

FILE NO.: D14-1690, D12-452

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: T. BUTLER, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION – 428 LITTLE AVENUE AND 237 FOSTER DRIVE

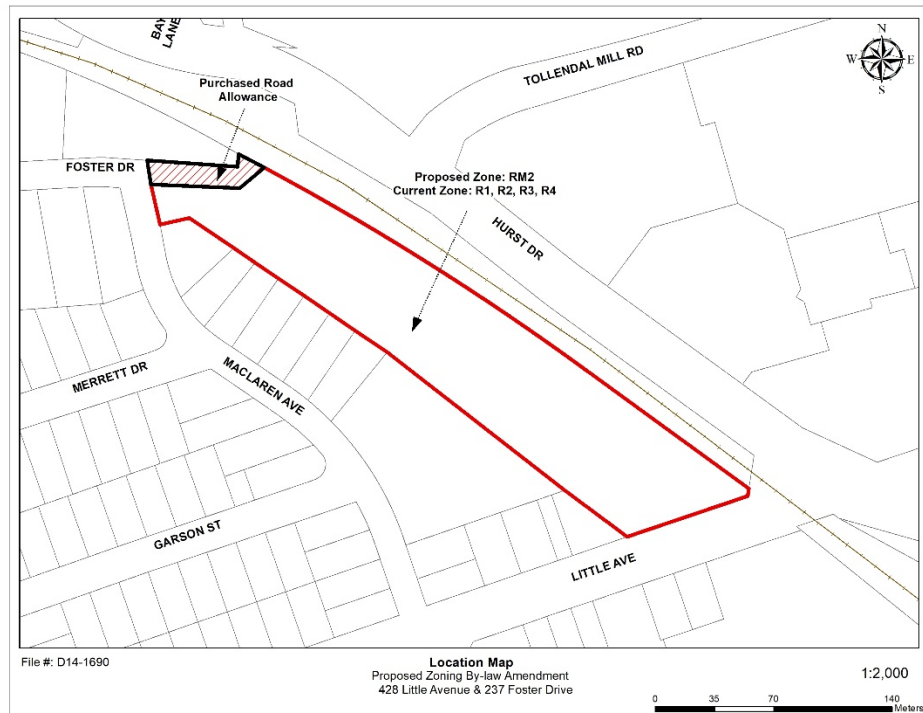
DATE: JUNE 23, 2020

The purpose of this memorandum is to advise members of Planning Committee of the Public Meeting regarding applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Celeste Phillips Planning Inc., on behalf of 428 Little Inc., for the development of the property known municipally as 428 Little Avenue.

The lands are designated Residential in the City's Official Plan. The site is also identified as a Level 3 Natural Heritage Resource in accordance with Schedule H of the Official Plan which permits development of the lands subject to an Environmental Impact Study being completed to the satisfaction of the City and Lake Simcoe Region Conservation Authority (LSRCA).

The site is located on the north side of Little Avenue and is adjacent to the Meaford Subdivision rail corridor operated by GO Transit to the east. Single detached residential properties and Highland Park abut the property to the immediate west. The lands are legally described as Part of Lot 12, Innisfil Concession 14 being Part 1 on Registered Plan 51R-32706 and are known municipally as 428 Little Avenue.

The landholdings have an approximate area of 2.15 hectares, inclusive of the Foster Drive unopened road allowance acquired by the applicant through an Agreement of Purchase and Sale with the City of Barrie. The sale of the unopened road allowance was ratified by Council on January 27, 2020 and the details of the agreement can be found in Staff Report



LGL001-20. Including the unopened road allowance, the subject lands have approximately 38.0 metres of frontage on Maclaren Avenue and approximately 80.0 metres of frontage on Little Avenue.

The subject lands are currently zoned 'Residential Single Detached Dwelling First Density' (R1), 'Residential Single Detached Dwelling Second Density' (R2), 'Residential Single Detached Dwelling Third Density' (R3), and 'Residential Single Detached Dwelling Fourth Density' (R4) in accordance with the City's Comprehensive Zoning By-law 2009-141. The owner has applied to amend the current zoning to 'Residential Multiple Dwelling Second Density' (RM2) to facilitate the construction of 56 townhouse units, with six (6) of the units intended to be offered at an affordable rate. The 56 townhouse units are proposed on a private road that would connect Little Avenue to Foster Drive. The proposed concept plan is attached to this memorandum as Appendix "A". No site-specific zoning provisions would be required to accommodate the proposed concept plan.

Neighbourhood Meeting

The application was submitted and deemed complete on January 16, 2020. A Neighbourhood Meeting was held on February 20, 2020. The meeting was attended by approximately 22 residents, the planning consultant team and City planning staff.

Comments from residents concerning the proposed development are summarized as follows:

- Concerns with the proposed increase in density for the site;
- Concerns with the increased traffic generated by the proposed development and its impact on surrounding roadways, including stacking at the intersection of Hurst Drive and Little Avenue;
- Status of future infrastructure improvements on Maclaren Avenue and Foster Drive;
- Loss of privacy due to the proposed height of the townhouse units;
- Loss of mature trees;
- Noise concerns associated with the adjacent rail corridor as a result of the loss of mature trees;
- Proposed tenure – rental versus owned through a condominium; and,
- Perceived reduction in property values for existing residential properties in the neighbourhood.

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Conformity with the City's intensification policies and design guidelines;
- Preservation and/or mitigation of impacts on any boundary trees;
- Integration of the proposed development into the existing neighbourhood;
- Potential traffic implications; and,
- The efficient use of land and resources that optimize the use of existing servicing infrastructure.

Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the analysis of the application by staff and external agencies. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications is anticipated to be brought forward in the Fall of 2020.

For more information, please contact Tyler Butler, Planner at 705-739-4220 ext. 5446 or tyler.bulter@barrie.ca.



DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

Attachments: Appendix "A" – Conceptual Site Plan

Appendix "A"

Conceptual Site Plan

