

To: legislative and court services

Date: November 19, 2021

Re: File #D30-016-2021

Please accept this submission on behalf of the property owners adjacent to the property for which a development proposal identified by file number D30-016-2021 has been filed.

We require being included in ongoing communication over the course of the development application process.

Prime concern is the need for a rear boundary barrier that must be a part of the agreed upon site plan for the development as well as during construction and enforced by the City of Barrie

There is currently a mix of chain-link fencing separating the proposed development site along the rear boundaries of 45, 49, 51-57, 63 and 81 Essa Rd., Barrie, ON

The concern is the need for the usual debris/privacy fencing or netting along the rear boundary of the abovementioned properties. The temporary barrier should be high enough (8 feet) to prevent debris, dust, trespassers and all else that may spill, blow or fall across rear boundary lines during site preparation, initial and ongoing construction. **Note; 49 Essa Rd. has already experienced a loader bucket dumping of fill against the rear boundary fence**

On this point for the neighbouring buildings on Essa Rd. during demolition of the development sites former buildings;

- 1- rooftop and ground mounted HVAC units, were susceptible to excessive dust infiltration giving cause for increased maintenance service of air filtering systems requiring more frequent replacement than is the norm,
- 2- building exteriors require constant cleaning
- 3- windows require incessant cleaning
- 4- vehicles are consistently dust covered

It must be noted debris netting was not installed on the site before and during the demolition of the existing buildings currently underway at time of writing this message.

Further and most importantly the approved site plan must include a high solid concrete barrier fence installed across the rear boundaries of the above-noted property lines. The installation of such would benefit the residents and occupants of the completed development giving an aesthetic feature pleasing to the eye as well as protect the property owners on Essa Road generally adding to the gentrification process for the area.

Furthermore the neighbouring properties must have protection from and warrants from the developers to provide the property owners of the above mentioned addresses for protection and restitution for errant drainage during construction, structure damage as a result of movement and deformation of soil supporting foundations of the neighbouring buildings resulting from vibrations and soil movement caused by pile driving and excavation.

Please keep us informed

L. Brewer for Lavernon Inc. [REDACTED]

CONFIRM RECEIPT of THIS EMAIL

Larry Brewer
LAVERNON INC.

The act of communicating with Lavernon Inc. (LI) by way of e-mail communications is an express acknowledgment of the possibility that unauthorized third parties may view e-mail communications and is an express release of Lavernon Inc. and any (LI) signatory (original or electronic) of the correspondence/attachments from any associated liability. This email and any attached files transmitted with it may be privileged and/or confidential. If you are not the intended recipient, do not disseminate, disclose or copy this email. You are requested to please notify the sender of this misdirected email and delete this email from your system.

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.: D30-016-2021

NOTICE OF COMPLETE APPLICATION AND NOTICE OF PUBLIC
MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT
41 & 43 ESSA ROAD and 259 & 273 INNISFIL STREET
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 41 & 43 Essa Road and 259 & 273 Innisfil Street to enable the development of four (4) buildings at 20, 29, 35 and 37 storeys in height for an intended one thousand two hundred and seventy six (1,276) residential apartments with ground floor commercial along the Essa Road and Innisfil Street frontages.

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:

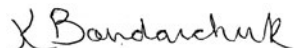
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board in the community is not guaranteed and students may be accommodated in temporary 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

Date: November 2nd , 2021

Attention: Celeste Kitsemetry

RE: Request for Comments

File No.: D30-016-2021

Related Files:

Applicant: Tonlu Holdings Ltd, Innovative Planning Solutions

Location 41 ESSA RD



Discover the possibilities

COMMENTS:

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

☒

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

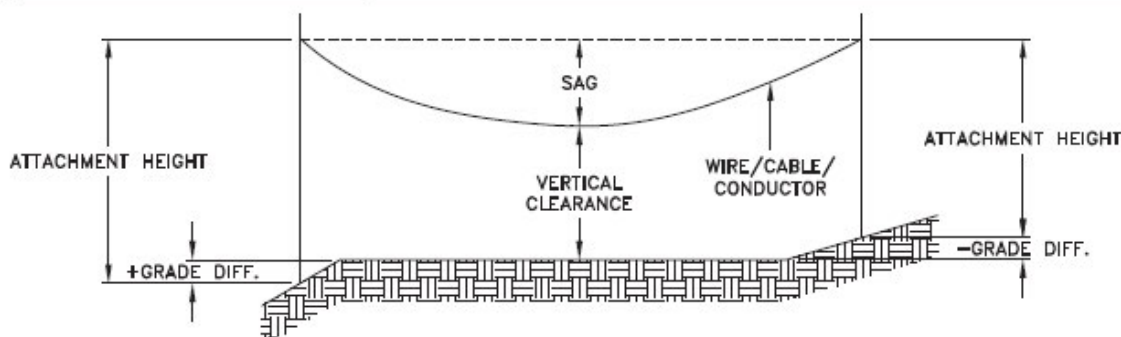
If more information is required, please contact:

Mr. Stephen Cranley
Supervisor, Distribution Design, ICI & Layouts (North)

Phone: 1-877-963-6900 ext. 31297

E-mail: [REDACTED]

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

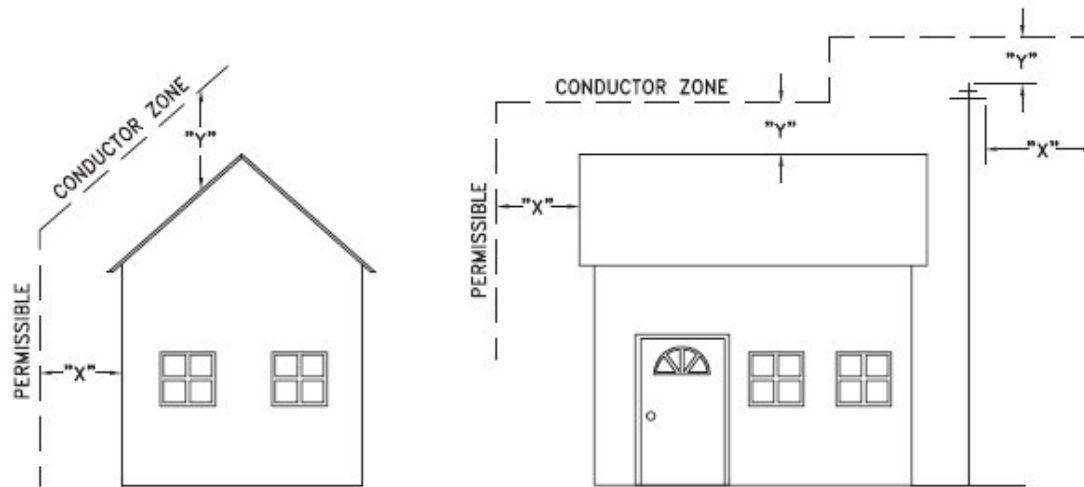
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	2010-MAY-05

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2-3-4\WG 03-4 RD May 5, 2010.dwg, 5/5/2010 9:27:02 AM, Adobe PDF



*From anywhere... De partout...
to anyone jusqu'à vous*

CANADA POST
P.O. BOX 8037 OTTAWA STN T CSC
OTTAWA ON K1G 3H6

POSTES CANADA
P.O. BOX 8037 OTTAWA SNT T CSC
OTTAWA ON K1G 3H6

November 8, 2021

File no: D28-104-2021

Barrie ON
Planning Department

RE: 41 Essa

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.kitsemetry@barrie.ca

November 18th, 2021

City of Barrie File No: D30-016-2021

LSRCA File No.: ZO-95202-110221

Celeste Kitsemetry, Senior Planner
Development Services - City of Barrie
70 Collier St.,
Barrie, ON
L4M 4T5

Dear Ms. Kitsemetry:

Re: Application for Zoning By-law Amendment
Owner: Tonlu Holdings Ltd.
Agent: Kyle Galvin, Innovative Planning Solutions (IPS)
41 & 42 Essa Rd., and 259 Innisfil St., Barrie

Thank you for circulating the subject application to the Lake Simcoe Region Conservation Authority (LSRCA) for review and comment. We understand that the purpose of this zoning by-law application is to amend the current zoning from 'Light Industrial' (LI) and 'Central Area Commercial' (C1-1) to 'Transition Centre Commercial with Special Provisions' (C2-2)(SP-XXX) to facilitate the development of four (4) buildings at 20, 29, 35, and 37 storeys in height intended for 1,276 residential apartments with ground floor commercial along the Essa Road and Innisfil Street frontages. The special provisions include, but may not be limited to, reducing the commercial use requirement to 5%, increase in height, decreased setback from the railway, reduced side yard setbacks and removal of the general requirement to comply with the residential zoning provisions for apartment dwellings.

Documents Received and Reviewed by Staff

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

- Notice Circulation (via email), received Nov. 1st, 2021
- Site Plan & Drawings Package, dated Sep. 24th, 2021
- Planning Justification Report, prepared by Innovative Planning Solutions (IPS), dated Sep. 2021
- Zoning By-law Amendment Text and Sketch (included as part of the Planning Justification Report, 2021)

Staff have 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 of the *Conservation Authorities Act*. LSRCA has also provided comments per our MOU with the City of Barrie. The application has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies. Finally, LSRCA has provided

advisory comments related to policy applicability and to assist with implementation of the South Georgian Bay Lake Simcoe Source Protection Plan under the *Clean Water Act*.

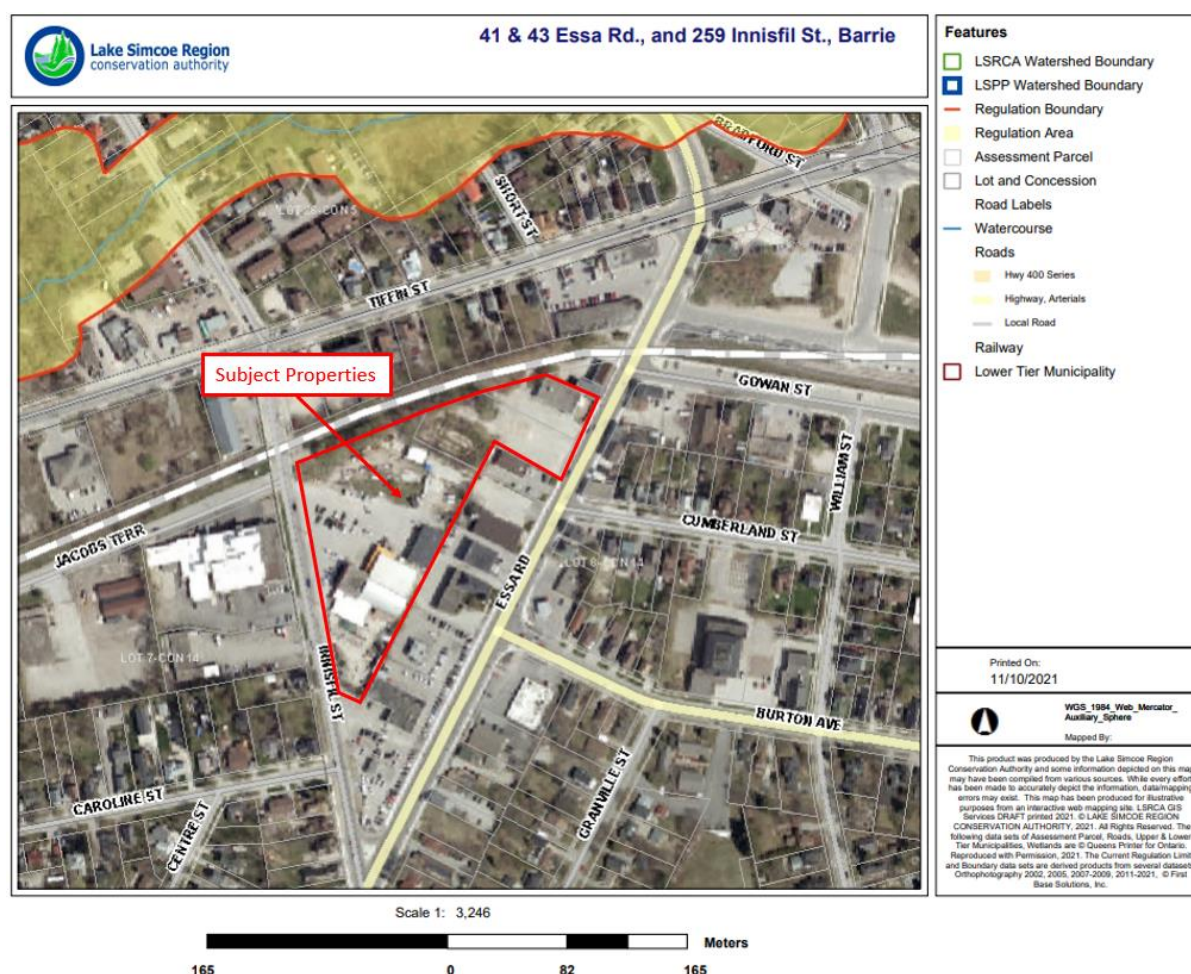
Recommendation

Based on our review of the submitted information in support of this application, we have no objection to the proposed zoning by-law amendment. We are satisfied from a watershed management perspective that this application is consistent with those applicable natural heritage and hazard policies of the PPS, and in conformity with the applicable provincial and local policies, including the LSPP. Please note that further technical review will be undertaken at the detailed design (Site Plan) submission.

Site Characteristics

The subject properties are outside of the regulated area of the LSRCAs, as per Ontario Regulation 179/06 of the *Conservation Authorities Act*.

The properties are currently designated as 'City Centre' on Schedule A of the City of Barrie Official Plan. 41 & 43 Essa Road are currently zoned as Light Industrial (LI) and Central Area Commercial (C1-1), where 259 Innisfil Street is currently zoned as Light Industrial (LI) only.



Delegated Responsibility and Statutory Comments:

1. LSRCA has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (2020). The application is consistent with Section 3.1 of the PPS.
2. LSRCA has reviewed the applications 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.

An LSRCA Permit is **not** required as part of this application, as no new development or site alteration is being proposed within a regulated area.

Advisory Comments

3. The LSRCA has reviewed the application through our responsibilities as a service provider to the City of Barrie in that we provide through our role as a public body, pursuant to the *Planning Act*.

Lake Simcoe Protection Plan (LSPP)

Designated policy 4.8 of the LSPP requires that an application for major development shall be accompanied by a Stormwater Management Report. This Report to include both a pre- and post-development water balance and pre- and post-development phosphorus budget, as per the LSRCA's Stormwater Management Guidelines, 2016. A Functional Servicing Report (FSR) was provided with this Zoning By-law Amendment application. Technical Comments relating to this Report from LSRCA Hydrogeology and Engineering will be presented under a separate cover. These comments are to be addressed in the future detailed design (Site Plan) submission.

Designated policy 6.40 of the LSPP requires that an application for major development, outside of the Oak Ridges Moraine area, shall be accompanied by a Hydrogeological Analysis. This analysis will need to demonstrate that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored. A Hydrogeological Investigation was provided with this Zoning By-law Amendment application. Technical Comments relating to this document from LSRCA Hydrogeology will be presented under a separate cover. These comments are to be addressed in the future detailed design (Site Plan) submission.

Summary

Based on our review of the submitted information in support of this application, we have no objection to the proposed zoning by-law amendment. We are satisfied from a watershed management perspective that this application is consistent with those applicable natural heritage and hazard policies of the PPS, and in conformity with the applicable provincial and local policies, including the LSPP. Please note that further technical review will be undertaken at the detailed design (Site Plan) submission.

Given the above comments, it is the opinion of the LSRCA that:

1. Consistency with Section 2.1 and 3.1 of the PPS has been demonstrated.

2. A permit under Ontario Regulation 179/06 is not required as part of the subject amendment.
3. Upon review of the submitted information in support of this Zoning By-law Amendment Application, it is determined that the proposed development is in conformity with those applicable policies of Provincial, and local plans. Technical comments related to hydrogeology and engineering will be provided under a separate cover, and may be addressed in subsequent submissions.
4. That the Owner shall pay all development fees to the LSRCA in accordance with the approved Fees Policy under the *Conservation Authorities Act*.

Should you have any questions concerning these comments, please do not hesitate to contact the undersigned (l.munnoch@lsrca.on.ca) referencing the above file numbers in any correspondence. Please advise our office of any decision made with regard to this matter.

Sincerely,

A handwritten signature in black ink, reading "Liam Munnoch". The signature is written in a cursive, flowing style.

Liam Munnoch
Planner 1
Lake Simcoe Region Conservation Authority

From: Alexandra Goldstein

Sent: November 2, 2021 2:42 PM

To: [REDACTED]

Subject: RE: Technical Review Circulation for D30-016-2021 at 41 ESSA RD

Good afternoon,

Thank you for the opportunity to review the subject Zoning By-Law Amendment application for 41 Essa Road. I note that the proposal is for a mixed-use development comprised of four residential buildings immediately adjacent to the Meaford Subdivision and within 300 meters of Metrolinx's Newmarket Subdivision (which carries Barrie GO Trail service) and Allendale Waterfront GO Station. While the primary commenting agency from a rail safety perspective would be the owner of the Meaford Subdivision, the subject site falls also falls within Metrolinx's 300 meter zone of influence. Please accept my comments on behalf of Metrolinx as outlined below. Please note that Metrolinx also provided comments back on 2018, attached:

- I am in receipt of the Environmental Noise and Vibration Feasibility Assessment prepared by Gradient Wind Engineers and Scientists dated September 21, 2021. I note that the Study does not consider the Newmarket Subdivision as a rail noise source, however, due to the site's proximity (within 300 meters of Metrolinx's Newmarket Subdivision and Allendale GO Station), the Study shall be updated to reflect the most current data from the Newmarket Subdivision. The Study shall be reviewed and to the satisfaction of Metrolinx. The most current data can be obtained through our data portal at raildatarequests@metrolinx.com

Please note that prior to Site Plan Approval, the following conditions must be met:

- Metrolinx requires confirmation that the following warning clause will be included in all purchase and sale agreement for all units within 300 meters of the railway right of way:
Warning: Metrolinx and its assigns and successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that Metrolinx or any railway entering into an agreement with Metrolinx to use the right-of-way or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.
- The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings, in favour of Metrolinx.

Please let me know if you have any questions.

Kind regards,

ALEXANDRA GOLDSTEIN

Project Manager

Third Party Projects Review, Capital Projects Group

Metrolinx | 20 Bay Street | Suite 600 | Toronto | Ontario | M5J 2W3

T: 416-202-5708