

## Legislation Text

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**File #:** 20-A-086, **Version:** 1

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**DEPUTATION BY BARBARA MACKIE ON BEHALF OF THE ALLANDALE NEIGHBOURHOOD ASSOCIATION CONCERNING MOTION 20-P-041, ZONING BY-LAW AMENDMENT APPLICATION - MARIO LAMPERT HOLDING LTD. - 79 GOWAN STREET (WARD 8)**

Barbara Mackie provided a Deputation on behalf of the Allandale Neighbourhood Association concerning motion 20-P-041, Zoning By-law Amendment for 79 Gowan Street.

Ms. Mackie provided her background of being a resident of Barrie for 20 years, living in the area of Cumberland Street, and being a member of the Allandale Neighbourhood Association since 2012. She advised that she is representing the Allandale Neighbourhood Association and advised that they are in opposition of the Zoning By-law Amendment related to the special provisions allowing for front yard setback of 19.5 metres. Ms. Mackie expressed her concerns with the front yard that does not conform to City's Planning standards and does not represent the existing homes or is consistent with the streetscape currently on Gowan Street. She commented that the majority of the Allandale residents are supportive of new developments in the community, however they do not believe that this development enhances the neighbourhood or represents the heritage in the neighbourhood. Ms. Mackie acknowledged that those that reside in Allandale we would be happy to see 79 Gowan Street developed with buildings that conform to existing structures and that the urban planning proposed with this development will set the precedent for all future developments along the street from William Street to Bayview Drive. She noted that the City needs to get this right the first time as this area has been many years without any new developments. Ms. Mackie further discussed their concerns with the location of the streetscape to residents of neighbouring homes and the development exceeding all existing Zoning By-laws with the 19.5 step back and a big parking lot in front of the building that should be in the rear. She advised that it negatively impacts the streets and neighbouring resident.

Ms. Mackie advised that she has not seen any correspondence or documentation from Metrolink associated to the 30-metre setback requirement. She commented on the impact of future developments without a formal agreement, and noted she felt it is not in the best interest of ensuring suitable future planning and attracting developers to meet our intensification mandates. Ms. Mackie urged Council to resolve the problems with Metrolink for Gowan Street in order to promote the redevelopment of the street in a manner consistent with good urban planning and consistent with the existing neighbourhood.