

## **Merwan Kalyaniwalla**

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**From:** G Willcox  
**Sent:** Wednesday, September 28, 2016 10:10 AM  
**To:** Merwan Kalyaniwalla  
**Subject:** 759 Yonge Street

Good morning

I was unable to attend the information evening yesterday and I would like further information.

Two questions I did have, were, since this will increase traffic during construction and after will you be placing extra stop signs or crossing lights on West side of Pine Drive or at the top of Poplar to slow traffic and should this become open to Mapleview the stop signs will deter 'cut through' traffic? Secondly, do you have a Street Plan for the proposed developments?

Many thanks and have a great day

Genevra Willcox

## Merwan Kalyaniwalla

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**From:** Michael Slinger  
**Sent:** Saturday, November 12, 2016 11:02 AM  
**To:** Merwan Kalyaniwalla  
**Subject:** Re: 759 Yonge Street Zoning Application

A belated Thank You for your detailed reply. I will followup per your guidelines.  
Mike Slinger, President  
Barrie Taxpayers Association

On Wed, Nov 9, 2016 at 10:11 AM, Merwan Kalyaniwalla <[Merwan.Kalyaniwalla@barrie.ca](mailto:Merwan.Kalyaniwalla@barrie.ca)> wrote:

Hi Mr. Slinger

Sorry for the delay in getting back to you. To answer your questions;

- 1) The City's website does not track development applications. The City deals with hundreds of application per year ranging from large scale applications to minor variance. However the website does provide access to General Committee and Council agendas which can be found on the site under <http://www.barrie.ca/City%20Hall/MayorCouncil/Pages/AgendasMinutes.aspx> Just click on the Legislative Portal link on that page.
- 2) With regard to the development application at 759 Yonge Street, staff are targeting December 12<sup>th</sup>, 2016 for a public meeting. At this point no date has been targeted for the final review and consideration of this application but it will likely be later in 2017. Notice of this meeting will be circulated in accordance with the provisions of the Planning Act.
- 3) Powerpoint presentations presented at neighbourhood meetings belong to the developer/consultant and we can release them with their consent. By copy of this e-mail I will ask Ms Kathy Brislin, the file manager for the development proposal at 70 Pioneer Trail, to request the applicant if they are prepared to share the presentation with you.

Please feel free to contact me or Ms Brislin if you have any further questions or concerns.

**Merwan Kalyaniwalla**

Manager of Policy Planning

The City of Barrie

Central Ontario's Premier Waterfront Community

Planning Services Department

70 Collier Street, 9<sup>th</sup> Floor

Mailing Address:

P.O. Box 400, Barrie ON, L4M 4T5

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 Please consider the environment before printing this email.

**From:** Michael Slinger  
**Sent:** Saturday, November 05, 2016 10:55 AM  
**To:** Merwan Kalyaniwalla  
**Subject:** 759 Yonge Street Zoning Application

Ms. Kalyaniwalla,

I would appreciate your guidance on where in the City's website I go to follow the status of residential developer applications and developer rezoning applications for specific addresses.

Regarding 759 Yonge St., what are the upcoming General Committee and Council Meeting dates where the building and zoning application will be examined and a decision made?

Regarding 70 Pioneer Trail, where do I locate the powerpoint presentation projected at the Nov. 3rd Neighbourhood Meeting (in Surface Water Treatment Plant)?

Mike Slinger, President

Barrie Taxpayers Association

## Merwan Kalyaniwalla

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**To:** Michael Slinger  
**Cc:** Sergio Morales; Mike McCann; Carla Ladd  
**Subject:** RE: Developer zoning application for 759 Yonge Street

Hi Michael, I have not attended a neighbourhood meeting in the past as I rarely am involved in development applications but having spoken to our staff here that attend these meetings on a regular basis I am advised that in the dozens of meetings held over the last 2 years, Tuesday night was the first time the issue of noise and being unable to hear the presentation has arisen. I will of course discuss this with our staff to prepare for future eventualities such as this.

I'm sure Council would welcome any deputation your group may want to make on the issue of the notification area but I am advised that on average between 10-20% of the people notified attend these meetings and notwithstanding the significant turnout on Tuesday night's meeting the total number of people in attendance only represented 21% of the people who were notified.

Thank you for your comments and we will certainly take them into consideration as we review and improve our processes to engage the community in planning issues.

### Merwan Kalyaniwalla

Manager of Policy Planning  
The City of Barrie  
*Central Ontario's Premier Waterfront Community*

Planning Services Department  
70 Collier Street, 9<sup>th</sup> Floor

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**From:** Michael Slinger  
**Sent:** Thursday, September 29, 2016 1:28 PM  
**To:** Merwan Kalyaniwalla  
**Cc:** Sergio Morales; Mike McCann; Carla Ladd  
**Subject:** Re: Developer zoning application for 759 Yonge Street

Ms. Kalyaniwalla,

I appreciate your further explanation. Since the process of Neighbourhood Meetings has been in use for two years it seems strange that a microphone isn't standard on-site equipment. As for the 400 ft. notice boundary having been set by our Council I expect our taxpayers association will be approaching Council to "make a case" for a wider notification boundary. More on this to follow.

Mike Slinger, President  
Barrie Taxpayers Association

On Thu, Sep 29, 2016 at 12:11 PM, Merwan Kalyaniwalla <[Merwan.Kalyaniwalla@barrie.ca](mailto:Merwan.Kalyaniwalla@barrie.ca)> wrote:

Good morning Michael,

Thank you for the e-mail regarding the neighbourhood meeting regarding the Yonge Street development held on Tuesday night. In response to your enquiry please be advised that the practice of neighbourhood meetings is a City of Barrie initiative that was begun approximately 2 years ago with the first meeting being held in November of 2014. These neighbourhood meetings are in addition to the statutory public meeting required under the Planning Act. There is no statutory requirement for neighbourhood meetings. The notification boundary was established by Council and is in fact exactly double the area for notification required for the statutory public meeting which is established by the Planning Act at 120m or 200 ft.

I trust this answers your questions. If you have any other questions please do not hesitate to contact the undersigned.

**Merwan Kalyaniwalla**

Manager of Policy Planning

The City of Barrie

*Central Ontario's Premier Waterfront Community*

Planning Services Department

70 Collier Street, 9<sup>th</sup> Floor

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## **Merwan Kalyaniwalla**

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**From:** Sergio Morales  
**Sent:** Wednesday, September 28, 2016 12:31 PM  
**To:** Michael Slinger  
**Cc:** Merwan Kalyaniwalla; Mike McCann; Carla Ladd  
**Subject:** Re: Developer zoning application for 759 Yonge Street

Hi Michael,

Thanks for attending yesterday.

I believe I answered the second question last night during my opening remarks:

2) Both. It is an established practice by the city as a new approach to engage property owners and tax payers.

Your first question I don't know when the provincial policy was passed, but as you heard from myself our planner Carlissa, it's provincial legislation.

**Sergio Morales** B.Comm. (Hons)  
Barrie Ward 9 Councillor  
City of Barrie  
*Central Ontario's Premier Waterfront Community*

On Sep 28, 2016, at 9:04 AM, Michael Slinger wrote:

Ms. Kalyaniwalla,

I was able to attend the first hour of last night's Neighbourhood Meeting at the Catholic High School. It was impressive to see the interest and attendance. Must have been 150-200 people in the school. I submitted a comment sheet and identified myself so I'm hoping to hear back. What I saw was interesting on a few levels. Of particular interest to me is the policy (or practice?) of only notifying residents within 400 ft. of the proposed development.

I have watched and participated in the neighbourhood objections to the condo development at 400 Essa Road. I see a trend developing across this city where homeowners are becoming pro-active towards how well or poorly our city government goes about consultation and inclusion of affected property owners next to proposed, new development.

Two questions: (a) How long has the 400 ft. boundary for notification been in place? and (b) Is the Neighbourhood Meeting format an establish practice by the city or a new approach to engage property owners and taxpayers?

Mike Slinger, President  
Barrie Taxpayers Association

P.S. It was made very clear by all attending that the lack of a microphone was irritating and did not help full and complete understanding of the presentation and discussion.

## **Merwan Kalyaniwalla**

---

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**Sent:** Wednesday, September 28, 2016 9:04 AM  
**To:** Merwan Kalyaniwalla  
**Cc:** Sergio Morales; Mike McCann; Carla Ladd  
**Subject:** Developer zoning application for 759 Yonge Street

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Mike Slinger, President  
Barrie Taxpayers Association

P.S. It was made very clear by all attending that the lack of a microphone was irritating and did not help full and complete understanding of the presentation and discussion.



**From:** Jen Slykhuis  
**Sent:** Thursday, September 29, 2016 5:07 PM  
**To:** Merwan Kalyaniwalla  
**Subject:** Proposed development in Ward 9

Hello

My husband and I attended the meeting this past week regarding the development on Yonge St in Ward 9 and the Park at the end of Poplar in Ward 10.

The one concern I have is the proposed stormwater management for this area. I understand that some Low Impact Development is being considered for this site, however the proposed stormwater management pond still seems very large, and will end up resulting the removal of many trees for this pond. I know there are requirements for water quantity and quality, however the City of Barrie I believe encourages increased use of LID and the new requirements from the Lake Simcoe Region Conservation Authority may require additional LID measures.

Barrie is very sandy and is a perfect opportunity to infiltrate water into the ground, instead of into a pond that takes up space, is costly to maintain and their performance for water quality protection deteriorates faster than we thought.

If you take a look at the Mosaik Home development in Newmarket, they used a variety of LID measures and ended up not needing a storm pond at all! <http://www.sustainabletechnologies.ca/wp/home/urban-runoff-green-infrastructure/low-impact-development/evaluation-of-low-impact-development-best-practices-for-residential-developments-mosaik-homes-glenway-subdivision-newmarket/>

If possible, is the site serving plan and stormwater management plan available for review?

Thank you  
Jen Slykhuis

**From:** Mary Lou Staples  
**Sent:** Saturday, September 24, 2016 1:39 PM  
**To:** Janet Foster; Merwan Kalyaniwalla  
**Subject:** Lands Located at 750 Yonge Street

Hi Janet and Merwan,

I have been actively involved in 2011 with this parcel of land in regards to being the contact person with the Lake Simcoe Conservation Authority who inspected and declared this land as "Environmentally Protected" as it is a sub watershed for Hewitt's Creek. I am at a loss to understand why it's zoning remains as Agriculture and Residential Hold as we were informed in writing that the only development would be a storm water pond. Our city councillor was Alex Nutell and he verified this information to his constituents.

I have contacted Charles Burgess of the LSRCA and he is unaware of this new request to develop this land. Are you aware that between May (the inspection dates) and August ( I believe) that this land was publically declared protected and now I am interested in knowing how the city would go about rezoning it to this classification. Do we need to obtain the documentation from Dawn McAlpine?

I look forward to your response.

Mary Lou Staples

**From:** retireeburton  
**Sent:** Thursday, September 29, 2016 10:52 AM  
**To:** Merwan Kalyaniwalla  
**Cc:** Mike McCann; Jeff Lehman  
**Subject:** Neighbourhood Meeting Sept 27th.

Merwan, The idea of having a neighbourhood meeting was a good one in principal, but unfortunately did not work out as hoped. The acoustics in the room were deplorable and 95% of the people could not hear the presenter. It was obvious that a large crowd was not expected but there still should have been a sound system with mic in place. Also the presenters did not seem to me to be knowledgeable enough to explain the development in terms that could be understood.

The majority of the attendees were from Ward 10 as the lands east of the rail line are a sore point from discussions in 2012 and 13 when it was proposed to open Poplar, so you can understand the wariness of the residents. As a water retention pond is what was proposed previously everyone concerned was visibly relieved to know that there would be no building on that site. In my humble opinion, and many of the neighbours do not see the need for walking trails or a passive park. We already have one and that is sufficient for our subdivision. Why disturb the watershed by digging and excavating when it isn't required. I trust this is a conversation that will include the LRSCA as they should be involved when issues arise around EP land.

I also questioned the density of the Ward 9 development but didn't receive a satisfactory explanation. The original proposal in February of 2011 indicated the density to be 50-100 per ha, or 973 units. This latest proposal indicates the density at 50-120 per ha. or 1295 units. That is a 30% increase which the presenter explained as requested by the City. Is that in fact the case or is this the developer. The intensification node only touches about 5% of the property indicated. This development in my opinion is far too large for the size of the property. This looks very much like the development that was proposed by Baywood on the Mapleview north property at the Go Station.

I trust we will be hearing further about this development and thank you for your time.

Fran Burton  
Pau and Bodil Neilsen

**From:** apross  
**Sent:** Friday, September 30, 2016 7:53 AM  
**To:** Merwan Kalyaniwalla  
**Subject:** Meeting September 27 2016

Merwan:

Following up regarding the neighbourhood meeting.

My concern was for the piece off Poplar/Pine and that what was decided previously was somehow trying to be altered.

It seems the previous agreement stands. The property south of Poplar will remain a protected zone and there will never be any through traffic between Mapleview and Pine Dr.

Except for access to the retention pond development, I do not see the need to have the property "trailed" for recreational use at this time. Bayshore subdivision residents have access to the trail system off Walnut and unless the plan is to join the 2 systems I do not see the need for further development off of Poplar. Regarding the property adjoining Yonge Street, my concern is the density. It just seems too many residents for that area. 15 storey apartment blocks are also too much and out of sync for the neighbourhood.

Thank you for your time.  
Sandy Ross



## **Simcoe County District School Board**

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December 12, 2016

Mr. Merwan Kalyaniwalla  
Project Manager  
Planning Services  
City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

FILE NOS. D12-394, D14-1495, D09-GEN

Dear Mr. Kalyaniwalla:

3251586 CANADA INC.  
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS  
DRAFT PLAN OF SUBDIVISION  
759 YONGE STREET  
CITY OF BARRIE

Thank you for circulating a request for comments/conditions on the above-noted development application. The applications relate to two properties. One is located between Yonge Street and the Rail line and the second parcel is located south of the dead end of Poplar Drive. The applicant has applied to amend the current Agriculture (A) and Residential Holding (RH) zoning of the property to three zones: Major Transit Node (MTN), Major Transit Neighbourhood (MTNE), and Open Space.

The draft plan of subdivision includes 1,295 residential units, 2,787 square metres of commercial space, and three public park area. The residential component includes a grouping of higher density residential buildings, some of which will have ground floor commercial, as well as back –to-back townhouses and stacked townhouses. The remainder of the property will be developed as street townhouses and stacked townhouses, generally fronting onto internal roads and will include a connected network of smaller park blocks and a large park block as an extension of the existing Painswick park. The Poplar Drive property will accommodate a stormwater pond while the remainder of the lands will remain in their naturalized state.

The site is adjacent to the Barrie South GO Station and is bisected by the Metrolinx GO rail.

Planning staff have concerns with this development proposal. We are concerned with respect to potential pupil yields from this development as we

have little pupil yield data from intensification projects. We would like more information on phasing and marketing prior to providing our formal comments.

The Board requests a meeting with City planning staff and the developer/consultants and Board planning staff to discuss our concerns.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive, flowing style.

Holly Spacek, MCIP, RPP  
Senior Planner

cc: Kris Menzies, Partner  
MHBC Planning