

## Legislation Text

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File #: 21-P-012, Version: 2

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### **APPLICATION FOR A ZONING BY-LAW AMENDMENT - SUBMITTED BY MITCHINSON PLANNING AND DEVELOPMENT CONSULTANTS INC. ON BEHALF OF PBM REALTY HOLDINGS INC. - 217 DUNLOP STREET EAST (WARD 2) (FILES: D30-002-2021 AND D11-001-2021)**

Nicola Mitchinson of Mitchinson Planning and Development Consultants Inc. advised that the purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by PBM Realty Holdings Inc. for lands known municipally as 217 Dunlop Street East, Barrie.

Ms. Mitchinson discussed slides concerning the following topics:

- A summary of the application to amend the Zoning By-law;
- A description of the subject lands and the existing site context;
- Aerial photograph of the subject site;
- A site survey of the subject lands;
- The existing Official Plan designation and intensification area and zoning for the subject site;
- The location of the subject site within the Urban Growth Centre (UGC);
- A summary of the proposed development and key features;
- The studies completed in support of the application;
- The proposed site and conceptual designs for the development;
- Architectural renderings of the proposed development;
- The proposed building floor plans;
- An aerial view of the context plan for the development;
- Renderings of the block plan looking northwest; the community context, and conceptual and detailed site plans,
- The proposed Zoning By-law Amendment and Special Provisions subject to the application; and
- A summary of the application.

Michelle Banfield, Director of Development Services provided an update concerning the status of the application. She advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

#### **VERBAL COMMENTS:**

1. **Cathie Bruce, 5 and 7 Kempenfelt Drive** discussed her concerns with the proposed development related to the height and size of the building, is located on only 0.2 hectares of an irregular shaped lot, has an unsightly skyline, and will negatively impact existing property owners and neighbours daily. She compared the Developer's original proposal of six stories with the current proposal being too tall, a skinny tower, is double the height of a building in close proximity and 13 stories taller than the house immediately to the east. She noted that nearby residences will lose property privacy, become victims of shadowing.

Ms. Bruce discussed her concerns with traffic safety and the impacts that the additional commercial

spaces will have on the traffic and parking constraints for this neighbourhood. She noted the application's supporting Traffic Study indicates the intersection is a safety concern while exiting and entering driveways on the west end of Kempenfelt Drive. Ms. Bruce advised that this area has heavy traffic and that the community uses for active transportation. She commented that in her opinion two additional driveways at 217 Dunlop East will worsen traffic safety for this neighbourhood and that parking will overflow onto City streets that are already overcrowded on the nearby neighbourhood streets.

Ms. Bruce advised that she felt the proposed building is too tall, covers too much land surface, is out of character, creates unwanted building shadowing, and will not contribute positively to the existing neighbourhood as required as a principle in intensification for Barrie.

In conclusion, Ms. Bruce asked City Council to make the right decision for the residents and the neighbourhood by not approving the proposed variance.

Councillor, K. Aylwin asked questions of clarification to Ms. Mitchinson and received a response.

**2. Sebastian Vatsoff, 2 Kozlov Street** discussed his concerns with the height of the buildings, and the height of the concrete walls facing the lakeshore. He commented on not seeing enough light in the proposal that will impact the safety of the trail and change the current nature trail to look like a downtown Toronto Waterfront trail. Mr. Vatsoff suggested the concrete wall having better lighting, to feel warm and inviting, and the possibility of a movie screen to show pieces art, the Barrie Film Festival, and community driven projects.

Mr. Vatsoff commented on the ratio of commercial to residential for the development. He provided his opinion that he feels there is no need to have more commercial space being close to the downtown area. Mr. Vatsoff suggested providing a small portion of commercial space on the backside facing the trail and in keeping with a nature trail.

Planning Committee recessed from 8:16 p.m. to 8:21 p.m.

Planning Committee recessed from 8:25 p.m. to 8:31 p.m.

**3. Joseph Ferguson, 177 Bayview Drive** advised that he wanted to reiterate the comments made earlier by Cathy Bruce concerning the height and location of the building and the impacts on safety, privacy, and shadowing to the existing neighbourhood. He suggested that the view of the skyline and the waterfront be taken into consideration for this application.

#### **WRITTEN COMMENTS:**

1. Correspondence from Alf Dick dated October 27, 2020.
2. Correspondence from Alf Dick dated March 11, 2021.
3. Correspondence from Judith Rodger Swales dated April 2, 2021.