

Tara McArthur

To: Chris Clarke
Subject: RE: Public Meeting - Zoning By-law Amendment 407, 411, 413, 417, and 419 Maplevue Drive West

From: Chris Clarke
Sent: Sunday, January 31, 2021 7:36 PM
To: Tara McArthur <Tara.McArthur@barrie.ca>; cityclerks <cityclerks@barrie.ca>
Subject: Re: Public Meeting - Zoning By-law Amendment 407, 411, 413, 417, and 419 Maplevue Drive West

Hello Tara & City of Barrie Staff

Please find attached a PDF copy of my presentation that I would like to review during the public meeting Tuesday Feb 2 @ 7pm. I will present it in Powerpoint format, the attached PDF is compressed in size and easier to send via email.

If you have any questions please let me know.

Thanks

Chris Clarke

CONDO OPPOSITION PRESENTATION

APPLICATION: 407-419 MAPLEVIEW DRIVE WEST

DEVELOPER: ENCORE

PLANNING CONSULTANT FIRM: IPS

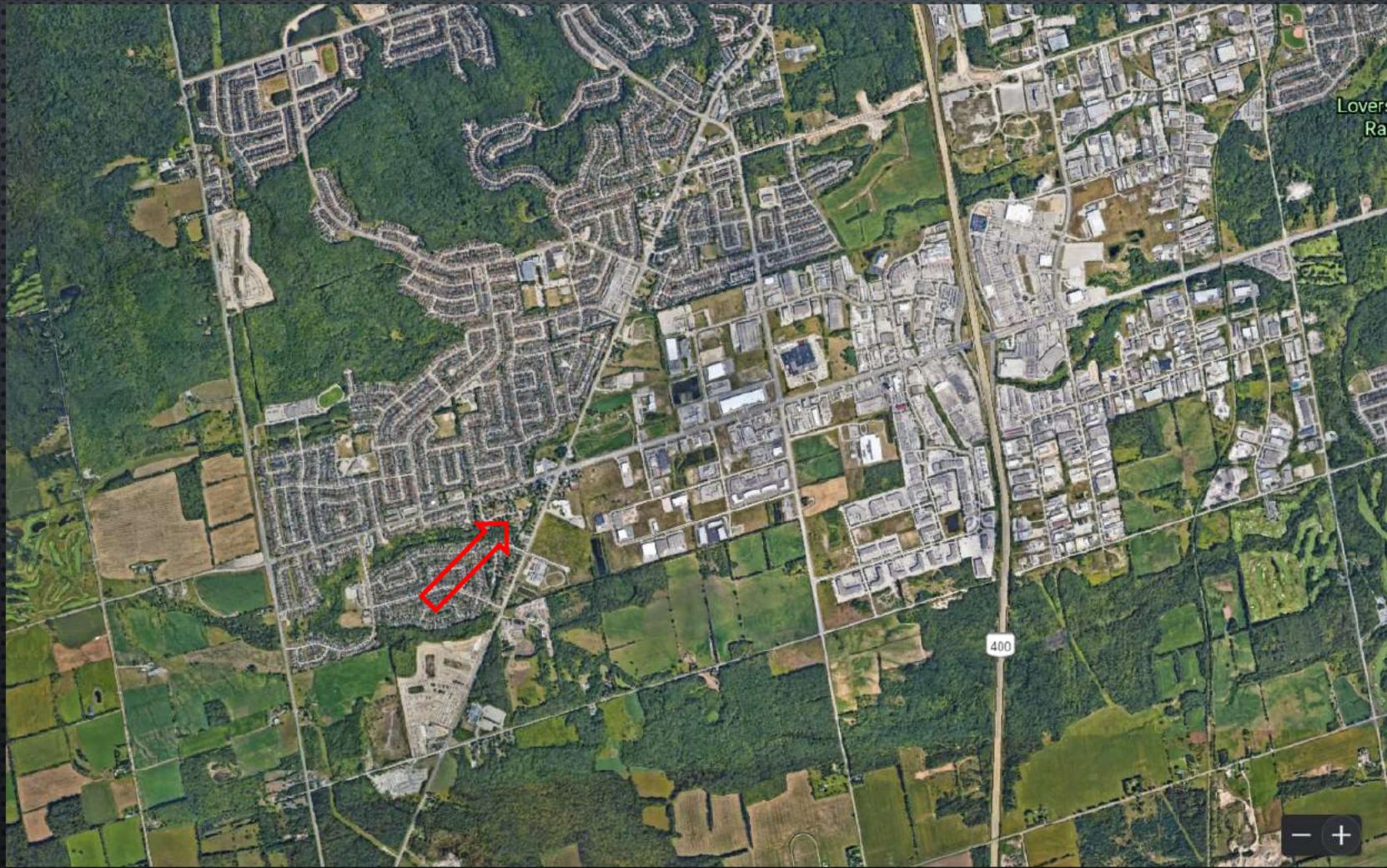
FEBRUARY 2, 2021 – PUBLIC MEETING

PRESENTED BY: CHRIS CLARKE

SATELLITE OVERVIEW – 27 KM HEIGHT



SATELLITE SHOT – 8.5 KM HEIGHT

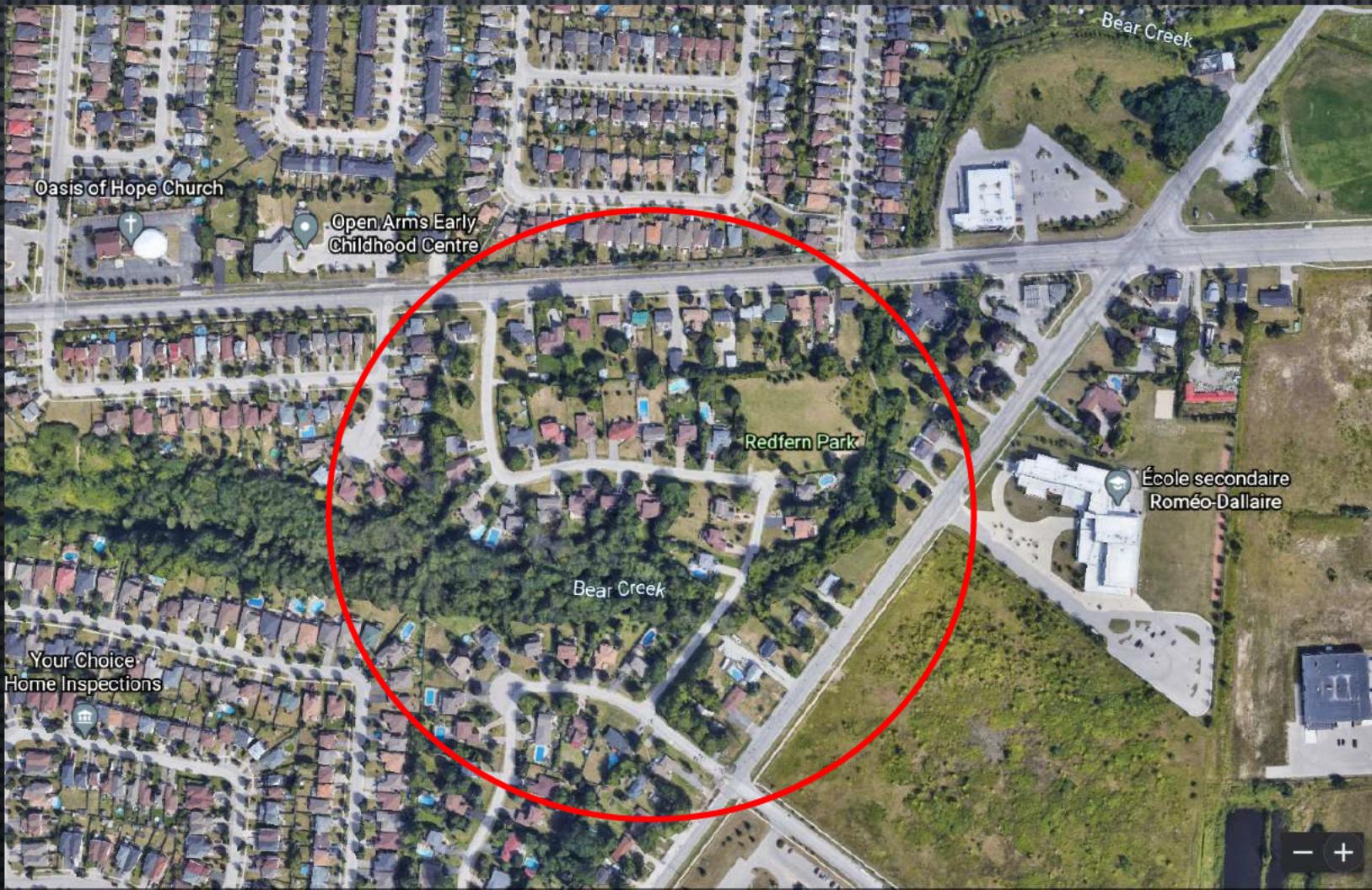


SATELLITE SHOT – 2.6 KM HEIGHT

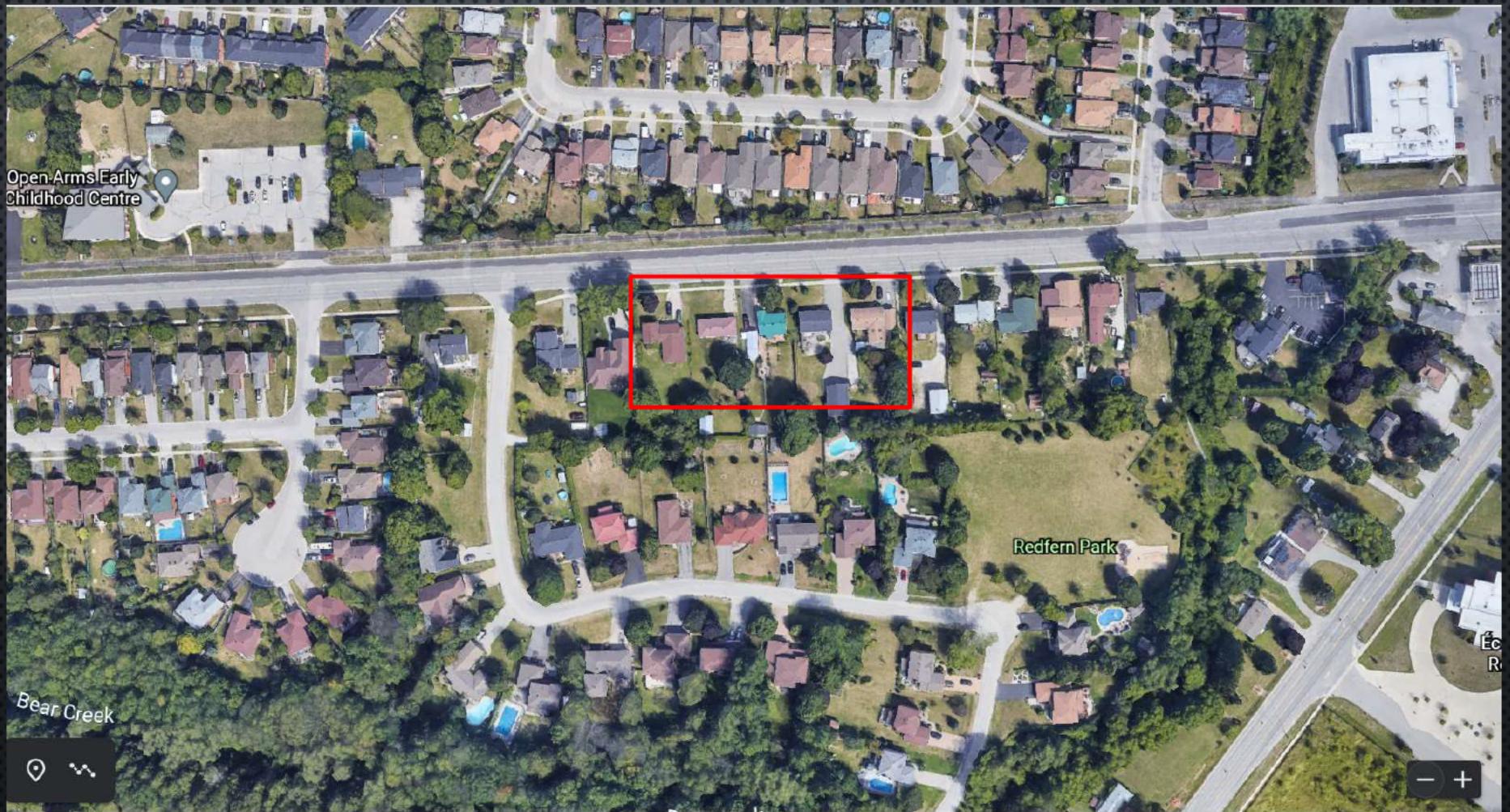
DOMINANT CHARACTER OF THE AREA IS SINGLE FAMILY RESIDENTIAL DETACHED HOMES
ONE EXISTING CONDO HIGHER THAN 2 STOREYS IN THIS LARGE AREA (RED STAR)



SATELLITE SHOT – 1.4 KM HEIGHT
NOTICE THE LARGER ESTATE SIZED LOTS (LOW DENSITY) IN THE IMMEDIATE IMPACT AREA

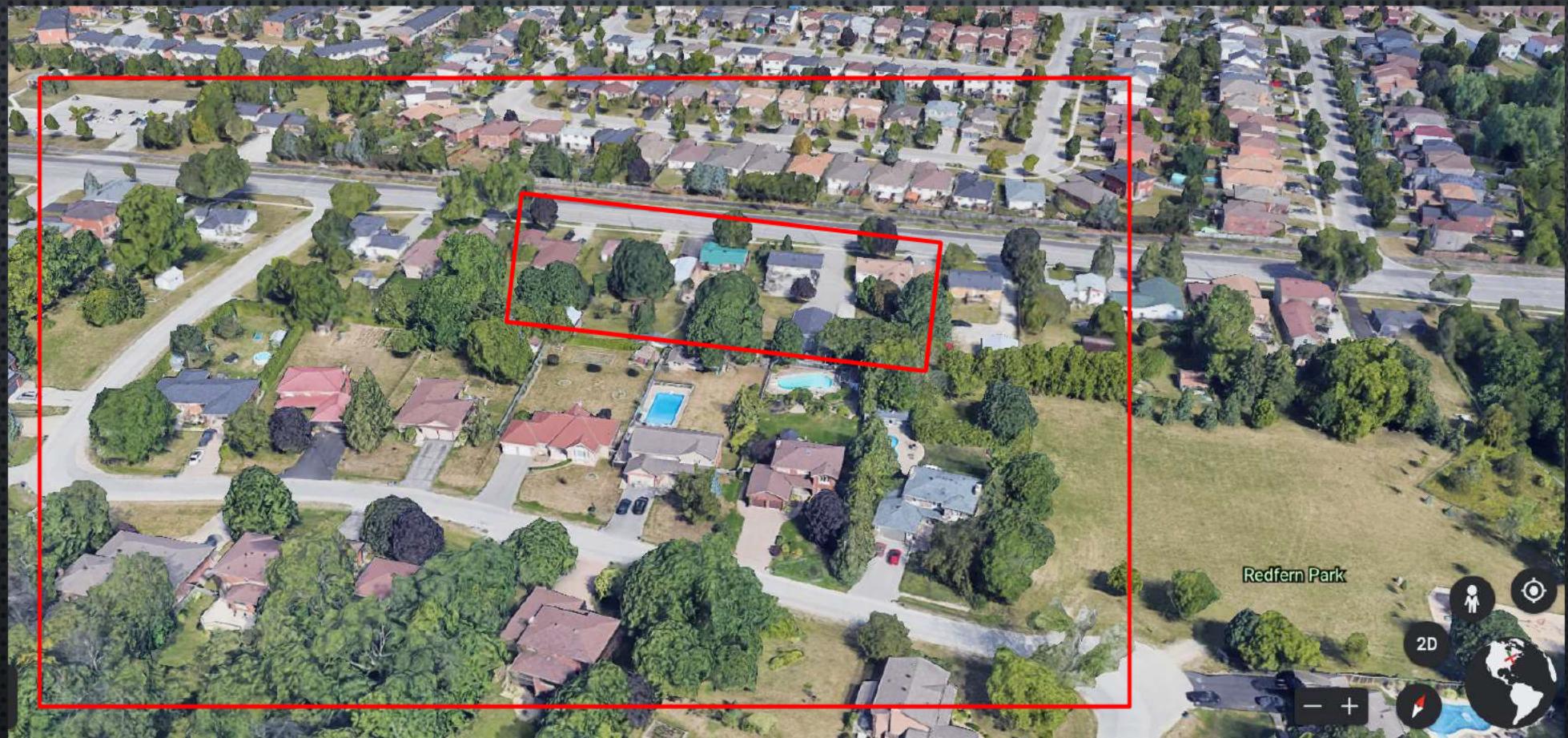


SATELLITE SHOT – 864 METER HEIGHT
GROUND ZERO – PROPOSED CONDO DEVELOPMENT SITE

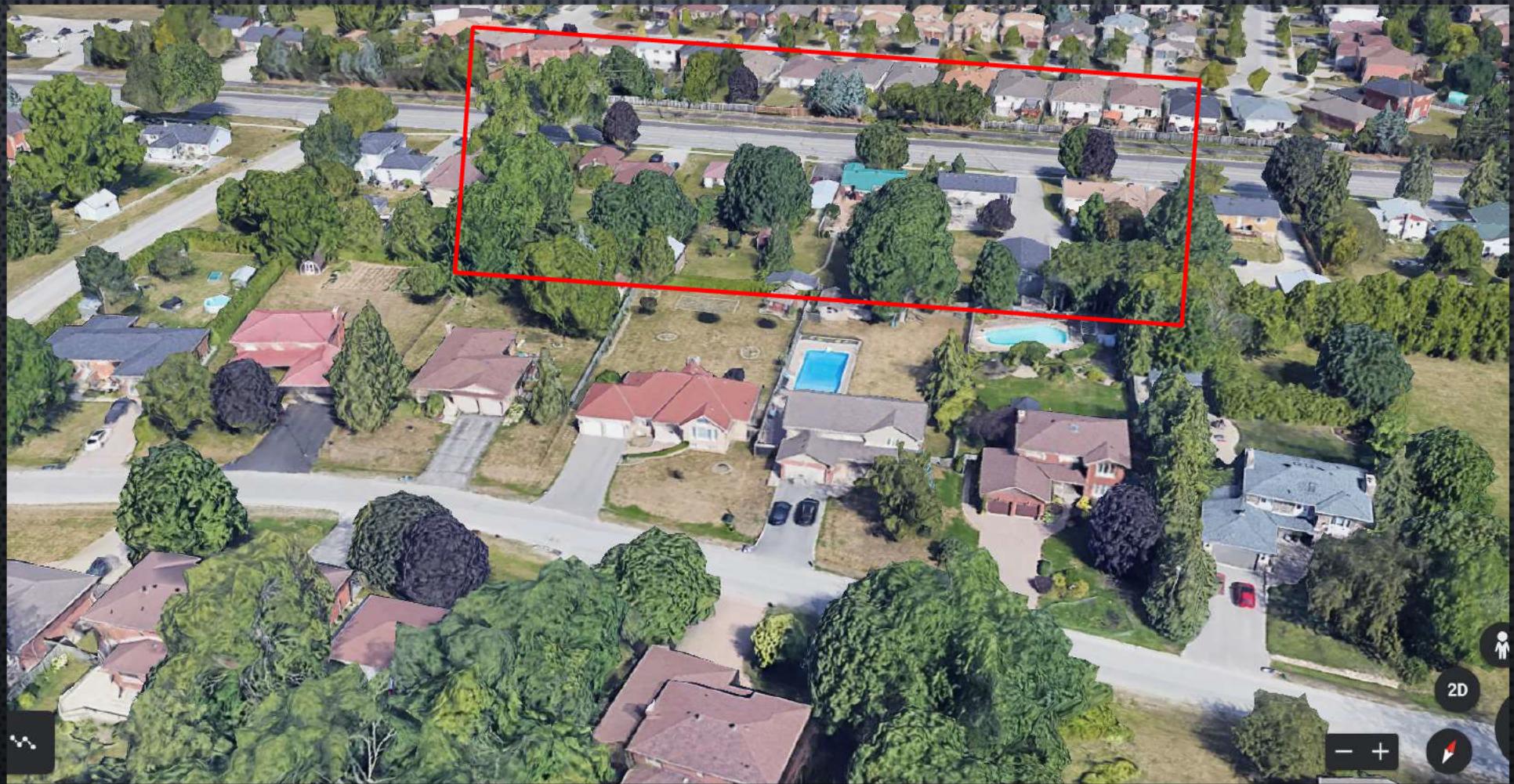


SATELLITE SHOT – 452 METER HEIGHT

IMMEDIATE IMPACT ZONE - ALL OF THESE HOMES WILL HAVE THEIR BACKYARDS MAJORLY IMPACTED LOOKING AT A 15 METER CONDO
THERE ARE APPROXIMATELY 24 HOMES IMPACTED TO THE SOUTH AND NORTH OF THE PROPOSED SITE



**SATELLITE SHOT – 391 METER HEIGHT – IMMEDIATE IMPACT ZONE
WHO WOULD WANT TO HAVE THEIR BEAUTIFUL BACKYARDS AND SKYLINE VIEW CHANGED TO
STARING AT A 3.5-4.5 STOREY 15M CONDO?**

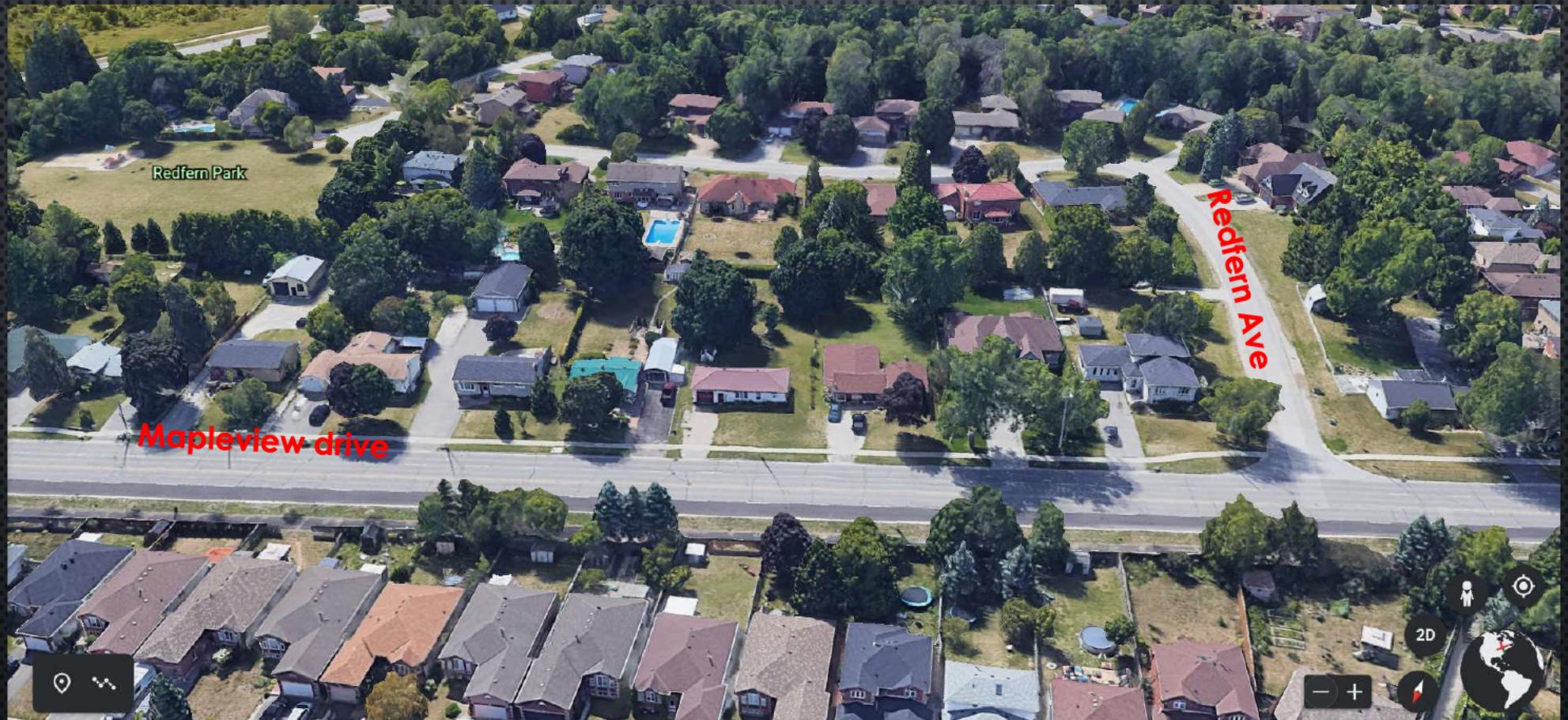


SATELLITE SHOT – 391 METER HEIGHT

IMMEDIATE IMPACT ZONE THIS CONDO PICTURE IS FOR ILLUSTRATION PURPOSES ONLY
I ASK YOU RESPECTFULLY CITY PLANNING STAFF AND COUNCILLORS, DOES THIS FIT THE NEIGHBORHOOD?



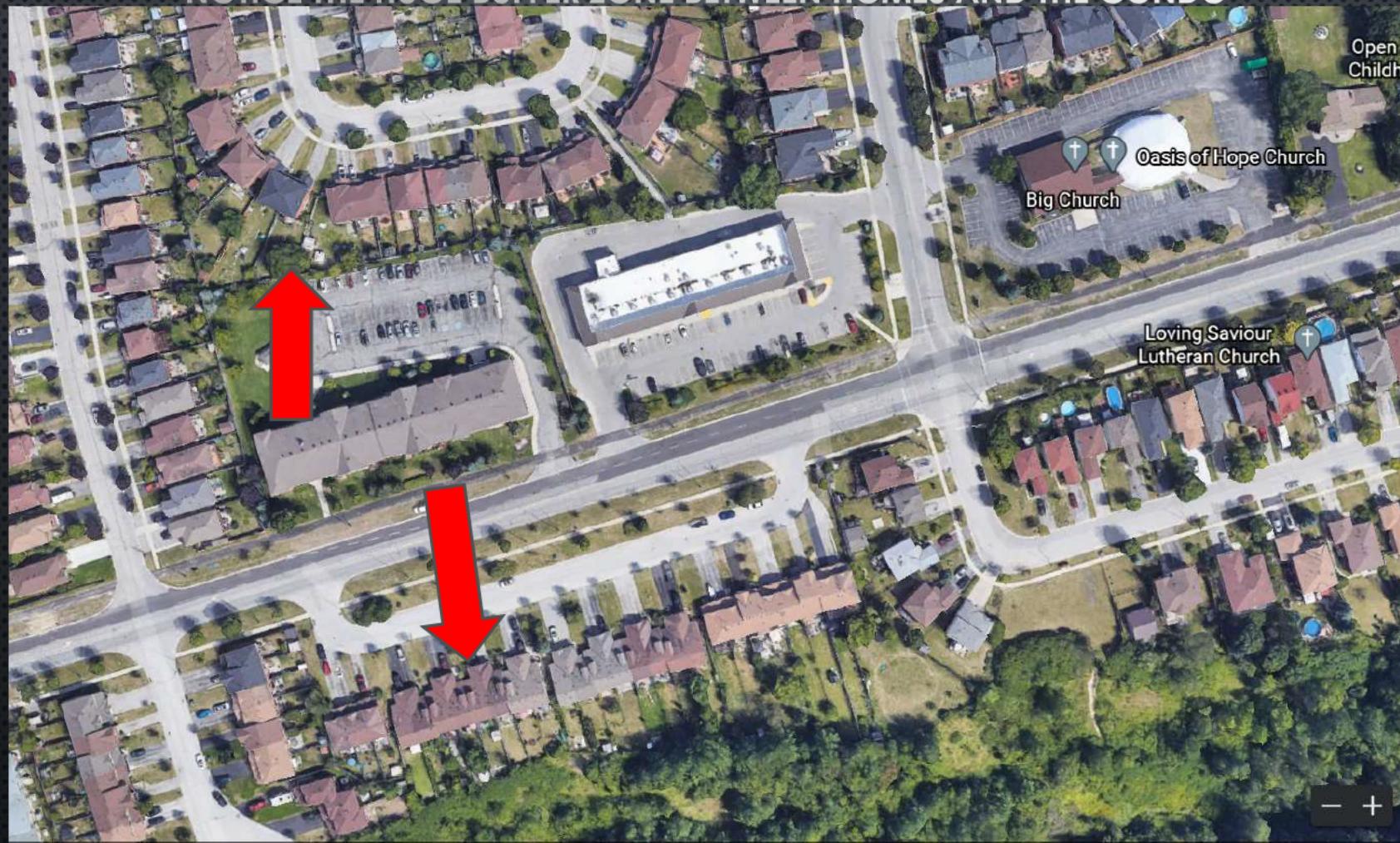
SATELLITE SHOT – 391 METER HEIGHT
IMMEDIATE IMPACT ZONE – LOOKING SOUTH CURRENT VIEW
WHO WOULD WANT TO HAVE THEIR BEAUTIFUL BACKYARDS SIGNIFICANTLY IMPAIRED
LOOKING ONTO A 3.5-4.5 STOREY 15M HEIGHT CONDO?



SATELLITE SHOT – 391 METER HEIGHT
IMMEDIATE IMPACT ZONE - (CONDO PICTURE IS FOR ILLUSTRATION ONLY)
WHO WOULD WANT TO HAVE THEIR BEAUTIFUL BACKYARDS CHANGED TO LOOK AT THIS?
I ASK YOU DOES THIS FIT THE NEIGHBORHOOD?



**CLOSEST CONDO – MAPLEVIEW AND MAPLETON (550M AWAY)
3 STOREYS – NO ROOFTOP PATIO
NOTICE THE HUGE BUFFER ZONE BETWEEN HOMES AND THE CONDO**



ESSA ROAD CONDOS – IPS CONSULTING WAS ALSO THE PLANNING FIRM REPRESENTING THIS DEVELOPMENT

- THIS DEVELOPMENT WAS WITHIN THE CITY OF BARRIE'S INTENSIFICATION ZONE
- 3 STOREY HEIGHT AND **NO ROOFTOP PATIOS!!!!**
- NO EXISTING RESIDENTIAL HOMES IN IMMEDIATE IMPACT AREA
- THIS AREA WAS MUCH MORE SUITABLE TO DEVELOP CONDOS, AS THEY BACK ONTO EACH OTHER
- YOU SIMPLY CANNOT JUST DROP A 15M HEIGHT CONDO IN THE MIDDLE OF A RESIDENTIAL AREA



IMMEDIATE IMPACT ZONE STATS & INFO

- There are a total of 40 homes on Redfern Ave and Dyer Blvd
 - These homes have large estate sized lots in the area of ~0.5 acres each
 - 40 Homes on an area of land that is approximately 20 Acres
 - The latest MLS home sale transaction exceeded 1.0 million on Dyer Blvd
- Proposed Condos – 88 Units (Now 72 Units) on 0.64 Hectares of Land or approximately 1.5 Acres
 - To fit in with the existing low density and character of the surrounding homes, it would take the following land size to accommodate this many units:
 - $72 \text{ units} / 0.5 \text{ Acres} = \text{36 Acres}$
- Instead the Proposed Development is trying jam this many units onto **1.5 Acres**
- **It's very clear that this level of intensification does not fit the dominant character of the surrounding neighborhood**

SATELLITE SHOT – 1.4 KM HEIGHT

THERE ARE 72 HOMES IN THIS PICTURE INDICATED BY THE RED DOTS



JAMMING 72 CONDOS
INTO THIS SMALL YELLOW
RECTANGLE DOES NOT FIT
THE NEIGHBORHOOD
DENSITY OR CHARACTER

CITY OF BARRIE OFFICIAL PLAN

City of Barrie Official Plan Policy Review



Intensification Policies (4.2.2.6):

- Achieved through residential conversions, infill, and redevelopment, to promote an increase in planned built densities and to achieve a desirable compact urban form.
- Intensification will contribute to development that is more compact and will efficiently use land and resources.
- Intensification outside Intensification Areas:
 - i. The scale and character of the proposed development is compatible with the surrounding neighbourhood.
 - ii. Infrastructure, transportation facilities, and community facilities and services are readily available.
 - iii. Public transit is available and accessible.
 - iv. The development is a project that will not detract from intensification areas.
 - v. High quality urban design will ensure efficient, safe, and sensitive development.

Two Key Words Fail the Compatibility Test:

1. **Scale** – 3.5 or 4.5 storeys or 15M height is not compatible with the surrounding neighborhood. The closest Condo that is higher than 2 storeys is over 550M away
2. **Character** – the character of the surrounding area is one of **RESIDENTIAL HOMES**. There are no condos in the immediate area. Part of what defines Barrie and the Holly area is it's areas of homes that are unique such as Redfern and Dyer Blvd.

Why are we trying to force housing types that do not fit into unique areas and change their overall character?

DENSITY PROPOSAL DRASTICALLY EXCEEDS ALL DEVELOPMENT GUIDELINES

PLANNING JUSTIFICATION REPORT DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT		
Dwelling Unit Floor Area (min.)	35.0 m ² / dwelling unit + 10.0 m ² / bedroom	> 35.0 m ² / dwelling unit + 10.0 m ² / bedroom
Lot Coverage (max. % of lot area)	35%	58% (incl. balconies)
Gross Floor Area (max % of lot area)	60 %	152%
Height of Main Building (max.)	10.0 m	12.0 m – roof of townhomes 15.0 m – covered parking, 3 storeys, rooftop patio & stair vestibule
Densities (max.) (5.2.5.1.a)	40 units/ha	138 units/ha
Amenity Area (min.) (5.2.5.2)	1,056 m ² (12 m ² / unit)	>= 1,056 m ² (balcony & rooftop patio)
Amenity Area (min. (5.2.5.2)	Consolidated	Unconsolidated
Parking (5.2.9.2)	132 PS (1.5 PS / unit) + 2 Type 'A' B.F. PS + 3 Type 'B' B.F. PS	167 PS (incl. 44 tandem, 4 Type 'A' B.F. PS & 4 Type 'B' B.F. PS)
Tandem Parking (5.2.9.2)	Not Permitted	Permitted
Landscape buffer (5.7.3.1)	3.0 m	2.2 m
Air Conditioner (5.3.3.1.g)	Prohibited in a Front Yard, except in the case of back-to-back townhouses where an air condition in a Front Yard shall be effectively screened from any street	Located in the front yard and screened from the street

Two Key Points for Review:

1. This proposed development is 310M away from a Secondary intensification area.
 - This Secondary Intensification area permits 50 units Per hectare maximum. The RM2 zoning permits 40 units Per Hectare. The proposed development site is 0.64 hectares

How can the City of Barrie permit this development to Proceed when requested unit density is:

- A) **225 % higher** than RM2 Permits
- B) **281% higher** than the closest intensification area
- C) The overall height is **1.5x higher** than RM2 zoning permits at 15m.

These are not '**minor**' variance requests, this is an attempt to re-write the rules and set a very bad precedent that is not desirable in our area

ROOFTOP PATIOS A VERY BAD IDEA

Essa Towns

PRE CONSTRUCTION

521 Essa Rd, Barrie, ON L4N 9E4, Canada



- Rooftop patios backing onto existing residential backyards is a major intrusion of privacy
- This is like adding the noise of 72 Families or 300-400 people into a small area less than the size of Redfern Park
- This proposed development fronts on to Mapleview Drive, one of the busies streets in the City of Barrie
- Having a rooftop patio is like having a rooftop bar located meters away from a very busy street
- How can By-Law Officers observe and enforce the Inevitable noise complaints when people are 50ft up in the air?
- Does the city have Drones, Ladders, or Helicopters? Does the city have an By-Law Enforcement plan for Rooftop Patios?
- What happens if one day an Intoxicated person decides to launch a beer bottle into oncoming traffic and someone gets seriously hurt or killed?
- The City of Barrie, Councilors, and Planning Staff should not want the Legal Liabilities that come with allowing this on a major artery into Barrie
- This is not the right location for a Rooftop Patio and perhaps a Low Volume street with a 40 km/h Max Speed Limit may be more suitable
- This is a very bad location to Experiment with a Rooftop Patio, Experiment somewhere else **NOT** on Mapleview Drive

SUMMARY OF MAIN OPPOSITION POINTS

1. This Proposed Development is not in an Intensification Zone identified by the City of Barrie's intensification areas per the Official Plan. Unit density should be much less than 40 units/hectare.
2. The Unit Density (72) and Max Height (15M) Exceeds all current guidelines by an enormous amount:
 - RM2 Zoning Requirements – 225% higher than permitted @ 112 units / hectare
 - Closest Intensification Area – 281% higher than permitted @ 112 units / hectare
 - 15M Height maximum requested is 50% higher or 1.5x more than RM2 permits
 - Unit Density should be in the 20-30/hectare range – 13 to 19 units
3. The Dominant Character of the surrounding area is **Residential Homes**, not Condominiums.
4. Rooftop patios and rear balconies are a major invasion of privacy and a disaster waiting to happen on a busy arterial road
5. The Magnitude of this Proposed Development will significantly change, disrupt, devalue, and negatively impair the backyards and overall enjoyment of homes on Redfern Ave, and Churchland Drive. Anything taller than the existing two storey height in the surrounding neighborhood is absolutely unacceptable. There are no reasons to allow any deviations to existing zoning by-laws or Official Plan intensification rates per hectare for the proposed development.

CONCLUSION

1. WE HAVE A STRONG OPPOSITION TEAM AND A LARGE FOLLOWING OF HOMEOWNERS AND SUPPORTERS IN OPPOSITION TO THIS PROPOSAL AND OVER 600 PEOPLE ON THE PETITION. MANY HOMEOWNERS ARE VERY CONCERNED ABOUT THE OVERALL NEGATIVE IMPACTS OF THIS PROPOSAL, AND THE BAD PRECEDENT IT SETS AND DO NOT WANT IT TO PROCEED.
2. WE EXPECT THE CITY OF BARRIE, PLANNING STAFF, AND COUNCIL MEMBERS TO UPHOLD THE DEVELOPMENT POLICIES IN THE OFFICIAL PLAN AND BY-LAWS THAT HAVE BEEN WRITTEN TO PROTECT HOMEOWNERS IN BARRIE FROM IRRESPONSIBLE DEVELOPMENT AND THE NEGATIVE IMPACTS TO THIS NEIGHBORHOOD AND THEIR PROPERTIES
3. WE HAVE RETAINED PROFESSIONAL PLANNING SERVICES TO REPRESENT OUR INTERESTS AND WILL CONTINUE TO RETAIN WHATEVER PROFESSIONAL SERVICES ARE NEEDED UNTIL THIS PROPOSAL IS SIGNIFICANTLY ALTERED TO MEET THE STANDARDS OF THE OFFICIAL PLAN AND THE CITY OF BARRIE'S EXISTING BY-LAWS WITHOUT SIGNIFICANT MODIFICATION
4. WE URGE CITY PLANNING STAFF, MAYOR LEHMAN, AND COUNCIL MEMBERS TO ENFORCE THE POLICIES THE CITY OF BARRIE HAS ALREADY DEVELOPED, AND DO THE RIGHT THING.

THANK YOU EVERYONE FOR YOUR TIME THIS EVENING

Tara McArthur

From: Andrew Zvanitajs
Sent: Sunday, January 31, 2021 4:45 PM
To: cityclerks
Cc: Tara McArthur
Subject: My presentation for Feb. 2
Attachments: 407-419 Maplevue PP Safety.pptx

Please find attached my presentation for the meeting on February 2, at 7pm, related to the 407-419 Maplevue Dr. W proposed development.

I will need it brought up by the clerk when I am permitted to speak.

Please include it in the official record of the meeting.

Regards,

Andrew Zvanitajs

407-419 MAPLEVIEW DR. W

IPS URBAN DESIGN REPORT

SAFETY CONCERNS SURROUNDING THIS TYPE OF PROPOSAL

WHO AM I?

- Andrew Zvanitajs, B.A., A-EMCA
- Retired firefighter, paramedic, and Deputy Fire Chief.
- I have 25 years combined experience in frontline operations as well as just having recently retired as a manager with considerable experience in municipal planning, site, safety, and risk assessment.

IPS OWN DESIGN REPORT INDICATES:

- 4.1 “a healthy, safe community that is aesthetically pleasing”
- 4.2 “the proposed development lies outside of the Urban Growth Centre and Intensification Areas”

“SAFE COMMUNITY”

- Ingress and egress distances do not allow emergency service vehicles a safe or timely turnaround
- Hammerhead turnarounds are designed for garbage trucks not fire trucks
- Nor would they permit multiple emergency vehicles to be parked in a headfirst attitude
- Firefighting activities would need to be done from Mapleview Dr. or Redfern Ave.

SATELLITE SHOT – 391 METER HEIGHT

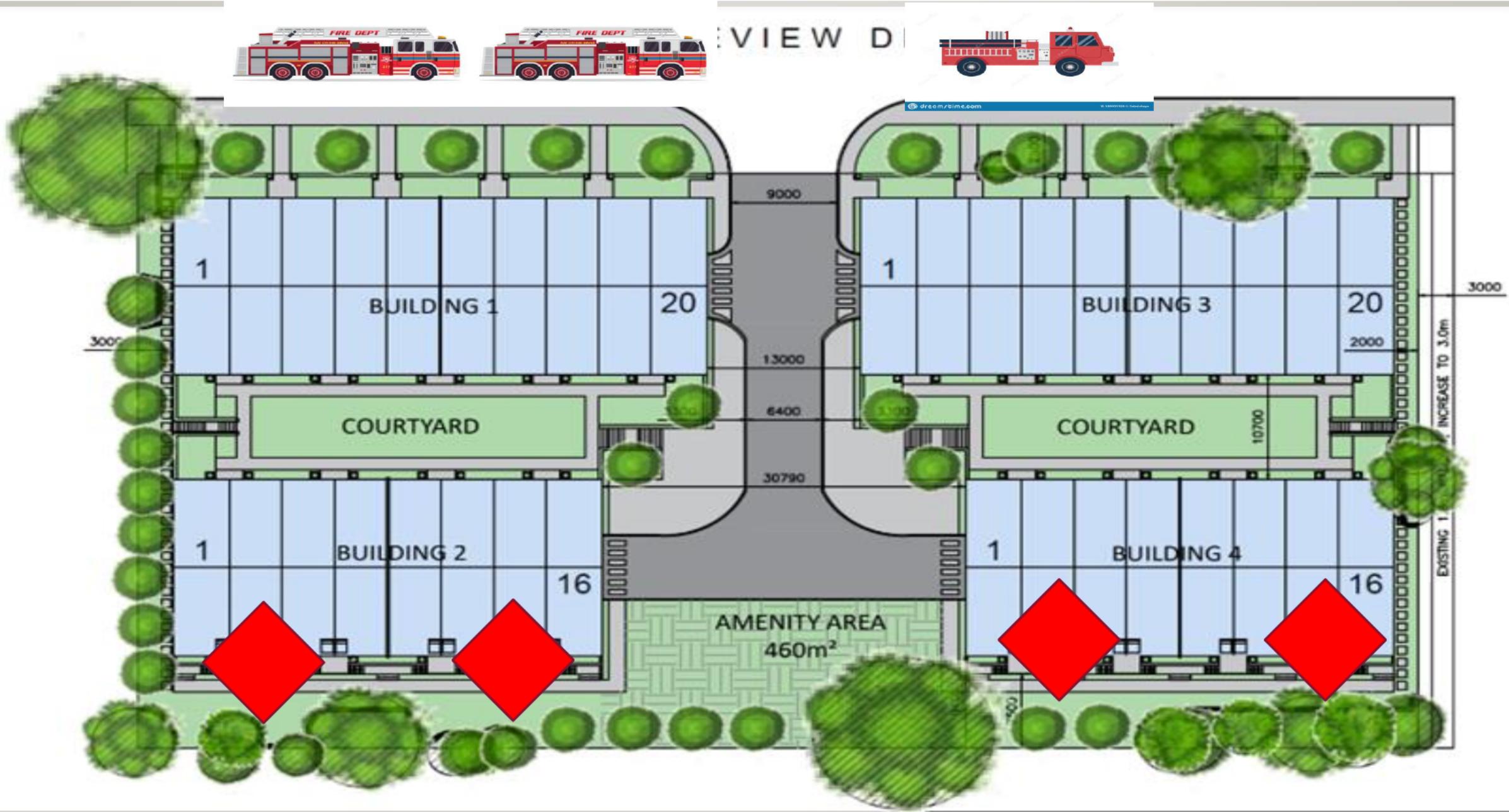
IMMEDIATE IMPACT ZONE

WHO WOULD WANT TO HAVE THEIR BEAUTIFUL BACKYARDS DESTROYED LOOKING ONTO A 4.5 STOREY CONDO?



“SAFER COMMUNITY”

- The south side of this proposal would pose a serious challenge for rescue during a balcony or rooftop fire
- A wind driven fire at any point would seriously jeopardize neighboring properties
- See next slides



Revised Site Plan

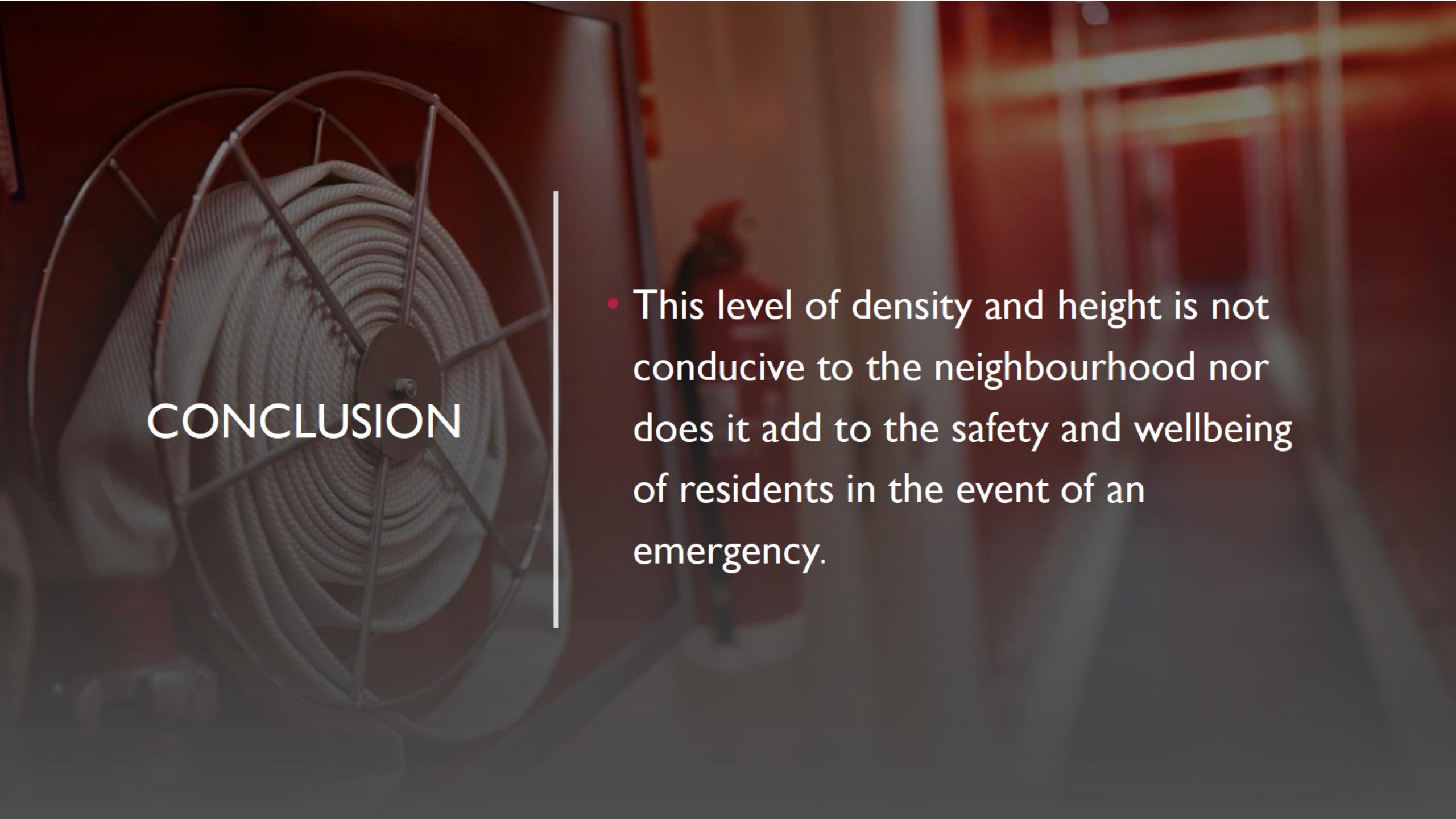
IPS

IN 2019 A FIRE ON EDGEHILL DR.TAPPED ALL CITY RESOURCES-ONLY 12 UNITS & DAMAGED HOUSES NEXT DOOR



“SAFER COMMUNITIES”

- Council & Staff please consider; does Barrie have the firefighting resources in the south end to meet NFPA standards for a fire in this building?
- A fire in this building would be considered a medium hazard and require 28 firefighters in the first alarm assignment—that's all of Barrie's on duty firefighters at any given time.



CONCLUSION

- This level of density and height is not conducive to the neighbourhood nor does it add to the safety and wellbeing of residents in the event of an emergency.



QUESTIONS?
