

## Legislation Details (With Text)

---

<b>File #:</b>	20-P-012	<b>Version:</b>	2	<b>Name:</b>	
<b>Type:</b>	Public Meeting	<b>Status:</b>		Received	
<b>File created:</b>	2/20/2020	<b>In control:</b>		City Council	
<b>On agenda:</b>	3/23/2020	<b>Final action:</b>		4/27/2020	
<b>Title:</b>	APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION. - 158, 162, 166 AND 170 ARDAGH ROAD (WARD 6) (FILE: D12-448 AND D14-1684)				

Greg Barker from Innovation Planning Solutions Consulting advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands municipally known as 158, 162, 166 and 170 Ardagh Road, Barrie.

Mr. Barker discussed slides concerning the following topics:

- \* The application context and surrounding area;
- \* The existing land use designations;
- \* The existing zoning for the subject lands and surrounding area;
- \* Architectural Renderings illustrating the conceptual site plan;
- \* A photograph illustrating the proposed conceptual unit designs for the development;
- \* The proposed Zoning By-law Amendment;
- \* The proposed Draft Plan of Subdivision;
- \* The community comments and concerns raised at the neighbourhood meeting;
- \* The studies prepared in support of the applications; and
- \* A summary of the applications.

Celeste Kitsemetry, Planner, Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meeting held on January 15, 2020. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsemetry discussed the anticipated timelines for the staff report regarding the applications.

## VERBAL COMMENTS:

1. Brian Smith, 5 Dove Crescent advised that he is speaking in opposition to the proposed development. He noted that he felt the proponent's application for rezoning is extreme. Mr. Smith commented that the existing residents at the time they purchased their homes assumed that any new developments in the future would be in keeping with the existing neighbourhood. He noted that the developers themselves had historically only built single-detached homes in the area for the past several years. Mr. Smith commented on the special provisions being requested are due to the proposed buildings being too large for the subject properties and do not fit the neighbourhood. In conclusion, Mr. Smith acknowledged that intensification is important in the City just not suitable in this area.

2. Sandy Coyle, 4 Elizabeth Street advised that her backyard currently backs onto greenspace. Ms. Coyle expressed her concerns due to the potential lack of privacy the proposed development will cause to her and the neighbouring properties. She suggested that a large fence be built between the properties to provide some amount of privacy. Ms. Coyle addressed her concerns with the proposed development including an increase to traffic volumes, the possibility of property values decreasing and the negative impacts that it will have on the neighbourhood and in the community.

3. Lisa Fraser, 172 Ardagh Road expressed her concerns with the lack of privacy that the proposed development will provide to the existing residents. Ms. Fraser advised that when she initially purchased her home five years ago a large part was due to the level of privacy and greenspace around her property. She noted that she knew development would take place in the future, however she assumed it would continue to be single family homes. Ms. Fraser addressed her concern with the increase of traffic volumes to an area that is already challenging to travel.

4. Mario Titus, 47 Toronto Street questioned whether the units would be available to the greater public as freehold townhouse.

Mr. Barker provided a response to Mr. Titus.

5. Mark Zimmermann, 323 Crawford Street advised that he is opposition to the proposed development. He discussed his concerns with the application such as the subject properties and surrounding areas being zoned R1-R4, single family homes and in an established, stable neighbourhood for over 35 years, that in his opinion an infilling of higher density development is inappropriate and ill-advised, that a more suitable style structure of single family homes similar to ones developed in the last five years would be more appropriate, and the effects on property values for surrounding residents to existing municipal assessments on property taxes. Mr. Zimmermann acknowledged his benefit to knowing a retired Engineering Technologist with 30 years of experience. He noted that he has many concerns with the preliminary drawings for the proposed development and is detailed in the correspondence he provided to the City staff. In conclusion, Mr. Zimmerman acknowledged the developer's wishes to maximize their return, but he noted that not with this development, one that is better suited to the existing established neighbourhood.

6. Katelyn Kell, 108 Bishop Drive advised that she purchased her home six years ago as it was a nice quiet subdivision where children could play on the streets and be safe. Ms. Kell addressed her concerns noting that this development will have due to higher volumes of traffic and the negative impacts this cause street safety and emergency vehicles attending emergency situations. In conclusion, Ms. Kell further expressed her concerns in regards to the sheer density of this development.

7. Matthew Wade, 12 Elizabeth Street acknowledged that he resides in a City and not in the country and that privacy can be limiting. Mr. Wade advised that his major concerns are the increases to traffic volumes in an area that is already strained especially with Ardagh Road already being reduced from four lanes to two and that the development could potentially cause major draining issues to the existing neighbourhood.

8. Sebastian Vatsoff, 2 Kozlov Street advised that he has seen a lot of proposed developments where residents are opposed to the development. Mr. Vatsoff provided the example of the City of Toronto that have developed individual neighbourhoods with specific features and cultures that have been integrated beautifully. He questioned whether this development is threatening the neighbourhood's culture by removing the Ardagh bluffs and all the greenspaces in the area.

9. Kevin Faubert, 116 Bishop Drive commented that he agrees with all the public comments and concerns heard during the meeting. He noted his concern with the amount of water from a past experience causing drainage issues to his property which resulted in his sump pump to run constantly.

10. Lisa Fraser, 172 Ardagh Road acknowledged her concern about grading and drainage issues in the area. She questioned what would happen if the proposed development affected the grading to her property in the future.

11. Sandy Coyle, 4 Elizabeth Street commented on her concerns with traffic safety in the area. She noted that she has almost been in traffic accidents reversing out of her driveway and with extra traffic it will become more dangerous.

Members of Council asked a few questions for clarification and received responses.

WRITTEN COMMENTS:

1. Correspondence from HydroOne dated November 28, 2020.
2. Correspondence from Victoria Bennett dated December 9, 2020.
3. Correspondence from Kara S. dated January 13, 2020.
4. Correspondence from Jessica McDiarmid dated January 13, 2020.
5. Correspondence from Cherie and Tim Rowcliffe dated January 16, 2020.
6. Correspondence from Kevin Faubert dated February 6, 2020.
7. Correspondence from Mark Zimmermann.

Sponsors:

Indexes:

Code sections:

**Attachments:** 1. PM 200303 Notice 158,162,166,170 Ardagh Rd, 2. PM 200303 Presentation 158,162,166,170 Ardagh Rd, 3. PM 200303 Memo 158 162 166 and 170 Ardagh Road, 4. PM 200203 Correspondence 158 162 166 and 170 Ardagh Rd

Date	Ver.	Action By	Action	Result
4/27/2020	3	City Council	Received	
3/3/2020	2	Planning Committee	recommended for receipt (Section "B")	

..Title

**APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND A DRAFT PLAN OF SUBDIVISION - INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF THE HEDBERN DEVELOPMENT CORPORATION. - 158, 162, 166 AND 170 ARDAGH ROAD (WARD 6) (FILE: D12-448 AND D14-1684)**

Greg Barker from Innovation Planning Solutions Consulting advised that the purpose of the Public Meeting is to review applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands municipally known as 158, 162, 166 and 170 Ardagh Road, Barrie.

Mr. Barker discussed slides concerning the following topics:

- The application context and surrounding area;
- The existing land use designations;
- The existing zoning for the subject lands and surrounding area;
- Architectural Renderings illustrating the conceptual site plan;
- A photograph illustrating the proposed conceptual unit designs for the development;
- The proposed Zoning By-law Amendment;
- The proposed Draft Plan of Subdivision;
- The community comments and concerns raised at the neighbourhood meeting;
- The studies prepared in support of the applications; and
- A summary of the applications.

Celeste Kitsetmetry, Planner, Development Services provided an update concerning the status of the applications. She reviewed the public comments received during the neighbourhood meeting held on January 15, 2020. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Kitsetmetry discussed the anticipated timelines for the staff report regarding the applications.

## VERBAL COMMENTS:

1. **Brian Smith, 5 Dove Crescent** advised that he is speaking in opposition to the proposed development. He noted that he felt the proponent's application for rezoning is extreme. Mr. Smith commented that the existing residents at the time they purchased their homes assumed that any new developments in the future would be in keeping with the existing neighbourhood. He noted that the developers themselves had historically only built single-detached homes in the area for the past several years. Mr. Smith commented on the special provisions being requested are due to the proposed buildings being too large for the subject properties and do not fit the neighbourhood. In conclusion, Mr. Smith acknowledged that intensification is important in the City just not suitable in this area.
2. **Sandy Coyle, 4 Elizabeth Street** advised that her backyard currently backs onto greenspace. Ms. Coyle expressed her concerns due to the potential lack of privacy the proposed development will cause to her and the neighbouring properties. She suggested that a large fence be built between the properties to provide some amount of privacy. Ms. Coyle addressed her concerns with the proposed development including an increase to traffic volumes, the possibility of property values decreasing and the negative impacts that it will have on the neighbourhood and in the community.
3. **Lisa Fraser, 172 Ardagh Road** expressed her concerns with the lack of privacy that the proposed development will provide to the existing residents. Ms. Fraser advised that when she initially purchased her home five years ago a large part was due to the level of privacy and greenspace around her property. She noted that she knew development would take place in the future, however she assumed it would continue to be single family homes. Ms. Fraser addressed her concern with the increase of traffic volumes to an area that is already challenging to travel.
4. **Mario Titus, 47 Toronto Street** questioned whether the units would be available to the greater public as freehold townhouse.

Mr. Barker provided a response to Mr. Titus.

5. **Mark Zimmermann, 323 Crawford Street** advised that he is opposition to the proposed development. He discussed his concerns with the application such as the subject properties and surrounding areas being zoned R1-R4, single family homes and in an established, stable neighbourhood for over 35 years, that in his opinion an infilling of higher density development is inappropriate and ill-advised, that a more suitable style structure of single family homes similar to ones developed in the last five years would be more appropriate, and the effects on property values for surrounding residents to existing municipal assessments on property taxes. Mr. Zimmermann acknowledged his benefit to knowing a retired Engineering Technologist with 30 years of experience. He noted that he has many concerns with the preliminary drawings for the proposed development and is detailed in the correspondence he provided to the City staff. In conclusion, Mr. Zimmerman acknowledged the developer's wishes to maximize their return, but he noted that not with this development, one that is better suited to the existing established neighbourhood.
6. **Katelyn Kell, 108 Bishop Drive** advised that she purchased her home six years ago as it was a nice quiet subdivision where children could play on the streets and be safe. Ms. Kell addressed her concerns noting that this development will have due to higher volumes of traffic and the negative impacts this cause street safety and emergency vehicles attending emergency situations. In conclusion, Ms. Kell further expressed her concerns in regards to the sheer density of this development.
7. **Matthew Wade, 12 Elizabeth Street** acknowledged that he resides in a City and not in the country and

that privacy can be limiting. Mr. Wade advised that his major concerns are the increases to traffic volumes in an area that is already strained especially with Ardagh Road already being reduced from four lanes to two and that the development could potentially cause major draining issues to the existing neighbourhood.

8. **Sebastian Vatsoff, 2 Kozlov Street** advised that he has seen a lot of proposed developments where residents are opposed to the development. Mr. Vatsoff provided the example of the City of Toronto that have developed individual neighbourhoods with specific features and cultures that have been integrated beautifully. He questioned whether this development is threatening the neighbourhood's culture by removing the Ardagh bluffs and all the greenspaces in the area.
9. **Kevin Faubert, 116 Bishop Drive** commented that he agrees with all the public comments and concerns heard during the meeting. He noted his concern with the amount of water from a past experience causing drainage issues to his property which resulted in his sump pump to run constantly.
10. **Lisa Fraser, 172 Ardagh Road** acknowledged her concern about grading and drainage issues in the area. She questioned what would happen if the proposed development affected the grading to her property in the future.
11. **Sandy Coyle, 4 Elizabeth Street** commented on her concerns with traffic safety in the area. She noted that she has almost been in traffic accidents reversing out of her driveway and with extra traffic it will become more dangerous.

Members of Council asked a few questions for clarification and received responses.

#### **WRITTEN COMMENTS:**

1. Correspondence from HydroOne dated November 28, 2020.
2. Correspondence from Victoria Bennett dated December 9, 2020.
3. Correspondence from Kara S. dated January 13, 2020.
4. Correspondence from Jessica McDiarmid dated January 13, 2020.
5. Correspondence from Cherie and Tim Rowcliffe dated January 16, 2020.
6. Correspondence from Kevin Faubert dated February 6, 2020.
7. Correspondence from Mark Zimmermann.