

Legislation Details (With Text)

File #:	21-P-013	Version:	2	Name:	
Type:	Public Meeting	Status:		Carried	
File created:	4/22/2021	In control:		Planning Committee	
On agenda:	5/11/2021	Final action:		5/31/2021	
Title:	APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF WYNSTAR BEAR CREEK LP - 189 SUMMERSET DRIVE (WARD 6) (FILE: D30-003-2020)				

Greg Barker from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Wynstar Bear Creek LP, for lands known municipally as 189 Summerset Drive, Barrie.

Mr. Barker discussed slides concerning the following topics:

- * The existing site context and surrounding land uses;
- * A survey plan of the subject lands;
- * The existing Official Plan designation and zoning for the subject site;
- * A rendering illustrating the development proposal;
- * Conceptual renderings of the proposed development;
- * The proposed Zoning By-law Amendment and Special Provisions;
- * The studies completed in support of the application;
- * The developments alignment with the City's Growth Plan and planning policy; 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. Sandie Fischer, 31 Wildflower Court advised that she was speaking on behalf of herself and 72 residents that took part in a survey regarding the proposed Zoning By-law Amendments for the subject lands 189 Summerset Drive. She questioned how the development plan matches Barrie's Growth Management and conforms to the Growth Plan and associated policies. Ms. Fischer advised that in her opinion the proposed zoning does not match the City's existing Growth Plan or the 2051 Growth Plan.

Ms. Fischer discussed the residents' concerns expressed at the neighbourhood meeting in January 2020 associated to reducing setbacks and parking, building height, congested buildings being back-to-back and endless special provisions.

Ms. Fischer provided further resident concerns associated to the negative effects on existing residents and real estate values, the impacts from the high-density affecting the neighbourhood and pedestrian safety, the possibility of increased crime with the developments size, impacts on local infrastructure with excessive congestion, over population, overcapacity schools, garbage pick-up, street cleaning, health care, fire services, and increased noise and light pollution from traffic. She commented on their environmental concerns with respect to the Ardagh Bluffs with an increase in population and the affects will have to a fragile environmentally protected area, and the lack of environmental studies on the area.

Ms. Fischer discussed traffic and parking concerns with a development of this size, the number of potential vehicles entering Summerset Drive and Ardagh Road, the on-street parking as well as in the school zones adding potential danger to children going to and from school and parking on side streets around Mapleton, Ardagh and Summerset that are already an issue.

Ms. Fischer discussed the design and aesthetics of the buildings associated to the height and density and not matching with the existing neighbourhood. She advised that in her opinion the site is lacking in green space, has unacceptable reduced setbacks, the back-to-back townhouses do not fit the current low-density neighbourhood and the intensification planning is illogical.

Ms. Fischer expressed concerns with the site having no land protection and the tree preservation areas having already been disturbed. She noted that in her opinion no trees should be removed from any site until all assessments, studies, and approvals are completed prior to being construction ready.

Ms. Fischer asked several questions associated to water recharge, aquifer, and water conservation. She asked whether water conservation assessments, recharge studies, water safety studies, aquifer studies, and well head protection studies have been conducted. Ms. Fischer questioned if the site stormwater management conforms with the City's Stormwater Master Plan. She suggested that all water management infrastructure should be in-place and completed before building construction is commenced.

In conclusion, Ms. Fischer enquired whether a heritage/cultural assessment impact study, and an archeological impact assessment was conducted for this site as she believes that archaeological land should be preserved in its natural state and that the Ardagh Bluffs should be made an extension of those lands.

2. Philip DeRooy, 16 Wildflower Court provided comments associated to his belief that the artists renderings are not to scale and leads the development to appear as a wonderful open area roadway. He advised that an actual scale model would not look as open, and the three or four storey back-to-back buildings would appear very condensed with a lot of shadows. Mr. DeRooy noted his concern with the increase of traffic volumes and safety in the area.

3. Dave Fischer, 31 Wildflower Court discussed his concerns with the proposed development associated to over population, and safety and water management. He commented on the sites original designation being Environmentally Protected (EP) lands and the number of previous zoning changes to the site. Mr. Fischer advised of his concern with the density being one and a half times denser than the downtown urban area where one expects to find apartments buildings, and not near single dwelling homes in an established neighbourhood.

Mr. Fischer discussed the Traffic Impact Study that used data gathered in 2014 and 2016 to project out to 2030 to determine forecasted traffic and pedestrian safety. He questioned if these projections considered other factors such as other developments built after 2016, and current congested areas and traffic concerns experienced by nearby schools and residential areas.

Mr. Fischer discussed his concerns with the reduced setbacks and reduction of parking spaces per unit. He commented on the impacts leaving several units without sufficient parking, full size vehicles unable to fit in driveways, increased overflow on-street parking and an increase of pedestrian hazards. Mr. Fischer noted that it was difficult to determine how far the set-back of the apartment building and townhouses will be from Ardagh Road.

Mr. Fischer provided comments on the current issues with water management that experience continuous flooding from the runoff of Ardagh Bluffs. He advised that the City has attempted to rectify the situation, and that they are still experiencing basement and property flooding during the spring thaw. Mr. Fischer expressed concerns of adding several units downstream from the Ardagh Bluffs that is an active watershed area, to an existing water problem that will only make things worse. He noted that in his opinion the proposed stormwater management basin will not resolve all the issues.

In conclusion, Mr. Fischer expressed his frustration with the comments, concerns and objections brought forward by residents with the proposed development that were not taken into consideration for the application. He asked that Council go back to the RM2 zoning, not allow the proposed apartment building, and build homes that will improve the neighbourhood and the City's overall appeal.

4. Mayor Lehman called upon Sanja Elieff to provide a deputation. Sanja Elieff was not present to provide the deputation.

5. Robert Vos, 24 Primrose Crescent advised that he is not in support of the application. He suggested that the City needs to maintain its credibility, its long-term plan, and Zoning By-law. Mr. Vos explained that people purchasing homes in the City need to know what they are buying and that the lands will not change two or three years down the road. He recommended that the current zoning remain and that if builders want to build in the City, they should do so according to the existing zoning.

6. Mayor Lehman called upon Matt Lee to provide a deputation. Matt Lee was not present to provide the deputation.

7. Mayor Lehman called upon Valerie Calhoun to provide a deputation. Valerie Calhoun was not present to provide a deputation.

8. Steve Trotter, 12 Primrose Crescent advised that he was speaking as a resident of the designated circulation area and not on any other capacity. He acknowledged that the lands were designated for development long before his house was built and since that time provincial guidelines have changed requiring intensification and a mix of housing in the area.

Mr. Trotter discussed his concerns with the application process, and the holding of neighbourhood meetings with the intent of creating dialogue and feedback with no changes in the application. He advised of his understanding why residents are upset due to no changes by the applicant and reflecting the residents' concerns and feedback. Mr. Trotter advised that in his opinion this property is right for the opportunity to create a diverse community with various housing within it. He advised that he would like to see more creativity with this development and bringing some unique opportunities that is not just the recurring theme throughout the City of back-to-back townhouses that are strictly a box. Mr. Trotter suggested that the development be more in keeping with the design and features of the neighbourhood.

6. Lorraine McQuoid, 21 Pennell Drive, advised that her property is located right behind the Environmentally Protected (EP) Land at the proposed development. She advised that she has submitted correspondence with her concerns and has participated in the survey submitted to the City on behalf of residents concerning opposition of the proposed development.

Ms. McQuoid expressed concerns with the trees already removed from the property, the density, proposed changes to the zoning for the property that has already been changed, the requested special provisions associated to reduced setbacks and building height and the lack of available parking proposed for back-to-back townhouses and single car driveways. She commented on the artist renderings not being to scale and, in her opinion, should include pictures of cars, people etc. to illustrate a better snapshot of the development.

In conclusion, Ms. McQuoid advised that her biggest concern was the density and zoning for the development. She noted that if you are buying a home in one neighbourhood and it changes, it is not always a good thing.

7. Mayor Lehman called upon Jim and Joan Harris to provide a deputation. Jim and Joan Harris were not present to provide the deputation.

8. Mayor Lehman called upon Tony Hastings to provide a deputation. Tony Hastings was not present to provide the deputation.

9. Joe Mattenley, 8 Primrose Crescent provided a description of his property and location as it relates

to the proposed development. He commented on the numerous condominiums and townhouses built in the last few years that lack in available parking. He provided an example of parking issues on Stanley Street and Essa Road that vehicles are parking everywhere. Mr. Mattenley commented on previous developments indicating room for two vehicle parking in driveways and that two vehicles dependant on the size could not fit in the driveways. He provided another example of condominiums located between Ferndale and Summerset Drive that are set back from the road and have ample parking.

Mr. Mattenley discussed concerns related to the reduced setbacks in the proposed development. He advised that he felt the changing of the rear yard setbacks for the apartment building from 7 metres to 1.6 metres would have a 60-foot building built next to the sidewalk which would not be pleasing to the eye. Mr. Mattenley further discussed his concern with the conceptual drawings for the proposed townhouses being three or four storeys, however, the drawings are depicting four or five storeys.

In conclusion, Mr. Mattenley expressed that in his opinion, the proposed development is too much for this one parcel of land and that the setbacks are too drastic.

10. Michael Yao, 29 Wildflower Court advised that he moved from the east end of Barrie to the west end as it had become very congested. He discussed the existing neighbourhood being single family dwellings, and the location of the proposed development being at the end of the City. Mr. Yao advised that in his opinion the proposed development is not compatible for this location, especially the Environmentally Protected (EP) Lands. He suggested that the City would need to consider a water treatment plan with the water issues the neighbourhood experiences from the EP Lands.

11. Mayor Lehman called upon Cathy Colebatch to provide a deputation. Cathy Colebatch was not present to provide the deputation.

12. Mayor Lehman called upon Sheldon Kiernan to provide a deputation. Sheldon Kiernan was not present to provide the deputation.

13. Phillip DeRooy, 16 Wildflower Crescent provided additional comments related to the artist renderings for the proposed development. He advised of his experience driving a fire truck and how difficult it can be to access some streets during an emergency. Mr. DeRooy suggested that the applicant consider emergency service vehicles being able to access the streets during an emergency which could become a safety issue.

14. Shane Hartley, 73 Penvill Trail discussed concerns related to the infrastructure for the proposed development and traffic and pedestrian safety. He commented on the large amount of growth in the area and that the proposed development has not been well supported.

WRITTEN COMMENTS:

1. Correspondence from Kyle Walker dated March 26, 2021.
2. Correspondence from Lorraine McQuoid dated March 29, 2021.
3. Correspondence from Mike Baumken dated April 16, 2021.
4. Neighbourhood Survey dated April 18, 2021.
5. Correspondence from Chris Garvin and Melissa Kave dated April 21, 2021.
6. Correspondence from Sheldon Kiernan dated April 21, 2021.
7. Correspondence from Sandie Fischer dated May 5, 2021.
8. Correspondence from Teresa and Stephen Kennedy dated May 9, 2021.
9. Correspondence from Matt Lee and Karen Chang dated May 9, 2021.
10. Correspondence from Amy Matthews dated May 10, 2021.
11. Correspondence from Sandie Fischer dated May 10, 2021.
12. Correspondence from Kristina Zaltsman dated May 11, 2021.
13. Petition from Sandie Fischer dated May 11, 2021.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM Notice - 189 Summerset Drive, 2. PM Memo - 189 Summerset Drive, 3. PM Presentation - 189 Summerset Drive, 4. PM Correspondence - 189 Summerset Drive, 5. ADDITIONS PM Correspondence, 6. ADDITIONS PM Correspondence - 189 Summerset Drive

Date	Ver.	Action By	Action	Result
5/31/2021	3	City Council	Adopted	

APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS INC. ON BEHALF OF WYNSTAR BEAR CREEK LP - 189 SUMMERSET DRIVE (WARD 6) (FILE: D30-003-2020)

Greg Barker from Innovative Planning Solutions Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Wynstar Bear Creek LP, for lands known municipally as 189 Summerset Drive, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The existing site context and surrounding land uses;
- A survey plan of the subject lands;
- The existing Official Plan designation and zoning for the subject site;
- A rendering illustrating the development proposal;
- Conceptual renderings of the proposed development;
- The proposed Zoning By-law Amendment and Special Provisions;
- The studies completed in support of the application;
- The developments alignment with the City's Growth Plan and planning policy; 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. **Sandie Fischer, 31 Wildflower Court** advised that she was speaking on behalf of herself and 72 residents that took part in a survey regarding the proposed Zoning By-law Amendments for the subject lands 189 Summerset Drive. She questioned how the development plan matches Barrie's Growth Management and conforms to the Growth Plan and associated policies. Ms. Fischer advised that in her opinion the proposed zoning does not match the City's existing Growth Plan or the 2051 Growth Plan.

Ms. Fischer discussed the residents' concerns expressed at the neighbourhood meeting in January 2020 associated to reducing setbacks and parking, building height, congested buildings being back-to-back and endless special provisions.

Ms. Fischer provided further resident concerns associated to the negative effects on existing residents and real estate values, the impacts from the high-density affecting the neighbourhood and pedestrian safety, the possibility of increased crime with the developments size, impacts on local infrastructure with excessive congestion, over population, overcapacity schools, garbage pick-up, street cleaning, health care, fire services, and increased noise and light pollution from traffic. She commented on their environmental concerns with respect to the Ardagh Bluffs with an increase in population and the affects will have to a fragile environmentally protected area, and the lack of environmental studies on the area.

Ms. Fischer discussed traffic and parking concerns with a development of this size, the number of potential vehicles entering Summerset Drive and Ardagh Road, the on-street parking as well as in the school zones adding potential danger to children going to and from school and parking on side streets around Mapleton, Ardagh and Summerset that are already an issue.

Ms. Fischer discussed the design and aesthetics of the buildings associated to the height and density and not matching with the existing neighbourhood. She advised that in her opinion the site is lacking in green space, has unacceptable reduced setbacks, the back-to-back townhouses do not fit the current low-density neighbourhood and the intensification planning is illogical.

Ms. Fischer expressed concerns with the site having no land protection and the tree preservation areas having already been disturbed. She noted that in her opinion no trees should be removed from any site until all assessments, studies, and approvals are completed prior to being construction ready.

Ms. Fischer asked several questions associated to water recharge, aquifer, and water conservation. She asked whether water conservation assessments, recharge studies, water safety studies, aquifer studies, and well head protection studies have been conducted. Ms. Fischer questioned if the site stormwater management conforms with the City's Stormwater Master Plan. She suggested that all water management infrastructure should be in-place and completed before building construction is commenced.

In conclusion, Ms. Fischer enquired whether a heritage/cultural assessment impact study, and an archeological impact assessment was conducted for this site as she believes that archaeological land should be preserved in its natural state and that the Ardagh Bluffs should be made an extension of those lands.

2. **Philip DeRooy, 16 Wildflower Court** provided comments associated to his belief that the artists renderings are not to scale and leads the development to appear as a wonderful open area roadway. He advised that an actual scale model would not look as open, and the three or four storey back-to-back buildings would appear very condensed with a lot of shadows. Mr. DeRooy noted his concern with the increase of traffic volumes and safety in the area.

3. **Dave Fischer, 31 Wildflower Court** discussed his concerns with the proposed development associated to over population, and safety and water management. He commented on the sites original designation being Environmentally Protected (EP) lands and the number of previous zoning changes to the site. Mr. Fischer advised of his concern with the density being one and a half times denser than the downtown urban area where one expects to find apartments buildings, and not near single dwelling homes in an established neighbourhood.

Mr. Fischer discussed the Traffic Impact Study that used data gathered in 2014 and 2016 to project out to 2030 to determine forecasted traffic and pedestrian safety. He questioned if these projections considered other factors such as other developments built after 2016, and current congested areas and traffic concerns experienced by nearby schools and residential areas.

Mr. Fischer discussed his concerns with the reduced setbacks and reduction of parking spaces per unit. He commented on the impacts leaving several units without sufficient parking, full size vehicles unable to fit in driveways, increased overflow on-street parking and an increase of pedestrian hazards. Mr. Fischer noted that it was difficult to determine how far the set-back of the apartment building and townhouses will be from Ardagh Road.

Mr. Fischer provided comments on the current issues with water management that experience continuous flooding from the runoff of Ardagh Bluffs. He advised that the City has attempted to rectify

the situation, and that they are still experiencing basement and property flooding during the spring thaw. Mr. Fischer expressed concerns of adding several units downstream from the Ardagh Bluffs that is an active watershed area, to an existing water problem that will only make things worse. He noted that in his opinion the proposed stormwater management basin will not resolve all the issues.

In conclusion, Mr. Fischer expressed his frustration with the comments, concerns and objections brought forward by residents with the proposed development that were not taken into consideration for the application. He asked that Council go back to the RM2 zoning, not allow the proposed apartment building, and build homes that will improve the neighbourhood and the City's overall appeal.

4. Mayor Lehman called upon Sanja Elieff to provide a deputation. Sanja Elieff was not present to provide the deputation.
5. **Robert Vos, 24 Primrose Crescent** advised that he is not in support of the application. He suggested that the City needs to maintain its credibility, its long-term plan, and Zoning By-law. Mr. Vos explained that people purchasing homes in the City need to know what they are buying and that the lands will not change two or three years down the road. He recommended that the current zoning remain and that if builders want to build in the City, they should do so according to the existing zoning.
6. Mayor Lehman called upon Matt Lee to provide a deputation. Matt Lee was not present to provide the deputation.
7. Mayor Lehman called upon Valerie Calhoun to provide a deputation. Valerie Calhoun was not present to provide a deputation.
8. **Steve Trotter, 12 Primrose Crescent** advised that he was speaking as a resident of the designated circulation area and not on any other capacity. He acknowledged that the lands were designated for development long before his house was built and since that time provincial guidelines have changed requiring intensification and a mix of housing in the area.

Mr. Trotter discussed his concerns with the application process, and the holding of neighbourhood meetings with the intent of creating dialogue and feedback with no changes in the application. He advised of his understanding why residents are upset due to no changes by the applicant and reflecting the residents' concerns and feedback. Mr. Trotter advised that in his opinion this property is right for the opportunity to create a diverse community with various housing within it. He advised that he would like to see more creativity with this development and bringing some unique opportunities that is not just the recurring theme throughout the City of back-to-back townhouses that are strictly a box. Mr. Trotter suggested that the development be more in keeping with the design and features of the neighbourhood.

6. **Lorraine McQuoid, 21 Pennell Drive**, advised that her property is located right behind the Environmentally Protected (EP) Land at the proposed development. She advised that she has submitted correspondence with her concerns and has participated in the survey submitted to the City on behalf of residents concerning opposition of the proposed development.

Ms. McQuoid expressed concerns with the trees already removed from the property, the density, proposed changes to the zoning for the property that has already been changed, the requested special provisions associated to reduced setbacks and building height and the lack of available parking proposed for back-to-back townhouses and single car driveways. She commented on the artist renderings not being to scale and, in her opinion, should include pictures of cars, people etc. to illustrate a better snapshot of the development.

In conclusion, Ms. McQuoid advised that her biggest concern was the density and zoning for the

development. She noted that if you are buying a home in one neighbourhood and it changes, it is not always a good thing.

7. Mayor Lehman called upon Jim and Joan Harris to provide a deputation. Jim and Joan Harris were not present to provide the deputation.
8. Mayor Lehman called upon Tony Hastings to provide a deputation. Tony Hastings was not present to provide the deputation.
9. **Joe Mattenley, 8 Primrose Crescent** provided a description of his property and location as it relates to the proposed development. He commented on the numerous condominiums and townhouses built in the last few years that lack in available parking. He provided an example of parking issues on Stanley Street and Essa Road that vehicles are parking everywhere. Mr. Mattenley commented on previous developments indicating room for two vehicle parking in driveways and that two vehicles dependant on the size could not fit in the driveways. He provided another example of condominiums located between Ferndale and Summerset Drive that are set back from the road and have ample parking.

Mr. Mattenley discussed concerns related to the reduced setbacks in the proposed development. He advised that he felt the changing of the rear yard setbacks for the apartment building from 7 metres to 1.6 metres would have a 60-foot building built next to the sidewalk which would not be pleasing to the eye. Mr. Mattenley further discussed his concern with the conceptual drawings for the proposed townhouses being three or four storeys, however, the drawings are depicting four or five storeys.

In conclusion, Mr. Mattenley expressed that in his opinion, the proposed development is too much for this one parcel of land and that the setbacks are too drastic.

10. **Michael Yao, 29 Wildflower Court** advised that he moved from the east end of Barrie to the west end as it had become very congested. He discussed the existing neighbourhood being single family dwellings, and the location of the proposed development being at the end of the City. Mr. Yao advised that in his opinion the proposed development is not compatible for this location, especially the Environmentally Protected (EP) Lands. He suggested that the City would need to consider a water treatment plan with the water issues the neighbourhood experiences from the EP Lands.
11. Mayor Lehman called upon Cathy Colebatch to provide a deputation. Cathy Colebatch was not present to provide the deputation.
12. Mayor Lehman called upon Sheldon Kiernan to provide a deputation. Sheldon Kiernan was not present to provide the deputation.
13. **Phillip DeRooy, 16 Wildflower Crescent** provided additional comments related to the artist renderings for the proposed development. He advised of his experience driving a fire truck and how difficult it can be to access some streets during an emergency. Mr. DeRooy suggested that the applicant consider emergency service vehicles being able to access the streets during an emergency which could become a safety issue.
14. **Shane Hartley, 73 Penvill Trail** discussed concerns related to the infrastructure for the proposed development and traffic and pedestrian safety. He commented on the large amount of growth in the area and that the proposed development has not been well supported.

WRITTEN COMMENTS:

1. Correspondence from Kyle Walker dated March 26, 2021.

2. Correspondence from Lorraine McQuoid dated March 29, 2021.
3. Correspondence from Mike Baurmken dated April 16, 2021.
4. Neighbourhood Survey dated April 18, 2021.
5. Correspondence from Chris Garvin and Melissa Kave dated April 21, 2021.
6. Correspondence from Sheldon Kiernan dated April 21, 2021.
7. Correspondence from Sandie Fischer dated May 5, 2021.
8. Correspondence from Teresa and Stephen Kennedy dated May 9, 2021.
9. Correspondence from Matt Lee and Karen Chang dated May 9, 2021.
10. Correspondence from Amy Matthews dated May 10, 2021.
11. Correspondence from Sandie Fischer dated May 10, 2021.
12. Correspondence from Kristina Zaltsman dated May 11, 2021.
13. Petition from Sandie Fischer dated May 11, 2021.