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November 5, 2021

File no: D28-103-2021

Barrie ON
Planning Department

RE: 17 Jacobs Terr

I reviewed the above-mentioned project and in accordance with Canada Post Corporation mail delivery policies, the above-mentioned project will receive mail delivery to a centralized mail facility via lock box assembly or mailroom.

The centralized mail facility is to be supplied and installed at the owner expense. The centralized mail facility is to be installed in accordance with Canada Post standards.

If the building has more than 100 units a mailroom will be required.

If you have any questions or require more information do not hesitate to contact the undersigned.

Thank you

Cole Dashnay
Delivery Planning Officer
Canada Post
PO BOX 8037 OTTAWA T CSC
Ottawa, Ont. K1G 3H6



Sent via e-mail: Celeste.Kitsetmetry@barrie.ca

November 9, 2021

Municipal File No: D30-13-2021

LSRCA File No.: OP-93910-100421

Celeste Kitsetmetry
Planner
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Dear Ms. Kitsetmetry,

Re: Application for Zoning By-law Amendment, 17 Jacobs Terrace, Road, City of Barrie

LSRCA staff have reviewed the above-noted applications for Zoning By-law Amendment. We understand the purpose and effect of this application is to permit the development of a 2-tower U-shaped building built on top of a 4-storey above grade garage. It is understood that an associated Zoning By-law Amendment is proposed for 259 Innisfil Street and 41-43 Essa Road as part of the overall proposal. These planning comments are specifically addressing the proposal for 17 Jacobs Terrace. Separate LSRCA review and comments are anticipated for 259 Innisfil Street and 41-43 Essa Road.

Documents Received and Reviewed by Staff

Staff have received and reviewed the following documents submitted with this application:

- Urban Design Report prepared by Innovative Planning Solutions dated August 2021.
- Planning Justification Report prepared by Innovative Planning Solutions dated August 2021.
- Preliminary Geotechnical Investigation prepared by DS Consultants LTD dated August 5, 2021.
- Hydrogeological Investigation prepared by DS Consultants LTD dated August 10, 2021.
- Functional Servicing Report prepared by Tatham Engineering dated August 19, 2021.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 179/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Recommendation

LSRCA has no objection to the proposed works. The proposal for 17 Jacobs Terrace will require a Stormwater Management Report inclusive of a water balance and phosphorus budget. At the time of Site

Plan Approval, LSRCA will review the Application for phosphorus offsetting and water balance offsetting only.

Site Characteristics

Existing mapping indicates that the subject property located at 17 Jacobs Terrace is not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act*.

- The property is currently designated City Centre in the City of Barrie's Official Plan Schedule A and Commercial in Schedule B
- The property is currently zoned Light Industrial (LI) in the City of Barrie's Comprehensive Zoning By-law 2009-141. A Zoning By-law Amendment is requested to rezone the subject lands to the 'Transition Centre Commercial - 2 Special Provision (C2-2 (SP-XXX))' zone.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the application through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement. The site is not within the vicinity of any natural hazards and is therefore consistent with Section 3.1 of the PPS.
2. LSRCA has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 179/06. This regulation, made under Section 28 of the *Conservation Authorities Act*, enables conservation authorities to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Development taking place on these lands may require permission from the conservation authority to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. LSRCA also regulates the alteration to or interference in any way with a watercourse or wetland. The site is not within a regulated area and will therefore not require any permits from LSRCA.

Advisory Comments

3. LSRCA has reviewed the application through our responsibilities as a service provider to the City of Barrie through our role as a public body, pursuant to the *Planning Act*. The proposal will result in the construction of a 2-tower U-shaped building built on top of a 4-storey above grade garage. The building will consist of 565 residential units. The proposal meets the definition of Major Development as defined by the Lake Simcoe Protection Plan (LSPP) and the Lake Simcoe Phosphorus Offsetting Plan (LSPOP). Subject to DP-4.8 of the LSPP, the Applicant will be required to submit a stormwater management report inclusive of a water balance and phosphorus budget. LSRCA will review this report at the time of detailed design (Site Plan).

Summary

The proposal meets the definition of major development as defined by the Lake Simcoe Protection Plan (LSPP) and the Lake Simcoe Phosphorus Offsetting Policy (LSPOP). Therefore, the applicant will be required to submit a stormwater management report, phosphorus budget and water balance to the satisfaction of LSRCA. LSRCA will review this report at the time of detailed design (Site Plan).

Should you have any questions, please contact the undersigned

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Filson', written in a cursive style.

Shawn Filson
Planner 1, Planning and Development

November 8th, 2021

Celeste Kitsemetry
Senior Planner
Development Services Dept.
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON
L4M 4T5

FILE NO's.: D30-013-2021

NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC
MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT
17 & 27 JACOBS TERRACE
CITY OF BARRIE

Dear Celeste Kitsemetry:

Thank you for circulating notification with respect to a Notice of Complete Application and Notice of Public Meeting with Respect to a proposed Zoning By-law Amendment pertaining to lands municipally addressed as 17 & 27 Jacob's Terrace to enable the development of two residential towers, 24 & 26 storeys in height for a total of five hundred and sixty-five (565) dwelling units.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Additionally, staff note the historic industrial context of the surrounding lands, hence as the area converts from industrial to residential uses the overall neighbourhood structure will need to have regard for safe pedestrian walkability and connectivity. Staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote active transportation.

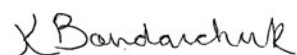
Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- If school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

- Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.
- Once the Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.
- Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment