



**BARRIE FIRE AND EMERGENCY
SERVICE
MEMORANDUM**

Page: 1
File: D11-016-
2021
Pending #:

TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: C. CLARK, DEPUTY FIRE CHIEF – COMMUNICATIONS, FIRE PREVENTION AND PUBLIC EDUCATION

C. MAINPRIZE, FIRE CHIEF/DIRECTOR OF EMERGENCY SERVICES

P. EVANS, CHIEF BUILDING OFFICIAL/DIRECTOR OF BUILDING SERVICES

M. BANFIELD, DIRECTOR OF DEVELOPMENT SERVICES

WARD: 2

NOTED: D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES

B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: REFERRED BUSINESS -REQUEST FOR CIVIC ADDRESS CHANGE: 67 OWEN STREET (MOTION 23-G-066)

DATE: APRIL 26, 2023

The purpose of this memorandum is to provide members of Council with the additional information concerning the request from Traditions Seniors Housing Limited to allow for two municipal street addresses for the proposed single building on Owen Street, where the current Council-approved Street Addressing Policy and Private Street Naming Policy requires one municipal street address.

On March 29, 2023, City Council adopted motion 23-G-066 referring a Request for a Civic Address Change for 67 Owen Street back to General Committee for the meeting scheduled for April 26, 2023, as follows:

“23-G-066 REQUEST FOR CIVIC ADDRESS CHANGE: 67 OWEN STREET (WARD 2)

That motion 23-G-066 of Section “D” of the General Committee Report dated March 22, 2023, concerning the Request for Civic Address Change: 67 Owen Street, be referred to the General Committee meeting scheduled for April 26, 2023. (DEV015-23) (File: D11-016-2021)”

The developer of 67 Owen Street is seeking to assign two municipal street addresses to its single building that consists of a podium and a twenty-storey tower. The building at 67 Owen Street has been designed with two main occupancies, both class Group C residential, where one is assisted living/retirement home suites and one is rental apartments. Both types of occupancies will exist on each of the floors four through nine.



**BARRIE FIRE AND EMERGENCY
SERVICE
MEMORANDUM**

Page: 2
File: D11-016-
2021
Pending #:

The matter was referred back to General Committee to allow the developer to provide revised building and electrical drawings to address concerns raised by Barrie Fire and Emergency Service as the previous information provided at the time for staff's review indicated that the development was being designed and would operate as a single building, notwithstanding the request for two addresses. It was Barrie Fire and Emergency Service's opinion that two addresses for a building operating as a single unit would add unnecessary confusion that could delay response times for receipt of emergency services, negatively impacting the safety of individuals within the building.

On Tuesday, April 18, 2023, the developer's representatives provided some of the required revised drawings for staff to review. The drawings provided were not consistent with information provided verbally by the developer's team regarding the intended use, were technically inaccurate and incomplete (e.g., The electrical drawings were not stamped by a qualified individual and had been labelled as circulated for a 90% review only, the matrix did not match the information contained in the drawings, the provisions were contrary to the Ontario Building Code, etc.). Due to the timing of its submission, staff have deferred the review of other development applications to allow for the necessary review of the documents for this memorandum to be provided for General Committee's consideration on April 26, 2023.

Based on this cursory review of the incomplete submission, it appears that the developer has made alterations to their previous drawings to identify that the single building, which is comprised of a podium with a tower, will operate as two distinct units from floors four to nine. The changes to the drawings identify locked doors with the inability for persons to transit from the south side of the building (operated as rental apartments) to the north side (operated as an assisted living/retirement home suites). The revisions also provide kitchens in units that previously did not have such amenities and would have been required to transit from one side to the other to access dining facilities. Based on the changes, residents of floors four to nine and most building staff will be required to exit the building and re-enter on the other side, if there was a need to go from the apartments to assisted living or vice versa.

If the building is able to be built in accordance with all Ontario Building Code requirements, and the other changes that have been identified are implemented, it would meet the minimum safety requirements of Barrie Fire and Emergency Service from an operational perspective.

However, it is staff's view that the building will not be able to meet Ontario Building Code (OBC) requirements as presented. As examples:

- The electrical drawings show exit signs on both sides of the tower doorways, however the doors between the tower and podium are also shown locked with electric strikes (controlled access only) and cannot be considered as exits, because the doors cannot unlock on fire alarm, as it creates the fire separation between the buildings limiting occupant egress. This combination is contrary to the OBC.
- The scissor stairs design in the tower count as two stairwells, but there is only one designed stairwell in the assisted living side. The locked and secured tower doors limits the assisted living side to one means of egress contrary to the OBC requirement of two exits per floor area.
- There is additional signage that flashes "Fire - Do Not Enter" at each set of secured tower doors which activate anytime the fire alarm activates, regardless of the fire location, there is only one fire alarm system for the whole structure. This reinforces the concept of limited occupant egress.
- The locked secured tower doors create overlong dead-end corridors on floors four through nine on the assisted living side contrary to OBC in assisted living occupancies requirements.



**BARRIE FIRE AND EMERGENCY
SERVICE
MEMORANDUM**

Page: 3
File: D11-016-
2021
Pending #:

It is also staff's view that while a number of the design details could potentially address some of the OBC requirements, upon occupancy, the assisted living portion of the building once operational will not be able to meet the mandated timelines for evacuation drills that are required to be performed annually for vulnerable occupancies. In other cases where there have been failures to achieve mandated timelines, the building owner/operator of the vulnerable occupancy facility has been required to invest hundreds of thousands of dollars in retrofits to the building to address the legislative requirements. These timed drills only occur after occupancy, when people who are at risk are now living in the building.

Should Council wish to proceed with providing an exemption to the policy to allow for two addresses the following motion would provide the direction required:

"REQUEST FOR CIVIC ADDRESS CHANGE: 67 OWEN STREET

1. That a single street address be assigned to the Traditions Seniors Housing Limited development at 67 Owen Street unless the following conditions are met:
 - a) The entire structure shall meet all requirements established in the Ontario Building Code;
 - b) The rental apartment zone and the assisted living/retirement home suites zone on each of floors four through nine shall be designed and operated to function independently from the adjacent zone, with occupant egress between the zones prohibited through doors that are maintained in a locked position and key fob access only provided to building maintenance staff.
2. That upon the conditions in paragraph 1 being met, Traditions Seniors Housing Limited shall be permitted to be assigned two street addresses to the single building being developed at 67 Owen Street, notwithstanding the Council approved Street Addressing Policy and Private Street Naming Policy."