

Legislation Details

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On agenda:	1/11/2021	Final action:		1/11/2021	
Title:	DEPUTATIONS CONCERNING MOTION 20-P-049 - APPLICATION FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY AMENDMENT FOR 51-75 BRADFORD STREET AN 20 CHECKLEY STREET				

The following Deputations were provided concerning motion 20-P-049, Application for an Official Plan Amendment and Zoning By-law Amendment for 51-75 Bradford Street and 20 Checkley Street:

1. Doug McLaren discussed his concerns with the Smart Centre proposal for Bradford and Checkley Streets. He advised that he does not believe that the environmental area on this property should be impacted in anyway by this development. Mr. McLaren commented on his issues with this proposal being raised from the very first Public Meeting that this project is over-intensification and will have impacts on traffic, people, parklands, and personal space for the existing Barrie residents. He noted that he felt there was little public notification and public engagement from the City and the Developer with the affected residents. Mr. McLaren advised of issues with the height overshadowing and overcrowding that will not go away unless the proposed development is similar in size to the existing buildings. He discussed the matter of the hotel, and he noted in his opinion that putting a hotel near the waterfront would be a mistake and that you do not build a hotel between two well-established residential buildings. Mr. McLaren suggested that if Council wants a hotel in the downtown area, it should be built in the downtown business area and that the buildings need to come down in size with a reduction in the number of units in the range of 30 storeys or less, so that the vertical and not the horizontal area is impacted. He provided an example of a similar development to be built on Dunlop Street and he also noted that the development discussed tonight would be twice the height of the existing buildings. Mr. McLaren advised that he felt that development is good for a City but only if it is in the best interest of the existing residents.

Mr. McLaren concluded by acknowledging that Council has a tough decision of balancing the development with the City's best interests, and that in the end he hopes that Council will take residents' concerns into consideration in their decision.

A member of Council asked a question of clarification to Mr. McLaren and received a response.

2. Cathy Colebatch advised that she believes there are hundreds, possibly thousands of residents are not happy with this proposal. She commented that residents do not want intensification, and that the height of these buildings is a major concern especially near the waterfront and around the bay. Ms. Colebatch advised that she is in opposition to the Zoning By-law Amendment and Official Plan Amendment for 51-75 Bradford Street and 20 Checkley Street. She thanked Council for returning the Staff Report back to staff at a previous meeting to discuss a height reduction with the Developer. Ms. Colebatch noted the Developer's quick response to Council's request; however, the response was not what residents were hoping for. She questioned why, when Barrie residents that care about our City, attend workshops, neighbourhood meetings, public meetings, provide written submissions and fill out surveys, if these efforts fall on deaf ears. Ms. Colebatch advised that she wants to see the visual skyline around our bay remain and that it continue to be protected. She suggested that the City can intensify without destroying our waterfront and believes that the existing zoning on this property gives ample opportunity for intensification without excessive height. Ms. Colebatch asked for Council to go back to the Developer and come up with an alternate solution that does not impact the visual skyline around the bay, and possibly asking developers to provide more than one option, and that there should be a compromise for the residents.

Members of Council asked questions of clarification to Ms. Colebatch and received responses.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Deputation Request - 51-75 Bradford St 20 Checkley St

Date	Ver.	Action By	Action	Result
1/11/2021	1	City Council	Received	