

From: Petr Malik <[REDACTED]>
Sent: Monday, November 11, 2024 2:33 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Submission Concerning New City-Wide Comprehensive Zoning By-law

To Whom It May Concern,

In order to help to resolve the current housing availability crisis, I strongly believe, we need to first and foremost focus on increasing density in already developed areas with existing infrastructure (as also concluded by the Ontario Housing Affordability Task Force).

We need to work on enabling more mid and high density, family-friendly and transit friendly development in the existing zoned areas.

That's why I'm urging you to support amendments that would end exclusionary zoning by:

- allowing for fourplexes and four storey walk-up apartments in neighbourhoods as of right
- allowing for mid-rise developments ranging from six to 11 storeys on transit corridors and main streets

That will ultimately be more beneficial in tackling the housing supply shortage by effectively utilising existing resources and providing more affordable and transit-friendly options to families that may not be able to afford (or rent) a single-detached house.

Sincerely,
Petr Malik, Barrie, L4M

Nov. 11, 2024

Comments on 3rd Draft of Barrie's New Comprehensive City-Wide Zoning By-law

November 14, 2024 Public Meeting - Affordability Committee

Dear Mayor and members of Council

As a former member of Heritage Barrie, I am quite concerned with respect to the proposed By-law changes, and its effect on our Historical Neighbourhoods. We, as a committee, came up with a design and a plan to protect our older neighbourhoods, and designated areas for protection, as can be seen in the following diagram, taken from the City of Barrie's website:

<https://www.barrie.ca/Historic-Neighbourhoods-Strategy.pdf>



As one drives through The Grove Area, intensification has already not only been initiated but developed beyond the goals of the intent of the by-law in protecting Historical Neighbourhoods. By allowing 4 storey apartment buildings in ALL neighbourhoods, this will destroy whatever character older neighbourhoods still maintain. As is the norm, these older areas of a city contain lot sizes that are larger

than newer builds in the City. But that shouldn't be the driving force, impetus or the reason to fill them with these large developments. I would recommend that as the City continues to grow and expand its borders, that these types of builds that encourages affordable housing be built in these are newer parts of the city.

I ask that the City take into consideration the intent and purpose of its own Historical Neighbourhood Strategy that was adopted many years ago in order to protect and preserve the character of these areas.

Respectfully,

Arnie Ivsins

[REDACTED]

[REDACTED]

From: Joe Quinto <[REDACTED]>
Sent: Monday, November 11, 2024 12:27 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Comments to Proposed by law zoning change

To All Barrie Councillors,

I am writing to express my comments regarding the City's zoning By-Law review.

This By-Law would allow a four story apartment building on any property zoned as NL1, NL2, and NL3 in Barrie.

Although I am not against the ability for developers to help accommodate the increasing population of the City of Barrie, I am concerned that this will detract from the attractiveness of the City of Barrie and the ability for residents and potential residents to choose the residential environment in which they desire to live in.

The main issue with this proposal, in my opinion, is the removal of the input of residents to maintain their residential landscape.

Without public input, as well as other 'checks and balances' the proposal could lead to a drastic change in the living environment that people have chosen to raise their families in. In fact, I would have grave concerns about moving to a city that would allow the unrestricted ability of developers to severely affect a neighbourhood that is currently desirable to me.

I am unclear as to why the City would choose to remove an oversight that would preserve the City's ability to control its future housing needs.

Sincerely

Joe Quinto
Barrie Resident

From: Joanne Waddell <[REDACTED]>
Sent: Sunday, November 10, 2024 5:25 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: New City-Wide Zoning Bylaw to replace 2009-141

Due to prior commitments, I am unable to attend council meeting in person.

However, I would like to register my opposition to the new city-wide zoning bylaw and make my opposition known to all councillors and decision-makers to vote down this change.

The citizens of Barrie have spent their whole lives investing in their homes and maintaining them to keep their neighbourhoods nice for all. Most people also reviewed the zoning regulations in their neighbourhoods prior to purchasing to ensure there would not be any significant changes to their neighbourhood, without proper due process given to all impacted residents.

Understanding that the City of Barrie is now wanting to replace existing bylaws that currently respect all property owners with a new bylaw that does not control the use of land, buildings, and structures and has absolutely no regard for existing property owners and neighbourhoods is unacceptable.

Property owners should not be going to bed every night concerned with how their street could change to their detriment over-night. They should not need to worry that their neighbours could be selling out to developers who could suddenly tear-down perfectly good homes to replace with multi-storey structures – with absolutely no input from the neighbourhood – and in every neighbourhood in our city.

It is absolutely unacceptable that a few developers could carte blanche destroy a neighbourhood and no longer allow homeowners the right to have unencumbered enjoyment of their properties.

It is disgraceful our city councillors want to take away the right every resident has previously had to have public input, and discussion as to whether or not change should proceed in their neighbourhood.

Why is city council even considering this?

Are they trying to reduce council workload for building and site approvals?

Are they trying to reduce the need for more city Planning staff, and at same time, reduce city staff?

Are they being lobbied, compensated, or given early buy-in opportunities in some way by developers?

Could some council members or their family members either own or sell rental properties or homes? Could some members or family have business interests in planning and developing residential areas? If so, those councillors should be declaring a conflict of interest, recusing themselves from all discussion, and not voting. (At a recent round-table meeting in the Mayor's office, Mayor Nuttall advised his new in-law family is in the development business. As a result, I would expect that he has already withdrawn himself from all discussion about changes to this bylaw.)

Thank you,

Joanne Waddell

Barrie, Ontario

From: barbara mcveigh <[REDACTED]>
Sent: Sunday, November 10, 2024 2:25 PM
To: cityclerks <cityclerks@barrie.ca>
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Thank you,
Barb McVeigh
Barrie, Ontario



336 Penetanguishene Road, Barrie, ON L4M 7C2

November 7, 2024

By Email Only to:
cityclerks@barrie.ca

Ms. Wendy Cooke, City Clerk
Barrie City Hall
70 Collier St., Barrie, ON L4M 4T5

Attention: Mayor Alex Nuttall and Members of Council

Dear Mayor Nuttall and Members of Council:

We are writing to you on behalf of Hospice Simcoe, registered owner of land in Barrie known municipally as 336 Penetanguishene Road, to respectfully request an amendment to the proposed 3rd Draft of Barrie's New Comprehensive City-Wide Zoning By-law.

Specifically, we ask that the proposed Zoning By-Law be revised to permit hospice as a *Primary Use* on the property. Without this change, our long-term use of the existing Hospice Simcoe building and property—including our plans for a new facility, will be at risk.

Under the current Zoning By-law, the property is zoned as *Institutional*. However, under the proposed Zoning By-law, the property will be designated as *Community Hub Neighbourhood (CHN)*, which represents a significant shift in the zoning designation. While this zoning change may have been intended to create vibrant community spaces, it currently only permits per *Table 68: Permitted Uses in the Community Hub Zones* both *Hospice* and *Institutional Uses* as *Accessory Uses*.

This designation does not reflect the central role that Hospice Simcoe plays in the community, nor does it accommodate the full scope of our operations, including our ongoing and planned expansion to meet the growing demand for palliative care, and grief and bereavement services.



336 Penetanguishene Road, Barrie, ON L4M 7C2

Hospice Simcoe has provided compassionate, end-of-life care and bereavement support to individuals and families throughout the region for many years, and we are committed to expanding our services to meet the evolving needs of our community. Our proposed new building is a key part of this expansion and is critical to ensuring that we can continue to provide high-quality care. However, the proposed zoning limits the use of the property and forces the existing Hospice Simcoe to become legal non-conforming as an Accessory Use, which threatens our ability to continue to operate effectively in this location and to pursue these important expansion plans.

Hospice Simcoe has been a trusted and vital part of this community, and we are asking the city to recognize the unique and essential nature of our services. We believe that the requested amendment to the proposed Zoning By-Law, which would permit hospice as a *Primary Use* on the property, will not only protect the future of our organization but also benefit the broader community by ensuring that end-of-life care remains accessible and integrated within the fabric of the neighbourhood.

We respectfully urge you to consider the impacts of the proposed 3rd Draft of Barrie's New Comprehensive City-Wide Zoning By-law. The revision we request for 336 Penetanguishene Road is vital to the continued success of Hospice Simcoe and the well-being of those we serve. If you require any further information or would like to discuss this request in more detail, please do not hesitate to contact me directly.

Thank you for your time and consideration. We look forward to working with you to ensure the continued growth of Hospice Simcoe and the continued support of our community.

Sincerely,

Robert Savage
Board, Chair

Kelly Hubbard
Executive Director

cc. Liam Munnoch, Planner
Celeste Kitsemety, Supervisor of Growth Management
Jennifer Roberts, Manager of Strategic Initiatives, Policy and Analysis
Michelle Banfield, Executive Director of Development Services

November 10, 2024

By Email to:

cityclerks@barrie.ca

Ms. Wendy Cooke, City Clerk Barrie

City Hall 70 Collier Street, Barrie, ON L4M 4T5

**Comments on 3rd Draft of Barrie's New Comprehensive City-Wide Zoning By-law
November 14, 2024 Public Meeting - Affordability Committee**

To Committee Members and Council

Mayor. A. Nuttall, Deputy Mayor. R. Thomson, Councillor, C. Nixon, Councillor, J. Harris

On behalf of the South Shore Nature Park Task Force I would like to provide feedback on the new proposed Zoning By-law as it relates to Allandale Station Park. I would like to thank Michelle Banfield and Jenn for taking the time to meet with us to discuss this important naturalized area in our City. We are grateful to Mayor Nuttall and Council for re-thinking the use of this land and to Marshall Green and Bill Scott for the following **recommendation #4** from the Marshall Green report:

THAT THE CITY DEVELOP THE CURRENT WOODED AREA AND MEADOW ON THE SOUTH SHORE AS A PASSIVE PARK THAT PROTECTS EXISTING WILDLIFE AND WITH TRAIL SYSTEMS THAT ARE ACCESSIBLE; AND THAT THE PARK ALSO INCLUDE AN EDUCATIONAL COMPONENT; AND THAT CITIZENS GROUPS AND SERVICE CLUBS IN THE CITY BE ENGAGED WITH THE CITY'S PARKS DEPARTMENT TO DEVELOP THE PARK; AND THAT THE LANDS ULTIMATELY DESIGNATED FOR THIS PART OF THE PARK BE ZONED "ENVIRONMENTAL PROTECTION".

If an EP designation is not available or suitable for this area, it's critical that we protect and enhance Allandale Station Park as a naturalized area indefinitely. We are recommending that there are:

- * No buildings
- * No lighting

We are using as a reference the North Shore Trail new Zoning overlay/special zoning that could align well at ASP. The suggested permitted uses for the North Shore Trail are currently as follows:

- ecological restoration or enhancements
- passive recreation and nature appreciation
- erosion and sediment control along the shoreline
- accessible and permeable trails
- benches, picnic tables
- open air structure – gazebos, interpretive signage

The above permitted uses and overlay/special zoning recommendations are a significant and critical step to protect ASP into the future, providing long term benefits for residents and supporting the local eco system within and around the park and Lake Simcoe.

Thank you.

Kelly Patterson McGrath – [REDACTED]
South Shore Nature Park Task Force
[REDACTED]

By Email to:
cityclerks@barrie.ca
Ms. Wendy Cooke, City Clerk Barrie
City Hall 70 Collier Street, Barrie, ON L4M 4T5

Comments on Draft 3 of Barrie's New Comprehensive Zoning By-Law.
Protection of Historic Neighbourhoods
November 14, 2024 Public Meeting - Affordability Committee

To Committee Members and Council
Mayor. A. Nuttall, Deputy Mayor. R. Thomson, Councillor, C. Nixon, Councillor, J. Harris

During the period from 2012 to 2016, the Allandale Neighbourhood Association, of which I was then Chair, worked with City planning staff to develop provisions for preservation of the historic character of the old part of Allandale. These provisions were evolved with extensive consultation between Allandale residents and City planning staff. The process included a series of five public meetings, during which a consensus developed between residents and planning staff on the best approach to preserve the historic character of Allandale. It culminated in the approval by Council of By-Law 2016-059, establishing Special Provisions for the preservation of the historical character of the old part of Allandale. At the same time, the City Planning Department prepared a set of guidelines for developments in the historic areas of Allandale (16 April 2016 Staff Memorandum "Allandale Heritage Urban Design Development Guidelines").

During the evolution of the new Zoning By-law, there has been a steady eroding of the protection of areas of Historic Character. At this point almost all the public involvement has been set aside by the current draft of the proposed comprehensive zoning by-law. The purpose of this presentation is to urge that the provisions developed then, with so much public involvement, remain in force and are not overridden by the new zoning by-law. I present a brief review of this erosion in the development of the proposed zoning by-law.

Draft 1,

Appendix A presented an overlay map on which the areas of Historic Character were identified. The Historic Character Overlay included some areas deemed to have Historic Character outside the Allandale area. Section 14.3 dealt with the Restrictions on building in areas covered by the Historic Character overlay. It presented Building Standards and Lot Standards, as well as limitations on building finishes and limitations on parking in areas covered by the Historic Character Overlay. Parking garages were required to be set back at least as far as the main building. Building heights were limited to the average heights of buildings on adjacent properties.

Draft 2

In this draft of the proposed zoning by-law, Appendix A presented an overlay map of Barrie on which areas of special provisions were identified. Not all the areas covered by the Historic Character overlay in Draft 1 were identified as areas of special provisions. Section 15.3 identified provisions for buildings in areas covered by the Historic Character Overlay, which itself was not identified on the overlay map of Appendix A. In addition, the requirement for setback of parking garages has been removed.

In Draft 2, heights of first floors of buildings in areas covered by the Historic Character Overlay were limited to 3.7 meters, but surprisingly, low-rise buildings were permitted to be four storeys with a maximum height of 14 metres. This completely over-rides all the provisions for protection of Historic Character in the first Draft, and all the special provisions previously developed for areas of Historic Character.

Draft 3

This draft contains no mention at all of areas of Historic Character. Section 16, which discussed overlay zones, makes no mention of Historic Character. There is no section equivalent to Section 14.3 of Draft 1, nor even of Section 15.3 of Draft 2. It is clear that there is no recognition in Draft 3 of areas of Historic Character, nor provision within the by-law of standards for retention of Historic Character in any of the areas which had been identified in Draft 1.

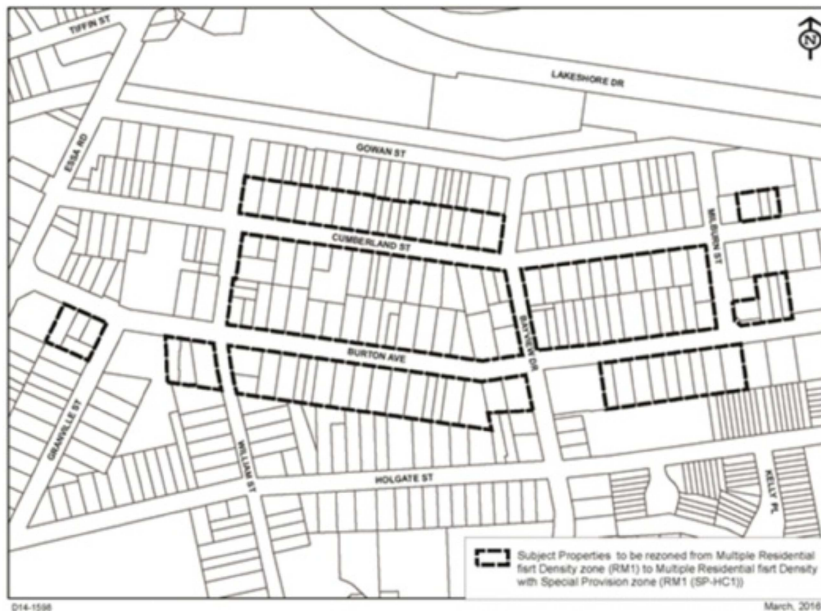
The map of Appendix A, Draft 3, does identify the location of areas covered by Special Provisions. In the Allandale Area, the area of Special Provision coverage includes the area of the Special Provision SP527-HC, but it fails to identify the other two Special Provisions SP528-HC and SP529-HC, also included in By-Law 2016-059. The Overlay Map in Appendix B, Draft 3, has no identification of the Historical Character Neighbourhoods. Allandale is instead identified as a Major Transit Station Area. Section 16 of Draft 3 does not even define what the implications of this overlay might be.

I have reviewed the Development Services Memorandum dated 1 October 2024, addressed to the Mayor and the Affordability Committee: “Public Meeting for a New Comprehensive Zoning By-Law”. This memorandum outlines the features of the third draft of the proposed zoning by-law.

Page 4 of this memorandum refers to special provisions as follows: “Through the creation of Draft 3, existing Special Provisions have been reviewed, and some are proposed to be carried forward, **as determined by City staff**. These will remain separate by-laws, and an overlay included with Draft 3, to illustrate those properties where Special Provisions remain.”

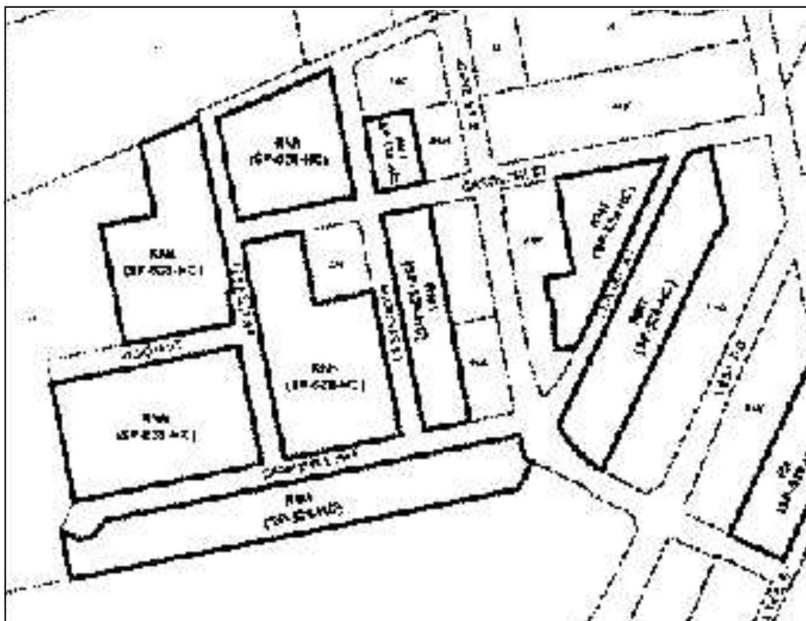
By-Law 2016-059 contained four Special Provisions:

RM1(SP527-HC) Cumberland/Burton area, which allowed new single-family dwellings, set maximum setbacks for primary buildings, set minimum setbacks for secondary buildings, and set other building standards.



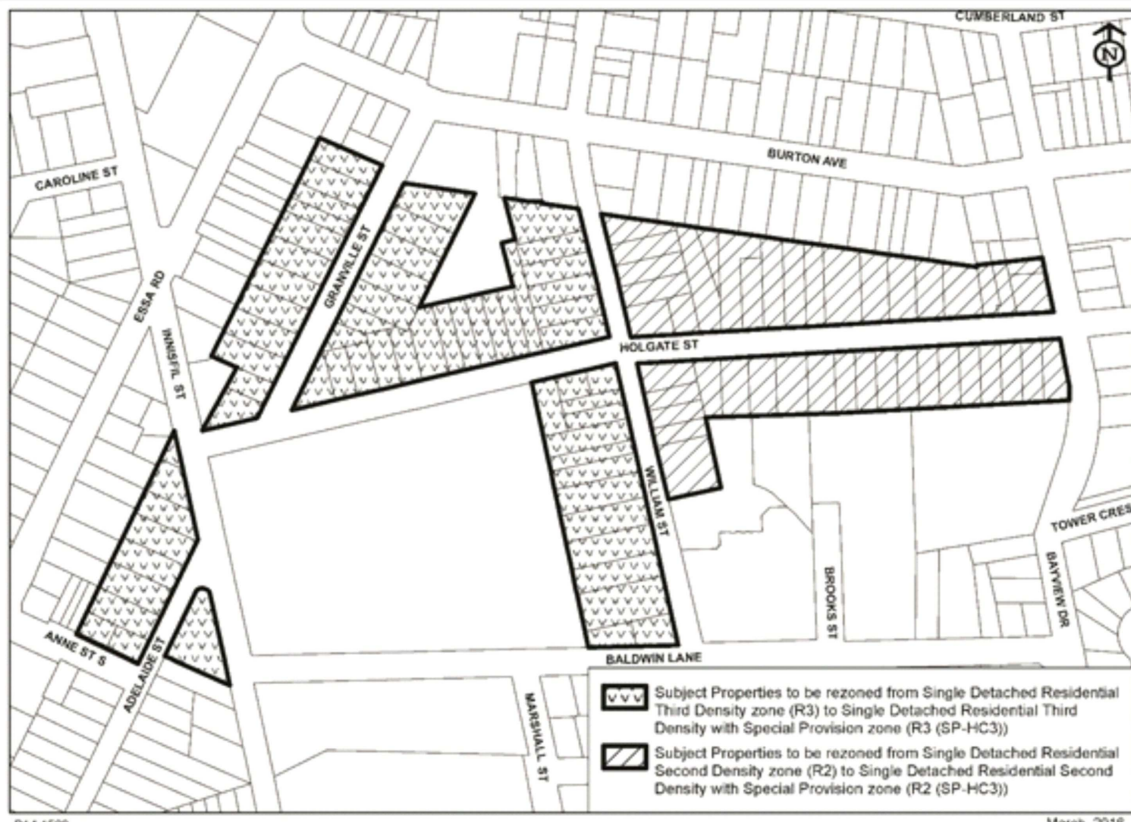
Cumumberland Burton Area RM1(SP-HC-1)

RM1(SP528-HC) Blair Park area, which allowed new single-family dwellings and limited the size of attached accessory buildings (figure from 2016 By-law 059).



Blair Park RM1 (SP-HC2)

R2(SP529-HC) Shear Park area and R3(SP529-HC) Shear Park area, which set maximum setbacks for main buildings, set minimum setbacks and size limits for accessory structures, and set some other building standards.



Shear Park R2 and R3 (SP-HC3)

These Special Provisions and the 16 April 2016 Staff Memorandum “Allandale Heritage Urban Design Development Guidelines” were developed over a multi-year period with extensive consultation between Allandale residents and City planning staff. It was understood by both residents and planning staff that the provisions of By-Law 2106-059 and of the Guidelines were intended to be templates for preservation of the historic character of the other heritage areas of Barrie as well as of Allandale. While Draft 1 of the proposed new zoning by-law did include most of the provisions of the April 2016 Memorandum, these provisions have entirely disappeared in Draft 3.

Appendix A of Draft 3 of the proposed new zoning by-law identifies the area of the Special Provision SP527-HC in Allandale, but it fails to identify the areas of the other Special Provisions SP528-HC and SP529-HC, also included in By-Law 2016-059. Clearly the City staff have decided to ignore the extensive public consultations which led to the definition of the Special Provisions in By-Law 2016-059, and to modify the provisions of that by-law without reference either to residents or to Council. They have also ignored completely the provisions of the 2016 Memorandum.

I urge the Planning Staff working on the drafting of the new zoning by-law to restore the two arbitrarily-deleted Special Provisions SP528-HC and SP529-HC to the list of provisions to be retained in the new zoning by-law , and to restore the intent of the 2016 Planning Memorandum, so that it is not overridden by the proposed new comprehensive zoning by-law.

A handwritten signature in black ink, appearing to read 'W J Scott', with a stylized flourish at the end.

William J. Scott, Ph.D., P.Eng., P.Geo (retired)

