

Legislative and Court Services
Mayor and Members of Council
The Corporation of the City of Barrie
70 Collier Street, PO. Box 400
Barrie, ON
L4M 4T5

February 15, 2016

Roberta Cancilla

Dear Legislative Court Services and Mayor and Members of Council:

Re: File D14-1589, Rezoning- Advance Tech Developments, 2-14 Dunlop Street West, 43 Maple Avenue & 30-40 Bayfield Street, Northwest side of the 5 Points Intersection, Barrie,

I am submitting this letter in opposition to Advance Tech Developments' application for an amendment to the Zoning By-Law for 2-14 Dunlop Street West, 43 Maple Avenue & 30-40 Bayfield Street, Northwest side of the 5 Points Intersection, Barrie.

As a commercial property owner in downtown Barrie, I welcome development and growth and I understand Council's desire to see Barrie grow and prosper. I also feel there needs to be a balance between new ideas, established zoning standards and the needs of existing property owners and residents. Advance Tech's zoning amendment application is broad and will negatively impact downtown residents and businesses in several areas.

First, this development proposes that the east half of the City of Barrie's Maple Lane will be closed to all foot and automobile traffic. This lane is used by businesses to make service calls and deliveries and also by residents in apartments along Dunlop Street. There was comment by a representative at the

Victoria Village meeting that this laneway has not been used for commercial traffic. I can tell you that it has indeed been used for this purpose for many years. By closing Maple Lane, service vehicles will be forced to use parking spaces along Bayfield and Dunlop Street, causing unnecessary traffic delays and reduced parking for downtown businesses.

Second, the proposed amendment reduces the amount of required ground floor commercial floor space. Commercial zoning needs to be protected and there should be a better balance of commercial and residential space in the application.

Third, Advance Tech's application to increase the maximum building height will cause undue shadow to several downtown properties along Bayfield and Clapperton Streets, spilling over to the intersection of Clapperton and Collier Streets and the city's small parkette on Collier Street. I attended the public information meeting held at Victoria Village and I make mention to Council how difficult it was for attendees to view the Shadow Study in the visual presentation. There are residential units above storefronts along Bayfield and Clapperton Streets. Commercial and residential tenants and property owners along Bayfield and Clapperton Streets can expect to have undue shade and lack of sunlight as the result of a single development. Building height standards should exist to maintain a quality of life for existing residents – not just the residents of new builds. This development would give residents on the upper floors of Advance Tech's tower beautiful views and sunlight at the expense of property owners, commercial businesses and residents along Clapperton and Bayfield Street. Why should neighbouring property owners, residents and businesses be expected to experience undue shade for the benefit of a single developer or their new neighbours? A building of this height would be better suited elsewhere.

Finally, I draw the City's attention to The City of Barrie's Final Policies for Tall Buildings, specifically, General Policies 6.6.3 and 6.6.4. I ask council to ensure that they adequately consider whether this proposal meets these policies, which state,

Where possible, parking areas, site servicing, loading areas, and building utilities should be located towards the rear of buildings with appropriate screening. The use of underground parking is strongly encouraged in place of above-ground structured or surface parking. Where above-ground structured parking is proposed, at least 60% of the property frontage, and flankage in the case of corner lots, will consist of residential or commercial uses.

In summary, this proposed development and rezoning would allow above-ground parking at a prime commercial corner of Barrie's downtown, an increase to maximum building height causing undue shadow, a decrease in setback provisions, a decrease in required parking spaces, a decrease in commercial floor space, changes to balcony yard setbacks, and removal of landscape buffer strips. The City's standards in these areas are based on planning expertise. I urge Council to consider Advance Tech Developments' multiple variances to the existing zoning and by-Laws with the same care and thoughtful insight that has gone into years of studies and good planning. The City needs to balance Advance Tech Development's interests with those of existing property owners, commercial tenants and residents.

Thank you for your consideration of my opposition to these proposed zoning amendments.

Sincerely,



Roberta Cancilla



SIMCOE MUSKOKA CATHOLIC
DISTRICT SCHOOL BOARD

Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario, Canada L4M 5K3
Tel 705.722.3555
Fax 705.722.6534

Transmitted VIA EMAIL ONLY

January 20, 2016

**Attention: Ms. Dawn McAlpine
City Clerk**

The Corporation of the City of Barrie
70 Collier Street, Po Box 400
Barrie, Ontario
L4M 4T5

**RE: COMMENT LETTER
Proposed Zoning By-Law Amendment
Advance Tech Developments
2-14 Dunlop Street East
30-40 Bayfield Street
43 Maple Avenue
City Centre Planning Area, City of Barrie
File: D14-1589**

Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received the notice regarding the above Zoning By-law Amendment anticipating a high density mixed use residential / commercial building in the heart of Barrie.

For your information, any pupils that are generated by this development are within the current catchment area for St. John Vianney Catholic elementary school and St. Peter's Catholic high school, both located within the City of Barrie. St. John Vianney has a Ministry Rated Capacity of 274 pupils, and a current enrolment of 217 pupils.

The Board will provide our conditions of draft plan approval if a draft plan of condominium process is required.

The Board would be interested in finding out how the development will be marketed to the public and what demographic of the population the developer is anticipating.

I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If you have any questions or comments about the Board's response, please feel free to contact me the undersigned at 705-722-3559 ext. 250.

Sincerely,

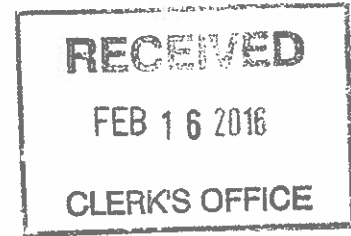
Kristin D. Pechkovsky, BES MCIP RPP
Planning Officer

cc. Stephen Naylor, Director of Planning Services – City of Barrie (via email only Stephen.Naylor@barrie.ca)

Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.

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Port of Barrie
Silver Star Entertainment
18 - 22 Dunlop Street West
Barrie, Ontario L4N 1A2
705 791 7929



February 15, 2016

Corporation City of Barrie
Legislative and Court Services
P.O. Box 400
70 Collier Street
Barrie, Ontario
L4M 4T5

Re: Notice of Application of an Amendment to the Zoning By-law: File # D14-1589

To Whom It May Concern:

Further to your notice of January 29, 2016, this letter is my written submission outlining my objections with this developers application as presented. I own the properties at 18 and 22 Dunlop St. W and will be impacted by this development more than any other neighbour.

I think that redeveloping this corner is a good thing and I would like to be able to support a proposal. However, my business has always relied upon having access from both Bayfield Street and Maple Avenue, since the mid 1970's when I started my business. Deliveries, employees and customers rely on being able to safely access the rear of my properties and I need this to continue.

Also, I believe that my property will one day become desirable to redevelop. At present, I have legal access to both Maple and Bayfield and since Maple Mews is only a single aisle width, it will be necessary for future developers to be able to access both streets. Changing the developable status of my property will have a huge negative impact on its value. This scenario will condemn my property to a landlocked parcel and make future development next to impossible. At present, without rezoning or committee of adjustment it is possible to construct a 6-7 storey building on my site, but without adequate vehicular access to the rear, the effect will be as if it was down zoned, limiting it to its present condition as highest and best use.

I attended the Neighbourhood Meeting in November, where I voiced my concern about the lane. I have not seen any revision to the proposal addressing this concern.

A portion of the proposed lane closing is adjunct to my property and I have used this piece for many years. Will I be given an opportunity to purchase this piece or is the municipality only offering it to one landowner at the detriment of others?

I am also concerned for the additional snow and wind loads which will now affect my roof as a result of an additional 18 storeys of vertical wall next to me on my east property line. How is this going to be mitigated without affecting my structure and business? How can I be assured as well that the construction of deep foundations next to my building will adequately protect my structure?

Finally, I think it is a big mistake to have 2nd and 3rd floor parking garage facing the 5 Points corner. This will be ugly and provide no interest to the streetscape. I understand the developer has proposed including some sort of decorative paneling, but I believe that it will have a negative impact on a already beautiful street.

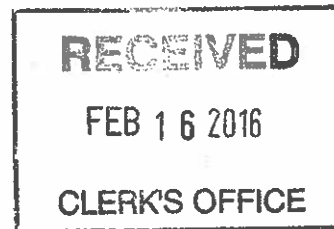
I look forward to the City of Barrie addressing my concerns. If you have any questions please call.

Yours truly,

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

Vasilios (Bill) Revelis
Property Owner

February 12, 2016



Corporation City of Barrie
P.O. Box 400
70 Collier Street
Barrie, Ontario
L4M 4T5

Att: Legislative and Court Services

Re: 2-14 Dunlop Street West, 30-40 Bayfield St., and 43 Maple Ave., Barrie.
Proposed Amendment to Zoning By-law.

Dear Sir or Madam

Further to the **NOTICE OF AN APPLICATION OF AN AMENDMENT TO THE ZONING BY- LAW** dated January 29, 2016 your File No. D14-1589, please accept this letter as my written submission outlining my concerns with the above noted application.

I am the property owner of 28, 30, 32 & 38 Dunlop St. W as well as 41 Maple Ave. As I am sure you can understand, the proposed development will have a tremendous impact on my adjacent properties and as such I feel I need to go on the record regarding my concerns to protect my rights of appeal pursuant to the Planning Act. The following concerns were previously submitted to Janet Foster, BAA, MCIP, RPP, Senior Development Planner in a similar letter dated December 7, 2015. I attended the Neighbourhood Meeting November 17, 2015. I have received the subsequent Additional Information Package sent January 27, 2016. I have also briefly met with the proponent to discuss my concerns.

Firstly I would like to indicate that I do not have any objection to the proposal related to density, height or proposed usage. I believe that these elements are appropriate for this location within the urban centre.

However, I do have a number of concerns which I believe need to be addressed before I would be able to support the proposal.

1. *Maple Mews*

My tenants and I have been operating our businesses for over 20 years with access from both Maple Avenue and Bayfield Street. Often the lane becomes blocked at one end or the other due to deliveries and we are able to access our businesses and our parking from the other direction. In addition, I believe that creating a dead end lane will be a security risk for my tenants. The dead end will become a 'hangout' for activities which we in the downtown do not want to promote or facilitate. I believe that even if the vehicular activity is restricted to access from Maple Ave. only, the mews for pedestrian traffic must continue unimpeded from street to street. This does not restrict the developer from using the area below or above the mews for his development, but for the City to allow the closing of the mews to the benefit of one landowner at the detriment of all the others is not good policy.

2. *Street Commercial*

I understand that the proposal is requesting almost complete relief from the requirement for ground level commercial. I am concerned about how this might impact the vibrancy of the street. A healthy downtown needs businesses on the street. The more the better, sometimes causing congestion, 'cheek to cheek', creating activity, interactions, cross connections.... Look no further than the dead street at the old Bell Canada building or the new dead street at the base of the Maple Ave apartments and you see no people. Compare that with the BIA initiative of summer sidewalk patios and how the street changes with creating opportunities for people. This development should be looking at ways of increasing its commercial footprint and not eliminating it. I believe that maximum street commercial on Bayfield will entice pedestrians to walk north to the commercial properties which have been negatively impacted by the empty corner at 5 Points.

3. *Maple Avenue*

Maple Avenue is one of the main connections of our city to our waterfront. It has a wonderful axis relationship to the Spirit Catcher and it has an interesting and varied mix of commercial businesses. With a number of City owned parking lots and the possible bus station redevelopment, over the next 20 years there will be some interesting development occurring on this street which could make it the main downtown destination. However it appears from the proposal, as though the present approach to Maple Avenue is to allow it to develop as a 'service road'. I have no issue with allowing some vehicular access off Maple as long as it is more evenly distributed with access from Bayfield. I do not think there is any benefit to the Maple property owners to accommodate all the traffic from 200 new housing units. Also, further to #2 above, I believe it is important to continue to have some street level commercial operating in this location. Keeping commercial at this location now, will give precedent to the next development on Maple in the future..

4. *Dunlop and Bayfield Corner*

While I am pleased that the developer has offered to provide an opened corner for increased public spaces, and I am a great supporter of public spaces, as an architect I do not believe that the size of this space will be of any significant use. It is simply too small to provide much other than a daylight triangle and unless it is an important architectural element I would think the area would be better served as part of the commercial realm or perhaps a backdrop for a piece of public art. I seriously doubt that the Mady Centre would be able to program the space on an ongoing basis as was implied by the proponent and with the new Meridian Square development it is simply not needed as much as it is for prime commercial space.

5. *West Elevation as Seen from Dunlop Street*

From the recently provided information package, my concern over the west facing tower wall elevation is confirmed. Entering the downtown, driving east along Dunlop Street, the elevation will be similar to the back of 85 Bayfield Street only 3 times taller. The developer has shown some material variation to try to create interest, but the reality will be a very large blank wall. Because 18&22 Dunlop West is a much smaller property, there is no possibility of it ever redeveloping to a matching 20 storey structure to eventually mask this façade. Therefore, Barrie will be stuck with this vista for a very very long time.

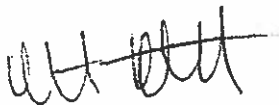
6. *Site Plan Approval Process vs Rezoning*

Over the years I have been involved with similar applications, as a developer's architect. As such I know that there is a possibility that this particular developer may not be the one who actually builds this project. As a landowner I understand that I will be consulted if and when the project proceeds to the Site Plan Approval stage, but I also know that I will not have any remedy available to me as part of this process. However, under the Rezoning process I can have much more influence and available remedies. It is for this reason that I am not comfortable with supporting the proposal without my concerns addressed. I also would wish to be assured, that once the proposed design is deemed acceptable that key elements of the approved design become entrenched within the new zoning so that they may not be easily altered in the future.

Finally, we all want a successful project and I am interested in supporting the proposal, but I need to be assured that the approved concept is one which will not be detrimental to the interests of me, my tenants or the success of our downtown.

Thank you for receiving my letter and if you have any questions please feel free to contact me at any time.

Sincerely,



Robert G. Mitchell
B.Arch., OAA, MRAIC, CAHP