level, on the ground floor. A total of 406 m² of commercial space is proposed.
- Access into the commercial units will be from Essa Road.

- Vehicle access to the Site will be from one new entrance off of Essa Road.
- A total of 116 parking spaces are proposed, including barrier free, bicycle storage and visitor parking.
- A total of 47 parking spaces are provided underground, 24 parking spaces are provide at ground and 45 parking spaces on the second floor.
- The proposed building also includes storage, foyer, refuse room and mailroom.
- Indoor and outdoor amenity spaces are provided, including workout room, rooftop deck, and seating area.

- The rear of the proposed building includes a step-back.
- The building is designed with no balconies.
- Accessible sidewalks will connect pedestrians to the proposed buildings from the parking areas and the municipal right-of-way.
- A landscaped area is proposed around the proposed building.
- All fencing shall comply with the ZBL.
- The proposed development will be serviced with full municipal services.
- A new fire hydrant is being proposed.

Neighbourhood Meeting Held

- a virtual neighbourhood meeting has been held on Thursday, April 16, 2023, commencing at 7 pm.
- A total of 7 registered to attend
- Overall, in support of the proposed development
- Questions and responses were provided on road access, abutting lands, ownership type, number of units and parking provisions



Building Elevations









Fig 12: North side Elevation



Fig 13: East side Elevation

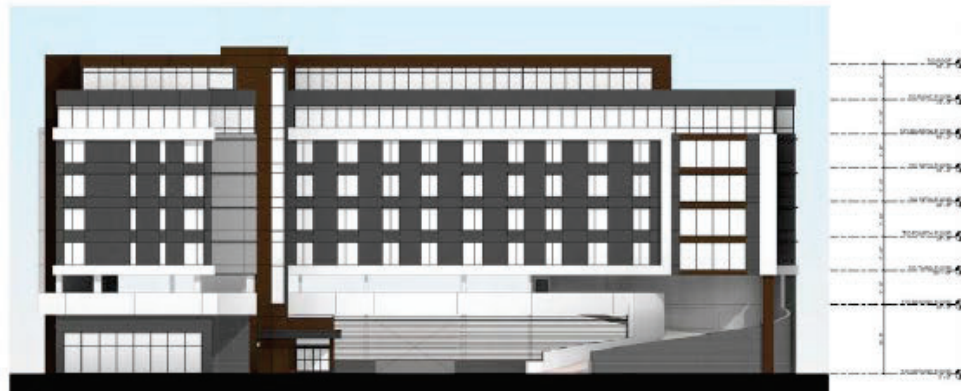
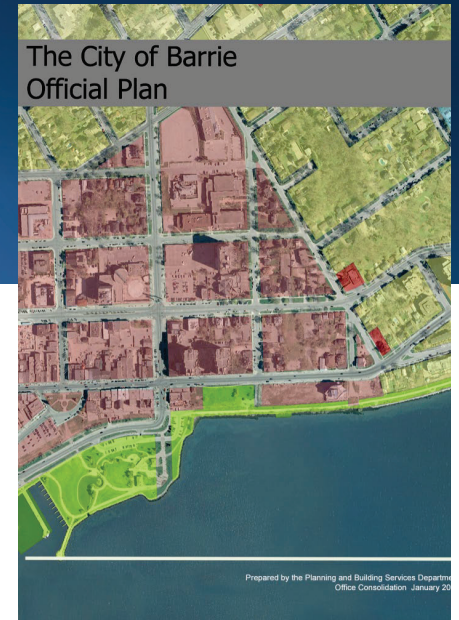


Fig 14: South side Elevation



Fig 15: West side Elevation

City of Barrie Official Plan



- The lands are designated “Neighbourhood Area”.
- The proposed development will also contribute to the range of available housing types and to the overall housing stock available to accommodate projected and targeted residential growth in the area.
- The proposed development proposes to include a non-residential component assisting in the achievement of a diverse and expanded economic base.
- The lands are surrounded by an established community served by existing roads, municipal services, transit and community amenities.

Proposed Zoning Amendment

CITY OF BARRIE
COMPREHENSIVE ZONING
BY-LAW 2009-141



August 2009
Office Consolidation January 2023

from the current
“General Commercial
(C4) Zone”



to
site specific “Mixed Use
Corridor (MU2-XX)” Zone
to permit the proposed
use and requested relief



Relief Requested

- a) increase the maximum front yard from 5 m to 6.72 m,
- b) increase in maximum building height from 25.5 m to 27.20 m,
- c) decrease the parking requirement from 17 to 15 for the commercial use, and
- d) decrease the minimum amenity space from 1,212 m² to 793 m².

What is Next?



The Open House notes will be included in the formal planning application submitted to the City of Barrie



The City of Barrie Staff will be processing applications in accordance with the requirements of the *Planning Act*



Public notice of any future City of Barrie public meeting will be in the local newspaper and posted on the City website



And a notice is mailed to all property owners located within 120 metres of the subject parcel will be sent by the City



Questions and
Feedback.....