



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

January 21, 2018

Bailey Chabot  
Planner  
City of Barrie  
Planning & Building Services  
70 Collier Street, PO Box 400  
Barrie, ON L4M 4T5

Dear Bailey,

Re: Zoning By-Law Amendment  
Lotco Limited (c/o George Bostajin)  
70 Dean Avenue  
City of Barrie  
File No.: D14-1644  
Related: D12-292

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS DISTRIBUTION**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Integrity. Safety. Respect.**

AC/jh



## **Simcoe County District School Board**

1170 Highway 26 West  
Midhurst, Ontario  
L0L 1X0

Phone: (705) 728-7570  
Fax: (705) 728-2265  
[www.scdsb.on.ca](http://www.scdsb.on.ca)

February 5, 2018

Ms. Bailey Chabot  
Planner  
City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

File: D14-1644

Dear Ms. Chabot:

**ZONING BYLAW AMENDMENT  
LOTCO LIMITED  
70 DEAN AVENUE  
CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted rezoning application. The application will rezone 70 Dean Avenue from Institutional (SP-457) to Apartment Dwelling Second Density (RA2-1 (SP-XXX)) to permit a 3 to 9 storey residential rental apartment building.

The Board requests that the following notification clause with respect to the availability of public schools and bussing be inserted into all purchase and sale or lease agreements: "Purchasers, renters, lessees are warned that even though there is an existing elementary school in proximity to this development, pupils may be accommodated in temporary facilities and/or directed to facilities outside of the area."

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, reading "Holly Spacek".

Holly Spacek, MCIP, RPP  
Senior Planner



Sent via e-mail: bailey.chabot@barrie.ca

February 5, 2018

File: D14-1644  
IMS: PZO860

**Bailey Chabot**  
Planning Services  
City of Barrie  
70 Collier Street, Box 400  
Barrie, ON L4M 4T5

Dear Ms. Chabot:

**RE: Application for Zoning By-law Amendment  
Lotco Ltd.  
70 Dean Ave., City of Barrie**

Thank you for circulating the captioned application to the LSRCA for review and comment. It is understood the Applicant is seeking a Zoning By-law Amendment to permit the development of a 199 unit residential apartment building.

This application has been reviewed in the context of:

- The Provincial Policy Statement (PPS)
- The Growth Plan for the Greater Golden Horseshoe
- The Lake Simcoe Protection Plan (LSPP)
- Ontario Regulation 179/06 under the *Conservation Authorities Act*

The subject lands are designated *Community Centre Commercial* by the City of Barrie Official Plan. The lands are located within the Lake Simcoe Watershed and therefore the application is required to satisfy the policies of the Lake Simcoe Protection Plan (LSPP). It is noted that these lands are not within an area governed by Ontario Regulation 179/06 under the *Conservation Authorities Act* and therefore a permit from the LSRCA will not be required prior to site alteration or development.

Current environmental mapping provides that there are no natural heritage or natural hazard features on the site. However, part of the site is within an identified Significant Groundwater Recharge Area. Because the proposal constitutes "major development" per the LSPP, the Applicant will be required to satisfy Designated Policy 6.40 of the LSPP. This, as well as matters with respect to Stormwater Management, will be addressed during the review of the subsequent application for Site Plan Approval.

Based on a review of the submitted application from a watershed management perspective, we are satisfied that the proposal is consistent with the applicable policies of the PPS and in conformity with the applicable policies of the Growth Plan, the LSPP and O.Reg 179/06. Should you have any questions concerning the above, please do not hesitate to contact the undersigned. Please advise us of Council's decision on this matter.

Sincerely,

A handwritten signature in dark ink, appearing to be 'MB' followed by a horizontal line and a vertical stroke.

Melinda Bessey, MSc, MCIP,  
Development Planner

c. Ray Duhamel, The Jones Consulting Group Inc.

S:\Planning and Development Services\Planning Services\Planning Act\Barrie\110850\_70 Dean Ave\Planning\Planning\2-5-2018-P2OA860  
Comments 1.docx.

## Bailey Chabot

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**From:**  
**Sent:** Friday, January 19, 2018 8:25 PM  
**To:** Sergio Morales  
**Cc:** Jeff Lehman; Bailey Chabot  
**Subject:** Neighbourhood Meeting for Painswick to be held in St Paul's?

Hi Sergio,

Glad to see some info appear by way of a notice in the Advance for the 70 Dean site, next to Painswick Library and The Terraces.

Big question though will be from "neighbours" who live in Painswick that the proposed "neighbourhood meeting" scheduled for Tuesday, Feb 13th, is to be held in St Paul's !!

Does the Planning Dept. not get this? Are they 'planning' to provide transportation - I doubt it.

Barrie has to do better, especially with its seniors and ACCESSIBILITY.

This will not reflect well on the developer either. Definitely not a way to win friends and influence people.

Please do what you can to rectify this poor choice of location.

Thanks so much,

Tom and Irene Lowry,

## Bailey Chabot

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**From:** Irene Elliott  
**Sent:** Friday, March 02, 2018 3:17 PM  
**To:** Bailey Chabot  
**Subject:** 90 Dean

Bailey, it was a pleasure to talk to you last night!

I know you realize my concern re the location of the 9 story building and want to express my hopes again that the plan could be changed

i.e move that section down in line with the library which should not cause a problem to any one And/ OR better still use all or part of the land adjacent to the library. The thought of using that piece of land for a building ????? in the future would only add more congestion to the area.

Awaiting your reply

D Irene Elliott

## Bailey Chabot

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**From:** JD Catlin  
**Sent:** Sunday, March 04, 2018 3:48 PM  
**To:** Bailey Chabot  
**Subject:** File D14-1644

Good afternoon Bailey:

We were hoping you could update us with the information about this proposed development. Unfortunately we had intended to be at the first meeting but when it was rescheduled we were not able to make it. We are very interested in this development for several reasons - one being the allotted or better said the absence of allotted parking being proposed for the building and the result of how many people will then be parking on nearby residential streets, ours included . The size of the building, if it should even be allowed, is another concern in a residential area. There is a huge difference between a 3 story building and a 9 story building as I am sure you are aware.

Please update me with future meetings and any information upcoming in the future as well as what I have missed to this time.

Thank you

Keep smilin'   
Jeff & Susan Catlin

## Bailey Chabot

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**From:** Cheryl Mohun  
**Sent:** Thursday, March 01, 2018 11:04 PM  
**To:** Bailey Chabot  
**Subject:** Meeting tonight

Hi Bailey,

I never had the opportunity to ask my question tonight at the meeting.

My question is this: why this piece of property? If so many people are against it. Why can't this apartment complex be built on another piece of property? Like the empty lot at Dean and Maplevue... it would be so much closer to the Go. Less traffic congestion ... makes more sense..this doesn't Just my thoughts Cheryl

Sent from my iPad



The Corporation of the City of Barrie

Jan 23. 2018



To Whom it may Concern;  
I Vivian Cree

I do not like the idea of a residential Apt. dwelling (rental) being built at 70 Dean Ave.

If it was a seniors rental or Condos I would not object.

Sorry I will not be attending the meeting. My ~~husband~~ husband has passed away in 2016 so I am the owner at this address

Thank You in Advance.

Mrs P. Cree

2/27/2018

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Becky & Rene Widauer

Mr. Sergio Morales  
Ward 9 Councillor  
Barrie City Hall  
70 Collier Street  
Barrie ON, L4M 4T5

**Dear Mr. Morales**

We are writing to you over our concerns about the proposed **rezoning of 70 Dean Avenue from Institution to Apartment Dwelling Second Density.**

We have been proud home owners of this address for more than 11 years.

The residents of Ward 9 have heard many promises over the years about what that lot would become: a small recreation centre, a church and a retirement home were all mentioned. All of these uses would have benefitted our community tremendously. Ward 9 has developed considerably in the past 11 years and is home to many young families (ourselves included) who could have used the services provided by those developments.

By rezoning, not only would we lose the opportunity to build a development that could enrich our community, but a rental housing apartment building would create the following problems:

**-A large increase in traffic in the area.** Dean Avenue is a community safety zone with a school, library and seniors housing . People regularly speed along this street and there has been a large increase in pedestrians hit and near misses as the area has developed. **There are a lot of children in this neighborhood walking the sidewalks and playing on the streets.**

**-Local schools are already full.** Our daughter's school, Maplevue Heights has already had its boundary lines redrawn to deal with fast population growth. She may be forced out of her own school this time if lines need to be redrawn again to accommodate the increase in population this proposed building would bring.

**-Taller than any other building in the area.** This building could be up to 9 stories tall. It would loom over all other buildings (others are 5 stories) and cast an enormous shadow over the surrounding area. The developer could have proposed a much smaller building with RA1-1 or RA1-2 zoning.



- **Lowering property values.** Having a large rental building in the immediate vicinity will not have a positive effect on the neighboring homes. Property values have already fallen a lot in the past year. Renters are not invested in the community like homeowners. There could be an increase in crime and general upkeep of the property is a huge concern.

- **There is no zoning precedent in Ward 9.** According to the Barrie zoning map available online, there are no other lots with rental apartment zoning.

We remember while you were campaigning for city council, you sent a letter to Ward 9 residents informing us about what would be built upon that lot. We were very impressed by your initiative and appreciated the information so much that we voted for you in that election. As you know from your campaigning, this lot has been on the minds of residents in our neighborhood for many years.

Upon opening the first rezoning letter we looked at each other and said “we’ll have to move.” Inevitably all of our neighbors echoed the same sentiment. It is heartbreaking to know that such a wonderful family community could be devalued by a simple change in zoning of this lot.

We plan on thoroughly fighting this rezoning application and we hope that we can count on your support in this matter.

Sincerely,

Becky & Rene Widauer  
Ward 9 Homeowners

**From:** Jennifer Moores

**Date:** March 13, 2018 at 11:30:40 AM EDT

**To:** [sergio.morales@barrie.ca](mailto:sergio.morales@barrie.ca)

**Cc:** [bailey.chanot@barrie.ca](mailto:bailey.chanot@barrie.ca)

**Subject:** Rezoning 70 dean

Hi Sergio

I live at \_\_\_\_\_ in Barrie. I remember the day you came to my door campaigning. You were the one who brought up 70 Dean to my husband Scott and I. You made it part of your campaign pitch to us as to why we should vote for you. You assured us that the zoning was to remain as is. Until you had brought it up I had not worried about it as I was informed that it would be a church when we purchased our home 4 years ago. You asked us about our concerns in our neighbourhood and we did not even have that one on our radar but you offered to us the information that while canvassing that this was a major concern of our neighbours. We assumed after our conversation in regards to you wanting us to consider voting for you that you would not support a rezoning. It is our hope that you will stand by supporting the neighbourhood in fighting against this rezoning. Traffic is already a problem at times on Dean. We have a library, and Zehrs and a lco with a school at the corner. As you can tell if you drive on Dean is a two lane rd that is in my opinion not even wide enough to be two lanes. Adding this extra burden is not in our communities best interest.

Thank you for supporting our neighbourhood in preventing this huge development that would most definitely effect our area negatively.

Jennifer and Scott Moores

Barrie , on

Sent from my iPhone

3/13/2018

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Becky & Rene Widauer  
Ward 9 Homeowners

Ms. Bailey Chabot  
Planner  
Planning & Building Services Department  
Barrie City Hall  
70 Collier Street  
Barrie ON, L4M 4T5

**Dear Ms. Chabot**

We are writing to you over our concerns about the proposed **rezoning of 70 Dean Avenue from Institution to Apartment Dwelling Second Density**. We are three houses in from the intersection at Dean and Russell Hill Drive and the front of our house would face this proposed building. We have been proud home owners of this address for more than 11 years.

The residents of Ward 9 have heard many promises over the years about what that lot would become: a small recreation centre, a church and a retirement home were all mentioned. All of these uses would have benefitted our community tremendously. Ward 9 has developed considerably in the past 11 years and is home to many young families (ourselves included) who could have used the services provided by those developments.

By rezoning, not only would we lose the opportunity to build a development that could enrich our community, but a rental housing apartment building would create the following problems:

**-A large increase in traffic in the area.** Dean Avenue is a community safety zone with a school, library and seniors housing . People regularly speed along this street and there has been a large increase in pedestrians hit and near misses as the area has developed. **There are a lot of children in this neighborhood walking the sidewalks and playing on the side streets that connect to Dean Avenue.** The amount of pedestrian traffic was not accurately reflected in the traffic study due to the weather conditions that time of year (completed on October 18, 2017). The times studied also did not included the times when children are travelling to and from school, they only studies "peak" times of 0700-0900 and 1600-1900. For example, Maplevue Heights Elementary bell times are 0915 and 1535. **The traffic study also does not address how creating an intersection at Russell Hill Drive & Dean will impact our side street.** It

specifically states that traffic was not monitored at that intersection but statistics were extrapolated from ITE Trip Generation data for the existing development in the area.

**-Local schools are already full.** Our daughter's school, \_\_\_\_\_, already had its boundary lines redrawn to deal with fast population growth. She may be forced out of her own school this time if lines need to be redrawn again to accommodate the increase in population this proposed building would bring.

**-Taller than any other building in the area.** This building will be up to 9 stories tall. It would loom over all other buildings (others are 5 stories). The developer could have proposed a much smaller building with RA1-1 or RA1-2 zoning. **The lot in question falls just outside of the intensification node noted in Barrie's Official Plan and outside of the intensification corridor. We see no reason why this lot has to be high density housing.**

**- Lowering property values.** Having a large rental building in the immediate vicinity will not have a positive effect on the neighboring homes. Property values have already fallen a lot in the past year. Renters are not invested in the community like homeowners. There could be an increase in crime and general upkeep of the property is a huge concern.

Upon opening the first rezoning letter we looked at each other and said "we'll have to move." Inevitably all of our neighbours echoed the same sentiment. It is heartbreaking to know that such a wonderful family community could be so drastically changed by the rezoning of this lot. As per the City of Barrie Official Plan, "Development that generates large amounts of traffic, noise, odours, dust and other nuisances which could have a negative impact on adjoining residential land uses shall be discouraged in order to maintain healthy, safe and liveable communities and a high degree of residential area amenity. Spot rezoning of residential lands should not be approved when they would have a negative impact on an existing neighbourhood." We can assure you the construction of a high density house project will do all of the above.

The city has a real opportunity to build something special at 70 Dean Avenue rather than just more housing in an area already well supplied with housing. Please keep this in mind as you make your final decisions.

Sincerely,  
Becky & Rene Widauer