

**From:** Tanis MacLaren <[REDACTED]>  
**Date:** Wednesday, November 13, 2024 at 10:22 AM  
**To:** <[cityclearks@barrie.ca](mailto:cityclearks@barrie.ca)>, <[newzoningbylaw@barrie.ca](mailto:newzoningbylaw@barrie.ca)>  
**Subject:** Bylaw Changes to be Discussed on November 14th.

Dear Wendy Cooke

I am writing about the proposed zoning bylaw changes that would as of right give approval for up to a 4 storey apartment building (or maybe just a four-plex, the details are anything but clear) and prohibit building of single family houses on property along arterial roads in Barrie. I understand the laudable objective: building more residential buildings that (we hope) would be affordable for more people. I'm just not convinced that (a) wholesale, sweeping changes that do not take into account any local factors (like is it on a bus line, are there nearby schools with capacity, will the building overwhelm nearby houses?), and (b) applying that to roads that are already busy, is the best way to go.

The "as of right" building permission may speed up starting development projects and reduce some costs, but are these enough to really make the new apartments affordable? Given property values, can you build a four storey apartment for a cost that would result in affordable rents or purchase prices, absent government subsidies? Is the City proposing to provide these subsidies? Does the City even know whether a developer is interested in building these types of residences and how many people would/could buy them?

Further, given the City's recent experiences with building in-law suites etc., are the automatic approvals to be free of any of the usual set-back, space between dwellings and parking requirements that otherwise would (and should) apply?

Given the way Barrie has developed over the past 50 years or so, the proposed changes will have much greater effect on the older parts of town – downtown, Allandale and the East End. The more recent neighbourhoods, with their suburban winding roads and cul-de-sacs will largely be exempt. And then there is the question of how many properties would be big enough to accommodate a smallish apartment building. If multiple houses would have to be purchased and torn down to get a big enough lot, then the costs multiply and, at least for a few years, the number of residences fall. Not a recipe for more and more affordable housing I would think.

The changes – particularly the prohibition on building or rebuilding single family homes – also seem to be more draconian than any other Ontario city that is working to open up more opportunities to build housing and to obtain the federal funding on offer. While I own property in Barrie and have for close to 40 years, my principal residence is in downtown Toronto where the demand for housing is far more intense. Not even our city government has gone this far.

These changes are also going to negatively affect property prices for houses along the arterial roads. Will the City recognize this and adjust these property values when calculating municipal taxes owed?

Finally, until this week, I have heard nothing about these proposed changes, which makes me wonder how extensively the community has been consulted on this proposal. I regularly get official notices of

proposed minor variances to properties near mine in Barrie. Why did I get no official notice of this proposal? Does the City have hard numbers on how many properties could actually be built?

There are too many questions and not enough answers available at this point. I would strongly recommend that the City withdraw this proposal at this time. It needs to be subject to a great deal more thought and a lot more review and consultation before these kind of sweeping changes are made to the planning bylaw.

Tanis MacLaren  
Kempfenfelt House Consulting Inc.

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**From:** Colleen Elizabeth [REDACTED]  
**Sent:** Wednesday, November 13, 2024 11:02 AM  
**To:** cityclerks <cityclerks@barrie.ca>; Wendy Cooke <Wendy.Cooke@barrie.ca>  
**Subject:** Comments Re: Nov 14 Rezoning

Hello,

I would like to have the following comments presented at the Rezoning Meeting on Nov 14th.

Let me preface my comments by stating that I am not against development, and I am not against development "in my backyard". I believe that many good things *can* come from development; increased diversity, strengthened communities, new small businesses, and the flow of increased community resources to name a few.

I am however against giving all the power to developers. Developer's goals are not to strengthen communities or ensure the spaces they create provide a sense of well being. A developer has zero interest in ensuring everyone has a stable and affordable home, a developer is only interested in how they can maximize their profits.

By creating a blanket rezoning, developers are given all the power. Profits dictate what our communities will look like. This blanket rezoning gives the existing community no opportunity for input or appeal. Developers and profiteers should not be in control over how our communities grow.

It is absolutely necessary for the growth of our communities to involve *thoughtful* urban planning, not the removal of it.

When profits are in control, the people do not benefit. To parade this re zoning as a path to affordability is farcical, which either means city officials are ignorant and short sighted, or that 'the city' believes the constituents are nieve.

Paul Kershaw, a Public Policy professor at UBC and the founder of an affordability advocacy group has long acknowledged that supply is not the path to solving affordability, and the biggest source of housing demand comes from an increasing number of investors - profiteers. This same advocacy group has created a Housing policy solutions framework with strategies that go beyond the outdated and incorrect notion of 'supply and demand' as it applies to the housing sector.

I'm not saying necessarily that this framework is the best one; I have not done my due diligence *however* I do absolutely expect my council to do theirs.

A blanket rezoning requires minimal effort, minimal planning, minimal thought, and minimal research. It is not hard work, it is the absence of hard work, and I expect more of my council. It is not enough to parrot the half a century old *economic* battle cry of "supply and demand".

I urge the council to reject this rezoning, to reject profits controlling our communities, and to demand thoughtful urban planning and long term, sustainable solutions from our city officials.

Thank you

Hello Mayor Nuttall and Council

Council has selected a new site at the waterfront for the Performing Arts Centre and has initiated site studies and architectural schematic design work through a Motion adopted October 9, 2024.

The zoning of that site should be the Community Hub Urban (CHU). The CHU zone permits Community Facilities which includes theatres and accessory uses.

The proposed Green Space zone of the waterfront site is shown on Figure 1. This does not permit Community Facilities. The new waterfront PAC would not be permitted by this zone. Further the Greenspace designation of the area in the Official Plan, does not permit such permanent community facility development (2.6.7.1). The Community Hub designation permits Community Facilities (2.4.6.1).

The proposed zoning of the site on Bradford Street, previously intended for the Performing Arts Centre, is Community Hub Urban (CHU) as seen in Figure 1. This is proposed to be rezoned from the existing Central Area Commercial (C1) zone.

Figure 1 Proposed Zoning Map



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It would be expedient and necessary in the interests of getting the new PAC job done, to amend the Official Plan and, to revise the proposed new Zoning By-law, to zone the new waterfront Performing Arts Centre site as CHU to permit the proposed theatre and related performing arts uses.

Respectfully submitted

A handwritten signature in black ink that reads "Gary Bell". The signature is written in a cursive, flowing style.

*Gary Bell*

*Gary Bell, RPP*

*Consulting Planner*

[Redacted]

[Redacted]

[Redacted]

# Barrie Arts Alliance

*Proudly representing 22 Arts organizations in Barrie*

November 13, 2024

His Worship Alex Nuttall  
Mayor,  
City of Barrie  
70 Collier Street,  
Barrie, ON  
L4M 4T5

Dear Mayor Nuttall,

Re: Rezoning the Waterfront Performing Arts Centre site

Gary Bell has written to you and the members of Council with a proposal regarding the rezoning of the Waterfront Performing Arts Centre (WPAC) site. While Mr. Bell is a consulting planner, he is also the representative for Lyrica Chamber Choir to the Barrie Arts Alliance. As such he is knowledgeable about the developments concerning the WPAC site. The BAA wishes to confirm that we support Mr. Bell's submission regarding the rezoning of the WPAC site as CHU to permit the proposed theatre and related performing arts uses.

Yours truly,

Chuck Ruttan, Administrator,  
Barrie Arts Alliance

c.c. Members of Barrie City Council

-----Original Message-----

From: Kathy Thompson <[REDACTED]>

Sent: Wednesday, November 13, 2024 2:51 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: New zoning bylaw proposal

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> My wife and I have resided for many years in the [REDACTED] of Barrie, on an established street with families, nearby schools and parks. We are upset to discover that this may change due to the proposed new bylaws. Developers will be allowed to tear down existing homes and replace them with 4 storey apartments and condos. We are not NYMBYs, but feel that older neighborhoods which have larger lots such as ours, as well as those in historic Allandale should be left as is. If the master plan is for Barrie to grow exponentially, the new development should be implemented in the downtown core and to the south end in currently undeveloped designated areas. Road safety is a primary concern as is the strain on services and infrastructure. Newer developments can be planned to accommodate these issues.

> No other city in Ontario has implemented such extreme measures. Not enough thought about all the repercussions has gone into this plan.

>

> James Thompson

[REDACTED]  
[REDACTED]