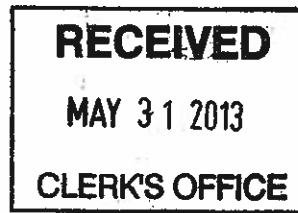


The City of Barrie
City Clerk's Office
P.O. Box 400
70 Collier Street
Barrie, ON L4M 4T5



May 28, 2013

Re: Amendment to the Zoning By-law – Joscana Ltd., in trust for Vitajoe Ltd., 220 Bradford Street

Dear Ms. McAlpine,

I would like to take this opportunity to indicate my disapproval with the proposed amendment to the Zoning By-law for 220 Bradford Street for the following reasons:

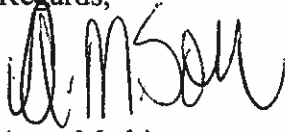
1. The existence of this proposed 13-storey mixed-use building would result in a permanent lowering of residential property values for those residents who reside in the immediate neighbourhood.
2. The existence of a 13-storey mixed-use building immediately adjacent to my property would result in a loss of enjoyment of property, both visually and audibly.
3. The construction of the proposed 13-storey building would negatively affect existing residents through excessive noise and dust which would extend off-site and ultimately result in a loss of enjoyment of property for an extended period of time.
4. The proposed reduced setbacks due to the stepping provisions required for the proposed 13-storey building are unacceptable as they would also contribute to a loss of enjoyment of property.
5. The construction of the proposed 13-storey building and associated parking lot would negatively contribute to surface water run-off in a flood-prone area where the City of Barrie recently spent considerable taxpayer's dollars to remedy the issue. (The old Huronia Hotel property and portions of Bradford Street flooded annually until the City remedied the situation.)
6. The lack of sufficient parking provided for the proposed building's residents and commercial customers could result in impeded traffic flow on Bradford Street.
7. The property on which the proposed building would be constructed has been used as an automotive garage and scrap yard for decades. Has a comprehensive environmental assessment been conducted to determine whether the property contains contaminants and/or other hazardous waste products that would be required to be contained and removed prior to construction?
8. Residents in this neighbourhood have just put up with two (2) years of incessant banging and shaking houses when the City upgraded the Barrie Wastewater Treatment Plant which included the installation of hundreds of pilings (structural support columns hammered into the ground with a weighted crane). This resulted in a major loss of property enjoyment for residents for an extended period of time

and potentially compromised the structural integrity of the century-old houses located in this neighbourhood.

9. Migratory birds have been witnessed accessing the City's green space and storm water retention pond immediately adjacent to the proposed building lot. The construction of this proposed building could result in a loss of use of this bird habitat.

Thank-you for considering this submission. Please notify me in writing of the decisions of the Council of the Corporation of the City of Barrie in respect of the proposed Amendment to the Zoning By-law for 220 Bradford Street.

Regards,

A handwritten signature in black ink, appearing to read 'A. Mathieson', written in a cursive style.

Anne Mathieson

From: ANDREW BEATTIE
Sent: June 5, 2013 10:34 AM
To: Dawn McAlpine; Planning
Subject: File: D14-1555

Dawn, thank you for the notice dated May 17th, 2013 regarding File: D14-1555, 220 Bradford Street.

I am the owner of _____, one of the properties adjoining the subject property on Sanford Street.

I had planned to make the public meeting scheduled for June 10, 2013 at 7:00pm ' _____

Overall I am supportive of re-development and have been pleased with what I have seen to date overall in Barrie and not adverse to having zoning changes where appropriate. At this time please take this written submission as seeking further information on the proposed development of the site.

If I understand things the meeting is for re-zoning and not approval of the plans? Please confirm as I have not seen any plans at this time.

I am very interested in knowing more about how different the proposed plans are than that of Barrie's official plan (I have gone through your official plan once but not being in the business I did not follow all of it, not to mention it is a large document).

Without knowing anything regarding the proposed development a few of my concerns are:

- proposed number of units is well over that in the plan for high density use (150 units per hectare versus 100 units on .34 hectares)
- Massing, I did find the section on height restrictions but 13 stories will cause significant shadowing on the properties surrounding it). What are the height restrictions in this area currently?
- Overall I would like to know more about the use of the site, driveways, parking, reduced setbacks, traffic impacts, green space, community funds being proposed (I believe section 37).

Sincerely,

Andre Beattie



Thursday, May 30, 2013

By email only

Celeste Terry, MCIP,RPP
Project Manager
City of Barrie
70 Collier Street
Barrie, Ontario
L4M 4T5

Dear Ms. Terry,

Subject: Zoning By-Law Amendment (D14-1555)
220 Bradford Street (Joscona Ltd./Vitajoe Ltd.)
City of Barrie

Thank you for providing the Lake Simcoe Region Conservation Authority (LSRCA) with Notice of a Public Meeting with regard to this zoning by-law amendment. We understand that the purpose and effect of this amendment will allow for the development of a 100 unit, 13-storey residential condominium building with a ground floor commercial component.

Based on our review, we are satisfied from a watershed perspective that any approval of this rezoning application would be consistent with the Provincial Policy Statement and would be in conformity with the Lake Simcoe Protection Plan, and that the relevant environmental policies would not be adversely affected. On this basis, we have no further requirements related to the approval of this Zoning By-Law amendment application.

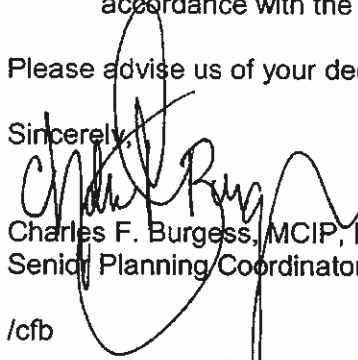
Please note that the following should be fulfilled through the subsequent plan of condominium and site plan approval processes:

1. Demonstration that all new buildings will be directed away from the flood plain of Hotchkiss Creek which is located along the southern flank of the subject property.
2. An Environmental Impact Study has been prepared to the satisfaction of the LSRCA and City demonstrating that the quality and quantity of ground water within the significant ground water recharge area will be maintained, improved or restored in accordance with 6.40-DP of the Lake Simcoe Protection Plan.
3. A Preliminary Storm Water Management Report has been prepared to the satisfaction of the City and LSRCA demonstrating conformity with Designated Policy 4.8-4.11 of the Lake Simcoe Protection Plan.
4. The implementation of sustainability measures including Low Impact Development techniques for innovative storm water management.

5. A Species at Risk inventory in order to meet the provisions of the *Endangered Species Act* and Provincial Policy Statement.
6. The issuance of a permit from the LSRCA under Ontario Regulation 179/06 in accordance with the *Conservation Authorities Act*.

Please advise us of your decision on this application.

Sincerely,



Charles F. Burgess, MCIP, RPP
Senior Planning Coordinator

/cfb

Copy: City of Barrie, Laura Johnston
Celeste Phillips



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

May 28, 2013

City Of Barrie
Planning Dept.
P.O. Box 400, 70 Collier Street
Barrie, ON
L4M 4T5

Attention: Dawn McAlpine

Dear Sir/Madam:

RE: Zoning Amendment
220 Bradford St.
File No: D14-1555
Bell File No: 48981

Thank you for your letter of May 17, 2013 concerning the above application.

A detailed review of the Zoning Amendment has been completed.

We have no conditions/objections to the above application as submitted.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

for R. Giles
Lina Raffoul,
Manager - Development & Municipal Services, ON