



**WESTON
CONSULTING**

planning + urban design

Legislative & Court Services
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON
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November 11, 2021
File 10371

Attention: Ms. Wendy Cooke, City Clerk & Director of Legislative & Court Services

**Re: Application for Zoning By-law Amendment, File: D30-013-2021
Innovative Planning Solutions on behalf of Tonlu Holdings Ltd.
17 & 27 Jacob's Terrace, City of Barrie**

and

**Application for Zoning By-law Amendment, File: D30-016-2021
Innovative Planning Solutions on behalf of Tonlu Holdings Ltd.
(41 & 43 Essa Road Limited, 2831513 Ontario Corp), 41 & 43 Essa Road
and 259 & 273 Innisfil Street, City of Barrie**

Weston Consulting is the planning consultant for The Typhon Group Ltd., the owner of property at 272 Innisfil Street, abutting and in proximity to the above-cited properties. Our client's lands (and those properties cited above) are within the Urban Growth Centre and designated City Centre Commercial in the current City of Barrie Official Plan. Our client recently received a rezoning through the passing of By-law 2020-073 to the Transition Centre Commercial 2 – Special Provisions, Hold (C2-2)(SP595)(H-149) Zone, which permits a residential development at a maximum height of 17 storeys with a maximum Gross Floor Area of 400% of lot area. Our client has recently completed a Pre-Consultation Meeting with City staff (File D28-086-2021) for a future Site Plan Control application to permit development in accordance with the zoning.

The September 21, 2021 draft of the City's new Official Plan includes our client's property at 272 Innisfil Street and the Tonlu Holdings Ltd. ("Tonlu") properties at 41 & 43 Essa Road and 259 & 273 Innisfil Street within the Allendale Major Transit Station Area (MTSA) and all these properties are proposed to be designated High Density. The Tonlu properties at 17 and 27 Jacob's Terrace are also within the MTSA and proposed to be designated Medium Density.

We have reviewed the above-cited applications and supporting information from the City's web site and note that the Tonlu rezoning application for 17 and 27 Jacob's Terrace to the west of our client's property, proposes two residential towers at heights of 24 and 26 storeys, and that the rezoning application for 41 & 43 Essa Road and 259 & 273 Innisfil Street proposes four residential towers at heights of 20, 29, 35 and 37 storeys.

It is important to distinguish our client's property versus the Tonlu properties in terms of planning status. Our client's property has proceeded through a recent rezoning under the current Official Plan and our client is preparing to file a site plan application to allow development to proceed. However, the Tonlu properties require a rezoning prior to proceeding to the site plan application stage. In reviewing the Tonlu rezoning applications, we have the following concerns:

- Within the September 21, 2021 draft of the City's new Official Plan, the Tonlu applications comprise a relatively large amount of the remaining lands that can be developed within the MTSA which are proposed to be designated High Density. The applications request a rezoning to permit almost entirely residential uses (134,325 sq m residential/amenity GFA of 135,428 sq m total GFA), with minimal amounts of retail/commercial and community space as the remainder. Policy 2.2.4.9 of the Provincial Growth Plan 2020 requires that all MTSA be supported, where appropriate, by planning for a diverse mix of uses to support planned transit service levels and land uses and built form will be prohibited that would adversely affect the achievement of *transit-supportive* densities (high level of both residential *and* employment densities by definition). The MTSA policies of the draft Official Plan also provide this policy direction and require that within the Allendale MTSA, development shall help achieve an average minimum density target of 130 persons and jobs per hectare. The draft Official Plan's High Density and Medium Density designations implement the MTSA policies by permitting a diverse range of uses including Major Office (free standing office buildings with approximately 4000 sq. m floor space or greater or approximately 200 jobs or more). We are concerned that approval of the Tonlu applications in their present form will prejudice implementation of the City's new Official Plan and provincial Growth Plan policies for the Allendale MTSA, in terms of not ensuring an appropriate balance of employment uses with residential uses.
- From our discussions with City Planning Staff, we understand that draft traffic zone dwelling unit capacities have been developed by the City which will feed into the City's future Transportation Master Plan. Tonlu is seeking to rezone their sites for 1,841 units. The proposed rezoning for 17 and 27 Jacob's Terrace would allow buildings to a height of 26 storeys and a density of 618 uph and the proposed zoning for 41 & 43 Essa Road and 259 & 273 Innisfil Street would allow buildings to a height of 35 storeys and a density of 713 uph. Given our client's as-of-right zoning which results in a maximum height of 17 storeys and a density of 485 uph, has Tonlu demonstrated that there is capacity left to develop the remainder of the traffic zone at the densities proposed?
- The draft Official Plan designates the Tonlu properties at 17 and 27 Jacob's Terrace, abutting the west limit of our client's property, as Medium Density which permits a maximum height of 12 storeys and a maximum density of 300 uph and which requires an appropriate transition to the low density uses further west. The Tonlu rezoning application does not conform, with heights of 24 and 26 storeys and a density of 618 uph, and while it does transition to existing low density uses to the south, it provides no transition in overall building heights between our client's High Density development and existing and planned low density uses on the west side of Anne Street South. In addition, between the 5th and 12th floors of the Tonlu proposal, floorplate sizes of the two buildings, range

from 1,000 to 1,668 sq m exceeding the draft Official Plan's 850 sq m maximum. Further, during our client's recent Pre-Consultation Meeting for Site Plan application, staff recommended a setback from the mutual property line of 12.5 m, whereas the Tonlu proposal provides only a 7.18 m setback.

- Section 4.5.8 of Zoning By-law 2009-141 requires principal uses to be setback a minimum 30 m from the BCRY Meaford Subdivision Secondary Main Rail Line, while the Tonlu proposed development provides only 15 m. We note that the Provincial Policy Statement 2020 provides policies that require the City to plan land uses in the vicinity of such transportation infrastructure that protect its long-term operation and economic role, and that the Provincial Growth Plan 2019, as amended, provides policies that recognize that transit planning and investment will be made to increasing the capacity of transit systems to support strategic growth areas such as the Allendale MTSA. Any reduction to the setback to the BCRY line, and any resulting constraints on its operation, must be considered in this context. In attempting to justify this reduced setback, Tonlu has submitted a Rail Safety Assessment Report. A private road with sidewalks have been proposed along the rail corridor within this setback, however there is no crash berm proposed. The ultimate setback to the rail corridor will have an impact on the deployment and configuration of buildings on the site and must be thoroughly assessed from a technical perspective. Additionally, as this is a public safety matter, we request that the submitted Rail Safety Assessment Report be peer reviewed.
- The proposed rezoning for 41 & 43 Essa Road and 259 & 273 Innisfil Street would permit two residential towers of 29 and 35 storeys with a 6 storey podium facing Innisfil Street. Our client's proposed development across the street comprises one tower of staggered height to 17 storeys with a 4 storey podium facing Innisfil Street. The Tonlu towers do not conform to the urban design policies for High-Rise Buildings in the draft Official Plan because the towers facing Innisfil Street are twice as long as deep with the long side facing the street and are therefore are not slender and do not minimize visual impact and provide for a better relationship between the neighbouring sites. The Tall Buildings and Height Control policies of the current Official Plan also prefer slimmer towers for these same reasons. The towers should be reoriented with the shortest side facing the street or be more squared which would reduce the visual impact. The proposal also does not conform to the draft Official Plan's Human Scale Design Policies because the 6 storey podium (as opposed to our client's 4 storey podium) is not a context-appropriate continuous built form and street frontage.
- The current Official Plan provides policies for Local Area Compatibility which encourage design elements that make use of height transitions between sites where taller buildings are located next to lower scale buildings. The height differential to the west of our client's site as proposed by the Tonlu application is 9 storeys and the differential as proposed by the Tonlu application on the east side of Innisfil Street is 18 storeys. The Tonlu applications do not provide appropriate transitions with our client's development as required by this policy.

- In our opinion, both rezoning applications if approved in their current form, would result in the over-development of the lands contrary to the Human Scale Design Policies of the draft Official Plan. This is evidenced by the excessive proposed building heights and densities, the reduced railway setback, the excessive podium height which is not context specific, and the imbalance of residential use at the expense of employment uses. There are no existing or planned developments in the area in the range of heights and densities as proposed by the Tonlu applications. The draft Official Plan policies indicate that the City will not support over-development and that notwithstanding the maximums and minimums permitted in the Plan, attention must be paid to appropriate transition between existing and planned land uses and built form, and an appropriate response must be provided to neighbourhood context.

Thank you for this opportunity to provide comment. We request to be notified of all public consultation sessions regarding these applications and provided notice of any decisions regarding same.

Yours truly,

Weston Consulting

Per:



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