

**TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE**

**FROM: C. KITSEMETRY, RPP, SENIOR PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**  
**B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW  
17 AND 27 JACOB'S TERRACE – WARD 8**

**DATE: NOVEMBER 23, 2021**

The purpose of the Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions on behalf of Tonlu Holdings Ltd. on the lands known municipally as 17 & 27 Jacob's Terrace, legally described as Plan 30 Lots 7, 8, 9 and Part Lots 5, 6 & 10, City of Barrie.

The application was submitted to the City and deemed complete on September 23, 2021. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The application, if approved, would facilitate the change in zone from 'Light Industrial' (LI) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX) to permit the development of 565 residential apartment units in two (2) towers, 24 and 26 storeys in height, with a four (4) storey parking podium that includes interior and roof top amenity area.

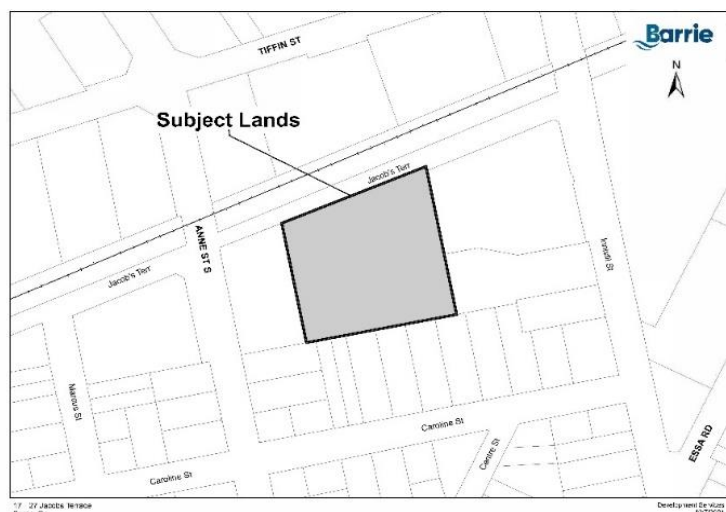
The conceptual site plan is attached to this memorandum as Appendix "A" as well as proposed building elevations as Appendix "B". The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 8](#).

### Background

The subject lands are located on the south side of Jacob's Terrace, west of Innisfil Street and east of Anne Street.

The site is approximately 0.9 hectares (9,146 square metres) in size and has 101 metres of frontage on Jacob's Terrace.

The Barrie Collingwood Railway (BCRY) runs along the north side of Jacob's Terrace and is therefore in proximity to this proposed development site.



The subject lands are designated 'City Centre' on Schedule 'A' – Land Use in the City of Barrie Official Plan, identified as being within the Urban Growth Centre on Schedule 'I' – Intensification Areas in the Official Plan, and is part of the Allandale Centre Planning Area.

#### Zoning – Use & Site Specific Provisions

The proposed Zoning By-law Amendment is being requested to rezone the lands from 'Light Industrial' (LI) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX). The requested site specific zoning standards are listed in Table 1 below:

**Table 1: Proposed Site Specific Zoning Provisions – 17 and 27 Jacob's Terrace**

Standard	C2-2 Zone	Proposed (SP)
<b>Minimum Setback From Rail Lines</b>	30 metres (Meaford Sub)	19 metres
<b>Maximum Building Height</b>	10m within 5m of the front lot line and the lot flankage, 45m beyond 5m of the front lot line and the lot flankage	84 metres
<b>Minimum Coverage for Commercial uses</b>	50%	0%

Through this submission, the applicant has acknowledged that a Hold (H) provision will be required to ensure a Record of Site Condition (RSC) is submitted for the change from industrial to residential land use. The RSC is required to be submitted to the Province and intended to provide evidence of a clean site and/or a mitigation plan to remove any contaminants from the site prior to construction activity. The Hold provision is the standard process the City initiates for a change to a more sensitive land use.

#### Neighbourhood Meeting

A neighbourhood meeting was held virtually on July 6, 2021 in coordination with an application by the same developer for the properties located at 41 and 43 Essa Road and 259 and 273 Innisfil Street (D30-016-2021). The meeting was held on the Zoom platform and had approximately 61 attendees including Ward 8 Councillor Jim Harris, Planning staff, the owner/applicant, and their consulting team.

The proposals were coordinated because they are the same owner/consulting team and in a similar geographic area in Ward 8, therefore there were efficiencies for all parties including the Allandale neighbourhood residents. Although this was the case for the initial community engagement, the subject property (17 and 27 Jacob's Terrace) is not abutting 41 and 43 Essa Road and 259 and 273 Innisfil Street and the sites are separated by Innisfil Street as well as another property that was previously rezoned for residential development in 2020 (272 Innisfil Street, By-law 2020-073). Therefore, two separate application processes, public meetings and analysis are required.

Comments from residents have been summarized as follows:

- Potential impacts of increased traffic, safe access/egress, parking, and road improvements;
- Concern regarding the proposed height and transition of the towers to existing dwellings at grade;
- Inclusion of more green space and general amenity space for future residents;
- Timeline for demolition and development; and,
- Details on the proposed unit sizes, target market and potential for units being used for short term rentals.

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Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and partner agencies. The primary planning and land use matters being considered include:

- Consideration of the change in land use from industrial to residential;
- Integration and transition of the proposal into the existing residential area;
- Capacity of municipal sewer, water, and transportation infrastructure;
- General site design, including but not limited to, the proposed tower height at this location; and,
- Justification for requested special provisions.

Next Steps

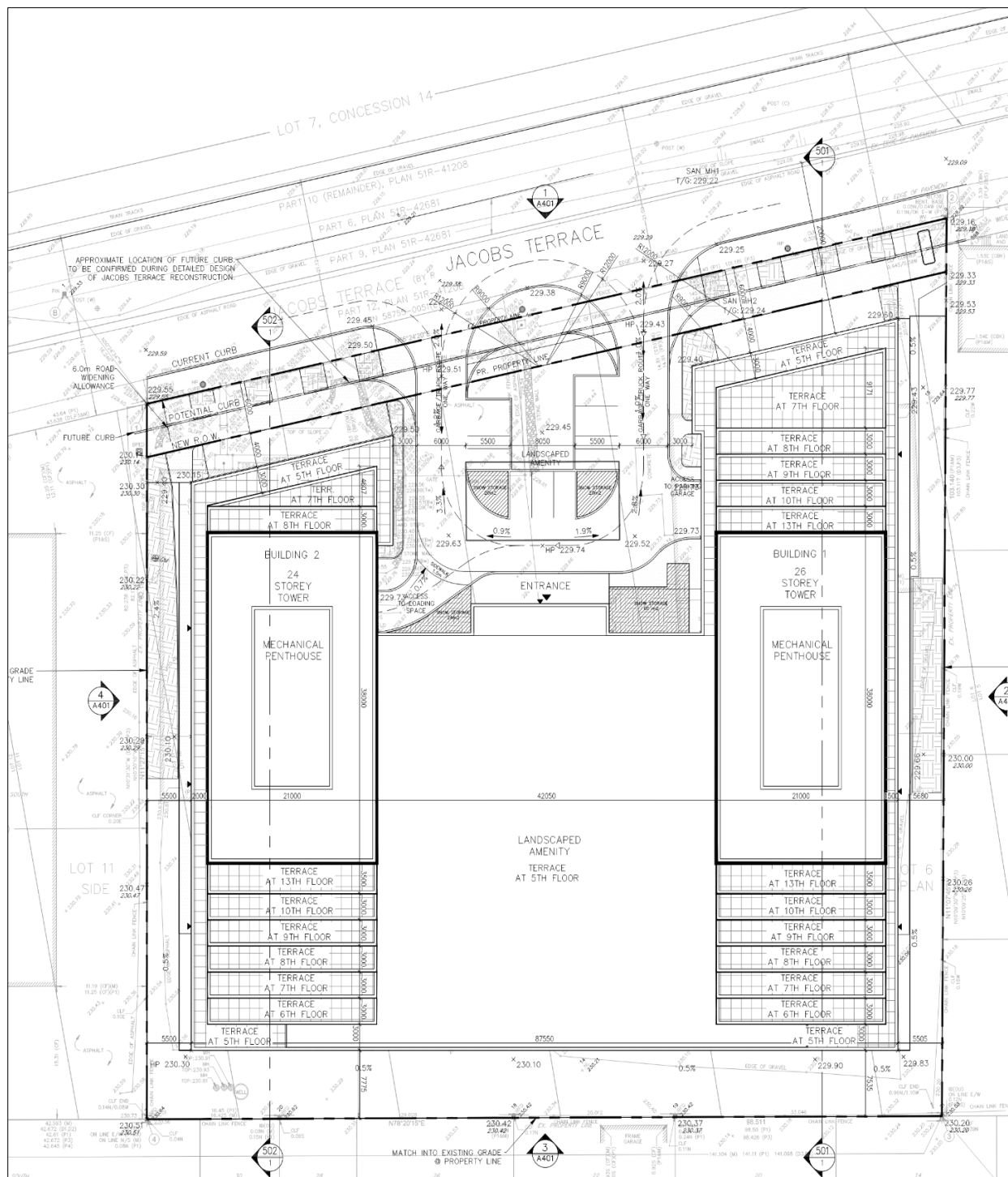
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as the comments raised through the technical analysis of this application by staff and agency partners.

These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report to Planning Committee is anticipated to be brought forward in 2022 for consideration of the proposed Zoning By-law Amendment application. In addition, a subsequent application for Site Plan Control would be required.

For more information, please contact Celeste Kitsemetry, Senior Planner at 705-739-4220 ext. 4430 or by email at [celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca).

Attached:       Appendix "A" – Conceptual Site Plan  
                      Appendix "B" – Building Elevations

## APPENDIX "A" - Conceptual Site Plan





**APPENDIX "B" - Building Elevations**



Aerial View Looking North



View Looking South East