

From: Burch, Bob & Sue
Sent: Friday, April 21, 2017 8:30 AM
To: Planning
Subject: 37 Johnson St development

Attn Celeste Terry and Dawn McAlpine

Years ago, we spent thousands and thousands of dollars designing an official 20 year growth plan for our city, but developers have learned over the years that if they come to council asking for outrageous 50% variances, they will be allowed what they really want which is a 25% variance.

Years of hard work went into the official plan and we realize some things have changed since it was drafted.

All we ask is that council stick to the plan, keep our city beautiful, and maybe grant reasonable 5 or 10% variances where feasible.

Thank you

Bob Burch

From: wanda morden
Sent: Wednesday, April 19, 2017 4:21 PM
To: Bonnie Ainsworth
Cc: wanda morden
Subject: 37 Johnson Street

A Letter of Opposition to the New Building (11 storey apartment) at 37 Johnson Street, Barrie, Ontario

I, WANDA MORDEN, am in opposition of the addition of the new building at 37 Johnson Street, Barrie, Ontario. I DO NOT WISH to see anymore high-rises in the area with overcrowding around single family dwelling houses. They do not add to the beauty of the old part of Barrie. I also DO NOT think that taking away wooded areas is a good idea for the environment, knowing that trees add to the benefit of breathing living things. If you want more condos, build them down at the waterfront.

This opposition letter comes from:

Wanda Marie Morden

and

Florence Moll

We will be attending the meeting on April 24th, 2017 at 7pm

April 17, 2017

To: City of Barrie, Planning Department

Reference File: D09-OPA62/D14-1618

Attn: The Corporation of The City of Barrie, Ward Councilor Bonnie Ainsworth & The City of Barrie Planner Terry Celeste

RE: Official Plan Amendment and Amendment to the Zoning By-law – D.D. 37 Johnson Ltd. 37 Johnson Street, Barrie

Thank you for the opportunity to submit my concerns regarding the owners of 37 Johnson St. Barrie's application requesting several site specific Special Provisions be added to the Zoning By-law standards for this property. I would also like to take this opportunity to express concerns about the 11 story 222 unit proposed development requiring the amendment of section 4.2.2.3 of The City of Barrie's Official Plan. It has been chosen to present those concerns under the following three headings:

- 1) Affects to the neighborhood surrounding,
- 2) Affects to neighboring property 57 Johnson Street &
- 3) This Proposed Development in General.

Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development

1) Affects to the neighborhood surrounding:

The above identified proposed development requires that the maximum by -law allowed 150 units per hector of this 1.42 hectors property be increased from 213 units to 418 units. The existing building on this property has 196 units and the new proposed building plan proposes an added 222 units for a total of 418 units. The existing 196 unit building on this property definitely has more than 2 occupants per unit (for an average) providing a home for more than 392 people. Even though the proposed new 222 unit building development plan has proposed many units will be single bedroom units, the reality of rental costs in Barrie will no doubt create a similar average of 2 occupants per unit. The conservative estimate of the existing 392 people plus the likelihood of an additional 444 people totals 836 people + children + pets all residing at the same single lane road intersection area.

People Congestion:

This would create a great deal of increased density on the neighborhood's already busy shared pedestrian sidewalks, parks, local stores and all city services. The local neighborhood facilities are already very busy and I think this size of development would overwhelm the neighborhood despite how the developer's hired consultants have tried to present the affects. Over-congestion leads to an unhappy neighborhood and that leads to a great deal of disputes & complaints that will cost the city money in the way of city services payroll for city hall and emergency services staff. There is already a great deal of 911 call and fire alarm responses to this neighborhood due to the existing developments in the area. Those costs and siren disturbances to this neighborhood will no doubt increase greatly if 222 units are added to the area.

Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development 1) Affects to the neighborhood surrounding: (continued)

Traffic Congestion:

The developer's consultant's traffic study supplementations for the By-law amendment application do not truly take into account the existing traffic congestion times of the affected neighborhood. In both summer and winter the weekend and weekday afternoon beach and ice fishing access to Lake Simcoe on Johnson Street already overflows the Johnson Beach parking area onto the neighborhood streets. A great deal of visitors to all the multi-residential buildings already existing in the area also park on all local streets. This development's proposed by-law amendment application of reducing 1.5 parking spaces per unit to 1 parking space per unit will only amplify this. This would lead to similar over density costs to the city with added parking by-law enforcement costs, added snow removal operation costs and the costs of city staff diligently dealing with the inevitable complaints and hazards that come from too much traffic in one area.

True Development Cost to City and Neighborhood:

There is no doubt that all required planning and engineering would be completed by the developers consultants, the city, the power supply company and all other required professionals to assess true costs to the city if services like storm water, water supply, water waste and garbage, green bin and recycling collection handling and disposal would require costly increases for this development. Yet even if all those and other increases in services to the area could be justified by legitimate feasibility investigations, this development would still bring huge changes to this neighbourhood that could not be undone. The local parks will not be the same. Some parks like Johnson's Beach may have more use then they can ecologically or safely handle with the increased number of local residents. The lawn and forest of Shoreview Park, the park directly to the east of the development, will lose a great deal of afternoon sunlight, threatening the well being of existing flora and fauna in that wonderful large park adored by the community.

Sunshine:

The "only as necessary for application" solar shade analysis provided by the developers consultants completely ignores dawn to 9am and 5pm to sunset. What has been submitted regarding the development's shade impact may be "all that is legally required" but it completely ignores those very important time periods when most people are able to be home or in their neighbourhood parks enjoying nice weather when possible. Many sunlight hours of a full year's full days are missing from the currently submitted solar shade analysis for this project's proposal and that should not be acceptable.

Water:

If the proposed building were to be built the above ground and underground water movement will be affected, potentially risking flooding of some neighbouring yards and basements. Even with the best intentions of good civil engineering design the change of water movement and water table levels underground can kill neighbouring park & private property trees and other plants. The proposed added parking area will contribute more polluted storm water that will make its way to Lake Simcoe worsening the lake's already high salt and other parking lot & road pollutant contents.

Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development
1) Affects to the neighborhood surrounding: (continued)

Air:

The developer's application to amend the by-law to allow reduced landscape buffers and pave more than the 35% by-law allowable lot area for parking will certainly not improve local air quality. It will add additional urban heat sink affect to the area and increase the likelihood of added smog to the area. Then there is the wind. The existing tall buildings in the area already contribute to high winds down at ground level. This additional building will only add to the funnelling of higher speed higher altitude winds down to the ground level making pedestrian travel even more uncomfortable at more frequent times.

I believe these and the other increased congestion issues mentioned make the affects to the neighbourhood surrounding this development far too negative for it to be logical to allow these by-law amendments and this project to go forward as proposed.

If this project were to go ahead the existing community's occupant's relationship with the neighbourhood will forever be altered and their own properties will lose value due to the added congestion of the area. The only owner in the neighbourhood that would really benefit from this development is the development corporation's owner. Even though it is understood added tax revenue to the city can be a benefit to all city occupants, I think this specific proposed development is simply too large for the area to function well.

2) Affects to the 57 Johnson Street residential house property.

I believe this proposed development would affect the 57 Johnson Street property more than any others in the neighborhood.

There are many affects this proposed 37 Johnson Street development would have on the 57 Johnson Street property and home. During construction the proximity of the building site to the 57 Johnson St yards and home will create serious wellbeing risks and disturbances from, noise, dust, potential construction material exposures, construction phase water management and general large construction site dangers from trucks, traffic & pedestrian movement interruptions. These are real health dangers and wellbeing risks to all neighbours but especially so for a home in such close proximity.

Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development 2) Affects to the 57 Johnson Street residential house property. (Continued)

Once the expected 2 or 3 years of wellbeing disturbing construction would be complete, there is the following lasting affects to the 57 Johnson Street home & property that are of great concern.

Sunshine shading on 57 Johnson Street property.

Although the developer's consultant's submitted sun shading analysis does not show any full day's shading affects of the proposed new building, it does not take much understanding to realise that a great deal of morning sun will be completely blocked from reaching the 57 Johnson Street property. The 57 Johnson Street home's back yard will be extremely affected by the blocking of the eastern sunrise and the precious sunshine hours after dawn. This home's back yard is near 50% gardens. Every year what would be hundreds of dollars of flower seeds, bulbs and flowering shrub shoots are collected from those gardens then re-planted the following year. Many of those bulbs and seeds are shared around the community creating more gardens. Vegetables are still and have also been grown in this property's yard for decades.

More so then a tall neighbouring fence, the proposed 11 story building development would completely block the heavily invested in gardens of 57 Johnson Street from being able to sustain most of the species of plants that have thrived there for decades. This would extremely affect quality of life and wellbeing as she is a gardener through and through spending hours of every possible day working in her property's gardens.

Then there is the winter solar heat gain that helps any home with east, south or west facing windows get a little added heat in the cold months of the year. Blocking the morning sun from the home at 57 Johnson Street will not only damage garden potential and depress any of its residents it will also increase the cost of the home's winter heating causing further duress.

Added wind affect on 57 Johnson Street property.

Even though I am not aware of any presented or planned wind tunnel or wind modelling analysis of the proposed new 11 story building, there is sure to be a wind affect. Taller buildings commonly redirect higher speed higher altitude winds down to ground level causing shearing wind forces on structures, people, trees and other plants below. More than just having to weigh down lawn furniture from blowing away, or deal with additional winter drifting, these high winds can substantially reduce air quality and increase home heating costs. High speed winds pick up more dust & debris and keep them airborne longer.

Those same high winds severely change air pressures around neighbouring buildings and this greatly contributes to any buildings heating season heat loss, adding to the Winter heating cost of the neighbouring homes. Even the most airtight built homes are affected by this. The existing building at 37 Johnson Street already creates extra powerful winds at ground level. Due to the shape of that existing building the wind often tends to swirl around in a cyclone action keeping the same airborne debris circulating in the same area. Much of this debris lands on the 57 Johnson Street property and is constantly cleaned up by its residents. The addition of another 11 story building so close to the other is quite likely to worsen this situation but wind modelling or tunnel tests would have to be done and 3rd party verified to know this for sure.

**Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development
2) Affects to the 57 Johnson Street residential house property. (Continued)**

Loss of Yard Privacy at the 57 Johnson Street Property.

Being that there is already a side of the existing 11 story building overlooking the back yard of 57 Johnson Street one may try to dismiss the privacy invasion of another 11 story building, but that would be a poor assumption. The north-west facing side of the existing 37 Johnson St building does have a view of the back yard of the 57 Johnson Street home, but once the leaves are out in the 57 Johnson Street's property there is actually a great deal of privacy. Additionally, the current 11 story building on the 37 Johnson Street property is mainly south east of the home on the 57 Johnson Street property. This means most of the windows and balconies on the north west side of the existing building mainly face the corner of the home on the 57 Johnson Street property. Neither of the existing structures' windows peer directly at one another.

The proposed plan of the new 11 storey building would not only shade out and/or root kill off the existing trees providing summer season privacy, but the location of the building's west facing windows would peer straight down into the east facing windows of the 57 Johnson Street Residence. This would greatly affect not only the privacy of the 57 Johnson Street back yard, but force residents to install blinds in windows that once had a view of beautiful gardens and early morning sunlight.

Ground Water Management affects on 57 Johnson Street property

Even with the best laid civil engineering plans there is still a great risk of changing water tables with the new proposed 11 story building. Currently the home at 57 Johnson Street has never had a flooded basement. The construction of a new deep foundation 11 story building behind the 57 Johnson Street home could seriously change that. It could raise the water table leading to more potential for basement flooding. That water table alteration can also cause root rot in some trees and kill them prematurely. The new development could also have too much drainage engineering which could starve the nearby trees for water and kill them from drought. These risks exist due to the close proximity of the proposed building to both the home at 57 Johnson St. and the already existing building at 37 Johnson St.

There is a history of water management problems at the existing 37 Johnson St. property that already cost the City of Barrie tax payer money to help fix. Is it worth the tax payers risk to potentially worsen the situation or pass it on to neighbouring properties? recalls that there is a now underground stream that was once above ground running through the 37 Johnson Street property. If this underground water way is disturbed, or blocked with a typical water tight tall building deep foundation that water will run somewhere new and the most likely place for that is through or over the 57 Johnson St. property. Flash flood type rains already occasionally overflow the storm water drains on Indian Arrow Road. That water can run through the 57 Johnson St. yard to a storm drain in the middle of the north-west side yard of the existing 37 Johnson St. building. This existing drain is already constructed at a poorly-functional elevation. The risk of more poor water management planning is real. Just because a Civil Engineer seals a plan does not mean that plan actually works as intended.

All of the explained affects of the developer's applied for by-law amendments and proposed 11 story building development at 37 Johnson Street add up to a great deal of wellbeing risks to the occupants of the home and greatly reduce the value of the property of 57 Johnson Street Barrie.

Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development
3) This Proposed Development in General.

Starlight Investments is a Toronto-based, privately held, full-service real estate investment and asset management company that has \$6.3 billion in multi-residential and commercial properties under management for joint venture partnerships with institutional investors, Northview Apartment REIT (NVU.UN-T), True North Commercial REIT (TNT.UN-T), Starlight U.S. Multi Family Core Funds (SUF.A-X, UMP.A-X, SUD.A-X) and private investors.

From: <https://renx.ca/starlight-poised-for-aggressive-visible-growth/>

This developer is a large corporation proudly interested in the bottom line of its many rental unit holdings. This is evident in Starlight's 37 Johnson Street development's request to offer "Cash in Lieu" of any dedicated affordable housing units typically required by the "affordable housing policy 3,2.2.2" for a development such as the proposed. It is likely the Starlight Investment firm's own staff has equated that a certain "cash in lieu" amount will cost less to the bottom line than long term affordable housing units. Right away this shows little regard for the community as a whole as does so many requested Special Provision amendments to the Zoning By-law for the 37 Johnson St. Property.

With so many requested Special Provision amendments to the Zoning By-law for the 37 Johnson St. Property it does not seem likely that the City of Barrie could rightfully approve this development as proposed. Is it possible that this developer expects that Barrie City Council will not approve this development as proposed? Is it possible that this developer fully expects to take this proposal to the Ontario Municipal Board knowing that the OMB approves 85% of all presented developments? If the applicant's long list of site specific by-law amendment requests are passed by the City of Barrie what does that say to this development company and other large corporate housing investment companies? What message does it send to long time local tax paying residents?

It was very evident at the February 22, 2017 Neighborhood Meeting held by the Planning Services Department of the City of Barrie and the applicant that an overwhelming majority of the surrounding neighborhood does not want the development in their neighborhood. I hope that the neighborhood residents' concerns and the City of Barrie's own Official Plan "Statement of Principles" are seriously considered by councilors when reviewing this proposed development.

Near the beginning of the Feb 22nd neighborhood meeting a neighborhood resident in the front row asked the presenting Starlight Investment's representative if the developer was going to buy "the little house or property on the corner". The "little house/property" that the neighborhood resident was referring to was the 57 Johnson Street property. The local resident who asked that is not well known to the community and was not expected or asked to ask that question. It is just obvious to the community that if such a large building were to be built so close to the 57 Johnson St home that a developer would offer to buy the property to add green space to the developer's own proposal.

In response to that question the Starlight Investments' representative roughly said to all attending on Feb 22nd 2017 something like that the purchasing the 57 Johnson St property had been looked into by Starlight Investments but the owner of 57 Johnson St. didn't want to sell so Starlight Investments was not able to do so. What was said was not a correct statement as no direct contact has been made to the owner by any representative of Starlight Investments. It seems as though this developer just wants to build this new building for revenue regardless of the affect on neighboring properties.

**Concerns regarding the Proposed 37 Johnson Street By-law Amendments & Development
3) This Proposed Development in General. (Continued)**

No part of the applicant's presentation on Feb 22nd 2017 made reference to any energy efficiency elements in their proposed site plan or building design. There was no mention of LEED's certification or the more rigorous Passive House Building Standard. It is unfortunate that these energy efficiency standards are not prerequisites for developments of this proposed size in the City of Barrie as they now are in other sought after real estate locations in Canada.

Allowing large developers to build buildings that are not energy efficient now will be a great cost to the city in the future. This should be seriously considered for all new developments in the city of Barrie. Starlight Investments seems to only be concerned with maximum unit density for maximum rental revenue and that is no way to improve the wellbeing and sustainability of a city.

Even if the proposed building's design was improved to achieve today's very possible high energy efficiencies the density of this type of development is far better suited to the center of the city where the City's Official Plan allows for such density. It does not seem wise to have such dense concentration near the outskirts of the city in a neighborhood that clearly does not want it.

The City of Barrie's Official Plan and neighborhood Zoning By-Laws are in place to prevent poor development planning in the City of Barrie and those principles should be upheld.

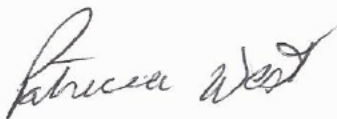
Thanks to all who took the time to read this letter of concern about the proposed Official Plan amendment and amendment to the Zoning By-law requested by and for D.D. 37 Johnson Ltd. 37 Johnson Street, Barrie.

My best regards
Barrie home owning land taxpaying resident:



Greg West

I Barrie Ontario am signing this letter in agreement
with the statements of this letter's 7 pages. Thank you for this opportunity to have our concerns
heard. My best regards.



Patricia West