

Legislation Details

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File created:	2/7/2019	In control:		City Council	
On agenda:	3/4/2019	Final action:		3/4/2019	
Title:	APPLICATION FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF BARRIE LOCKHART ROAD GP INC. - 400 LOCKHART ROAD (WARD 9) (FILE: D14-1658 AND D12-440)				

Mr. Ray Duhamel of The Jones Consulting Group Ltd. on behalf of the Sorbara Group of Companies advised that the purpose of the Public Meeting was to discuss an application for a Plan of Subdivision and Zoning By-law Amendment for lands known municipally as 400 Lockhart Road.

Mr. Duhamel discussed slides concerning the following topics:

- * The background on the Sorbara Group of Companies;
- * An overview of the subject lands;
- * The Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Lake Simcoe Protection Plan;
- * The Master Plans that have been completed in support of the development in the area;
- * The Natural Heritage System for the Hewitt's Secondary Plan area;
- * The Hewitt's Secondary Plan;
- * The Hewitt's Master Plan;
- * The approved Conformity Plan;
- * The supporting reports and plans;
- * Documentation prepared in support of the proposed development;
- * The Draft Plan of Subdivision
- * The development statistics for the proposed development;
- * The Pedestrian Circulation Plan;
- * The requested amendments and special provisions to the Zoning By-law; and
- * The Tree Preservation Plan.

In closing Mr. Duhamel, discussed the concerns raised at the January 9, 2019 neighbourhood meeting and provided responses to some of the concerns that were identified.

Mr. Andrew Gameiro, Planner, Planning and Building Services advised that the application is currently undergoing a detailed technical review. Mr. Gameiro advised that there was an on-site meeting/walk held on February 15, 2019. He reviewed the primary comments from the public meeting as well as planning considerations that are under review. Mr. Gameiro advised of the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS:

1. Ms. Christine Arthur, 48 Thicketwood Avenue, shared her concerns associated with the possible increase of traffic on Thicketwood Avenue once it becomes a through street as a result of the new development. She expressed her concerns that the new development area is proposed to have a sidewalk on both sides of Thicketwood Avenue, but there is only a sidewalk on one side on the existing street. She observed that there seems to be no planned signalization or traffic mitigation planned in the area and that she is concerned as she feels that there would be an increased amount of traffic cutting through the subdivision as a result of the development. Ms. Arthur suggested that the proposed layout be modified to allow for pedestrian connections between the existing and the proposed neighbourhoods as well as the environmental protection lands. Ms. Arthur commented that

she felt that the area is not suitable for a bus route and that the proposed development is only benefitting the new residents and not the existing residents. Ms. Arthur advised that she believes that Fenchurch Manor would provide the necessary road connectivity and rather than Thicketwood Avenue becoming a through street. She also expressed her concerns about impacts to drainage in the area resulting from the proposed development.

2. Mr. Karl Walker, 11 Bartor Boulevard, advised that he is very concerned with the tree preservation and that he believes that the new lots backing onto the existing lots on Bartor Boulevard could be shortened to preserve more trees. He also expressed his concern that a drainage swale will be placed entirely on existing lots rather than the lot line.

3. Ms. Rhonda Wills, 22 Thicketwood Avenue, expressed her concerns that traffic will be coming from both directions on Thicketwood Avenue when it becomes a through street and this will create danger points within the area. She advised that she believes that more thought needs to be given to traffic on Thicketwood Avenue if it has sidewalk on just one side in the existing development.

4. Mr. Rob Meier, 110 Napier Street, shared his belief that bike lanes would be good for traffic calming.

5. Mr. Robert Downey, 1 Bartor Boulevard, shared his concerns about the impact that he feels that the proposed development will have on the elevation changes, fence location and the wooded area behind 1 - 5 Bartor Boulevard. He indicated that he believes that if the elevation was increased that the trees in the area would not survive. Mr. Downey also expressed his concern associated with the drainage and noted that his sump pump runs frequently and that the trees behind his property help with erosion and prevent water runoff. Mr. Downey indicated that dealing with this issue as the development is being built would be beneficial to the existing homeowners.

6. Mr. Jordan Neal, 30 Glenhill Drive, expressed his concern that the proposed development does not include an access onto Lockhart Road and the only access shown is from the existing subdivision to the west and a future development to the east.

7. Mr. Karl Walker, 11 Bartor Boulevard discussed his concerns associated with drainage in the area and the timing of the installation of sump pumps for existing residents.

8. Ms. Janet Jones, 27 Bartor Boulevard, advised that she believes tree preservation is very important and that many of the trees that are anticipated to be removed are in good condition. She also expressed her concerns associated with installation of sump pumps and possible drainage problems resulting from the proposed development.

Members of General Committee asked a number of questions of the Applicant's representative and City staff and received responses.

WRITTEN CORRESPONDENCE:

1. Correspondence from Lana, Ivan and Lyubomyr Marmush dated January 30, 2019.
2. Correspondence from Mike and Linda Kouba dated January 23, February 17 and 19, 2019.
3. Correspondence from Robert Downey dated February 5, 2019.
4. Correspondence from a resident dated February 6, 8 and 11, 2019.
5. Correspondence from Joanne Blouin dated February 19, 2019.
6. Correspondence from Patrick Harrington, Aird and Berlis LLP dated February 19, 2019.
7. Correspondence from Residents of Country Club Estates dated February 25, 2019.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM 190225 Notice -400 Lockhart Road, 2. PM 190225 Presentation - 400 Lockhart Road.pdf, 3. PM 190225 Memo - 400 Lockhart Road.pdf, 4. PM 190225 Correspondence - 400 Lockhart Road.pdf, 5. Additions - PM 190225 Correspondence 400 Lockhart Dr..pdf

Date	Ver.	Action By	Action	Result
3/4/2019	3	City Council	Received	
2/25/2019	2	General Committee	recommended for receipt (Section "C")	