

**From:** [rwindle](#) >

**Sent:** Thursday, November 30, 2023 2:19 PM

**To:** cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)>

**Cc:** Wendy Cooke <[Wendy.Cooke@barrie.ca](mailto:Wendy.Cooke@barrie.ca)>; Michelle Banfield <[Michelle.Banfield@barrie.ca](mailto:Michelle.Banfield@barrie.ca)>; 'Marwa Khedr' <

**Subject:** Deputation Request

Mayor Nuttal and Members of Council:

We would like to register to make a Deputation at the Dec. 6, 2023 Council meeting in support of our CIHA request for the Barrie Fairgrounds property (Motion 23-G-280).

Mr. Darren Vella from IPS will speak. I have provided his and my contact information below.

Please let us know if you need anything else in this regard.

Thanks.

Ryan



**Darren Vella, MCIP, RPP**  
PRESIDENT & DIRECTOR OF PLANNING

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**From:** Melanie Hughes <  
**Sent:** Friday, December 1, 2023 10:50 AM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Request for Deputation at the December 6, 2023 Council Meeting

Re: Motion of General Committee regarding the Greenworld Proposed Development

On behalf of the Barrie Curling Club,

The current Barrie Curling Club building and lands form part of the proposed development and Rezoning application, and form part of the proposed development included in the motion of General Committee to initiate a CIHA application for the subject lands.

The BCC is concerned with the developer's BCC limits/boundary as proposed in their plans for rezoning and plan of subdivision, as the developer's proposal bisects the current BCC landholding, without agreement on a satisfactory site plan design for the proposed new configuration as proposed by the developer.

Melanie Hughes  
Manager, Barrie Curling Club



March 26, 2023

Legislative and Court Services  
City of Barrie

RE: **BARRIE CURLING CLUB LIMITED SUBMISSION OF COMMENTS**

**PUBLIC MEETING APRIL 5, 2020**

**Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law  
Innovative Planning Solutions on behalf of Greenworld Construction Inc./Digram  
Developments Inc. 175 & 199 Essa Road and 50 Wood Street  
FILE REF: D09-OPA080, D09-OPA081, D14-1695, D14-1697, D12-451**

The Barrie Curling Club (BCC) has been a Barrie community institution since 1952. The club is a not-for-profit organization, funded primarily through membership fees managed by a volunteer Board of Directors employing a General Manager, Bar and Ice Staff. It encompasses 7 curling sheets, making it a comparatively large curling club, a bar and lounge, modest kitchen services, and, in turn, leases spaces to a catering company and a curling shop. A significant portion of the effort to operate and maintain the club is performed by volunteer members. Considerable effort, of late, has gone into making the facility a year round operation with the introduction of pickleball during the non- curling months and the hosting of various other events. **The BCC is the only curling club in the City of Barrie – a city with very impressive growth projections.**

The BCC, during the curling season, has been successful in hosting a number of inter club events and bonspiels at the provincial level, bringing other curlers and their families to Barrie, thereby increasing opportunities for tourism, business and community appreciation. We have been consistently well thought of in this regard. Should the city wish to reapply to host the Canadian Brier, or other national or provincial curling events, an active, successful and vibrant BCC will be critical in both the application and the successful operation of the event.

The BCC has leased the lands on which it is located and configured (approximately 1 hectare including the building itself and parking), variously, from the Barrie Agricultural Society, Osmington Developments and, since early 2022, from the applicant developer. This lease has a term of 99 years with an option for a further 99 years, ultimately expiring in 2150. During this time the BCC has had an amicable relationship with all its landlords and has operated seamlessly throughout its life. In the years before Covid, membership was approximately 700 and, while it is still in the recovery stage from the various lockdowns and restrictions, present membership exceeds 500 with expectations of further growth that can only materialize if the club can accommodate the projected demand in terms of both the building and parking facilities.

Given the nature of these planning and development applications, the BCC is currently within and will be totally encompassed by the development and its boundaries fully defined for the future. Given the proposed road and lotting pattern, it is critical to ensure that the final boundaries of the BCC lands will allow for a functional and safe site plan design to allow for the long term viability of the club, its ability to continue to provide a unique recreational opportunity to the City of Barrie residents and its ability to accommodate projected increased demand as the city grows. We ask that the Developer, the City and

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the BCC work together to get this right. Prior to the approval of the planning applications, the BCC requires a site plan layout that assures a functional site for the long term.

This issue of development of the surrounding lands, in some form, is not new to the BCC. Since 2007 we have been in discussion with both Osmington and the present developer with respect to an adjustment to our leased lands, given future development and the understanding that the main entrance to the BCC lands off Essa Road will be removed and will impact our current parking facility. **To be clear, our existing and legal agreement must be amended in order for this development to go forward.** The BCC has had, therefore, much time to examine our requirements in detail and, we believe, have clearly communicated our minimum needs to the developer(s) but have failed to come to an acceptable agreement. The BCC has attended previous Neighbourhood and Public Meetings regarding the overall subject lands. Attached to this letter is the BCC's previous correspondence at the time of the last Public Meeting held in August 2020. Please find attached to this letter, our comments at that time, dated July 23, 2020, for your information and convenience.

First and foremost, we need to ensure reasonable continuing access to the facility for curling, its related social activities and other functions and events. This means adequate parking, safe and functional road access, front door drop off and emergency access lane, security from non-user parking and loading access. From an urban design perspective, given that the curling club building and lands will be dwarfed in the Essa Road landscape for the long term, the City may require aesthetic and complementary design elements.

The BCC has determined that 150 parking spaces, reasonably oriented to the entrance to the club is the absolute minimum. At peak times, the club schedules back to back draws, each draw including 56 curlers plus ice, bar and kitchen staff and spectators. On Friday nights, for instance, curling games are scheduled at 4:30, 6:30 and 8:15 pm. Members curling at 4:30 often play back to back games as well as stay for dinner and social time following their games, continuing to occupy parking spaces while the next draw curls and next following draw arrives and prepares for their games. The social aspect is a critical part of the curling experience. It is easy to see, therefore, how the parking facility would be fully utilized. On certain occasions we have found our present parking to be inadequate.

We must also consider the fact that curling is a winter sport and snow is an issue, both in terms of on-site snow storage and considering ice and snow fall from a metal roof, further impacting the actual availability of parking. Finally, we all know that in the winter the lines on the tarmac become obscured and parking becomes considerably less regimented, further reducing the de facto number of spaces. Although we are unsure of the extent of the impact, we strongly suspect that the city's urban design requirement for greenspace will further reduce the amount of parking available.

Given the proposal for the development of the surrounding lands, the BCC knows it is going to be adversely impacted by this development as follows:

- We will lose our entrance off Essa Road;
- We will lose our parking conveniently oriented to the front entrance;
- inevitably, we will incur considerable extra expense to remove snow as there will be no vacant land on which to store it;
- We will incur additional landscape maintenance expense as a consequence of the requirement for greenspace.



- Inevitably, there will be cars unrelated to the BCC parked in the lot as a consequence of the density of development around it and that we will incur additional expense in that regard.

From the BA Traffic Impact Study and Parking Study, Dec. 12, 2022, the Study Scope identifies the review of transportation elements, such as vehicle access and circulation, loading and parking facilities. It proposes a description of future transportation changes, adequacy of vehicle parking supply, loading space provisions and functionality and appropriateness of the access points and vehicle circulation. The BCC lands and land use are included in the subject applications; however, the site planning details for the BCC are not detailed and do not identify the impacts associated with the closure of the access to the BCC from Essa Road and rerouting it to an internal road; whether the proposed access is suitable and safe, nor does it discuss or propose a parking lot layout and functioning BCC facility in/for the post development scenario. In addition, BA undertook a vehicle traffic assessment which utilized existing traffic counts taken in July 2022. This would not be representative of true peak time and vehicle counts for the BCC land use.

From the Planning Justification Report prepared by IPS, dated December 2022, the planning analysis supports increased densities and efficient use of lands, parking layouts, driveways, amenity spaces, reduced parking spaces and lot areas being proposed which offer a functional development and efficient use of land. However, it does not appear that a similar detailed analysis was undertaken for the current BCC operation or future use given reconfigured boundary limits, proposed access, parking lot layout, etc. Section 9.1, Zoning Bylaw Amendment identifies that “the existing BCC will remain in a General Commercial C4 zone as there is no development or change in land use proposed on this block through the subject applications.” However, the configuration of the BCC lands ARE proposed to change. The BCC direct access from Essa Road is proposed to close with access routed to an internal road; the parking lot layout and site boundary is proposed to be reconfigured. Therefore, the current land use area associated with the BCC within the existing C4 zone is proposed to be rezoned, amended and reconfigured. Whether the C4 zone remains appropriate for the BCC lands or whether they should be included in the proposed Transition Centre Commercial C2 zoning, which also permits Recreational Establishments, has not been confirmed. The planning report identifies that the applicant, through the development process is to complete improvements to the BCC lands, such as site access, parking layout and site landscaping. This is appreciated by the BCC and we will work with the Applicant to achieve a beneficial outcome. However, given that:

- The subject lands form part of the planning applications being considered by the City;
- The Traffic and Parking Study does not appear to provide an accurate representation of the current and future BCC operations and function which would lead to identifying and making recommendations to resolve any negative impacts associated with the proposed BCC limits, access and function;
- A portion of the current boundary of the BCC lands are proposed for rezoning and where the reconfigured boundary forms a block on the proposed subdivision;

The BCC therefore is requesting that a site plan design be finalized for the BCC, satisfactory to the BCC and the City of Barrie staff prior to staff recommendation on the matter and prior to a decision of Council regarding the Rezoning and the Draft Plan of Subdivision applications. This would then confirm



that the proposed surrounding lotting and road patterns are satisfactory and do not require revision prior to zoning and subdivision approvals.

The BCC is not a rich club. Our facilities are adequate for purpose and no more. The Board of Directors anticipates an annual average expenditure of \$70,000 yearly over the next ten years to maintain, update and/or replace the physical plant – this in addition to our operating costs. Assuming any additional costs will be a massive challenge. Our income is primarily from membership fees, bar proceeds and such other fundraising as our member volunteers can conduct. Our survival is almost entirely dependent upon our membership and without adequate facilities to attract and retain the membership, Barrie will lose its only curling facility.

It is therefore critical that an adequate site plan be finalized for the BCC lands prior to the approval of the final lotting and road pattern for the proposed development and, accordingly, the BCC asks for assurance for the long term viability of the BCC, a unique recreational establishment within the City of Barrie, for its residents, to be a Key Issue for all parties and it be a prerequisite to approval of the development applications.

Thank you

Respectfully submitted,

Norman E. Speake

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

Attachments:           BCC Letter dated July 23, 2020  
                                  Overlay Plan



14 November 2023

City Clerks Office  
Legislative Services Branch  
City of Barrie

**RE: SUBMISSION MADE ON BEHALF OF THE BARRIE CURLING CLUB LIMITED, ADDRESSING CONCERNS WITH RESPECT TO THE PROPOSED DEVELOPMENT APPLICATION MADE BY GREENWORLD CONSTRUCTION INC/DIGRAM DEVELOPMENTS INC FOR THE LANDS KNOWN MUNICIPALLY AS 175 & 199 ESSA ROAD AND 50 WOOD STREET, BARRIE, ONTARIO.**

As you no doubt recall, the Barrie Curling Club (BCC) was afforded the opportunity to present to the Affordability Committee during the last application with respect to the above-captioned matter on April 5 of this year. That presentation reminded the Committee of the unique nature of the BCC within the City of Barrie and of the social and economic benefits provided the City by the BCC. The BCC is happy to report that its membership is growing as the impacts of Covid have somewhat receded and the Club continues to provide a significant economic benefit as a result of hosting province wide bonspiels, and the Everest Canadian Club Championships to be hosted in 2024.

Within that presentation was a request to the Committee, and Council as a whole, to consider the long term viability of the BCC within the development. We did not then, nor do we now, oppose this, or any development, per se, but continue to have concerns as to how this development, as presented, will impact the BCC and its ability to provide an ongoing service to the City of Barrie and its residents.

As a reminder, the BCC has a long term lease for the property on which it now sits (including the parking area) and that lease will need to be changed if this development is to proceed. The BCC acknowledges this reality and, once again, is not opposed to a change, per se. The BCC asks only that this change not result in a significant degradation to its present position and that this Committee, Council and the City of Barrie consider the long term viability of the BCC in its deliberations.

At the previous meeting (April 5, 2023) the Developer committed to work with the BCC to come to an agreement that would satisfy both parties (Developer/BCC). The BCC has not been afforded the opportunity to determine how this new proposal might satisfy its concerns and, as such, cannot comment with respect to same, but can report that no discernable progress has been made since April 5, 2023 to arriving at a satisfactory agreement.

Accordingly, the BCC has the same concerns now as it had some seven months ago and, once again, asks that securing its future be a component part of the decision making process.

Thank you

Norman Speake

Director, On Behalf of the BCC, its Directors and Members

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27 November 2023

City Clerks Office  
Legislative Services Branch  
City of Barrie

**RE: PRESENTATION MADE ON BEHALF OF THE BARRIE CURLING CLUB LIMITED, ADDRESSING CONCERNS WITH RESPECT TO THE DEVELOPMENT APPLICATION MADE BY GREENWORLD CONSTRUCTION INC/DIGRAM DEVELOPMENTS INC FOR THE LANDS KNOWN MUNICIPALLY AS 175 & 199 ESSA ROAD AND 50 WOOD STREET, BARRIE, ONTARIO.**

The Barrie Curling Club (BCC) refers you to its submissions in support of the City Council Meeting of 5 April 2023 and the Affordability Committee Meeting of 15 November 2023, which we would ask the City Clerk to attach as Appendices to this submission.

The BCC understands that, should this proposed development proceed, the boundaries of its leased property will necessarily change. The BCC accepts this as a given. As stated in the latter submission, however, the BCC and the Developer have yet to reach an agreement with, amongst other matters, respect to what would be the eventual footprint.

Given that this latest application is in support of fast tracking a zoning change to High Density Residential, the BCC would suggest that accurately defining the boundary lines and area to be rezoned is a necessary prerequisite to the application. Obviously, this should exclude the eventual BCC lands. Without a tripartite (City, Developer, BCC) agreement with respect to the BCC lands, we would suggest that this application is premature.

Should the City of Barrie deem it advisable that this application be fast tracked under the Provincial CIHA, we would ask that this be made clearly subject to ensuring that the Developer and the BCC finalize an acceptable (to the Developer, the BCC and the City) site plan such that the long term viability, and success, of the only curling club in Barrie be maintained.

Respectfully submitted.

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



**From:** cathy.colebatch

**Sent:** Friday, December 1, 2023 11:50 AM

**To:** cityclerks <cityclerks@barrie.ca>

**Subject:** Deputation Request - CIHA Motion on 199, 175 Essa Rd and 50 Wood St.

Good Morning

Please accept this email as my request to do a Deputation to Council on the above topic.

Sincerely

Cathy Colebatch

Good morning.

When is the deadline to submit a request to make a deputation to city council with regards to the CIHA, motion 23-G-280?

Thank you,  
Arnie Ivsins



Arnie Ivsins – Deputation request  
December 6, 2023

