

Legislation Details

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File created:	11/15/2021	In control:		City Council	
On agenda:	12/6/2021	Final action:		12/6/2021	
Title:	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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM3 Notice - 41&43 Essa Rd 259&273 Innisfil St, 2. ADDITIONS - PM3 Presentation 41&43 Essa Rd 259 & 273 Innisfil St, 3. PM3 Memo - 41&43 Essa Rd 259&273 Innisfil St, 4. PM3 Correspondence - 41&43 Essa Rd 259&273 Innisfil St, 5. ADDITIONS PM3 Correspondence - 41 43 Essa Road and 259 273 Innisfil St

Date	Ver.	Action By	Action	Result
12/6/2021	3	City Council	Received	
11/23/2021	2	Planning Committee	recommended for receipt	