

Legislation Text

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APPLICATIONS FOR AMENDMENTS TO THE ZONING BY-LAW AND DRAFT PLANS OF SUBDIVISION - SUBMITTED BY JONES CONSULTING GROUP LTD. ON BEHALF OF CRISDAWN CONSTRUCTION INC., PRATT DEVELOPMENT INC. AND 2303757 ONTARIO INC. - 793 AND 843 MAPLEVIEW DRIVE EAST AND 830, 864 AND 912 LOCKHART ROAD AND 103 SAINT PAUL'S CRESCENT (FILE: D12-426 AND D14-1623) AND PLAN 98, LOT 6 (FILE: D12-427 AND D14-1624)- SUBMITTED BY KLM PLANNING PARTNERS INC. ON BEHALF OF 1091369 ONTARIO LTD. - 883 MAPLEVIEW DRIVE EAST (FILE: D12-428 AND D14-1625) - BARRIE (WARD 10)

Mr. Ray Duhamel of Jones Consulting Group on behalf of Crisdawn Construction Inc., Pratt Development Inc. and 2303757 Ontario Inc. advised that the purpose of the Public Meeting was to review applications for amendments to the Zoning By-law and Draft Plan of Subdivision for 793 and 843 Mapleview Drive East and 830, 864 and 912 Lockhart Road, 103 Saint Paul's Crescent and Plan 98, Lot 6.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The properties in context of the Hewitt's Secondary Plan;
- The Hewitt's Master Plan;
- The approved Conformity Plan;
- The information prepared and submitted in support of the application;
- The proposed Draft Plan of Subdivision;
- The development statistics associated with the proposed Draft Plan of Subdivision;
- The pedestrian circulation plan;
- The Mapleview Drive Streetscape Plan and for the various frontage design;
- Sample building elevations and building types; and
- The proposed amendments to the Zoning By-law including the special provisions being requested.

Mr. Keith MacKinnon of KLM Planning on behalf of 1091369 Ontario Limited advised that the purpose of the public meeting was to review an application for amendments to the Zoning By-law and Draft Plan of Subdivision for the lands located at 883 Mapleview Drive East.

Mr. MacKinnon discussed slides concerning the following topics:

- The planning applications and supporting studies submitted;
- An aerial view of the site location and surrounding properties;
- The Hewitt's Secondary Plan Land Use schedule, development phases and Master Plan;
- The proposed Draft Plan of Subdivision;
- The requested amendments to the Zoning By-law; and
- The proposed sidewalk and pedestrian circulation plan.

Ms. Stacey Forfar, Manager of Growth Planning advised that the active technical review process for the three applications is underway and staff, the applicants and their consulting teams are working through a collaborative review process. Ms. Forfar highlighted the subdivision and site design considerations including new built forms, street design and layout. She reviewed infrastructure considerations including traffic management and pedestrian safety, low impact development standards and parks and trail network.

VERBAL COMMENTS

1. Ms. Josephine Martensson-Hemsted spoke on behalf of her father Mr. Gerald Van Amelsvoort of 2057 Lockhart Road. Ms. Martensson-Hemsted noted that she was impressed with presentation. She advised of her concerns related to the traffic on Lockhart Road, especially in front of 2057 as it is at the bottom of a steep hill. Ms. Martensson-Hemsted commented that there have been many close calls for accidents in the area. She indicated that this situation may worsen due to the increase in traffic density. She stated that she would like Council and Planning staff to look at this aspect closer. Ms. Martensson-Hemsted questioned whether on-street parking would be permitted along the narrower roads associated with the high density proposed for the north east part of development identified in the presentation concerning the first two applications. She expressed concerns to the reduced road width related to parking and snow removal and questioned if on-street parking would be permitted.

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

WRITTEN COMMENTS

1. Ballymore Building (Barrie) Corp., dated June 26, 2017.