

Legislation Text

File #: 20-P-028, Version: 1

APPLICATION FOR ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - SUBMITTED BY CELESTE PHILLIPS PLANNING INC. ON BEHALF OF 428 LITTLE INC. - 428 LITTLE AVENUE AND 237 FOSTER DRIVE (WARD 8) (D14-1690, D12-452)

Ms. Celeste Phillips advised that the purpose of the Public Meeting was to review an application for a Zoning By-law Amendment and a Draft Plan of Subdivision by Celeste Phillips Planning Inc., on behalf of 428 Little Inc. for lands known municipally as 428 Little Avenue and 237 Foster Drive, Barrie.

Ms. Phillips discussed slides concerning the following topics:

- A map showing the location of the subject lands and surrounding area;
- The site context;
- The current Official Plan Designation;
- The current Zoning for the property;
- The proposed site plan;
- The proposed elevations for the development;
- The landscape plan;
- The technical reports prepared in support of the application;
- The application in context with City Policy and comments from the Neighbourhood meeting; and
- A chart illustrating the current and proposed zoning provisions.

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 application.

VERBAL COMMENTS

1. **Juanita Cheveld, 422 Little Avenue** advised that she lives adjacent to the subject lands. She noted her concerns associated with the noise, privacy and traffic impacts of the proposed development being right next to her home, as she has a child with autism with severe sensory issues. Ms. Cheveld advised that she had moved to her home for the privacy, with no neighbours and sidewalks. She expressed her concerns with getting out of her driveway as the development could cause additional traffic congestion. Ms. Cheveld reiterated that they moved to their property due to the privacy, trees as her child cannot attend activities outside of the home, due to his autism so the backyard is an outlet for them. She reiterated the effects of noise and children on her child and his sensory issues.
2. **Tamara Gortmaker, 21 McLaren Avenue** advised that her property backs on to the proposed development. She noted that many residents are not happy with the proposed development due to a potential decrease in property value and traffic impacts. Ms. Gortmaker advised that this area had become a greenspace the residents had come to enjoy and not it's disappearing. She noted the change to the application being a right-in/right out from the neighbourhood meeting which could potentially increase the traffic on McLaren and sent a letter detailing her concerns. Ms. Gortmaker questioned if trees are damaged on property whether or not the owners would be compensated.

3. **Catherine Feltkamp and Taylor Schubert, 246 Foster Drive** advised that they live at the northeast corner of the subject lands. Ms. Schubert discussed his concerns including the existing 3-way stop sign and that traffic from the proposed development would be sharing this. He also raised concerns with the parking, as one spot is the garage and that most residents have two cars, some have boats and ATV's and that parking will spill over on to the street. Mr. Schubert also raised concerns with the loss of greenspace as the trees are not being replaced. He noted he is not against development but would like to see some plan for the replacement of trees. Mr. Schubert also noted his concerns associated with the density and suggested a lower density for the area would be more fitting.

Members of Planning Committee asked questions of City staff and received responses.