



# City of Barrie

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

## Minutes - Final General Committee

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Tuesday, June 11, 2019

7:00 PM

Council Chamber

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### GENERAL COMMITTEE REPORT For consideration by Barrie City Council on June 17, 2019.

The meeting was called to order by Mayor Lehman at 7:03 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, R. Thomson  
Councillor, N. Harris  
Councillor, G. Harvey  
Councillor, J. Harris  
Councillor, S. Morales  
Councillor, M. McCann
- Absent:** 1 - Councillor, D. Shipley

#### STAFF:

Acting Deputy City Clerk, T. Maynard  
Chief Administrative Officer, M. Prowse  
City Clerk/Director of Legislative and Court Services, W. Cooke  
Director of Engineering, B. Araniyasundaran  
Director of Transit and Parking Strategy, B. Forsyth  
Executive Director of Innovate Barrie, R. Bunn  
Executive Director of Invest Barrie, Z. Lifshiz  
General Manager of Community and Corporate Services, D. McAlpine  
General Manager of Infrastructure and Growth Development, A. Miller  
Manager of Growth and Development, M. Banfield  
Manager of Strategic Initiatives Policy and Analysis, K. Suggitt  
Service Desk Specialist, D. Archer  
Senior Urban Design Planner, J. Lambie  
Theatre Technician, B. Elliot.

The General Committee met for the purposes of a Public Meeting at 7:03 p.m.

Mayor Lehman advised the public that the purpose of the meeting was to obtain public input on the municipally initiated applications for Zoning By-law Amendments for the Essa-Bradford Corridor Study for three property groups known municipally as 550 and 552 Essa Road, 175 and 199 Essa Road and 9, 11, 13, 15, 19, 21, 27 and 31 Cumberland Street (Ward 8). He advised any interested persons wishing notification of the Staff Report to sign the notification form required by the Legislative and Court Services Department. Mayor Lehman confirmed with the Manager of Growth and Development that notification was conducted in accordance with the Planning Act.

**19-G-192**

**CITY OF BARRIE INITIATED - ZONING BY-LAW AMENDMENTS -  
ESSA-BRADFORD CORRIDOR STUDY - THREE PROPERTY GROUPS  
550 AND 552 ESSA ROAD, 175 AND 199 ESSA ROAD AND 9, 11, 13, 15,  
19, 21, 27 AND 31 CUMBERLAND STREET (WARD 8)**

J. Lambie, Senior Urban Design Planner, Planning and Building Services Department advised that the purpose of the public meeting was to present and obtain public input on the municipally initiated applications for Zoning By-law amendments for the Essa-Bradford Corridor Study for three property groups known municipally as 550 and 552 Essa Road, 175 and 199 Essa Road and 9, 11, 13, 15, 19, 21, 27 and 31 Cumberland Street, Barrie.

Mr. Lambie discussed slides concerning the following topics:

- The Planning policy documents and projected population growth between 2017 to 2041;
- A map illustrating the Essa - Bradford corridor;
- An overview of the public engagement process for the Essa - Bradford Corridor Study;
- The key planning framework considerations to identify sites for potential rezoning;
- The site selection criteria with a map illustrating the three proposed development areas within the Essa - Bradford corridor;
- An illustration of current zoning and permitted massing of buildings for 550 and 552 Essa Road;
- An illustration of the proposed zoning and massing of a building for 550 and 552 Essa Road;
- An illustration of the current zoning for 175 and 199 Essa Road;
- An illustration of the proposed zoning and a conceptual rendering for 175 and 199 Essa Road;
- An illustration of the current zoning and permitted massing of buildings for 9, 11, 13, 15, 19, 21 27 and 31 Cumberland Street;

- An overview of the considerations related to intensification in Historic Neighbourhoods;
- An illustration of the proposed zoning and massing of buildings for 9, 11, 13, 15, 19, 21, 27, 31 Cumberland Street; and
- The next steps and timelines associated with Essa - Bradford Corridor Study.

#### **VERBAL COMMENTS - 550-552 ESSA ROAD**

1. **Marcello Chiappetta, 550 Essa Road** advised that he has lived at 550 Essa Road since 2002 and he was unsure if the surrounding neighbours would be pleased with the 8 storey building height proposed for 550 to 552 Essa Road. He suggested that there should be two separate development applications for 550 and 552 Essa which could include zoning for smaller buildings with mixed uses and storefronts. He commented that other municipalities throughout the province have developments with mixed use zoning. Mr. Chiappetta discussed his concerns regarding the traffic and infrastructure on Essa Road and noted that he is in favour of using some of the lands for the betterment of the community.

#### **VERBAL COMMENTS - 175 AND 199 ESSA ROAD**

1. **Catherine Jay, SGL Planning and Design Inc. on behalf of Osmington Inc. owners of the land municipally addressed 175 and 199 Essa Road** discussed Osmington's proposed but not yet submitted development application. She commented that her client's proposed development could promote a compact building form and efficient use of land which could provide a variety of housing choices for the area. Ms. Jay advised that Osmington Inc. will be submitting a development application for 175 and 199 Essa Road in the near future. Ms. Jay commented that Osmington Inc. is requesting consideration of the following site specific provisions for the subject lands:
  - The addition of "Townhouse, Back to Back" and "Townhouse Development Street" as permitted residential uses;
  - An increase in the maximum permitted height of buildings with ground floor retail to 32 metres;
  - An additional provision be added to permitted stand-alone office buildings with ground floor retail to a maximum height of 32 metres; and
  - Permission to apply for a zoning by-law amendment or minor variance within two years of the passing the City's Zoning Amendment to recognize and apply specific zone standards for proposed uses, including the lifting of the Hold (H) on the subject lands.

2. **Chris Hasuchild, President of the Barrie Curling Club, 175 Essa Road** commented that the Barrie Curling Club are tenants of 175 Essa Road with a 99 year lease expiring in 2051. He highlighted that the Barrie Curling Club has over 700 members ranging in age from 6 to 99 years of age. He discussed that Barrie Curling Club would like have some assurances that members of the Club would be provided with a similar number of readily accessible parking spaces and that the parking lot would be similar in size.
3. **Rick Crooke, 150 Essa Road** enquired whether Essa Road would have nodes similar to other intensification corridors such as Yonge Street. He commented on the density, height of the buildings, proposed zoning for 175 and 199 Essa Road and the impacts on businesses that have been there for many years.
4. **Cathy Colebatch, 97 Cumberland Street** commented that she would like to see murals and public art on buildings instead of having signage all over buildings.
5. **Robb Meier, 110 Napier Street** discussed the need to consider the active transportation infrastructure for the properties along the Essa-Bradford corridor and suggested that consideration be given for at least a path on ones side of the corridor in the future.

#### **VERBAL COMMENTS - 9, 11, 13, 15, 19, 21, 27 AND 31 CUMBERLAND STREET**

1. **Joyce Chun, 14 Cumberland Street** discussed the historical background of the neighbourhood along Cumberland Street. She commented that she does support the redevelopment of Cumberland Street but would like consideration for the properties located 19 and 21 Cumberland Street to be preserved for their heritage value. Ms. Chun noted that the growth proposed is very positive.
2. **John Northcote, 86 Cumberland Street** commented on the significant change in the Allandale neighbourhood over the years and that he thinks it is important to take advantage of the opportunities that intensification presents. He advised that residents in the Cumberland area might be impacted by parking as a result of intensification. Mr. Northcote commented that the Essa/Gowan Street area has the best access to active transportation in Barrie. Mr. Northcote expressed that he appreciates the historic houses in the area but also wants to live in a complete neighbourhood with access to restaurants and stores.
3. **Elizabeth Dauphinee, 62 William Street** discussed her concerns related to the environment and the preservation of historical neighbourhood in the Cumberland Street area. She advised that the

Allandale area has the majority of the heritage properties in Barrie and that 175 to 199 Essa Road does not have the same concerns related to heritage preservation as Cumberland Street area. Ms. Dauphinee expressed concerns with respect to the shadows and wind tunnels created in areas with buildings of higher height. She noted that heritage conservation has not been a focus in this country and that a community's heritage buildings need to be preserved.

4. **Bill Scott, 126 Burton Avenue** discussed the background associated with the Historic Neighbourhoods Strategy as a people-led planning process and its recommendations related to the Allandale area. He noted that it was always accepted that development would take place on Gowan Street but not on Cumberland Street. Mr. Scott stated that intensification along Cumberland Street was a change from the Strategy and not one that was proposed by the people living in the area.
5. **Cathy Colebatch, 97 Cumberland Street** displayed photographs related to historic homes on Cumberland Street, Gowan Street and Essa Road and provided a brief description of the properties. Ms. Colebatch commented on the importance of preserving historic neighbourhoods. She provided suggestions for development along Essa Street and Gowan Street in an L-shape to allow the historic homes on Cumberland to remain instead of being demolished for intensification.
6. **Barbara Mackie, 88 Cumberland Street** commented that the property groups listed in the Essa-Bradford Study are three totally distinct and separate areas. She discussed concerns that with proposed rezoning for Cumberland as it would impact the historic properties, noting that the other two areas don't involve demolishing heritage homes. Ms. Mackie suggested serious reconsideration of the proposal to allow for the heritage homes on Cumberland Street to be maintained.
7. **Dave Moore, 2 Innisfil Street** advised that the Cumberland Street area is considered part of a historic neighbourhood and that the proposed zoning and development for Cumberland Street should be handled differently than the 175 and 199 Essa Road and 550 -552 Essa Road properties. He commented that the height of the buildings should respect the heritage homes in the area.
8. **Robb Meier, 110 Napier Street** stated that the lands were largely already zoned to allow for buildings of the proposed height, the Province has higher density targets for areas near transit and these density targets can't be achieved with single family dwellings. He commented that this rezoning would be a useful update to the City's policies.

Members of Council asked a number of questions of staff with respect to each of the groups of properties and received responses.

**WRITTEN COMMENTS:**

1. Correspondence from SGL Planning and Design Inc. on behalf of Osmington Inc. dated June 10, 2019 concerning 175 and 199 Essa Road.
2. Correspondence from the County of Simcoe dated May 27, 2019 regarding 175 and 199 Essa Road.
3. Correspondence from the Barrie Curling Club dated June 10, 2019 regarding 175 and 199 Essa Road.

This matter was recommended to General Committee for receipt at its meeting to be held on 2019-06-17.

The meeting adjourned at 9:04 p.m.

CHAIRMAN