

To **Kader (Little Lake) File**

From Maryanne Richards, CPT

Date April 29, 2011

Our File KAD-10225

Re: Open House Comments April 21st, 2011

An Open House was held April 21, 2011 with area residents to discuss the future redevelopment of 10 and 20 Little Lake Drive. 34 people signed in at the Open House representing 25 Little Lake Drive addresses. Councillor Shipley also attended the Open House. 19 written submissions were received.

This memorandum summarizes the responses to questions at the Open House. Responses with ⁽¹⁾ indicate the number of repeat answers from residents. This memorandum is to be posted on the Jones Consulting Group website so that the residents have a record of what was discussed. The next step in the process is to host a second Open House at which time preliminary concept plans will be presented.

Question 1: Describe the most notable attributes of this area.

Wildlife⁽²⁾, peaceful⁽²⁾ quiet⁽⁴⁾, Country setting in Town⁽⁸⁾, cottage like ⁽²⁾, green space⁽⁴⁾, rural feel, fishing⁽⁶⁾, public access, access to Lake for residents⁽⁸⁾, beautiful view⁽²⁾, mature foliage⁽³⁾, secluded, water activities, forested area, peaceful, near access to highway⁽²⁾, near major part of City but isolated from the larger City⁽²⁾, park, walking trails⁽³⁾, canoeing, nature, hospital, snow removal is great, boat launch, mature neighbourhood, residential street, dead end - slows traffic, boating.

Question 2: What is the character of this neighbourhood?

Peaceful⁽²⁾ quiet⁽⁵⁾, Country setting in Town⁽⁸⁾, beautiful view⁽²⁾, peaceful, mature neighbourhood, secluded, kid friendly area, neighbourly, private, neglected, quaint residential, family oriented, cottage feel⁽⁴⁾, park-like setting, closely knit, friendly.

Question 3: What are your thoughts related to the development of the subject lands?

- Concerned about traffic
- Tie development into park and lake with trails etc.
- Keep architecture of buildings more natural and cottage like
- Concerns about obstructed views of the lake
- Nice to see something happen but make sure its nice and brings up property values

Memorandum

- Unanimous vote: They do not want commercial development.
- Unanimous vote: They do not want student housing.
- Unanimous vote: That they wanted a higher end development with high quality architecture that compliments the area.
- Maintain some of the same traditional uses (docks, boats, commercial store and access if it is possible).
- Access to Lake and park will be gone, should leave as a park but clean it up.
- Clean it up
- Clean up the ditch east of Duckworth St.
- We lose access to fishing (winter and summer) on Little Lake
- Needs to be developed, but staying with the character
- Not low rent or student rental (²)
- Waterfront park and general access to water for City residents and for residents
- Like to see park front, senior condos, high end townhomes
- No hotel or high rise buildings
- I support development on Little Lake
- Lower density, good environmental considerations i.e. low environmental impact
- Single storey
- Nursing homes
- Something that doesn't dramatically increase the traffic and noise of the area. All residents appreciate the quiet segregation of the area.
- Houses that are 2 storey's/low rise for most of the east side of the property and only be high rise/restricted to the west side of property, (parallel to Duckworth St.) Seniors alone is not appropriate. Maintain some of the traditions of the land (docks-even though private the previous owner operated as though public) some public docks with commercial store & tackle shop?
- I would like to see non-townhouse multi-residential. We like the "fingers" idea Ryan Company architect mentioned.

Question 4: What type of development would you prefer to see on the subject lands?

- No hotel(²), no residential, no commercial, possibly senior's development(⁸) if there can still be public access to the Lake
- High end luxury(³)
- Green space(³)
- Low Rise only
- I'd like to see it stay as a business residential park (i.e. motor homes, modular homes with picnic area & public access to enter Little Lake)
- No students(³)
- Dock for fishing boats, not high power
- Love idea of parkland as waterfront; love the idea of senior's residence
- Maybe progressive to nursing home so we can stay on into our old age
- Residential(²)
- Get rid of trailer parks; make it a better neighbourhood, no commercial(²)
- Low density(²)
- Quiet nursing home
- Cabin camps
- Recreational usage, hockey rinks, parkland, baseball fields

Question 5: Assuming the number of units is the same, would you prefer low-rise development that occupies more of the site, or high-rise development occupying less of the site?

- Low rise, not commercial
- Share public access for fishing & boating, share with the City of Barrie.

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- Low rise senior development⁽²⁾
- Low rise⁽⁶⁾ (2/3 floors)
- Low rise, 6 floors max
- Looking at the lake, higher rise on left side on Duckworth side, centre open and right side low rise
- High rise⁽²⁾

Question 6: If a residential development were to develop on the property, would you prefer to see one type of housing or a mix of housing options?

- Mix⁽⁵⁾
- Neither⁽²⁾
- Low rise only⁽²⁾
- Not townhomes, that would turn into low rentals
- High quality development
- One type⁽²⁾, preferably uniform
- Depends on how it is presented

Question 7: Any final observations?

- Keeping development in line with the long term plan for Little Lake park, wetlands
- If the developer does not include/maintain the traditional use, they should “saw off” a piece to the City for public use (i.e. boardwalk).
- Housing in this area will ruin the area as we know it as a rural area near the City.
- Maintaining green space
- Taking care of Lake
- Taking care not to have too much asphalt
- We’ve had no written notice yet to vacate the property
- Protect the environment
- Please try to keep it environmentally friendly, low motors, little fishing, park, no commercial – it’s on Cundles, not too many incomers as you have with trailer parks or hotels etc.
- High end, low rise, perhaps seniors residential, not nursing homes
- Try to keep a rural looking park and residential mix, don’t need or want a south-end look.
- No students
- Overall beautification + preservation of natural theme
- Anything more than single storey along Little Lake Dr or 2 storey following Duckworth will dramatically change the neighbourhood, and will not blend with existing
- Little Lake Master Plan: Concerns about where access to lake will occur for the public to fish and launch boats. Other comments about not wanting public access. Lots of comments about Little Lake master plan and timing of developing it. When will council put the money in the budget to develop the master plan? Councilor Shipley noted that the Master Plan is something very separate from this development and he can have another meeting at another time to discuss.