

From: Scott Hannah [<mailto:shannah@HeritageHomes.com>]
Sent: Friday, September 15, 2017 12:47 PM
To: Dawn McAlpine <Dawn.McAlpine@barrie.ca>
Cc: Carlissa McLaren <Carlissa.McLaren@barrie.ca>; Jim Dodd <jdodd@heritagehomes.com>; Barry Ward <Barry.Ward@barrie.ca>;
Subject: RE: PLN022-17 Request to be a delegation

Dawn: I still intend to be a delegation at Council on Monday to speak to the resolution that came out of the General Committee this past Monday. Following the General Committee meeting on Monday our team has taken to heart the desire of Council to shift the internal driveway away the lot line shared with the existing homes along Koslov street and move it between the two proposed Buildings (Buildings 1 and 2). We have prepared a modified site plan showing this concept and have been able to achieve 88 units (a loss of 4 units rather than a loss of 8 units as stated in the resolution from General Committee). The attached plan now shows a 12 unit building and a 16 unit building with the driveway in between.

We view this new plan as satisfying the intent of the direction from Council and a win/win as it provides a substantive green area between Building 2 and the lot line which could be extensively landscaped. It also gains back 4 additional units (88 new units rather than 84) but still less than the 92 units in our current plan. The loss of units is a concern of our client as the original application had 120 units and we had already reduced the number to 92 in order to address issues raised by residents and staff. The attached plan also satisfies all of the zoning requirements for the site, including the special requirements for setbacks that have been requested by staff and which we have previously agreed to. We now view the latest concept plan as a positive change to the proposal.

We hope we can get support from Council for this updated plan. I have attempted to contact Councilor Ward to discuss, but we have not yet connected. I have copied him on this latest e-mail.

The new plan would require only a couple of minor modifications to the resolution supported by General Committee dealing with the unit counts and density and a technical change to the amenity area requirement, as the unit count has been reduced. I have attached a modified resolution with changes highlighted in green that would support the plan and have copied Carlissa so she can review.

I would ask that you forward the updated plan, modified resolution and this latest e-mail to all of Council for consideration.

Thanks.
Scott

R. Scott Hannah

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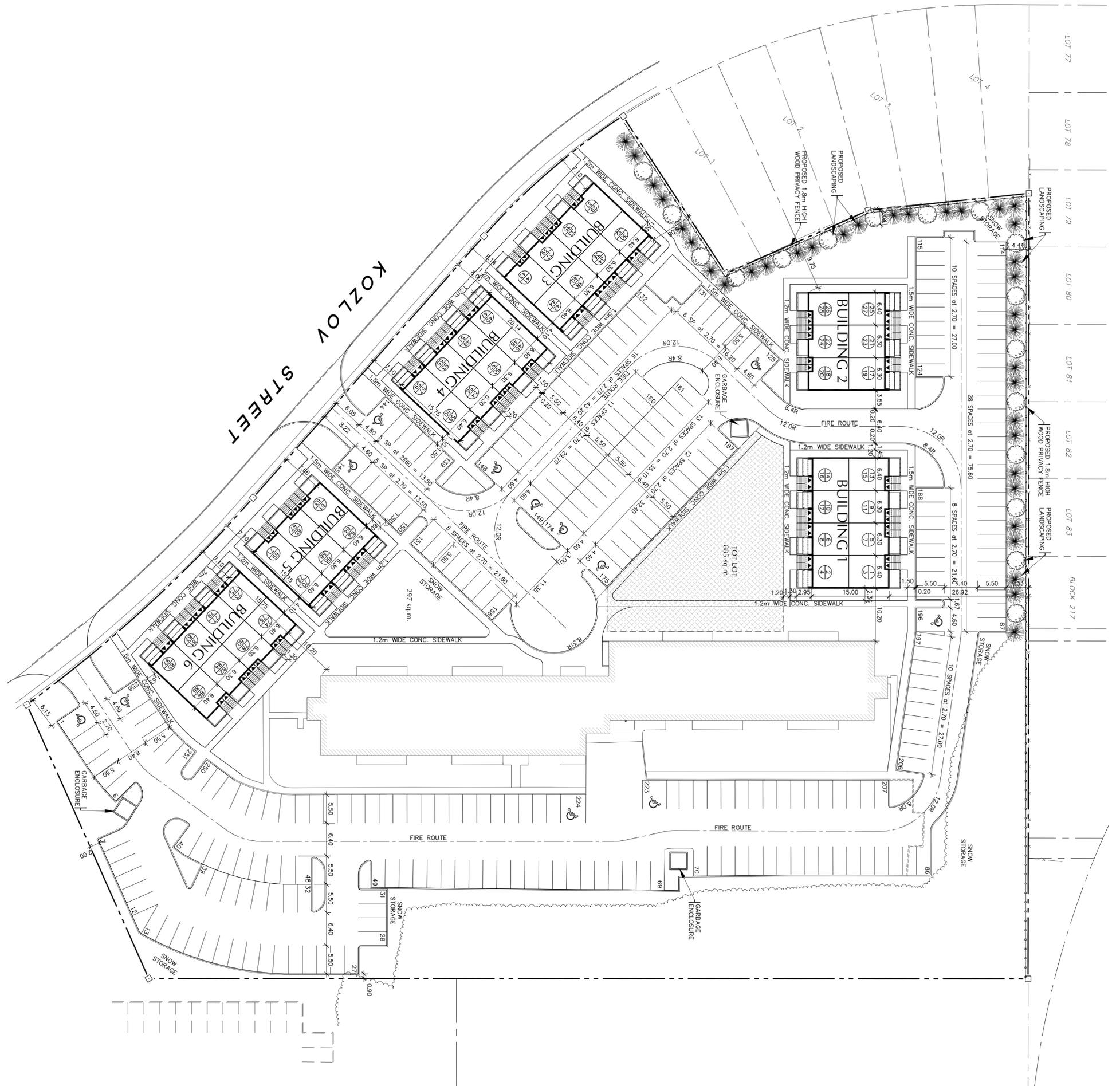
APPLICATION FOR ZONING BY-LAW AMENDMENT - GREEN VALLEY CONSTRUCTION CORPORATION - 101 KOZLOV STREET (WARD 4)

1. That the Zoning By-law Amendment application submitted by Zelinka Priamo Ltd., on behalf of Green Valley Construction Corporation, to rezone the lands known municipally as 101 Kozlov Street (Ward 4) from Multiple Residential Dwelling Second Density (RM2) to Multiple Residential Dwelling Second Density with Special Provisions (RM2)(SP), be approved as amended, as follows:
 - a) That a total of ~~eight~~ **four** units be removed from Building 1 ~~and or~~ Building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, bringing the total number of new units in the development to ~~84~~ **88**;
 - b) That parking be reduced accordingly and replaced with greenspace;
 - c) That the drive aisle west of building 2, as shown on the Final Proposed Concept Site Plan identified in Staff Report PLN022-17, be eliminated or moved to a location between Building 1 and Building 2.

2. That the following Special Provisions (SP) be referenced in implementing Zoning By-law 2009-141 for the subject lands:
 - a) Permit a maximum density of ~~94-90~~ **92** units per hectare, whereas a maximum density of 53 units per hectare would be permitted;
 - b) Permit a maximum gross floor area of 85%, whereas a maximum gross floor area of 60% would be permitted;
 - c) Permit a maximum building height of 3.5-storeys (12 metres) for the proposed stacked townhouse units, whereas a maximum building height of 3-storeys (10 metres) would be permitted;
 - d) Permit a minimum parking ratio of 1.15 spaces per unit, whereas a minimum of 1.5 spaces per unit would be required;
 - e) That a minimum outdoor amenity area of ~~1,104~~ **1056** square metres be provided on site, of which a minimum of 834 square metres shall be provided in a consolidated form, whereas a minimum outdoor amenity area of ~~1,104~~ **1056** square metres would be required to be provided in a consolidated form;
 - f) Provide a minimum side yard setback of 6 metres, whereas a minimum side yard setback of 1.8 metres would be permitted;
 - g) Notwithstanding (f) above, provide a minimum side yard setback of 25 metres from the proposed stacked townhouse units to the north lot line (abutting the rear

yard of lots fronting Livingstone Street West); whereas 7 metres would be permitted;

- h) Provide a minimum 4 metres wide landscape buffer area along the north lot line (abutting the rear yard of lots fronting Livingstone Street West); whereas a minimum of 3 metres would be permitted;
 - i) Provide a minimum 9 metres building setback between the proposed stacked townhouse units and the existing apartment building on-site; and
 - j) That the existing 7-storey (129 units) residential apartment building be recognized as a permitted use.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this by-law.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN022-17: proposed increase in density and height, proposed setbacks/proximity of the proposed development to the existing apartment building on-site and residential properties in the area resulting in a decrease in privacy, reduced parking ratio, on-street parking, existing tree preservation/removals and compensation plantings, increase in traffic, provision of parking adjacent to existing residential properties, site access, emergency vehicle access, impact on existing municipal services (water and sanitary) and stormwater management, refuse programming, proposed rental tenure, adverse effects on property values, perceived increase in crime rates and timing of the proposed development. (PLN022-17) (File: D14-1596)



ZONING - FM-2

EXISTING APARTMENT UNITS
= 320 UNITS (7 STORES' BUILDING) NOT INCLUDED IN SETBACK AND HEIGHT CALCULATIONS BELOW

PROPOSED STACKED BACK TO BACK TOWNHOUSE UNITS
= 89 UNITS (3 - 3 STOREY BLOCKS)

REGULATION	REQUIRED	PROPOSED
LOT AREA	720 sq.m.	23,683.29 sq.m.
LOT FRONTAGE	21.0 m	162.02 m
FRONT YARD	7.0 m	9.18 m
SIDE YARD	1.8 m	7.59 m
REAR YARD	7.0 m	25.59 m
MINIMUM LANDSCAPE OPEN SPACE	35.0%	46.04%
MINIMUM LANDSCAPE OPEN SPACE	(8,289.15 sq.m.)	(10,904.87 sq.m.)
MAXIMUM LOT COVERAGE	35.0%	16.73%
HEIGHT OF BUILDING (STACKED TOWNS)	12.0 m	11.7 m
PARKING	1.5 SPACES / 1.5 = 126 SPACES	1.18 SPACES / UNIT = 296 SPACES
BARRIER FREE PARKING SPACES	8 SPACES	12 SPACES

- LEGEND**
- IRON BAR
 - PROPERTY LINE
 - MAN DOOR ENTRANCE / EXIT
 - 6.0m WIDE FIRE ROUTE
 - PAINTED CROSS WALK
 - FIRE HYDRANT
 - AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS
 - WALL MOUNTED STREET LIGHT - REFER TO ELECTRICAL DRAWINGS
 - STOP SIGN
 - FIRE ROUTE PARKING SIGN
 - BARRIER FREE PARKING SIGN
 - BARRIER FREE PARKING SPACE