

Deputation

Official Plan and Zoning By-Law
Amendment

10 and 20 Little Lake Dr

Rationale

- City Staff have advised that it is imperative that we get involved prior to site plan approval to ensure public concerns are considered and addressed
- This advice came as a result of the numerous issues surrounding the Little Lake Seniors Community (LLSC) development – which is located completely along one side of our property and at the back of our property
- We are tax paying residents and hold full-time jobs
- We care about our home, our neighbourhood and our environment
- We understand the need for growth and only ask for respectful considered development
- We're following the advice given by City Staff to get involved early

Objective

- Highlight key considerations that appear to have been overlooked by the Mayor and Council in the approval of the proposed amendment
 - Units/Hectare
 - High Density Development
 - Natural Heritage
 - Building Height Control and Shadowing
 - Lot Coverage
 - Public Input
 - Supporting Reports
- Obtain clear answers to questions asked throughout the presentation
- Have the Mayor and Council reconsider their decision based on the facts contained within this presentation



Units/Hectare

- **City By-Law 5.2.5.1 Densities:** 40 units/hectare
- **Intensification Primary Corridor:** 50 units/hectare
- **Staff Report:** 86 units/hectare – MORE THAN DOUBLE BY-LAW REQUIREMENT

AND IT GETS WORSE...

125 Retirement Home units are not being considered residential units because they do not have cooking facilities – THIS MEANS 125 UNITS NOT CALCULATED IN DENSITY

“Dwelling Unit: a dwelling unit shall mean a suite operated as a housekeeping unit used or intended to be used as a domicile by 1 or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities “ – *City of Barrie Zoning By-Law*

“Apartment Dwelling Unit: Any residential dwelling unit within a building containing more than 4 dwelling units where residential units are connected by an interior corridor” – City of Barrie Development Charges

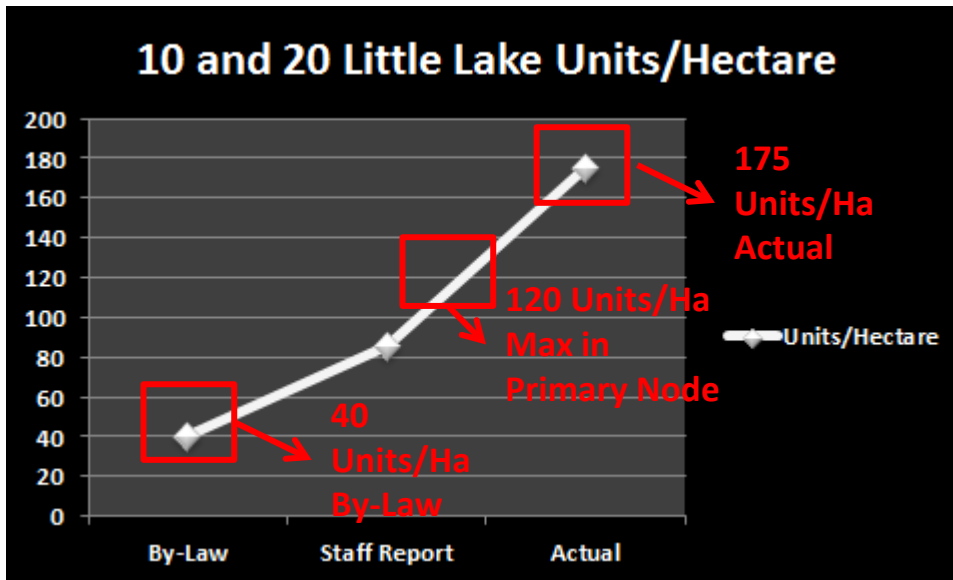
If these are not residential units, then what are they?

And why is zoning residential apartment?

Units/Hectare

THE TRUTH IS...

Actual Density: 175 units/hectare – MORE THAN QUADRUPLE BY-LAW REQUIREMENT



CALCULATIONS:

1.4 Hectares of developable land
120 Senior Citizen Home Units
125 Retirement Home Units
245 Total Units

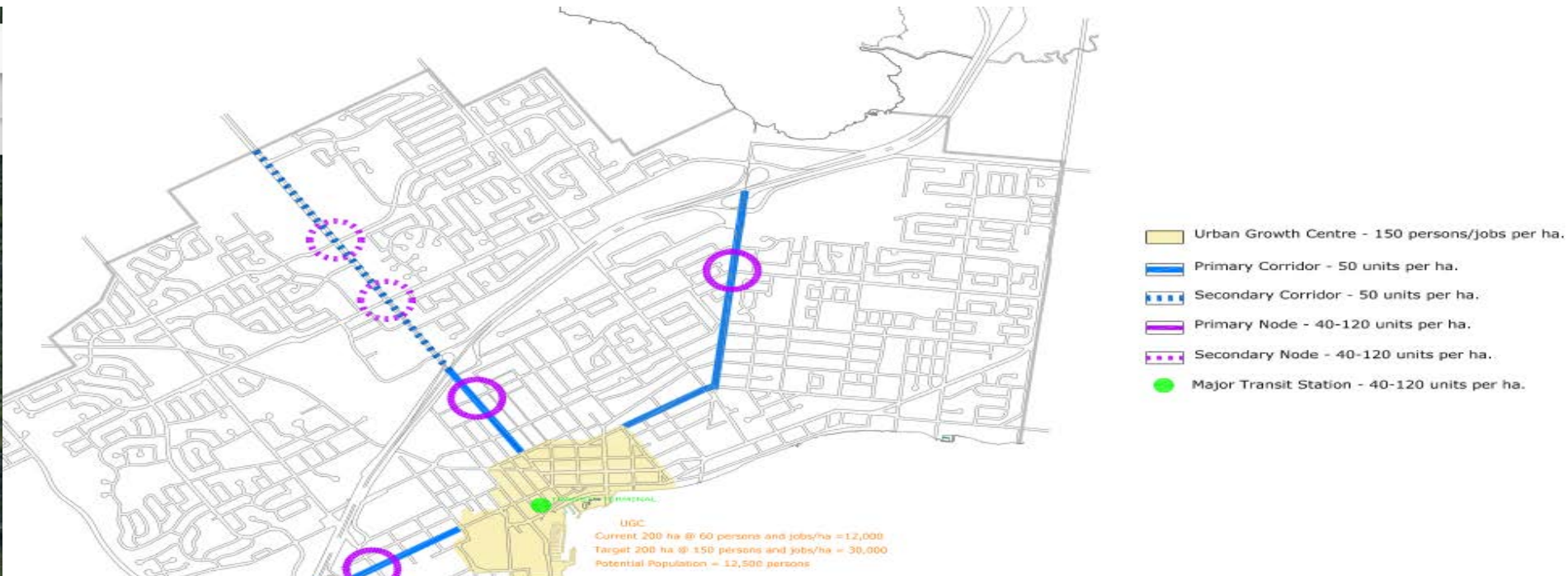
$$86 \text{ Units /Ha} = 120/1.4$$

$$175 \text{ Units/Ha} = 245/1.4$$

Even the primary nodes based on the Intensification Map which has the highest unit density per hectare is maximum **120** units/hectare

High Density Development

- Little Lake is not part of the intensification zones previously identified by the City of Barrie
- There are approximately 50 homes on Little Lake today – **increase domiciles by 6x**
- Public transit is not available from Little Lake
- The examples provided by City staff on how Little Lake meets locational criteria for intensification is weak:
 - 4 Schools
 - 2 Parks with no amenities or trails
 - Undeveloped piece of land



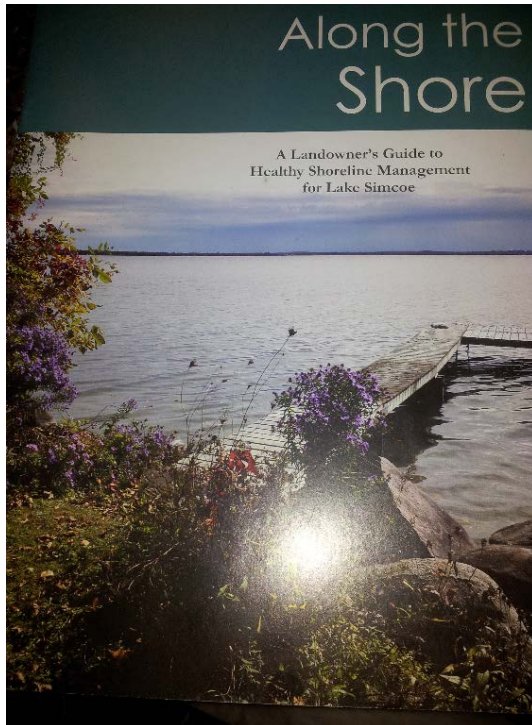


Natural Heritage

- City staff refer to an Environmental Impact Study (EIS) performed in December 2012 and say they are comfortable that all objectives will be met
- Why is the City of Barrie relying on a study performed over 2 years ago when so many environmental concerns have arisen at Little Lake since
- The Little Lake Seniors Community (LLSC) also had an EIS performed, where EIS recommendations were part of initial site planning and then later removed
- "Prepare detailed landscape retention and enhancement plans for those areas which are to be preserved as open spaces or setbacks, with a focus on the preservation of existing healthy trees and supplemental planting with native trees and shrubs which are suitable to existing site conditions;... Consider opportunities for the long-term sustainability and health of existing trees which are to be preserved." – *LLSC EIS*
- Our “good neighbour” LLSC development has resulted in:
 - a) Multiple silt spills in Little Lake as a result of improper stormwater management
 - b) Death and declined health of public and private property trees – certified arborist confirmation
 - c) Significant reduction in tree preservation that was to be protected based on LLSC EIS and initial approved plans
 - d) Removal of an endangered species “Butternut” tree with non-compliance to Ministry of Natural Resource (MNR) requirements
- In the past, Fisheries and Oceans also investigated the City of Barrie for dead fish as a result of development at Bear Creek

a) LLSC Silt Spills / Stormwater Management

- Multiple silt spills into Little Lake since the commencement of the LLSC development
- “ the soil and silt that enters the lake after running off your property can block sunlight and destroy aquatic plant habitat, cover fish spawning areas” - *Along the Shore pg. 10 available at City of Barrie planning department*



b) LLSC Death and Decline in Tree Health

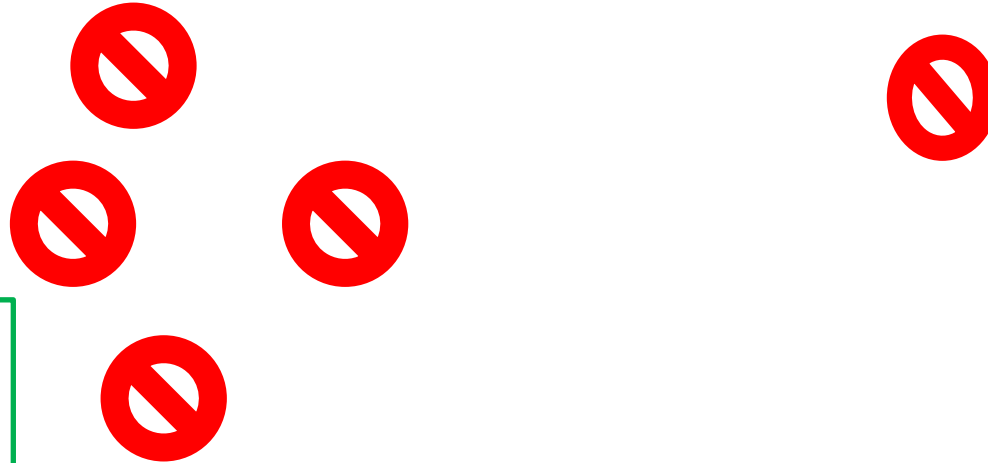
- “Considerable manipulation to the natural environment do to the development currently under construction...”
- “Factors such as exposure to high winds, drying winds, increased heat, alteration of water flow, and root disruption are contributing factors to tree decline, death and destabilization of trees being witnessed”
- “The tree species more susceptible to these environmental changes are showing the signs and symptoms of decline and death at present”
- “Wind-fall may be an ongoing problem as exposure to higher winds is unavoidable”
- “It would appear that little has been done to ensure the protection of the trees...”
- “Evidence of damage to trees through improper pruning, improper root pruning and compaction of soil”

c) LLSC Reduction in Tree Preservation

Once approved
significant changes are
made to plans without
public notice/comment

Original Plan
5m plant
material
protection zone

Original Plan
Plant material to
be preserved

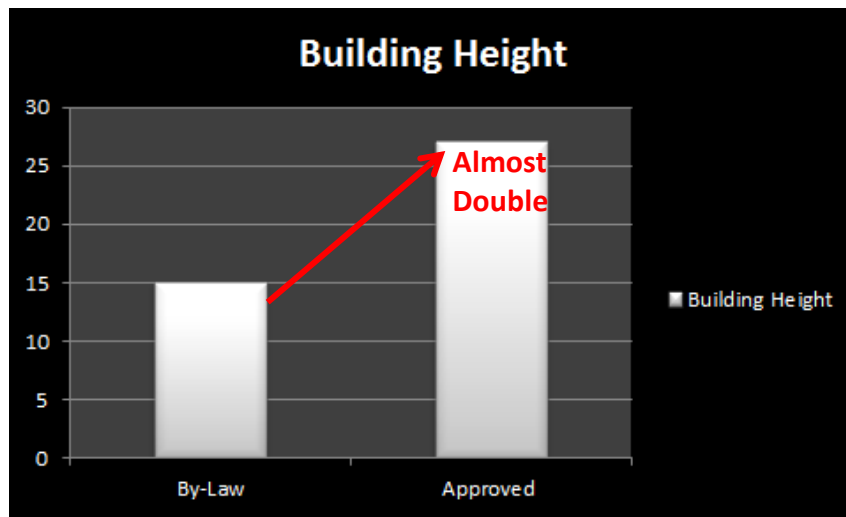


d) Endangered Species

- As of late 2014, yearly monitoring reports for the re-planting of Butternut tree had not been provided to Ministry of Natural Resources (MNR)
- Tree removal took place in 2012 and the first report to MNR was due in 2012
- This shows lack of commitment towards the environment

Building Height Control and Shadowing

- Tall Buildings Policy: Applicable to any building above 3 storeys - the building will make use of setbacks, stepping provisions and other such design measures to reduce shadow impact to the maximum extent possible
- When the developer is doing something positive, City Staff commend their efforts “additional building setback, which is above and beyond the requirements of the zoning by-law” – *Staff Report Point 44*
 - This is in reference to changing the first floor setback from 5m to 6m – **20% increase**
 - They don’t mention the change, that all floors above the first floor will have a setback of 3.15 instead of 5m and that balconies will have a setback of 2.15 instead of 5m – **35% decrease and 55% decrease respectively**
- Linking back to reducing shadowing, the use of setbacks are important but not addressed



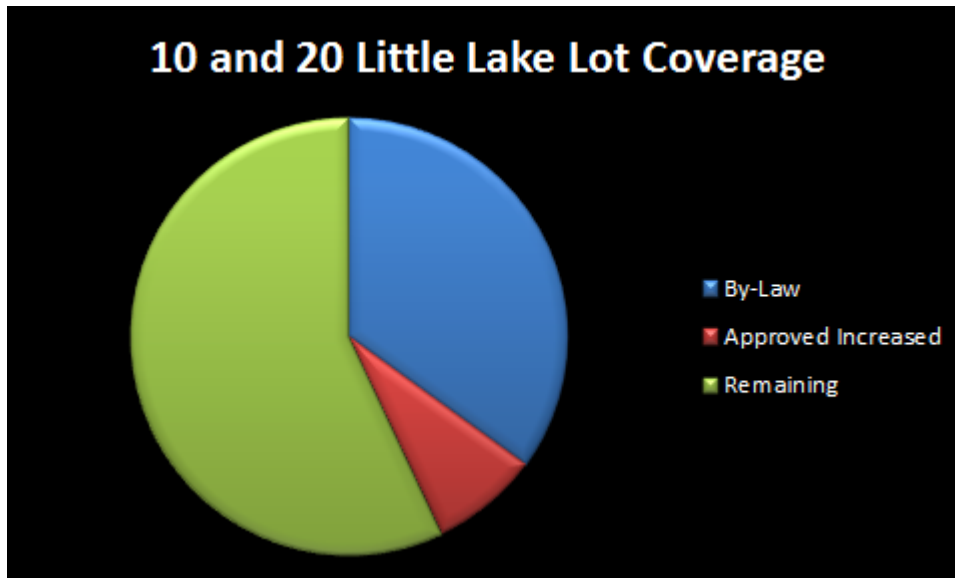
Residential apartment first density 3 or residential apartment second density 1 has a maximum height of 30m

Why is the new approved zoning for residential apartment first density 2 with a maximum height of 15m?



Lot Coverage

- Increase to lot coverage should not be approved
- The City and Developers should learn from the LLSC development, where the size of the development is too large and has led to site plan amendments including the removal of tree protection zones that were recommended by EIS





Public Interest

- City staff and the developer agreed that no additional public meetings were required even though:
 - Public Open Houses were held April and December 2011 – **Almost 4 years ago**
 - Public Meeting was held April 2013 - **Almost 2 years ago**
 - Most public interest comments are either being deferred or not addressed in the Staff Report

Public Interest Comment	City Staff Report
Flooding / Stormwater Management	Approved even though there are known issues
Shadowing Impacts	Deferred to after approvals
Preservation of Views	Not addressed
Access to Little Lake	Not addressed
Built Form	Deferred to after approvals
Traffic	Traffic Impact Study completed November 2013 Access is now to be from Little Lake and not Duckworth



Supporting Reports

- Supporting reports are old and the areas of concerned should be re-assessed
- Assessment should include lessons learned from the LLSC development

Report	Date	Age
Planning Justification Report	February 2013	2 years ago
Environmental Impact Study	December 2012	2+ years ago
Traffic Impact Study	November 2013	1.5 years ago
Functional Servicing Report	April 2009 (revised August 2014)	Less than 1 year ago for revision
Preliminary Geotechnical Investigation	November 2012	2+ years ago

Summary

- Significant deviations from existing policies/by-laws
 - > 300% increase in units / hectare
 - > 100% increase in building height
 - > 20% increase in lot coverage
 - > 35% - 55% increase in side yard setbacks
 - Creating high density dwellings outside of intensification zones
- Ongoing environmental issues from existing LLSC development
 - Silt spills into Little Lake
 - Death and declined health of public and private trees
- City Staff and the Developer decided no additional public meetings would be required even though most public interest comments have been deferred or not addressed
- Questionable validity of supporting reports due to age and recent issues/changes to the area