

Legislation Details (With Text)

File #:	21-P-021	Version:	2	Name:	
Type:	Public Meeting	Status:		Received	
File created:	8/25/2021	In control:		City Council	
On agenda:	10/4/2021	Final action:		10/4/2021	
Title:	APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)				

James Hunter from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting to review an application for a Zoning By-law Amendment on behalf of Morriello Construction Ltd. for the lands known municipally as 520 and 526 Big Bay Point Road.

Mr. Hunter discussed slides concerning the following topics:

- * The existing site context and surrounding land uses;
- * A rendering illustrating the development proposal;
- * A conceptual elevation of the proposed development;
- * The Official Plan designations for the subject lands;
- * The current zoning and proposed rezoning;
- * The proposed site-specific special provisions;
- * The studies completed in support of the application; and
- * A summary of the application.

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 proposed application.

VERBAL COMMENTS:

1. Wendy Bertucca, 237 Warnica Road described the existing neighbourhood and houses surrounding the proposed development that included 60 to 70-year-old homes, a school and lots of newer developments. She commented that the previous developments built did not negatively impact them the way that this proposal will. Ms. Bertucca discussed her concerns with future development proposals, an unsettled financial retirement due to lowering of property values and privacy issues with established houses backing onto an apartment building. She acknowledged her understanding of Council's position to meet the needs of high density and affordable housing, however there are many options for affordable housing in other areas of the City.

Ms. Bertucca advised that she submitted a letter to Council outlining her opinion of the deficiencies in the City's planning. She provided an example as to why developers were not asked to put more or taller buildings at the South GO Station location given the abutting high school and rail lines that would have no negative impact on residents. Ms. Bertucca asked that her letter and comments be taken into consideration before changing the zoning, and not include high rise buildings on that stretch of road. She suggested that townhouses would be the preferable option rather than high rise buildings behind these established homes.

2. Jane Varey, 235 Warnica Road advised that she agreed with the comments made by her neighbour, Wendy Bertucca. She noted that this area is one of the oldest neighborhoods in Barrie and people want to live there as a wonderful neighbourhood. Ms. Varey questioned the planning

approval process, and the steps leading up to approving the project.

WRITTEN COMMENTS:

1. Correspondence from Wendy Bertucca dated February 6, 2021.
2. Correspondence from Wayne and Susan Conant dated September 1, 2021.
3. Correspondence from Simcoe County District School Board dated September 15, 2021.
4. Correspondence from Wendy Bertucca dated September 19, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM Notice - 520 and 526 Big Bay Point Road, 2. PM Presentation - 520 and 526 Big Bay Point Road, 3. PM Memo - 520 and 526 Big Bay Point Road, 4. PM Correspondence - 520 and 526 Big Bay Point Road, 5. ADDITIONS PM Correspondence - 520 and 526 Big Bay Point Road

Date	Ver.	Action By	Action	Result
10/4/2021	3	City Council	Received	
9/21/2021	2	Planning Committee	recommended for receipt (Section "A")	

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF MORRIELLO CONSTRUCTION LTD. - 520 AND 526 BIG BAY POINT ROAD (FILE: D30-006-2021) (WARD 8)

James Hunter from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting to review an application for a Zoning By-law Amendment on behalf of Morriello Construction Ltd. for the lands known municipally as 520 and 526 Big Bay Point Road.

Mr. Hunter discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- A rendering illustrating the development proposal;
- A conceptual elevation of the proposed development;
- The Official Plan designations for the subject lands;
- The current zoning and proposed rezoning;
- The proposed site-specific special provisions;
- The studies completed in support of the application; and
- A summary of the application.

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 proposed application.

VERBAL COMMENTS:

1. **Wendy Bertucca, 237 Warnica Road** described the existing neighbourhood and houses surrounding the proposed development that included 60 to 70-year-old homes, a school and lots of newer developments. She commented that the previous developments built did not negatively impact them the way that this proposal will. Ms. Bertucca discussed her concerns with future development proposals, an unsettled financial retirement due to lowering of property values and privacy issues with

established houses backing onto an apartment building. She acknowledged her understanding of Council's position to meet the needs of high density and affordable housing, however there are many options for affordable housing in other areas of the City.

Ms. Bertucca advised that she submitted a letter to Council outlining her opinion of the deficiencies in the City's planning. She provided an example as to why developers were not asked to put more or taller buildings at the South GO Station location given the abutting high school and rail lines that would have no negative impact on residents. Ms. Bertucca asked that her letter and comments be taken into consideration before changing the zoning, and not include high rise buildings on that stretch of road. She suggested that townhouses would be the preferable option rather than high rise buildings behind these established homes.

2. **Jane Varey, 235 Warnica Road** advised that she agreed with the comments made by her neighbour, Wendy Bertucca. She noted that this area is one of the oldest neighborhoods in Barrie and people want to live there as a wonderful neighbourhood. Ms. Varey questioned the planning approval process, and the steps leading up to approving the project.

WRITTEN COMMENTS:

1. Correspondence from Wendy Bertucca dated February 6, 2021.
2. Correspondence from Wayne and Susan Conant dated September 1, 2021.
3. Correspondence from Simcoe County District School Board dated September 15, 2021.
4. Correspondence from Wendy Bertucca dated September 19, 2021.