

Legislation Details (With Text)

File #:	16-G-035	Version:	2	Name:	
Type:	Referral Item	Status:		Recommended Motion (section A)	
File created:	2/3/2016	In control:		City Council	
On agenda:	2/29/2016	Final action:		2/29/2016	
Title:	APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - ADVANCE TECH DEVELOPMENTS - 2-14 DUNLOP STREET WEST, 43 MAPLE AVENUE AND 30-40 BAYFIELD STREET, NORTHWEST SIDE OF THE 5 POINTS INTERSECTION (WARD 2) (FILE: D14-1589)				

Mr. Darren Vella of Innovate Planning Solutions advised that the purpose of the Public Meeting was to review an application submitted by Advance Tech Developments to amend the Zoning By-law to provide for a 20-storey development at 2-14 Dunlop Street West, 43 Maple Avenue and 30-40 Bayfield Street northwest side of the 5-Points intersection.

Mr. Vella discussed slides concerning the following topics:

- * The application context, including site location and surrounding land uses;
- * A map illustrating the current land use designation and zoning and subject properties;
- * An image illustrating the development proposal;
- * The amendment to the Zoning By-law and special provisions;
- * The development proposal in the context of the Urban Growth Centre; and
- * The development proposal in the context of the Tall Building Study and policy.

Mr. David Butterworth of Kirkor Architects and Planners discussed the criteria considered during the design of the proposed development.

Mr. Butterworth discussed slides concerning the following topics:

- * Architectural rendering images of the proposed development from a variety of perspectives;

and

* Images from the Shadow Study comparing the shadow impacts at various times during the day and year.

In conclusion, Mr. Vella summarized the development proposal and provided his professional opinion that the development is consistent with Planning Policy.

Ms. Janet Foster, Senior Development Planner provided details related to the primary planning and land use considerations associated with the application. She discussed the comments and concerns of the public who attended the Neighbourhood Meeting held on November 17, 2015.

Public Comments

1. Mr. Mike Fox, 121 Mary Street discussed his concerns with the building height and request for a reduced building setback. He noted his concerns that it would set a precedent for a tunnel within the downtown. He noted that the previous height variance granted had not been for properties along Dunlop Street as tight against the sidewalk. Mr. Fox commented that he also had concerns with the reduction and possible elimination of commercial space resulting from the proposed development. He asked why the Maple Avenue frontage was not being utilized for the height instead of the corner of Bayfield and Dunlop. In closing, Mr. Fox felt that the proposed development would be too high.

2. Mr. Flemming Pavlovski, 24-26 Dunlop Street indicated that he was in support of the proposed development, but strongly disapproved of the possible closing of Maple Lane. Mr. Pavlovski indicated he would be willing to discuss options associated with the lane closure with the developer and that the development would be welcome if his concerns could be addressed.

3. Ms. Cathy Colebatch, 97 Cumberland Street discussed the measures and strategies associated with the protection of historic neighbourhoods and her support of Historic Neighbourhood Strategy. She commented that she was mainly concerned with the height and the look of the building. Ms. Colebatch noted that she likes the look of the building but not for this location as she feels it is setting a dangerous precedent for the Downtown. Ms. Colebatch noted that she is supportive of a 10-storey development, but not 20-stories as the Tall Building Policy indicates that buildings should be compatible with the surrounding neighbourhood and she feels that the proposed development is not. Ms. Colebatch indicated that she believes that the proposed development would ruin the look of Dunlop Street. She commented she might be able to support it if it was on a back street but not as proposed.

4. Mr. Graham Dyck, 20 Carruthers Crescent commented that he feels that the proposed development would be a step in the right direction for Barrie and the Downtown and as it would attract different people and patrons for businesses. He said he felt it would be positive for the City of Barrie.

5. Ms. Valarie Banfalvi, 28 Valley Drive advised that she had moved to the City of Barrie eight years ago from City of Toronto, as she saw the opportunity escape the big city. She noted that she was excited about revitalization of the Waterfront and Downtown. She commented that she feels that the 5-Points intersection a little embarrassing and that she finds it appalling that area businesses have not being able to thrive. She indicated that she feels that the proposed development will bring pedestrian traffic to the downtown and attract people to want to live and work in the City of Barrie.

6. Mr. Michael McDonnell, 94 Violet Street commented that although he feels the downtown could be a lot better, he does not see this proposal as reasonable and it could be low income. He suggested that the land at the 5-Points would be better utilized for the business sector, including uses such as a convention centre or provided larger unites for medium and upper class residents.

7. Mr. Bjorn Hanser, 30 Valley Drive commented that Barrie needs the skyline, people and life and dollars for the community and business that this development would bring. He suggested that it should be approved and there should be more developments like it.

8. Mr. Mario Titus, 2 Toronto Street asked about the type of units that are being considered for the proposed development and if some will be reserved for affordable housing.

Mayor Lehman and Mr. Vella responded to Mr. Titus' inquiry.

9. Mr. Paul Raposo, 12 Bishop Drive advised that he moved to the City 12 years ago. He commented on the beautiful waterfront but noted that he felt it was sad to see how bad the Downtown looks. Mr. Raposo indicated that he believes the proposed development would help the Downtown and bring more interest to the area.

10. Ms. Gayle Fortin, 30 Valley Drive commented about the City's beautiful waterfront and that the proposed development provides opportunity to attract people to the Downtown. Ms. Fortin advised that she feels that this development could be an iconic building for Barrie's skyline.

11. Mr. Wayne Hay, Chair of the Downtown Barrie Business Improvement Association (BIA) commented on the BIA's support of development in the Downtown and its cautious support the proposed development. He commented that BIA would like to see a resolution of the Maple Lane concerns and his frustration when people comment negatively about the Downtown, as they are always working on ways to improve.

12. Mr. Kalman Nagy, 606-140 Dunlop Street commented that he feels the City of Barrie is no longer a small City and should not be treated as a small village. He stated that something needs to be done with the Downtown and it should not be left "as is". He compared the size of Downtown Barrie with other downtown areas including the City of Peterborough.

Members of General Committee asked questions of the presenters and staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from Roberta Cancilla, dated February 15, 2016.
2. Correspondence from the Simcoe Muskoka Catholic District School Board, dated January 20, 2016.
3. Correspondence from Vasilios (Bill) Revelis of Port of Barrie Silver Star Entertainment, dated February 16, 2016.
4. Correspondence from Robert Mitchell of the Davenport Architectural Corp., dated February 12, 2016.
5. Correspondence from Jack Garner, dated February 20, 2016.
6. Correspondence from Cathy Colebatch, dated February 22, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PM 160222 Notice - 2-14 Dunlop St E.pdf, 2. PM 160222 Presentation - 2-14 Dunlop St E.pdf, 3. PM 160222 Memorandum - 2-14 Dunlop St E.pdf, 4. PM 160222 Correspondence - 2-14 Dunlop St E.pdf, 5. ADD 160222 Garner.pdf, 6. 160222 Colebatch.pdf

Date	Ver.	Action By	Action	Result
2/22/2016	2	General Committee	recommended for consideration of adoption (Section "A")	

APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - ADVANCE TECH DEVELOPMENTS - 2-14 DUNLOP STREET WEST, 43 MAPLE AVENUE AND 30-40 BAYFIELD STREET, NORTHWEST SIDE OF THE 5 POINTS INTERSECTION (WARD 2) (FILE: D14-1589)

Mr. Darren Vella of Innovate Planning Solutions advised that the purpose of the Public Meeting was to review an application submitted by Advance Tech Developments to amend the Zoning By-law to provide for a 20-storey development at 2-14 Dunlop Street West, 43 Maple Avenue and 30-40 Bayfield Street northwest side of

the 5-Points intersection.

Mr. Vella discussed slides concerning the following topics:

- The application context, including site location and surrounding land uses;
- A map illustrating the current land use designation and zoning and subject properties;
- An image illustrating the development proposal;
- The amendment to the Zoning By-law and special provisions;
- The development proposal in the context of the Urban Growth Centre; and
- The development proposal in the context of the Tall Building Study and policy.

Mr. David Butterworth of Kirkor Architects and Planners discussed the criteria considered during the design of the proposed development.

Mr. Butterworth discussed slides concerning the following topics:

- Architectural rendering images of the proposed development from a variety of perspectives; and
- Images from the Shadow Study comparing the shadow impacts at various times during the day and year.

In conclusion, Mr. Vella summarized the development proposal and provided his professional opinion that the development is consistent with Planning Policy.

Ms. Janet Foster, Senior Development Planner provided details related to the primary planning and land use considerations associated with the application. She discussed the comments and concerns of the public who attended the Neighbourhood Meeting held on November 17, 2015.

Public Comments

1. **Mr. Mike Fox, 121 Mary Street** discussed his concerns with the building height and request for a reduced building setback. He noted his concerns that it would set a precedent for a tunnel within the downtown. He noted that the previous height variance granted had not been for properties along Dunlop Street as tight against the sidewalk. Mr. Fox commented that he also had concerns with the reduction and possible elimination of commercial space resulting from the proposed development. He asked why the Maple Avenue frontage was not being utilized for the height instead of the corner of Bayfield and Dunlop. In closing, Mr. Fox felt that the proposed development would be too high.
2. **Mr. Flemming Pavlovski, 24-26 Dunlop Street** indicated that he was in support of the proposed development, but strongly disapproved of the possible closing of Maple Lane. Mr. Pavlovski indicated he would be willing to discuss options associated with the lane closure with the developer and that the development would be welcome if his concerns could be addressed.
3. **Ms. Cathy Colebatch, 97 Cumberland Street** discussed the measures and strategies associated with the protection of historic neighbourhoods and her support of Historic Neighbourhood Strategy. She commented that she was mainly concerned with the height and the look of the building. Ms. Colebatch noted that she likes the look of the building but not for this location as she feels it is setting a dangerous precedent for the Downtown. Ms. Colebatch noted that she is supportive of a 10-storey development, but not 20-stories as the Tall Building Policy indicates that buildings should be compatible with the surrounding neighbourhood and she feels that the proposed development is not.

Ms. Colebatch indicated that she believes that the proposed development would ruin the look of Dunlop Street. She commented she might be able to support it if it was on a back street but not as proposed.

4. **Mr. Graham Dyck, 20 Carruthers Crescent** commented that he feels that the proposed development would be a step in the right direction for Barrie and the Downtown and as it would attract different people and patrons for businesses. He said he felt it would be positive for the City of Barrie.
5. **Ms. Valarie Banfalvi, 28 Valley Drive** advised that she had moved to the City of Barrie eight years ago from City of Toronto, as she saw the opportunity escape the big city. She noted that she was excited about revitalization of the Waterfront and Downtown. She commented that she feels that the 5-Points intersection a little embarrassing and that she finds it appalling that area businesses have not being able to thrive. She indicated that she feels that the proposed development will bring pedestrian traffic to the downtown and attract people to want to live and work in the City of Barrie.
6. **Mr. Michael McDonnell, 94 Violet Street** commented that although he feels the downtown could be a lot better, he does not see this proposal as reasonable and it could be low income. He suggested that the land at the 5-Points would be better utilized for the business sector, including uses such as a convention centre or provided larger unites for medium and upper class residents.
7. **Mr. Bjorn Hanser, 30 Valley Drive** commented that Barrie needs the skyline, people and life and dollars for the community and business that this development would bring. He suggested that it should be approved and there should be more developments like it.
8. **Mr. Mario Titus, 2 Toronto Street** asked about the type of units that are being considered for the proposed development and if some will be reserved for affordable housing.

Mayor Lehman and Mr. Vella responded to Mr. Titus' inquiry.
9. **Mr. Paul Raposo, 12 Bishop Drive** advised that he moved to the City 12 years ago. He commented on the beautiful waterfront but noted that he felt it was sad to see how bad the Downtown looks. Mr. Raposo indicated that he believes the proposed development would help the Downtown and bring more interest to the area.
10. **Ms. Gayle Fortin, 30 Valley Drive** commented about the City's beautiful waterfront and that the proposed development provides opportunity to attract people to the Downtown. Ms. Fortin advised that she feels that this development could be an iconic building for Barrie's skyline.

11. **Mr. Wayne Hay, Chair of the Downtown Barrie Business Improvement Association (BIA)** commented on the BIA's support of development in the Downtown and its cautious support the proposed development. He commented that BIA would like to see a resolution of the Maple Lane concerns and his frustration when people comment negatively about the Downtown, as they are always working on ways to improve.

12. **Mr. Kalman Nagy, 606-140 Dunlop Street** commented that he feels the City of Barrie is no longer a small City and should not be treated as a small village. He stated that something needs to be done

with the Downtown and it should not be left “as is”. He compared the size of Downtown Barrie with other downtown areas including the City of Peterborough.

Members of General Committee asked questions of the presenters and staff and received responses.

WRITTEN CORRESPONDENCE

1. Correspondence from Roberta Cancilla, dated February 15, 2016.
2. Correspondence from the Simcoe Muskoka Catholic District School Board, dated January 20, 2016.
3. Correspondence from Vasilios (Bill) Revelis of Port of Barrie Silver Star Entertainment, dated February 16, 2016.
4. Correspondence from Robert Mitchell of the Davenport Architectural Corp., dated February 12, 2016.
5. Correspondence from Jack Garner, dated February 20, 2016.
6. Correspondence from Cathy Colebatch, dated February 22, 2016.