

Legislation Text

File #: 21-P-028, Version: 2

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.