

From: Celeste Kitsemetry [mailto:Celeste.Kitsemetry@barrie.ca]
Sent: May 28, 2020 1:33 PM
To: AL SINCLAIR
Subject: Applications D09-OPA080, D14-1685 and D12-451 (175 & 199 Essa Road) and D09-OPA081, D14-1697 (50 Wood Street)

Good Afternoon.

I appreciate your comment below. The properties are being considered as one development proposal, but have been submitted as 2 separate applications due to the different review process needed for each parcel moving forward. Please consider this email confirmation of you being on the list to be notified of future action on both files. I have attached the Notice for the Public Meeting for the 50 Wood Street application as well. The Public Meetings are scheduled for June 15, 2020 if you would like to participate.
Regards,
Celeste

The details for the proposed development can be found on the City's website at: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward8/Pages/175-and-199-Essa-Road.aspx>

Celeste Kitsemetry, RPP
Senior Planner, Development Services
Tel: 705-739-4220 ext. 4430

From: AL SINCLAIR
Sent: Thursday, May 28, 2020 10:34 AM
To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Subject: 175 & 199 Essa Rd

Celeste Good morning I received the information on the public meeting re the above property.

My wife and I attended the public information meeting in regards to the above property .
Could you please clarify something for us.

As the plans in the notice of public meeting clearly shows only a portion of the project ,omitting the plans for the northern corner owned by the developer.

Does the application include the use of wood street for access to the property as this information was not contained in the notice.

If so I am appalled that this important information was buried inside the 100's of pages submitted by the developer.

Please answer the above question

Thank you
Al & Amanda Sinclair

June 17, 2020

City Clerks Department
City of Barrie

Re: Public Meeting June 22, 2020
175 & 199 Essa Road, Osmington Application
Proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision
Barrie Curling Club Comments

The Barrie Curling Club would like to provide the following comments as they relate to the proposed planning applications submitted by Osmington. In summary our comments are as follows:

1. The Barrie Curling Club is not opposed to redevelopment of the surrounding lands.
2. The Barrie Curling Club (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 (includes option for renewal).
 - The proposed Osmington Rezoning and Draft Plan of Subdivision do not reflect these legal boundaries.
 - Currently, Osmington has put forward plans over the BCC lands, that have no legal right to be executed.
 - 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.
3. Discussions between the BCC and Osmington have occurred, however, have not been undertaken nor concluded as it relates to a suitable alternative parking area for the BCC.
 - Therefore, consideration of planning applications that would rezone lands, establish lot lines and road patterns, that do not reflect the BCC legally binding leased lands is premature at this time.
4. The BCC requires assurances that the design of the proposed neighbourhood will be such that the BCC does not impact the enjoyment of the lands by the new tenants, and alternatively that the new tenants do not inhibit the use and enjoyment of the lands by the BCC.
5. BCC representatives attended the Osmington Neighbourhood Meeting and the Public Meeting for the City-initiated Rezoning for the Essa Road Corridor. The BCC provided similar comments at both venues. To this end, Osmington and the BCC have not arrived at a favourable mutual solution as it relates to the Curling Club building and parking lot area.

The BCC is requesting that the leased lands between the Barre Curling Club and Osmington be finalized, for the long term; and as a result,

That 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.

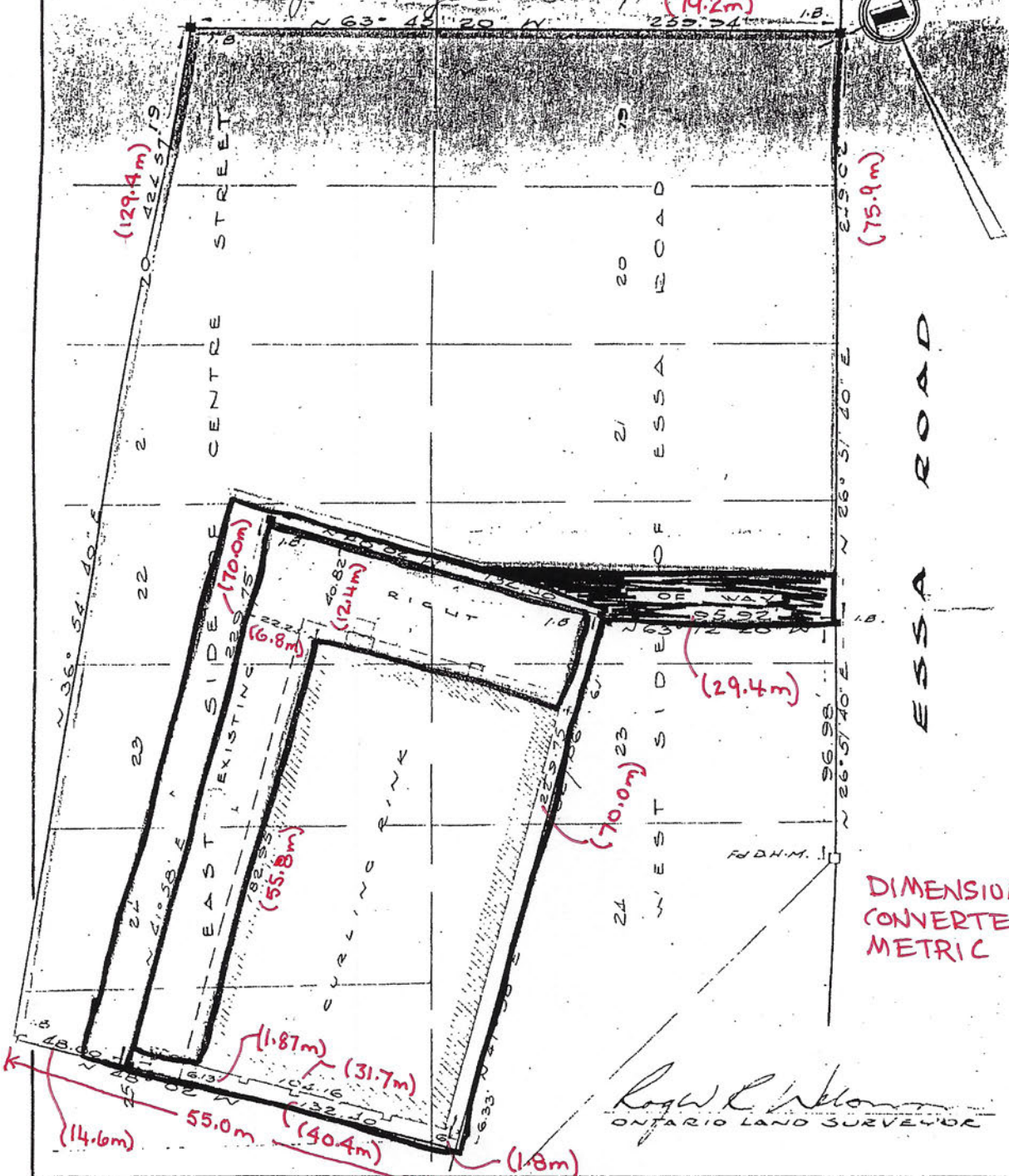
If you require anything further, please contact me by email or phone,

Thank you.

Janet Foster
Attachments 1. BCC Survey, 2. BCC Leased Lands Overlay on Draft Plan of Subdivision

LOTS 19, 20, 21, 22, 23 & 24
 WEST SIDE OF ESSA ROAD
 AND PART OF
 LOTS 19, 20, 21, 22, 23, 24 & 25
 EAST SIDE OF CENTRE STREET
 REGISTERED PLAN 30
 CITY OF BARRIE

*yellow is referred to as
 orange in context*



ROGER R. WELSMAN
 ONTARIO LAND SURVEYOR
 BOX 231, BARRIE, ONTARIO

DATE MAY 29, 1965
 REVISED JULY 29, 1965

REF. 1-30-B.

SCALE 1" = 50 FT.

FOR BARRIE CURLING CLUB

SURVEY MAY 27, 1965 R.W.R.

DRAWN R.W.

SEAL

EXISTING INDUSTRIAL

OTHER LANDS
OWNED BY
APPLICANT

APPROX. LIMIT OF
LEASE BOUNDARY
(FROM MAY 27, 1965
SURVEY PLAN)

EXISTING RESIDENTIAL

EXISTING INDUSTRIAL

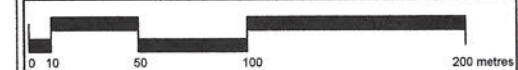
HIGHWAY 400

EXISTING COMMERCIAL



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 6 AND 7,
CONCESSION 14,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
PART OF LOT B, SOUTH SIDE OF CAMPBELL AVENUE,
REGISTERED PLAN 235 PART OF LOTS 16 TO 24 (INCLUSIVE),
WEST SIDE OF ESSA ROAD PART OF LOTS 12 TO 16 (INCLUSIVE),
EAST SIDE OF CENTRE STREET LOTS 17 TO 26 (INCLUSIVE),
EAST SIDE OF CENTRE STREET PART OF CENTRE STREET,
CLOSED BY BY-LAW 1715 AS IN BA35249
AND BY BY-LAW 74-144,
INST. R0507294
REGISTERED PLAN 30
CITY OF BARRIE



Owner's Certificate

I hereby authorize SGL Planning and Design Inc. to submit this plan for approval.

DATE

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

DATE

Schedule of Land Use

| DESCRIPTION | LOTS / BLOCKS | AREA (ha) | UNITS |
|-----------------------|-------------------|-----------|-------|
| TOWNHOUSE | 19-23,32-33,35-40 | 1.91 ha | 87 |
| 3 STOREY DECKED TOWNS | 1 | 1.68 ha | 70 |
| DECKED TOWNS | 15,27-29,31 | 1.01 ha | 72 |
| BACK-TO-BACK TOWNS | 6-14,24-25,31 | 1.10 ha | 110 |
| BACK-TO-BACK STACKS | 18 | 0.74 ha | 104 |
| MIXED-USE BLOCK | 5 | 0.76 ha | 154 |
| LONG TERM CARE BLOCK | 2 | 1.31 ha | |
| OFFICE BLOCK | 3 | 1.21 ha | |
| CURLING CLUB BLOCK | 4 | 1.18 ha | |
| SWIM POND | 30 | 0.31 ha | |
| OPEN SPACE | 34,41 | 0.10 ha | |
| PARK | 26 | 0.31 ha | |
| LINEAR PARK | 16,17 | 0.11 ha | |
| TOTAL | | 11.73 ha | 597 |

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, C.P. 13

A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. RESIDENTIAL
E. AS SHOWN
F. AS SHOWN
G. AS SHOWN
H. MUNICIPAL WATER SUPPLY.
I. COMPACT/ SILTY SAND
J. AS SHOWN
K. ALL SERVICES AS REQUIRED
L. AS SHOWN

Revisions DATE INITIAL

Drawn: Date: September, 2019
Design: Draft Plan 190912.dwg

SGL
Planning & Design Inc.

SCALE: 1:3000

July 23, 2020
City Clerks Office
Legislative Services Branch
City of Barrie

Re: Public Meeting August 10, 2020
Proposed Official Plan Amendment, Rezoning and Draft Plan of Subdivision
175 & 199 Essa Road - 2106580 Ontario Inc. (Osmington)
Files D09-OPA080, D14-1695 & D12-451

The Barrie Curling Club (BCC) previously provided comments dated June 17, 2020 to the City of Barrie for the June 22, 2020 Public Meeting regarding the above noted files. That correspondence was included in the June 22, 2020 Planning Committee Agenda and therefore formed part of the public record and information that Osmington would have received. Included in those comments was information that the BCC has a legally binding lease over lands included in the planning applications that Osmington has no legal right to for the next 130 years. Therefore the proposed vehicular access from Essa Road and the internal east west road, and lot layout cannot be achieved in the foreseeable future.

Having previously been provided with that information for the June meeting, it was surprising that neither Osmington, nor the City of Barrie staff has contacted the BCC prior to rescheduling another Public Meeting given that Osmington has no legal right to execute their proposed concept for the next 130 years.

The BCC, again, provides the following comments as they relate to the proposed planning applications submitted by Osmington.

In summary our comments are as follows:

1. The Barrie Curling Club (BCC) is not opposed to the proposed redevelopment of the surrounding lands.
2. The Barrie Curling Club has a binding legal lease over the lands occupied by the building and parking lot area of the Curling Club to the year 2150 (includes option for renewal).
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The BCC is requesting that the leased lands between the Curling Club and Osmington be finalized, for the long term; and as a result,

That 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 and Council.

Thank you.

On behalf of the Barrie Curling Club,

Norm Speake

Attachments, (Both requested to be visible on the screen at the August 10th meeting)

1. BCC Survey,
2. BCC Leased Lands Overlay on proposed Draft Plan of Subdivision

From: Celeste Kitsemetry [mailto:Celeste.Kitsemetry@barrie.ca]
Sent: May 28, 2020 1:33 PM
To: AL SINCLAIR <alsinclair1009@gmail.com>
Subject: Applications D09-OPA080, D14-1685 and D12-451 (175 & 199 Essa Road) and D09-OPA081, D14-1697 (50 Wood Street)

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Celeste Kitsemetry, RPP
Senior Planner, Development Services
Tel: 705-739-4220 ext. 4430

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Does the application include the use of wood street for access to the property as this information was not contained in the notice.

If so I am appalled that this important information was buried inside the 100's of pages submitted by the developer.

Please answer the above question

Thank you
Al & Amanda Sinclair

From: Michele Iszkula
Sent: June 20, 2020 2:20 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Virtual public meeting - written comments

Good Afternoon,

I would like to add some written comments for the virtual public meeting scheduled for Monday June 22, regarding the development proposal and zoning amendment for 199 Essa Road.

I have read all of the documents on the website and I feel like I have a good understanding of the proposed changes. Here are my comments:

1. Please consider installing temporary noise blocking barriers between the homes on Campbell Ave and the proposed construction site, for the full duration of the construction period. Construction will take years, and the daily noise of trucks backing up and drilling and digging will be extremely disruptive for our neighbourhood. Please install noise blocking barriers behind our properties, to help prevent the noise.
2. There is a tree line , on the South side of Campbell Ave. Please do everything possible to keep the tree line intact. There are many species of wildlife living in those trees. The trees also provide us residents with privacy, shade, and a certain level of natural sound protection. Keep in mind, we are used to having "no rear neighbours" and these trees are going to be critical in helping us to continue to feel like we have maintained our privacy. In fact, consider adding more trees to this tree line to improve biodiversity and encourage the growth of natural mature trees.
3. I share in the concern that cars will be parking on Campbell to access the development through the walking trail/park entrance. Consider "no parking" signs or parking time limits, or local traffic only signage. This is currently a dead-end street and we have a lot of children in the neighbourhood as well as one visually impaired resident. I would like to keep traffic to a minimum on our dead-end street, to keep my vulnerable neighbours safe.
4. The monarch butterfly population is in decline / at risk globally. I have a monarch waystation (butterfly stopover garden) on my property and I fully support the City's proposed idea of planting more butterfly friendly seeds along Hotchkiss Creek, especially Common Milkweed which is essential to the Monarch Butterfly Population.

In addition to my comments, I also have one question. How will the value of property be affected? Is it estimated to help increase property values in the long run? Construction noise will most likely negatively impact property values in the short term. The change from "no rear neighbours" could also negatively affect property values. I would love to know what Peggy Hill thinks about this :)

Thank you so much for your time in considering my comments and question. I truly appreciate your support and willingness to work with the local community to improve the City of Barrie for generations to come.

Kind regards,

Mrs. Michele Iszkula

From: a loyst
Sent: June 22, 2020 1:12 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Proposed plan for Barrie Fair grounds

Good afternoon

I'm a bit late , however my concern is if the builder has considered the noise of the highway for the assisted living centre and also if the building plans can accommodate the new world of Covid 19 , ensuring the spacing is appropriate in the event of any sort of out break . As a Barrie resident in this ward I would like to hear that the builder and those funding the assisted living have put this new reality at the forefront of the plans otherwise as a resident I would oppose .

APRIL LOYST