



City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Final Planning Committee

Tuesday, November 23, 2021

7:00 PM

Council Chambers/Virtual Meeting

PLANNING COMMITTEE REPORT **For consideration by Barrie City Council on December 6, 2021.**

The meeting was called to order by Mayor, J. Lehman 7:02 p.m. The following were in attendance for the meeting:

Present: 11 - Mayor, J. Lehman
Deputy Mayor, B. Ward
Councillor, C. Riepma
Councillor, K. Aylwin
Councillor, A. Kungl
Councillor, R. Thomson
Councillor, N. Harris
Councillor, G. Harvey
Councillor, J. Harris
Councillor, S. Morales
Councillor, M. McCann

STAFF:

Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Committee Support Clerk, B. Thompson
Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Director of Development Services, M. Banfield
Director of Economic and Creative Development, S. Schlichter
Director of Finance/Treasurer, C. Millar
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Service Desk Generalist, K. Kovacs.

The Planning Committee met for the purpose of a Public Meeting(s) at 7:03 p.m.

Mayor Lehman advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meeting(s) should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the applications were advised to contact the Legislative and Court Services Department at cityclerks@barrie.ca. Mayor Lehman confirmed with the Director of Development Services that notification was conducted in accordance with the Planning Act.

21-P-027**APPLICATION FOR A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LIMITED - 80 BIG BAY POINT ROAD (WARD 8) (FILE: D30-014-2021)**

Darren Vella of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Draft Plan of Subdivision submitted by Innovative Planning Solutions Inc. on behalf of Tonlu Holdings Limited for lands known municipally as 80 Big Bay Point Road.

Mr. Vella discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- An aerial context of the site location;
- The Official Plan designation for the subject land;
- The current zoning and proposed rezoning;
- An illustration of the draft plan of subdivision site location;
- The statistics of the site location and proposed development;
- The studies completed in support of the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed location.

Ward 8 Councillor, J. Harris asked questions of clarification to Mr. Vella and City staff and received responses.

VERBAL COMMENTS:

No verbal comments were received.

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated November 15, 2021.
2. Correspondence from Bell Canada dated November 23, 2021.

3. Correspondence from Ministry of Transportation (MTO) dated November 1, 2021.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 12/6/2021.

21-P-028**APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LIMITED - 17 AND 27 JACOB'S TERRACE (WARD 8) (FILE D30-013-2021)**

Darren Vella from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Tonlu Holdings Ltd., for lands known municipally as 17 and 27 Jacob's Terrace.

Mr. Vella discussed slides concerning the following topics:

- The site context and surrounding areas;
- The proposed location in proximity to heritage attributes;
- Photographs of the current site location;
- The Official Plan designation for the subject lands;
- The current zoning and proposed rezoning;
- A conceptual elevation of the proposed development;
- A rendering illustrating the development proposal;
- The statistics of the proposed development;
- Photographs of pedestrian focused social spaces and new community space;
- The community consultation process; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

Ward 8 Councillor, J. Harris asked questions of clarification to Mr. Vella and City staff and received responses.

VERBAL COMMENTS:

1. **Christine Cezar, 19 Granville Street** discussed her concerns related to the amount of parking spaces in the proposed development and that no discussion about the parking for the businesses, their employees and patrons are noted in the development proposal. Ms. Cezar explained that she felt this large development would increase the amount of traffic to the neighbourhood and would impact the environment through vehicle emissions in the area.

2. **Doug Parker, 233 Innisfil Street, Unit 11** advised that he was in favour of the proposed development as it would provide more housing for the community. He commented that the proposed improvements to the neighbourhood would bring more people, more diversity to support local business that may choose to locate to the area.
3. **Cathy Colebatch, 97 Cumberland Street** questioned the number of units and occupancy rates in the proposed development. She discussed concerns related to infrastructure, water, sewers, roads and controlling traffic on smaller nearby streets in the vicinity of the site location. Ms. Colebatch questioned what the special provisions are in the proposed development.
4. **Arnie Ivsins, 43 Alfred Street** advised he felt that based on the traffic flow of Anne Street and Essa Road and the developer traffic ratios in the proposed development the current infrastructure could not support the additional traffic. He explained that Tiffin Street is an arterial road and there are currently not a lot of businesses located in the area. Mr. Ivsins agreed that the property does need to be developed but had concerns with the height of the buildings and the privacy impacts on the abutting properties located on Caroline Street. He noted that this location of the City is a heritage neighbourhood.

WRITTEN COMMENTS:

1. Correspondence from Canada Post dated November 5, 2021.
2. Correspondence from the Simcoe County District School Board dated November 8, 2021.
3. Correspondence from the Lake Simcoe Region Conservation Authority dated November 9, 2021.
4. Correspondence from Weston Consulting dated November 11, 2021.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 12/6/2021.

21-P-029

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF TONLU HOLDINGS LTD. (41 AND 43 ESSA ROAD LIMITED, 2831513 ONTARIO CORP.) - 41 AND 43 ESSA ROAD AND 259 AND 273 INNISFIL STREET (WARD 8) (FILE: D30-016-2021)

Darren Vella of Innovative Planning Solutions Inc advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc. on behalf of Tonlu Holdings Ltd. (41 and 43 Essa Road Limited, 2831513 Ontario Corp), for the lands known municipally as 41 and 43 Essa Road, and 259 and 273 Innisfil Street.

Mr. Vella discussed slides concerning the following topics:

- The site context;
- The proposed location in proximity to heritage attributes;
- Photographs of the current site location;
- The Official Plan designation for the subject lands;
- The current zoning and proposed rezoning;
- A conceptual elevation of the proposed development;
- Renderings illustrating the development proposal;
- The statistics of the proposed development;
- Photographs illustrating examples of the New Transit Connection (Woonerf) and Commercial and Retail Space;
- An aerial photograph of Barrie's Skyline, current site location and surrounding areas;
- The community consultation process; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She reviewed the public comments received during the neighbourhood meeting. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the proposed application.

VERBAL COMMENTS:

1. **Chris Franco 15 Cumberland Street** advised that he is in support of the proposed development as it will bring the needed modernization to this particular area of the City. He explained how he has properties located in the vicinity of the site location and that the developer needs to obtain the appropriate zoning to move forth with the project. He discussed the number of units proposed in the development. Mr. Franco provided a suggestion for the developer to contact the County of Simcoe to discuss affordable housing residential unit options.

Mr. Franco discussed the amount of parking spaces in the proposed development and questioned if an environmental impact study has been completed detailing what type of carbon footprint this development brings to the Community, whether vehicle charging stations would be available and if this project would be considered carbon neutral.

Mr. Franco advised that he felt by reducing the landscape buffer it would provide more greenspace for the development. He provided comments related to rail line setbacks, special provisions in the applications and protecting the tree canopy.

2. **Cathy Colebatch 97 Cumberland Street** explained she is happy to see development proposed for this area of the City. She discussed concerns related to the height and number of buildings, the density, parking spaces and design of the proposed development. She also discussed the number of proposed buildings, the number of occupants and volume of traffic. Ms. Colebatch advised of her concerns related to the capacity at this density rate which in her opinion could not be supported by the neighbourhood. She commented on the overall vision for the neighbourhood, the capacity and whether the current infrastructure would support the size of development.

Ms. Colebatch discussed the special provisions proposed in the application and her concerns related to the reduced commercial spaces. She advised that she felt the neighbourhood is looking forward to bringing commercial businesses to this area. Ms. Colebatch suggested more greenspace is needed for this proposed development. She explained that Shear Park is extremely busy without any growth in the neighbourhood. Ms. Colebatch questioned the anticipated growth in this neighbourhood and the schools, parks and recreation facilities that would be utilized by these new residents.

Ms. Colebatch discussed her concerns related to the tree canopy, removal of trees and the rail corridor and protection or insurance against damage to historical properties in the vicinity of the proposed development. She described how the neighbourhood could feel the impact of the Lakeshore Drive reconstruction.

Ms. Colebatch referenced Councillor, S. Morales by saying “Be Bold” and she noted that one of the buildings in the proposed development should be affordable housing units and with controlled rent.

3. **Arnie Ivsins, 43 Alfred Street** described the streets in the neighbourhood of the proposed development, height of buildings and the historical buildings. He mentioned that this development would bring a major influx of people to a small area but he did have concerns with the parking for commercial businesses or residents. Mr. Ivsins discussed concerns related to access to the site location and the traffic on Gowan Street, Essa Road, Burton Avenue, Tiffin Street and Cumberland Street. He provided a suggestion of a grocery store or small businesses relocating to the area. Mr. Ivsins also noted his concerns related to traffic and access to Innisfil Street with both of the proposed developments along Innisfil Street and Jacob’s Terrace.

He felt that the trees along the railroad tracks in this proposed development should be protected against any potential derailments. Mr. Ivsins explained that if you happen to drive along the existing corridor that improvements are needed in this area of the City. He

agrees with affordable housing concept even if it is twenty-nine floors of a building as part the development.

4. **The Mayor called upon Naythan Nunes and he was unavailable at the time of the meeting.**
5. **Tom Drivas on behalf of Alpha Delta Gus located at 28-44 Essa Road** explained that he would like to see development in this area of the City but had concerns related to the height of the buildings, the overshadowing of neighbouring properties, and volume of traffic to the area. He noted that he felt the City needs to ensure the development is the right fit for the neighbourhood.
6. **Doug Parker 233 Innisfil Street, Unit 11** advised that he is in agreement with the concept of the development but does feel that a substantial portion of these buildings should be affordable housing. He commented that affordable housing units should be dispersed throughout the proposed development for people feel apart of the community. Mr. Parker explained that he does not consider the additional volume of residents to area as a problem but as an opportunity and benefit to the City and would provide more housing along with support for existing and potential new businesses in the neighbourhood. He advised that in his opinion parking would not be a concern as residents could use alternative modes of transportation such as walking or cycling to get to businesses. Mr. Parker suggested that infrastructure challenges need to be addressed in the proposed development.
7. **Arnie Ivsins** provided additional comments questioning whether the City still had the façade program and whether funds could be allocated for businesses to revitalize their stores to bring them back to their heritage settings.
8. **Christine Cezar, 19 Granville Street** commented on safety concerns related to the proposed development. She questioned whether the municipality would have the emergency resources available to fight a fire in a building of this height.

WRITTEN COMMENTS:

1. Correspondence from Alectra Utilities dated November 2, 2021.
2. Correspondence from Metrolinx dated November 2, 2021.
3. Correspondence from Canada Post dated November 8, 2021.
4. Correspondence from the Simcoe County District School Board dated November 8, 2021.
5. Correspondence from Weston Consulting dated November 11, 2021.

6. Correspondence from the Lake Simcoe Region Conservation Authority dated November 18, 2021.
7. Correspondence from Larry Brewer on behalf of Lavernon Inc. dated November 19, 2021.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 12/6/2021.

ENQUIRIES

Members of Planning Committee did not address any enquires to City staff.

ADJOURNMENT

The meeting adjourned at 8:49 p.m.

CHAIRMAN