



City of Barrie

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

Final Planning Committee

Tuesday, December 14, 2021

7:00 PM

Virtual Meeting

PLANNING COMMITTEE REPORT For consideration by Barrie City Council on January 17, 2022.

The meeting was called to order by Mayor, J. Lehman 7:01 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:

Committee Support Clerk, T. Maynard
Coordinator of Elections and Special Projects, T. McArthur
Director of Development Services, M. Banfield
Director of Finance/Treasurer, C. Millar
Director of Information Technology, R. Nolan
Executive Director of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Services Administrative Services Student, A. Hardy
Service Desk Generalist, K. Kovacs.

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

Mayor Lehman advised the public that any concerns or appeals dealing with the application that were the subject of the Public Meeting should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the staff report regarding the application 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-035 APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF SEAN MASON HOMES (405 ESSA) INC. - 405 ESSA ROAD (WARD 6) (FILE: D30-011-2021)

Vanessa Simpson of Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Sean Mason Homes (405 Essa) Inc. for lands known municipally as 405 Essa Road.

Ms. Simpson discussed slides concerning the following topics:

- An aerial photograph of the subject lands and surrounding areas;
- An overview on the approved developments located at 390 and 440 Essa Road;
- The existing area Official Plan designations and Zoning;
- The proposed site plan for the development;
- Conceptual renderings of the proposed development;
- An architectural rendering illustrating the angular plane;
- The proposed Zoning By-law Amendment;
- An overview of the comments and concerns received at the Neighbourhood Meeting;
- The revisions to the development proposal in response to the community consultation; 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. **Melissa Calliste, 42 Cityview Circle** advised she submitted a petition to the Legislative Services Department signed by a number of residents in opposition to the proposed development application for 405 Essa Road. She discussed her relocating to the City of Barrie, the neighbourhood she currently resides and the location of her property being near the proposed development. Ms. Calliste recognized the need for the property to be developed for growth development however should be in keeping with the surrounding neighbourhoods. She addressed her concerns related to the size, lack of parking and traffic safety associated to the road access from Essa Road and Cityview Circle.

Ms. Calliste advised that she feels this proposed development does not meet the City's Better Building Communities Plan and that the application is out of context for the site. She recommended that the Planning Committee oppose the development application.

2. **Ann Lemarquand, 21 Cityview Circle** advised that she is not opposed to additional housing and density, however she is opposed to the application. She discussed her concerns with the size and location, the close proximity to her property, the lack of privacy and mental health of her family, the entrance into the development causing traffic and pedestrian safety issues, increase traffic volumes, lack of parking, increased noise, and the potential vermin and garbage in the stormwater retention pond. She also addressed her concerns with the construction phase related to the constant noise and vibrations and the potential impacts to her property such as the home's foundation and the financial burden this could cause.

Ms. Lemarquand asked that the Planning Committee consider the devastating impacts the application would have on her family and the neighbourhood and deny the application.

3. **Wayne Doucette 75 Cityview Circle** discussed his concerns related to increases in noise pollution and volumes impacting residents, increased population density and traffic volumes and the removal of mature trees to buffer the noise pollution. He advised that noise pollution can impact people in many ways including physical issues, psychological issues, stress including sleep disorders and that the trees help combat noise pollution. He commented that any new purchasers would have options during the construction phase related to noise control but that the neighbours and those in Phase 2 of Sean Mason Homes Development would not have any recourse. Mr. Doucette addressed his concern with the location of the development being extremely close to Ms. Lemarquand property, and the potential impacts this could cause.

4. **David MacKenzie, 58 Cityview Circle** discussed comments from the Local Planning Appeal Tribunal (LPAT) decision related to the previous application for 405 Essa Road in comparison to the new application for the proposed development. He discussed concerns related to the appropriateness, the gradual transition, the buffering to the adjoining neighbourhood land uses and intensification corridors, the streetscape and design issues, the scale and height of buildings in relation to compatible built form, and the impact to the residents on Cityview Circle. Mr. Mackenzie quoted the late Al McNair a former Planner “this is a grotesque attempt to densify”.

Mr. Mackenzie advised of his concern with Phase 1 of the Sean Mason Homes Development still having unresolved issues and the proposed development being out of context and should have an appropriate density inline with the existing neighbourhood.

5. **Danielle Hachborn, 211 Wellington Street East** discussed the City’s website promoting an age friendly community, recreation, green spaces, inclusive city, and active transportation goals. She advised that in her opinion the health and well-being of the residents should be considered for urban intensification developments meeting the intensification targets and planning goals.

Ms. Hachborn addressed concerns with the development related to active transportation, additional traffic contributing to congestion reducing air quality, sidewalks, traffic and pedestrian safety for Essa Road and Cityview Circle and the removal of mature greenspaces and trees. She commented that the plans submitted for the application do not suggest the development would promote streetscape improvements and that she felt the proposal has the potential to not promote an inviting atmosphere or sense of community limiting the ability to create a community cohesion between the new residents and the established neighbourhoods.

Ms. Hachborn asked that Planning Committee ensure high quality aesthetically and inviting developments that support and encourage safe active transportation to enhance the health of the residents and the appeal of the City.

6. **Frances Hachborn, 44 Cityview Circle** discussed concerns related to the age of the Cityview Circle storm management pond in relation to the *Ontario Water Resources Act*, the minimal greenspace and climate change, the flow and volume of stormwater run off and the potential for flooding from the pond to neighbouring properties and the property setbacks. She questioned whether any low impact development mitigation measures have been considered related to bioswales, rain gardens and infiltration galleries.

Ms. Hachborn addressed further concerns related to tree removal, preserving species, habitats and greenspaces and the privacy of the neighbours. She questioned whether an Environmental Impact Assessment had been completed as it takes decades for mature trees to grow. Ms. Hachborn advised that she felt the property should be designed with nature in mind to reduce climate change impacts and ecological footprint for better sustainability.

7. **Margaret Ellis, 47 Cityview Circle** advised that she was speaking on behalf of several concerned citizens in Barrie. She acknowledged her awareness of the City's need for future growth and development. Ms. Ellis discussed her concerns with the entranceway of the development being directly across the street from a plaza, and traffic safety concerns for vehicles and pedestrians due to increases in traffic volumes, especially on Ferndale Drive, Stroud Place and the surrounding streets.

Ms. Ellis discussed the traffic study submitted by the applicant and that she felt the traffic projections are inadequate and do not reflect the increase in traffic from the Harvey Road overpass and the four new developments within Essa Road and Ferndale Drive. She advised of the number of accidents taken place during the last 24 months due to increases in traffic.

Ms. Ellis advised that in her opinion the proposed development does not address the citizen concerns received from the previous proposal or discussed during the Neighbourhood Meeting, the development is too large to fit on the subject lands. She asked that the application not be approved and to consider a development right for the location for the safety and well-being of the community.

8. **Aaron McClure, 87 Cityview Circle** advised of his concerns with the servicing reports submitted by the applicant in relation to fire safety, the access into the development, the height of the buildings and fire hydrants meeting the needs of an 8-storey building.
9. **Ian Hunter, 73 Cityview Circle** provided his background and relevant experience in the construction industry. He discussed the reports submitted in support of the 2017 application and the 2021 proposal. Mr. Hunter advised that he felt the proposed development contains a complex structure, should require engineering input, and have experienced construction professionals undertaking a building of this magnitude to ensure it meets the Ontario Building Code regulations. He discussed concerns related to mature trees and retaining walls, access for emergency vehicles, infrastructure such stormwater and sanitary sewers, snow storage, geotechnical subservice water collection, the impacts to the Lake Simcoe Watershed due to sediment from construction, and the shadowing of buildings and architectural renderings that are skewed.

Mr. Hunter advised he felt that the projections in the 2019 Traffic Report do not adequately reflect the increase in traffic, especially since the completion of the Harvey Road overpass. He noted that the word “accident” does not appear in the Report, and that a Construction Impact Report should be completed highlighting the impacts to operations in the area.

10. **Graeme Montgomery 53 Cityview Circle** advised that he is advocating for the residents in Phase 1 and Phase 2 of the Sean Mason Home Developments. He described the old farmhouse located on the property at 405 Essa Road that was demolished. He questioned whether a historical impact assessment had been completed, was the Heritage Barrie Committee notified and any archeological studies conducted on the site due to the historic reference of the site to the Huron Wendat Village and Harvey Veteran’s Woods. He discussed the issues residents experienced with Phase 1 and Phase 2 such as delays in planting of trees, snow storage and removal, and inadequate parking.

Mr. Montgomery addressed concerns with inadequate parking, traffic, proposed amenity spaces, lack of greenspace, parking for Commercial units, safety concerns and overflow and overnight parking on Cityview Circle. He advised that residents in Phase 1 and Phase 2 purchased their units with the understanding there would be townhouses not and an 8-storey building.

In conclusion, Mr. Montgomery advised that residents are looking forward to being part of the solution, working on the application collaboratively and being part of the intensification for the City while ensuring the land is developed in a safe and constructive manner.

11. **Stephen Twiss 38 Cityview Circle** advised that he is speaking on behalf of his family and neighbours and that they are not opposed to development at 405 Essa Road however a low-density development would be more appropriate for the neighbourhood.

Mr. Twiss discussed the Planning Justification Reports submitted with the previous 2017 application for 405 Essa Road and compared the lots sizes of Phase 1, Phase 2 and the new application submitted by Sean Mason Homes. He discussed concerns related to sensitive intensification, transition and integration with existing neighbourhoods, character and context of the site including height and size, privacy and buffering with existing neighbourhoods for their front-yard and backyards, preservation of mature trees, placement of windows, access to Cityview Circle and increased traffic.

In conclusion, Mr. Twiss advised that in his opinion the new proposal is aggressive and out of context for this site.

12. Mayor Lehman called upon Shirman Calliste to provide comments and Mr. Calliste was not present.
13. Mayor Lehman called upon Carl Buchheit to provide comments and Mr. Buchheit was not present.
14. **Marissa Handley, Skelton Brumwell and Associates, 93 Bellfarm Road, Suite 107** advised that Skelton Brumwell and Associates have been retained by a group of City of Barrie residents in opposition to the proposed development submitted by Sean Mason Homes at 405 Essa Road.

Ms. Handley explained that the objective of the retainer is to do a peer review of the supporting studies and author reports associated to the application for the Zoning By-law Amendment at 405 Essa Road.

Ms. Handley advised that her clients have articulated several concerns with the proposed development and that Skelton Brumwell and Associates will be providing a report to City staff with those comments and concerns. She noted that the consultant and applicant have been notified of their intentions.

15. **Stephen Trotter, 12 Primrose Crescent** provided a brief overview of his experience with the first development application for the subject property. He advised that in his opinion he felt that a lot of good work had been completed by staff in Development Services related to the 2017 application and approved by the Local Planning Appeal Tribunal (LPAT). Mr. Trotter commented that the new proposal for 405 Essa Road is all wrong and does not align with the existing neighbourhood. He discussed his concerns related to the scale, scope and massing of the proposal being out of context for the site. Mr. Trotter quoted the words in relation to intensification "just because you can does not mean you should".

Mr. Trotter encouraged members of Council to not support the application for a development of this magnitude and reinforce support for the approved 2017 development application.

Ward 6 Councillor, N. Harris asked questions of clarification to Ms. Simpson and City staff and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from Alectra Utilities dated October 26, 2021.
2. Correspondence from Lake Simcoe Region Conservation Authority dated November 24, 2021.

3. Correspondence from the Simcoe County District School Board dated November 24, 2021.
4. Correspondence from the Simcoe Muskoka Catholic District School Board dated November 22, 2021.
5. Petition received December 7, 2021.

This matter was recommended to City Council for consideration of receipt at its meeting to be held on 1/17/2022.

ENQUIRIES

Members of Planning Committee addressed enquires to City staff and received responses.

ADJOURNMENT

The meeting adjourned at 8:57 p.m.

CHAIRMAN