

From: [REDACTED]
Sent: Tuesday, November 12, 2024 11:05 AM
To: cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>
Subject: I say "NO" to permitting four (4) storey apartments in all neighbourhoods

Dear Wendy Cooke, Mayor Nuttall, City Councillors and City Planning Staff,

For the record, I do not agree that the new zoning bylaw should permit four (4) storey apartments in all neighbourhoods in Barrie. This is poor city planning.

Please do better. This is over intensification. Please change the new zoning bylaw accordingly.

Thank you

Jeff Garner

[REDACTED]

[REDACTED]

[REDACTED]

Life long Barrie resident



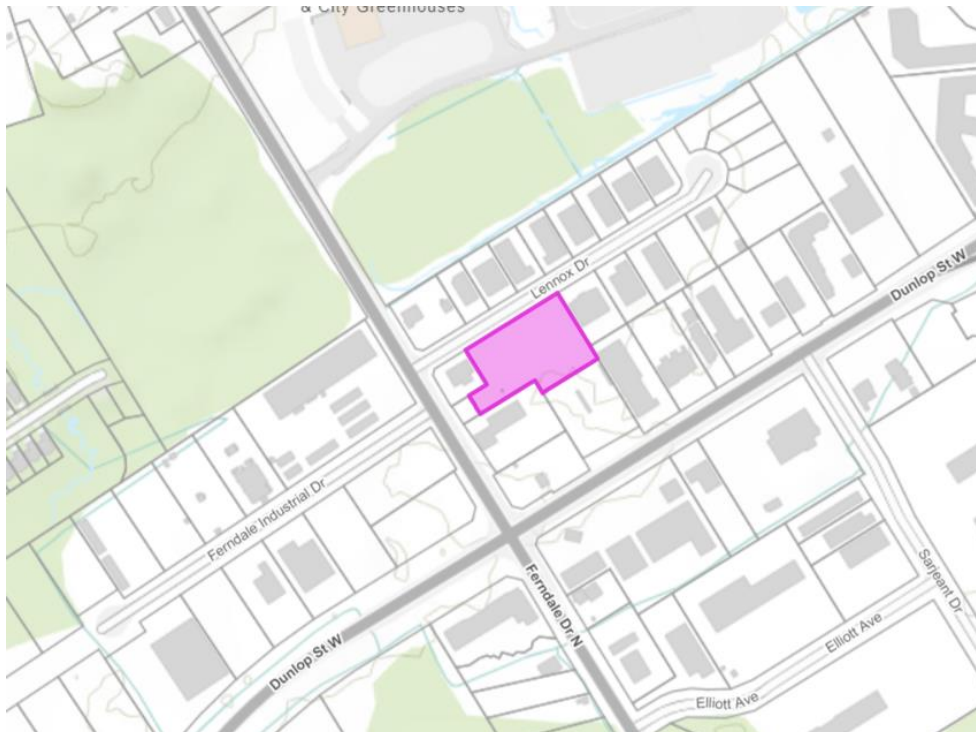
November 10, 2024

Ms. Celeste Kimestry
Supervisor of Growth Management
Development Services
City of Barrie 70 Collier Street, Box 400
Barrie, Ontario L4M 4T5

Dear Celeste,

**Request for Modifications to the Third Draft of the New City of Barrie Zoning Bylaw
Formerly 440 Dunlop Street West, (now 19 Lennox Drive)**

We represent Innisfil Beach Development Inc, the registered owner of lands described as 19 Lennox Drive (formerly 440 Dunlop Street West). See property outlined in pink on map below:



The site was created through consent application (File No. B5/22) that applied to 440 Dunlop Street West and was approved by the Committee of Adjustment on April 27, 2022. The subject property was also the subject of minor variance application A7/22 to permit a maximum height of 19.8 metres on the site to support a 6-storey hotel. This application was approved by the Committee of Adjustment on September 21, 2022.

These lands were subject to a Site plan Preconsultation meeting in January 2022 where the overall development of lands described as 440 Dunlop Street West, and 125 Ferndale Drive were discussed (subject lands were part of 440 Dunlop Street West prior to severance approval). A further Preconsultation meeting was held on August 22, 2022, to discuss the construction of a Homes2Suites by Hilton hotel on the subject lands.

These lands are currently zoned predominantly Light Industrial (LI) and General Commercial (C4) which permits, among other uses, a hotel on the subject lands.

The proposed City-wide Zoning Bylaw indicates that the lands would be rezoned to Employment Industrial (EI) which would not permit a hotel (defined under hospitality definition in proposed Zoning By-law).

We have been working on a site plan for a hotel on the subject land for over 2 years and are in the final stages of completing a site plan agreement. Our client has also submitted a building permit application for the hotel. Given the extensive history on these lands for a hotel development and the number of meetings with staff to discuss the proposed development on the lands, in order to allow for the appropriate build out on the site and to avoid any negative impacts from the implementation of the new Zoning bylaw, we request that the existing zoning permissions for a hotel on the site be continued either through the appropriate zoning or through a site specific exemption to allow a hotel as a primary use on the lands.

It is important to our client that the correct zoning be applied to the lands, as they have relied on the existing zoning in the design of the site plan and building design. I have reviewed the New Zoning Bylaw transition provisions and have concerns with how existing permissions are being transitioned. Given uncertainties with the transition provisions, we prefer not to be reliant on them as they can be changed without input. We are also concerned with the potential for issues associated with expiry dates for the transition provisions and potential interpretation issues.

We are therefore requesting site-specific zoning to carry forward existing zoning by-law permissions. A hotel is a permitted use in the Employment Non-Industrial (EN) zone, which zoning abuts the subject lands. Allowing the continued use of a hotel is compatible with the overall objectives of updating zoning provisions in this area.

We would be pleased to meet to discuss this matter in greater detail. Please advise if you have any questions or require additional information.

Regards,

A handwritten signature in blue ink that reads "Angela Baldwin". The signature is fluid and cursive, with a long horizontal flourish extending from the end of the name.

Angela L Baldwin, MCIP, RPP

Principal

cc. Bill Greenfield, Innisfil Beach Development inc.

November 14, 2024

Mr. Mayor , City Councilors and Affordability Committee,

New Bylaw proposals related to increased coverage on existing lots.

I have a lot located at [REDACTED] Barrie which is currently a fully detached bungalow with a walkout basement which has a fully legal apartment which I do rent out. I live in the upstairs portion and have done so for 23 years. My lot is larger than those in newer developed homes. This allows me to have a lovely back yard to enjoy the surrounding fauna in the middle of town.

Your amendments are aimed at increasing the density of larger and even smaller lots to allow in my case up to a four-story building or four living units under a N1 designation. By allowing these units such as Tiny Houses to be positioned on these lots, this will increase the density of the lot yet create a multitude of challenges such as;

- Parking, where do cars now park? On cement or asphalt pads on the street side lawns?
- If so what happens to the green space that I purposely bought a detached dwelling for.
- Now that there is no grass either front or in the back yard, Where does water flow?
- By allowing these smaller units in a rear yard, How is water and sewage dealt with?
- Are we creating the possibility of a slum environment as there will be people that do it correctly but there will be people that will not.
- Does the city have the resources to ensure that building code & health standards are maintained. I know of several locations that are currently being built without real amenities that the city was not aware of.
- I look at the new developments in the South end of Barrie where you can hardly get up a street due to cars parked on both sides of the streets. In a minor rainstorm the water accumulating on the streets overpowers the sewers at the end of the street.
- Can our electrical grids accommodate the extra loads?
- I'm in the older part of town and I know that when there is major rain, the river going through Bercy park goes from a trickle to a real river. That happens now. How about with the extra accommodations.
- I bought in a quiet neighborhood, which has become overrun with unfortunate people who have affected our way of life, taking over parks, defecating, littering, etc whereby the City has closed the park to the people that paid for the park and maintenance of it.
- The city has a number of Condo and other projects that would be very successful if the City was able to clean up the streets and make it a safe place to live and enjoy like we used to.
- A place for tiny houses in an area that the appropriate infrastructure can be put in place, could support many tiny homes of the for the good of all.

In summary I do not support the introduction of increased density in areas that have been developed many years ago.

Regards

KBJ Mills,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: GustosailGustosail [REDACTED]
Sent: Monday, November 11, 2024 4:20 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Draft 3 Zoning Bylaw

Attention: City Clerk
Comments on Draft 3 City Zoning Bylaw

This plan would address the need for substantial additional housing on lands within the city. However, the inclusion of 4 storey multi-residential units in existing low density neighbourhoods NL1, NL2 and NL3 would create unacceptable change and challenge for these neighbourhoods.

Along with additional affordable housing, Barrie will continue to need lower density neighbourhoods. Allowing townhouse and semidetached homes where detached housing has traditionally been located will increase density and still leave neighbourhoods' streetscapes and community character mostly intact without creating excessive noise, shadow and parking difficulties for residents of surrounding properties.

The built form of **4 Storey Multi-residential Housing should NOT be included in the final Zoning Bylaw for Zones NL1, NL2 and NL3**. Rather they should be incorporated into higher density zones that ideally are near parks or green spaces so that occupants of these housing units can easily access natural areas.

Sincerely,
Deborah and Paul French
[REDACTED]
Barrie

Sent from my iPad



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CONCORD, ONTARIO L4K 3P3

T 905.669.4055
KLMPLANNING.COM

File: P-3457

November 11, 2024

City of Barrie
70 Collier Street
Barrie ON
L4M 4T5

Attention: Mayor Nuttal and Members of Council

**Re: City of Barrie New Comprehensive Zoning By-law, Draft 3
Affordability Committee Public Meeting November 14, 2024.
Georgian Glen Developments Limited
1 Cheltenham Road, & 280 and 274 Penetanguishene Road
City of Barrie, ON**

Dear Mayor Nuttal and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Georgian Glen Developments Limited ("Georgian Glen") with respect to their lands located at 1 Cheltenham Road, 280 and 274 Penetanguishene Road in the City of Barrie (the "City") (the "Subject Lands").

On behalf of Georgian Glen, we are pleased to submit this letter providing comments on the City of Barrie New Comprehensive Zoning By-law, Draft 3 (September 2024) (the "Proposed ZBL") which is to be considered at the Affordability Committee Public Meeting on November 14, 2024.

The Subject Lands are located at the southwest corner of Cheltenham Road and Penetanguishene Road and are approximately +/- 0.5799 hectares (+/- 1.4329 acres). The lands are currently vacant and are surrounded by residential apartments to the south and west, with heights of three (3) storeys. The Subject Lands are made up of three parcels including remnants from the original development completed by Georgian Glen as part of the surrounding subdivision in the mid 1990's which was originally intended for Commercial which has not come to fruition over the years due to market constraints.

Georgian Glen, together with Pratt Development were the original developers and builders within the Georgian Drive Secondary Plan who worked together with the City in the planning of the community that lead to the front ending of services and infrastructure to accommodate the development of the area that has also supported both the Royal Victoria Regional Health Centre and Georgian College. The owners of Georgian Glen who were involved in the planning and development for the area that commenced in 1980's, continue to be involved today.

We provided comments to the City on behalf of Georgian Glen in a letter dated December 21, 2023, on Draft #2 of the Proposed ZBL to request Mid-Rise residential buildings up to six storeys within the Neighbourhood Commercial Zone in accordance with the City of Barrie Official Plan.

The Subject Lands are currently zoned 'General Commercial (C4) and Agricultural (A) within Zoning By-law 2009-141. The Proposed ZBL indicates that the Subject Lands in their entirety are proposed to be zoned "Neighbourhood Commercial (NC)".

The purpose of this letter is to request that the proposed Neighbourhood Commercial Zone allow Mid-Rise buildings with a maximum height of 6 storeys. While we support the principle of the proposed Neighbourhood Commercial zone which allows a mix of uses including residential and commercial, the proposed permitted maximum height of 4 storeys falls short of the City of Barrie Official Plan (the "OP") that currently allows up to six storeys in this location.

In arriving at the above noted request, which we believe represents good planning, we have reviewed the OP, and the City of Barrie Draft Urban Design Brief. We believe that our request conforms to the policies of the OP.

The Subject Lands are designated 'Neighborhood Area' in the OP which permits Residential and Retail on collector or arterial streets, amongst other uses.

Furthermore, the Development Policies of section 2.6.1.3 d) of the OP states:

*d) Outside of historic neighbourhoods, new development of **up to six storeys may be permitted** on vacant lands designated Neighbourhood Area where:*

i) The lands are comprehensively planned through a zoning by-law amendment or a secondary plan (municipally or privately initiated) to accommodate buildings of up to six storeys;

ii) The lands front onto and are oriented towards an arterial or collector street, as identified on Map 4b, or are accessed by a private road that is connected to an arterial or collector street;

iii) Appropriate transitions can be achieved, as per the Section 3 policies of this Plan; and,

iv) Servicing availability can be confirmed by the City. (emphasis added)

The requested maximum height of 6 storeys requested by Georgian Glen complies with the OP policies. The Subject Lands are currently vacant and located on an arterial road (Penetanguishene Rd) and a minor collector street (Cheltenham Rd.). In addition, the city zoning review is intended to result in a comprehensive zoning by-law amendment that satisfies criteria i). Furthermore, the Transition policies of Section 3 and the Draft Urban Design Guidelines can be satisfied and are most appropriately addressed through future Site Plan Approval. In addition, we note that while not necessary in our opinion, the Proposed ZBL contains transition policies that would require that angular plane requirements of 45 degrees are required for buildings above four storeys measured from the lot line of any adjacent Neighbourhood Low zone. Based on our analysis it is appropriate that up to six storeys are allowed in the Proposed ZBL for the Subject Lands.

On behalf of Georgian Glen, we met with City Planning staff on June 7th, 2024, and the discussion was generally supportive of allowing a maximum of 6 storeys in accordance with the OP. However, staff were concerned that this should not occur without a formal development application. In our opinion, the intent of the City Zoning review is to bring the existing zoning into conformity with the Official Plan and to not do so in these circumstances will create unnecessary potential delays, uncertainty, and needlessly adding to costs to the end user that will not assist in resolving the housing crisis in Ontario.

Please consider this letter as our formal request to be notified of any future meetings, events and drafts related to the Proposed ZBL so we can remain informed and engaged in the process and provide comments as necessary. In addition, we wish to receive formal notice of any decisions made by the City of Barrie on this matter. We reserve the right to provide further comments as necessary.

Should you have any questions or wish to review or discuss the comments, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

Mark Yarranton

President

CC: Celeste Kitsemetry – City of Barrie - Supervisor of Growth Management
Michelle Banfield – City of Barrie - Director of Development Services
Jennifer Roberts – City of Barrie- Manager of Strategic Initiatives, Policy and Analysis
Georgian Glen Developments Limited

From: Gail Shotlander <[REDACTED]>
Sent: Tuesday, November 12, 2024 6:42 PM
To: cityclerks <cityclerks@barrie.ca>
Cc: Barbara Shotlander <[REDACTED]>
Subject: Regarding third draft of the new Comprehensive Zoning By-law

To whom it may concern,

I wish to make a formal objection to the comprehensive zoning by-law that permits 4-plexes in nearly any location in Barrie.

I have lived in Barrie for 10.5 years. My mother has lived in Barrie for 20+ years. I lived with my mother for 9 years, in her owned and rare-to-find bungalow. Over time, I have helped her physically and financially equip the home to be elderly friendly. This is good for my mother and any future owner. Due to the odd layout of land, her property connects directly to 6 other properties, which means that we have already had to take action to ensure her privacy and enjoyment of her house. We have completed intentional plantings and installed triple-pane windows so she can live without concern about neighbours. This has the side benefit of enhancing her home value.

[REDACTED] Drive is becoming increasingly a renter's location. We have never complained about this, but the impact is real. Front yards being paved over, and cars lining the street every day (often so close to her driveway that exiting the driveway has compromised clear views). While these are real inconveniences, eye-sores and risks, we understand the importance of rentals and homes split to upper/lower units.

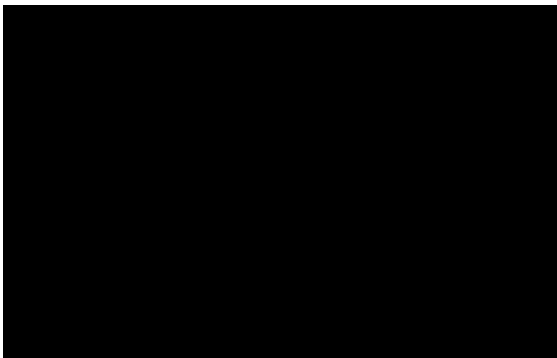
I hope the above shows you that Mom (and I, as her support and past co-occupant) has invested in her home to support the elderly - an increasing need in our society. And I hope that the above shows that we are not against supporting housing needs.

What we adamantly object to is the 4-plex change in the by-law. Without neighbourhood consultation and opportunity to object, it opens the window for her home to be surrounded by potentially multiple 4-plexes, reducing her (and my) hard-earned investment into her property and supporting future needs of elderly living. I hear the same concerns within the media - we are not alone in our objections and concerns.

I have given my concerns and objections to other building projects public hearings in the past, and felt that my voice (which was echoed by others) was ignored and disregarded. Is this another case? Will Barrie's councillors and the Mayor hear our objections (and those of others) to this specific portion of the bylaw and remove it? I hope so.

Please add our names to a formal objections to these clauses in the by-law.

Gail Shotlander



and with her joint composition of the e-mail and permission, also include:

Barbara Shotlander



From: JUDY Poyntz [REDACTED]
Sent: Tuesday, November 12, 2024 10:34 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Public Zoning By-law meeting - Nov 14, 2024

I would like to add my objection to the proposal to create a 2 acre parking site east of the Hayter South Shore Center. In the past, the area that is already cleared appears to have been more than sufficient for the events that go on at the waterfront. The other concerning part of this proposal is that the 2 acres is a minimum... If anything, the 2 acres should be a maximum. However, as a long-term resident, a 1 acre site would be more than enough space to accommodate additional parking.

Secondly, the area that is in question along the east section of the waterfront should receive the designation to be environmentally protected. This is why we objected to the sports field. As I see it, the land was not suitable for development now so it will not be in the future. One of the appealing parts of Barrie is its NATURAL beauty. Please keep it that way.

Thank you for your consideration

Judy Poyntz

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