



February 26, 2024
General Committee
City of Barrie

**Re: Staff Report DEV007-24
Community Infrastructure and Housing Accelerator (CIHA) Order for
175 and 199 Essa Road and 50 Wood Street**

The Barrie Curling Club (BCC) is requesting General Committee consideration of deferring the decision-making regarding action on the CIHA Order until such time as staff can confirm that the General Commercial C4 (C4) proposed BCC Block as contained in Appendix B to the CIHA Order and included on Schedule A of the proposed Zoning Bylaw Amendment is located, configured and sized such that the Block can satisfy and accommodate:

1. All C4 zoning bylaw standards and requirements to permit the long-term function and viability of the existing curling club building facility;
2. All road and future road right of way land area and setback requirements;
3. City of Barrie Urban Design standards and requirements for access, parking lot layout, design, circulation, landscape treatments, etc.;
4. Fire Code regulations for safe access and circulation, i.e. Fire Route;
5. Municipal servicing requirements for the existing facility.

While the proposed BCC Block is not proposed to be Rezoned, as a result of the proposed development and new road pattern, the BCC current land area is proposed to be relocated, reconfigured and resized.

The proposed BCC Block forms part of the land holdings and is being included in the CIHA Order as shown on Schedule A of the Zoning Bylaw Amendment.

City staff are supporting and have recommended the proposed Zoning Bylaw Amendment which includes detailed special zoning provisions for the lands proposed to be Rezoned from General Commercial C4. The BCC feels that it should be equally as important to ensure that the proposed BCC Block to remain zoned C4 has the ability and can satisfy C4 zoning standards and requirements for the existing size and utilization of the BCC building facility within its proposed new Block.

The BCC building facility, its size and utilization will remain in its current location. However, the lands associated with its use such as access, parking, pedestrian and vehicle circulation, loading, garbage removal, landscaping, lighting and servicing, etc., will require reconfiguration as a result of the proposed development, street patterns and zoning bylaw amendment. At this time, it is not known or can be confirmed, whether the proposed C4, BCC Block is capable and can satisfy C4 zoning standards, City Urban Design standards, Fire Code regulations and all servicing requirements.

The BCC and Greenworld have been working to achieve a preliminary site plan for the proposed BCC Block; however, City staff input is required to ensure requirements and standards can be achieved without rendering the proposed BCC Block non-conforming to C4 zoning standards. In addition, should

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amendments be required to the BCC Block location and configuration, this could result in revisions to the adjacent Blocks proposed for rezoning, and associated street patterns, where such Blocks may be impacted and cannot satisfy the detailed special zoning provisions as set out in the proposed zoning bylaw amendment.

Currently it is not known whether the proposed BCC Block can accommodate City requirements and standards. Deferring review of the BCC Block to the site plan stage, would defer decisions on zoning compliance, urban design, serviceability and Fire Code regulations too far down in the planning approval process. Ensuring zoning compliance of a newly created Block for an existing curling facility should be finalized at the zoning stage to ensure zoning compliance and not render the newly created Block non-conforming to General Commercial C4 zoning standards and requirements.

The City offers a Pre-Consultation review process for Site Plan approval. At a meeting held in December 2023, attended by representatives from Greenworld and BCC, City Planning Staff and 2 City Councillors, it was agreed that the Pre-Consultation application process would be beneficial and application should be made. The BCC is requesting that General Committee defer recommending a decision on the CIHA Order and submission to the Province, to allow for the Pre-consultation process to occur, and for City staff's review of a preliminary site plan for the proposed BCC Block. This would provide a more fulsome and clear understanding that the proposed Zoning Bylaw Amendment which proposes a new BCC Block, can satisfy zoning and land use standards and requirements without revisions to the existing and proposed land use areas and Blocks.

The Barrie Curling Club is an existing facility which provides community, recreational and economic benefits to the City of Barrie. The Barrie Curling Club was originally established in 1877, and later entered into its original lease of the lands from the Agricultural Society in 1952. Such lease is legally in force with renewal ability for the next 125 years. The BCC is respectfully requesting that the proposed Zoning Bylaw Amendment and associated future proposed development not negatively impact the function and long-term viability for a curling club to remain in the City of Barrie. The BCC seeks General Committee, Council and City support for its future in the City of Barrie, and are requesting a short delay in the submission of the CIHA Order to ensure all aspects of the proposed Zoning Bylaw Amendment, including the lands to be rezoned from General Commercial C4 and the lands to remain zoned C4 are of sufficient size, configuration and properly located to achieve zoning bylaw standards and requirements.

Respectfully submitted,

Norman E. Speake

Director, on behalf of the Board of Directors, Members and Staff of the Barrie Curling Club