

Legislation Details (With Text)

File #:	17-A-101	Version:	2	Name:	
Type:	Deputation	Status:		To Be Introduced	
File created:	9/13/2017	In control:		City Council	
On agenda:	9/18/2017	Final action:		9/18/2017	
Title:	DEPUTATION BY ROBB MEIER REGARDING MOTION 17-G-211, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1).				

Mr. Rob Meier provided a deputation in opposition to motion 17-G-211 concerning the Applications for an Official Plan Amendment and a Zoning By-law Amendment - 37 Johnston Street. Mr. Meier remarked that he felt the proposed development represented a responsible and exciting development opportunity due to its proximity to transit, the North Shore Trail and many amenities. He summarized the growth targets set by the Province. He advised that he was disappointed by recent decisions of Council to rule against necessary intensification in other developments including one in the vicinity of the south Barrie GO Station. Mr. Meier highlighted the Provincial intensification targets in the vicinity of GO Station. He summarized changes to the Provincial intensification targets that took effect on July 1, 2017, including requirements associated with greenfields. He stated that he believed City Council is unaware of the new targets and noted recently approved applications that not meet the new targets. Mr. Meier discussed the current Official Plan Review and the benefit of having an updated document for reference as well as the requirement for higher intensification in the south end.

Mr. Meier noted that City Council should not deny development due to people getting up in arms. He detailed the original proposal, noting that it is only one building and would assist in achieving the intensification targets. Mr. Meier discussed the associated rental opportunities, noting that not many firms build rental units and the benefit the development would have to the rental crisis in Barrie. He remarked that there would be an increase in traffic, regardless of the development as more people moved to the city. Mr. Meier commented that he felt that the parking study indicated there was sufficient parking for the proposed development and the concerns raised by residents concerning overflow parking were unfounded. He stated that potential residents of the development would have lower trip generation per unit, as the area is well served by transportation and that comments concerning overcrowding and congestion were not supported by professional studies completed in support of the application.

Mr. Meier indicated that he realized the situation was an emotional one, but he believed that Council should base its decision on facts. Mr. Meier discussed issues associated with the tree loss, where the potential 400 residents would reside and the provision of affordable housing. He questioned what was meant by overcrowding, since amenities and services are available in the area. He stated that he believed the potential changes to the neighbourhood resulting from the development would not be substantial. Mr. Meier noted that many would feel that it is a luxury to live in an area with so many amenities, which is something that many renters do not enjoy. He noted that the proposed development would be accessible for those with mobility issues, and benefit for aging loved ones. Mr. Meier listed the many benefits a new development would offer the City and reiterated the required growth targets outside of the Urban Growth Centre by 2031. In closing, he requested that members of City Council reconsider their position and support the original staff recommendation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 170918 Deputation - 37 Johnson Street.pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPUTATION BY ROBB MEIER REGARDING MOTION 17-G-211, APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 37 JOHNSON STREET (WARD 1).

Mr. Rob Meier provided a deputation in opposition to motion 17-G-211 concerning the Applications for an Official Plan Amendment and a Zoning By-law Amendment - 37 Johnston Street. Mr. Meier remarked that he felt the proposed development represented a responsible and exciting development opportunity due to its proximity to transit, the North Shore Trail and many amenities. He summarized the growth targets set by the Province. He advised that he was disappointed by recent decisions of Council to rule against necessary intensification in other developments including one in the vicinity of the south Barrie GO Station. Mr. Meier highlighted the Provincial intensification targets in the vicinity of GO Station. He summarized changes to the Provincial intensification targets that took effect on July 1, 2017, including requirements associated with greenfields. He stated that he believed City Council is unaware of the new targets and noted recently approved applications that not meet the new targets. Mr. Meier discussed the current Official Plan Review and the benefit of having an updated document for reference as well as the requirement for higher intensification in the south end.

Mr. Meier noted that City Council should not deny development due to people getting up in arms. He detailed the original proposal, noting that it is only one building and would assist in achieving the intensification targets. Mr. Meier discussed the associated rental opportunities, noting that not many firms build rental units and the benefit the development would have to the rental crisis in Barrie. He remarked that there would be an increase in traffic, regardless of the development as more people moved to the city. Mr. Meier commented that he felt that the parking study indicated there was sufficient parking for the proposed development and the concerns raised by residents concerning overflow parking were unfounded. He stated that potential residents of the development would have lower trip generation per unit, as the area is well served by transportation and that comments concerning overcrowding and congestion were not supported by professional studies completed in support of the application.

Mr. Meier indicated that he realized the situation was an emotional one, but he believed that Council should base its decision on facts. Mr. Meier discussed issues associated with the tree loss, where the potential 400 residents would reside and the provision of affordable housing. He questioned what was meant by overcrowding, since amenities and services are available in the area. He stated that he believed the potential changes to the neighbourhood resulting from the development would not be substantial. Mr. Meier noted that many would feel that it is a luxury to live in an area with so many amenities, which is something that many renters do not enjoy. He noted that the proposed development would be accessible for those with mobility issues, and benefit for aging loved ones. Mr. Meier listed the many benefits a new development would offer the City and reiterated the required growth targets outside of the Urban Growth Centre by 2031. In closing, he requested that members of City Council reconsider their position and support the original staff recommendation.