



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Minutes - Final Planning Committee

---

Monday, August 10, 2020

7:00 PM

Council Chambers

---

### PLANNING COMMITTEE REPORT

For consideration by Barrie City Council on September 21, 2020.

The meeting was called to order by Mayor Lehman at 7:28 p.m. The following were in attendance for the meeting:

**Present:** 10 - Mayor, J. Lehman  
Deputy Mayor, B. Ward  
Councillor, C. Riepma  
Councillor, K. Aylwin  
Councillor, A. Kungl  
Councillor, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales

**Absent:** 1 - Councillor, M. McCann

### STAFF:

Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Committee Support Clerk, T. McArthur  
Director of Information Technology, R. Nolan  
Director of Development Services, M. Banfield  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Management, A. Miller.

The Planning Committee met for the purpose of two Public Meetings at 7:29 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative Services Branch. Any interested persons wishing further notification of the staff reports should email the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca). Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

**20-P-031**

**APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF 2106580 ONTARIO INC. - 175 AND 199 ESSA ROAD (WARD 8) (FILE: D09-OPA080, D14-1695 AND D12-451)**

David Riley of SGL Planning and Design Inc. advised that the applications subject to the two Public Meetings are being presented as one site for the purpose of site design and development infrastructure.

Mr. Riley advised that the purpose of the Public Meetings is to review applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for lands known municipally as 175 and 199 Essa Road and to review applications for an Official Plan Amendment, and a Zoning By-law Amendment for lands known municipally as 50 Wood Street.

Mr. Riley discussed slides concerning the following topics:

- A video presenting the proposed development - "The Old Fairgrounds";
- The existing and proposed Official Plan Designation;
- The existing and proposed zoning for the subject lands;
- The proposed Draft Plan of Subdivision; and
- A rendering of the proposed development associated to the key community features.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meetings. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

**VERBAL COMMENTS:**

1. **Norman Speake, 4950 Penetanguishene Road, Hillsdale** advised that he is providing a representation on behalf of the Barrie Curling Club (BBC). He provided the background on the Barrie Curling Club. Mr. Speake advised that the Club formed an internal Committee

related specifically to the planning application made by Osmington, and how the development will affect the Curling Club and the land it sits on.

Mr. Speake discussed comments on behalf of the BCC that included them not being opposed to redevelopment of the surrounding lands; that the BCC has a binding legal lease over the lands occupied by the building and parking lot area of the Curling Club to the year 2150 which includes renewal options; the BCC is open to discussions with Osmington with respect to alternative parking areas that are suitable and meet the needs of the BCC and its members; the BCC would like assurances that the design of the proposed neighbourhood will not impact the enjoyment of the lands by the new tenants. He commented on the BCC representatives attending the Osmington Neighbourhood Meeting and the Public Meeting for the City-initiated Rezoning for the Essa Road Corridor. He noted that Osmington and the BCC have not arrived at a favourable mutual solution as it relates to the Curling Club building and parking lot area.

Mr. Speake advised that the BCC is requesting that the leased lands between the BCC and Osmington be finalized for the long term and the proposed Rezoning and Draft Plan of Subdivision be revised, if required, to reflect the long term BCC leased lands, prior to their consideration by City staff, the public and Council.

2. **Cathy Colebatch, 97 Cumberland Street** expressed her excitement to see the development come forward. She advised that she is questioning the height of the buildings from a past meeting related to the mapping of where tall buildings could go and medium density up and down the Essa Road Corridor. Ms. Colebatch mentioned that she understood that the higher buildings would be better suit for this location and question why the proposal is only two buildings of 15 stories as opposed to the tall buildings that we are being developed along and around the waterfront. She commented on the number of units in the proposal and the total number of the population, the amount greenspace from the video seems like a reasonable amount, and wondered if consideration could be given into recognizing the site for the importance the lands represented in City's History. Ms. Colebatch concluded by questioning the impact on the surrounding older neighbourhood, how is the traffic and increase in population going to impact, lighting and noise studies were done.
3. **Alex Armstrong, 25 Napier Street**, as a member of Barrie Curling Club supported the summary Norman Speake provided and wanted to add a couple comments. He commented on the proposed parking at the southend of the Curling Club, where in no door is located and that consideration be given in moving the proposal 20 metres.

#### WRITTEN COMMENTS:

1. Correspondence from Al and Amanda Sinclair dated May 28, 2020.

2. Correspondence from Janet Foster dated June 17, 2020.
3. Correspondence from Michele Iszkula dated June 20, 2020.
4. Correspondence from April Loyst dated June 22, 2020.
5. Correspondence from Norm Speake dated July 23, 2020.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

**20-P-032****APPLICATION FOR AN OFFICIAL PLAN AMENDMENT, AND A ZONING BY-LAW AMENDMENT SUBMITTED BY SGL PLANNING AND DESIGN INC. ON BEHALF OF OSMINGTON (WOOD STREET) INC. - 50 WOOD STREET (WARD 8) (FILE: D09-OPA081, D14-1697)**

David Riley of SGL Planning and Design Inc. and Michelle Bansfield, Director of Development Services each provided one presentation that included both the applications that were subject to the August 10, 2020 Public Meetings as they are considered one site for the purpose of site design and development infrastructure. A summary of the presentations can be viewed under motion 20-P-031.

**VERBAL COMMENTS:**

1. **Arnie Ivsins, 43 Alfred Street** discussed his concerns related to the proposed development mainly associated to Wood Street. He commented on Osmington's comments to residents at an initial public meeting approximately 10 years ago that Wood Street would not be an access point to the development and that the northwest corner of Tiffin Street and Hart Drive would be an access point to the property. Mr. Ivsins suggested Campbell Avenue would be better suited as an access to the property rather than Wood Street for a more direct and fluid route from Anne Street and would lessen traffic flow past Blair Street Park for community safety. He addressed his concerns associated with the increase of traffic volumes and suggested that a plan for traffic calming measures be in place prior to the development.

Mr. Ivsins questioned when or if Essa Road would be widened and noted that Osmington indicated that they would not build the development until Essa Road had been widened.

Mr. Ivsins asked that the sound mitigation and installation of sound barriers for residents on Wood Street be further considered to cover the entire length of the Simcoe Block property.

Mr. Ivsins further discussed the impacts that the development will have on Hotchkiss Creek, and how the fish and other natural habitats will be protected. He questioned if the stormwater pond will be fenced off, so

that children/people are kept safe. Mr. Ivsins provided the history associated to the subject lands that included that the majority of the property, mainly the northern portion where the Devilbiss/Blowtherm factory was situated, sits on a plume of Trichloroethylene (TCE) that extended from the Northwest corner of the property by Patterson Road, and all the way to Brock Street. He noted that the plume is just under the ground surface and is very close to the water flow of Hotchkiss Creek, and that flows into Lake Simcoe. He questioned what will happen to the soil once development/digging commences and whether it will inevitably disturb the plume of TCE, will the entire soil be removed and disposed of.

#### **WRITTEN COMMENTS:**

1. Correspondence from Arnie Ivsins dated June 22, 2020.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 2020-09-21.

#### **ENQUIRIES**

Members of Planning Committee did not address any enquires to City staff.

The meeting adjourned at 8:32 p.m.

CHAIRMAN