

Legislation Text

File #: 18-G-054, Version: 2

APPLICATION FOR A ZONING BY-LAW AMENDMENT - THE JONES CONSULTING GROUP LTD. C/O RAY DUHAMEL ON BEHALF OF LOTCO LTD. (C/O GARO BOSTAJIN) - 70 DEAN AVENUE (WARD 9) (FILE: D14-1644)

Mr. Ray Duhamel of Jones Consulting Group on behalf of Lotco Ltd. advised that the purpose of the Public Meeting was to review an Application for a Zoning By-law Amendment for lands municipally known as 70 Dean Avenue.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photographs of the site location, context and surrounding uses;
- A photograph illustrating the existing property conditions;
- The approved Growth Plan and Provincial Policy Statement under *The Planning Act*, in context of the subject land;
- A map illustrating the City of Barrie's Official Plan;
- A map illustrating the Painswick Secondary Plan;
- A map illustrating the proposed Zoning By-law Amendment;
- The information prepared and submitted in support of the application;
- Renderings illustrating the context of the plan;
- Conceptual renderings illustrating the streetscape, the proposed building types and evaluations;
- The first Site Plan submitted with the application; and
- An alternative Site Plan that addressed the feedback received from City staff and the community.

Ms. Bailey Chabot, Planner provided details related to the application, the status of the technical review process, amendments to the proposed plan, the site design, and the requested site specific zoning provisions. She discussed the comments and concerns of the members of the public in attendance at the Neighbourhood Meeting held on March 1, 2018 and the anticipated timelines for the staff report regarding the application.

VERBAL COMMENTS

1. **Mr. Jeff Catlin, 18 Russell Hill Drive**, advised that he had questions related to the data provided within the presentation. Mr. Catlin questioned the indication of lower traffic volume periods in certain areas after the development is completed and that with a potential increase of 200 or more vehicles from the proposed development, why there are lower traffic volumes indicated. Mr. Catlin questioned the percentage low income residents. Mr. Catlin discussed his concerns related to not knowing the entire development concept upfront and that certain decisions of the proposal being addressed later on. Mr. Catlin commented that the changes made to the site plan after the neighbourhood meeting including changes to the road seem to result in slower traffic volumes on some streets and increased volumes on others. He commented potential traffic short cuts through the existing streets and that he felt the changes to the entrances and exits of the development, the shorter distances between entrances and the addition of bicycle lanes could potential cause higher volumes of traffic and safety hazards. Mr. Catlin questioned how this affects the area residents.

Mayor Lehman and Ms. Chabot provided a response to Mr. Catlin.

2. **Mr. Tom Lowry, 94 Dean Avenue**, commented on the positive aspects of the development including the designs of the architects, that he felt the development compliments the current neighbourhood. Mr. Lowry discussed the slope at the entrance to the underground parking garage and questioned if there will be a connecting walkway to the plaza. Mr. Lowry noted his concerns with the on-street parking, the long standing large dirt pile near the proposed development and the need for more sidewalks in the area.

Mr. Duhamel provided a response to Mr. Lowry questions.

3. **A resident of 86 Russell Hill Drive**, discussed his concerns associated with the number of buildings in the area and that the traffic is increasing drastically, resulting in danger for the community. He discussed his concerns associated with the buildings height, as he felt it would be an obstacle to his current view. He raised concerns associated with the recent increase in his property value. In closing the resident indicated that he felt that the development will not work in that area.

WRITTEN COMMENTS

1. Correspondence from Tom and Irene Lowry dated January 19, 2018
2. Correspondence from Enbridge Gas Distributions dated January 21, 2018.
3. Correspondence from Vivian Cree dated January 23, 2018.
4. Correspondence from Simcoe County District School Board dated February 5, 2018.
5. Correspondence from Lake Simcoe Region Conservation Authority dated February 5, 2018.
6. Correspondence from Becky and Rene Widauer dated February 27, 2018.
7. Correspondence from Cheryl Mohun dated March 1, 2018.
8. Correspondence from Irene Elliott dated March 2, 2018.
9. Correspondence from Jeff and Susan Catlin dated March 4, 2018.
10. Correspondence from Jennifer Moores dated March 13, 2018.
11. Correspondence from Beck and Rene Widauer dated March 13, 2018.
12. Correspondence from Cheryl Mohun dated March 15, 2018.
13. Correspondence from Carolyn Lazazzera dated March 17, 2018.