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SEP 04 2013
CLERK'S OFFICE

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

August 23, 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
51-83 Bradford St & 20 Checkley St.
File No: D14-1561
Bell File No: 49290

Thank you for your letter of August 16, 2013 concerning the above application.

A detailed review of the Zoning Amendment has been completed.

The following paragraph(s) are to be included as Conditions of Zoning Amendment Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

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

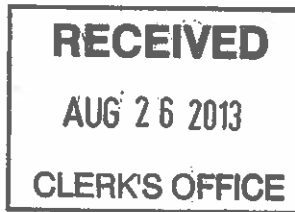


for Lina Raffoul,
Manager - Development & Municipal Services, ON

Barrie Ontario L4N 9R2

August 21, 2013

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4m 4T5



I am writing with regard to the **proposed amendment to Zoning By-law 2009-141 - Harmony Village - Lake Simcoe Inc., 51-83 Bradford Street and 20 Checkley Street, Barrie.**

I viewed and heard a presentation of the most recent plan, to be presented to the General Committee on September 9, 2013.

I will not be able to attend that meeting but would like the following concerns noted by the General Committee:

The tower proposed for the north east corner of the project, adjacent to Lakeshore Drive is too close to Lakeshore Drive and needs to be moved back, towards Bradford Street. The closer that towers are to Lakeshore Drive, the greater the obstruction of the views and decrease in the feeling of openness needed for the harbour and park areas. While the density of the development can be maintained, all towers should be moved as far back in the property as possible.

The proposed road, next to the wetlands, should be eliminated and replaced (if necessary) with additional access points from Bradford Street. More pavement on this piece of land (especially near the wetlands) is not what is needed, since the property will already be filled to capacity.

Finally, based on the recent report to the city by staff, that 12 story developments are sufficient to meet the density expectations, the height of the towers for Harmony Village should be much less than is proposed.

Thank you for your time in considering this letter, and ensuring that it is seen by the General Committee.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John H. Bray". The signature is stylized with a large, sweeping initial "J" and "B".

John H. Bray



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

August 26, 2013

**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
Harmony Village – Lake Simcoe Inc.
51-83 Bradford Street and 20 Checkley Street
City Centre Planning Area, City of Barrie
File: D14-1561**

Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received your notice regarding the above Zoning By-law Amendment anticipating five (5) residential towers varying in height from 22 to 31 storeys and consisting of 1231 residential apartment units, a mix of commercial uses, a community centre and dinner theatre, medical offices and a wellness centre, park and open space, continuation of the environmentally protected lands and a new private road connecting Lakeshore Drive with Bradford Street.

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 230 pupils, and a current enrolment of 234 pupils.

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

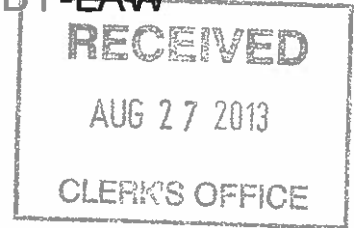
The Board would be interested in finding out how the residential development will be marketed to the public and what demographic of the population the developer is anticipating. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units.

I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. 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

SUBMISSION RE:
PROPOSED AMENDMENT TO THE ZONING BY-LAW
FOR DEVELOPMENT OF
HARMONY VILLAGE



1. SIZE OF DEVELOPMENT.

It appears that this proposal is trying to cram too much into the available space, with too much emphasis on Retail and other non-residential uses. This means that, to pay for all this, the residential parts of the buildings have to be built to a much greater height than is aesthetically desirable.

A rough measurement of the frontage on Lakeshore Drive indicates that this is only slightly larger than the frontage of 2 Toronto Street, which abuts the property. The proposal calls for two buildings in this area with a large space between them and a road on the South side. This calls for narrow tall buildings to take the space of one building of the size of all the other buildings facing the lakeshore. This would create an eyesore on a currently pleasant vista. The building closest to 2 Toronto Street will be only 2/3 the distance away from 2 Toronto Street than the distance between the adjoining towers of 2 Toronto and 6 Toronto Street. This is far too close. Instead, one building at the front should be built wider and lower, on the South border of the property, with a lesser number of larger units. This would reduce any problems with the construction of the foundations affecting the building at 2 Toronto Street and would provide greater distance between buildings. This may compromise the shadow effect but would reduce the wind tunnel effect caused by many tall buildings in a small area.

2. ORIENTATION OF THE DEVELOPMENT

This proposal concentrates on the non-residential uses and is laid out without proper consideration for the neighbouring properties. A better solution would be the reverse of the current proposal with the front building, built to harmonize with existing buildings, built close to the environmentally protected land. The Wellness Centre and supermarket (not shown on the diagram but an absolute necessity) should be to the North and the Community Centre to the South, running along the edge of the environmentally protected area. The townhouses (if really necessary for the development, see below) should not be built close to the existing buildings but to the West with the open lawn to the East. Harmony road should be eliminated in its presently proposed form and replaced with a road starting between the Wellness Centre and the Community Centre, serving all the buildings, then turning back West running along the North side of the property with another exit on Bradford Street and joining the road at Checkley Street.

3. HARMONY ROAD

The address of this development is 51-83 Bradford Street and 20 Checkley Street, Barrie. It should remain this way. The proposal calls for a straight road alongside the environmentally protected area. It was stated that this would be safer, but the reverse is more likely. If the road provides access to the environmentally protected area this would attract homeless people and other undesirable activities. It is better for the environmentally protected area to be completely segregated, as it is now, and not turned into a place accessible to the public, since this could lead to damage to the environment. This can be achieved by building the front building and the Southernmost back building alongside the environmental area with the road serving the project running North of these buildings and looping back on the North side of the property. The road should not have an exit onto Lakeshore drive, since this would provide an alternate route to Victoria Street and create more congestion on an already busy Lakeshore Drive. This would necessitate yet another traffic signal on a stretch where the signals are already too close and create back-ups from Simcoe Street and Victoria Street. The proposal also calls for retail development along this street and on road parking. It would be better for the relocated road to be a two lane road providing access to the buildings, with the retail areas only accessed by the pedestrian walks.

If the street winds through the property with two exits on Bradford Street and an exit on Checkley Street, it will become a road serving the development and not a through road. Maybe a pedestrian path to Lakeshore Drive could be provided, with a pedestrian crossing. This would enable residents to access the waterfront while eliminating the through traffic.

4. PARKING

The parking proposed is far smaller than the requirements for condos in the Barrie area. It was stated this was based on a study in Toronto for similar developments. This is NOT Toronto. There is not a vast network of public transit available and residents still need their cars to go shopping (other than in the expensive boutique type shops proposed), run errands and travel. It was stated that fewer of the older residents would be using cars but it was not mentioned that these residents would have more visitors to see to their needs and they would require parking space. This means that the Barrie standard of 1.6 cars per unit should be maintained. The residents in this area do not want a large city type atmosphere. If they did, they would live in Toronto. Planning must also provide for sufficient SURFACE parking, especially for the proposed supermarket. The supermarket will attract outsiders to the development and this means cars. People will want easy access to their cars when exiting the supermarket with their groceries.

The proposal appears to be making the development a destination development similar to Blue Mountain, which the developers indicated they created, rather than a residential community. This is undesirable. Being a destination would bring in more people. If this is the case, a lot of public parking would have to be provided.

There is already insufficient parking along the waterfront and people wanting to visit the waterfront would try to park at Harmony Village, especially if there was an entrance from Lakeshore Drive. If the community access and retail areas were all oriented to the West of the property, the public parking could be concentrated there and detract those wanting to access the waterfront.

5. SUPERMARKET AND COMMUNITY FACILITY AREAS

It would be better if these buildings were reversed. This would give more space to the community building and allow the supermarket to have surface parking in the area to the North designated open lawn, with access from Checkley Street. The Community building should be built along the edge of the environmentally protected area, with Harmony Road access between the buildings.

While a Supermarket and the Community buildings will be a positive enhancement to the property, the large amount of small retail space, mostly consisting of high end boutiques where people go to look but not buy, will take away from the Downtown area, where it is difficult to attract merchants due to the big box and chain stores in other locations. Once again it is lack of free parking which causes this, since shoppers do not want to add the price of parking to their purchases.

Good quality restaurants in the retail area would be a major draw but bars would be undesirable, due to the noise disturbing the residents.

6. TOWNHOUSES

These should be eliminated because they would not be as desirable since there would be no view of the waterfront. The top floors of the eastern units, as proposed, would be directly in line with the lower level units of the existing condos. The space should be used for supermarket and public parking and the open lawn could run along the West and South sides of the properties to the East. If they are absolutely necessary to pay for the retail part of the development, they should be built away from the condos, with open lawn between them and the condos. The reason for this is that construction of their foundations could easily cause damage to the already sensitive foundations of the existing buildings. This could reduce the space available for surface parking as mentioned above.

7. SIZE OF UNITS

The proposed sizes for units are from 675 to 1074 square feet. The developer does not stipulate the percentages of each size of unit. If this is supposed to be a community for 50+ residents downsizing from larger homes, this is totally undesirable. People will not be willing to make such a drastic downsize. There would be a large requirement for 2 bedroom units and, from experience, these should be in the order of 1200 square feet or greater. Again this is NOT Toronto, where the small units proposed are acceptable. If small units are built, these will be purchased by investors who will rent them out on a weekly or monthly basis unless this is prohibited.

8. OVERALL CONCEPT

This is supposed to be a residential area, not a resort area, as is Blue Mountain. It would be far better to build fewer, larger units, which would attract a higher price, in lower height buildings with larger areas for each floor. This may require elimination of some of the open spaces, especially that labelled "urban beach", which are not required if there is open space and a beach at the waterfront. If people want these to be their retirement homes they will want to live comfortably and not be crammed in with a lot of other people. The project as proposed is basically overbuilt for the area of the land, with far greater heights than are desirable in the Barrie area. It is therefore suggested that the Amendment to the Zoning By-law be denied and that the developer should go back to the drawing board and come up with something which will harmonize with the area and not become an eyesore on Barrie's beautiful waterfront, which is what the proposed development will be.

Respectfully submitted,



Charles Gruchy (Retired Engineer)

From: GEORGE TAYLOR

Sent: August 27, 2013 2:45 PM

To: Dawn McAlpine; Arif Khan; Alex Nuttall; Barry Ward; Bonnie Ainsworth; Brian Jackson; Doug Shipley; Office of the Mayor; John Brassard; Lynn Strachan; Michael Prowse; Peter Silveira

Subject: Harmony Village File D14-1561

Dawn McAlpine Barrie City Clerk

Thank you for sending me file D14-1561 the Zoning for Harmony Village.

I consider this to be a waste of time, however, you have asked for my comments to write discussing the zoning heights and density in this area as a citizen of Barrie. Since this is vacant space except for the towers already built that some may like or dislike, I say, "Go for it big." The only restrictions are the peripheral services to the land, traffic, economic potential, electricity, water, soil conditions and sewer. Unlike the existing buildings make the new ones pay development charges and park dedication (not donate some useless EP swamp with a path) and have units no less than 1000 square feet. I do not care contrary to Aslam Shaik and Merwan Kalyaniwalla of the Planning Department if the buildings are walled off like Nautica since they are private. Further a common fact that there is an abundance of sub-surface water in the waterfront areas thus the buildings cannot go down so the lower levels are parking creating the wall right before the planners' eyes.

The present zoning bylaw for building heights in the downtown/uptown core area are presently too high but not in this Harmony Village area as the limit has already been expanded. It appears that the present zoning bylaw is the starting point for developers to ask for more in every aspect of the zoning particularly the height. Increased height is only a developers' economic variation and not of any intrinsic benefit to citizens. The Planning Department, Committee of Adjustment and Council seem to have few principles to planning if one looks at the results.

The West proposal, the Hooters' proposal, the present Mady/Mulcaster, Watercrest, Collier Place, Johnson Street, Rose Street, Bay Club, Bayshore Landing all in single-family home or low level areas with existing buildings being too large for the surrounding buildings and built to the sidewalk or lot lines thus sterilizing and dwarfing all the existing construction. All exceed the lots' capacity to blend or absorb such large buildings.

Planning larger buildings in Barrie has been so contrary to good planning with far too generous bylaws to accommodate this abominable planning to satisfy primarily developers who will only ask and ask and ask for exemptions to maximize their profits. It was annoying enough that many of the newer waterfront buildings did not pay any development charges (as if they did not add any burden to the existing civic structures) but to all be granted exemption from the zoning is even worse. What is done ugly, beautiful or contrary concludes there are no restrictions so let them built as they want limited by the services in the area.

To blindly follow the province's admonition that we are a growth center does not mean to bend, extend and warp every planning principle. It is inevitable that some properties have development limitations but to ignore them is not a solution to satisfy the province.

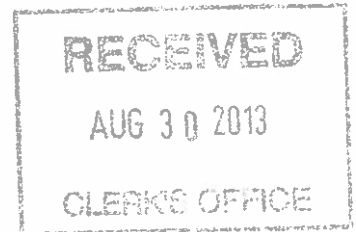
Regards
George W. Taylor

Subject: Harmony Village Proposal

From: Jackie Paterson (

To: officeofmayor@barrie.ca; lstrachan@barrie.ca; bainsworth@barrie.ca; dshipley@barrie.ca; bward@barrie.ca; psilveira@barrie.ca; mprowse@barrie.ca; jbrassard@barrie.ca; akhan@barrie.ca; bjackson@barrie.ca; anuttall@barrie.ca;

Date: Wednesday, August 28, 2013 2:56:41 PM



Wednesday, August 28, 2013

Ref: Harmony Village Site Plan

Dear Councillor Strachan; as our representative on City Council I want to advise you of our strong opposition to the proposed Harmony Village Plan currently before Council. While we are well aware that one cannot stop progress, we do not find the current proposal at all fitting with the amenities of the City of Barrie. Here, in as concise a form as possible are our objections.

First of all, the residential tower building fronting on Lakeshore Road:

This building is being built right up to the fence line, as it currently stands, with a zero setback from the fence line. According to information given, by their representatives at their information session held here at #2 Toronto St., they declared that; they are building to the property lines both on Lakeshore Road and the adjacent property line of #2 Toronto St. They state this "front tower" will be 21 Storeys high and by their drawing, will run the length of the building at #2 Toronto. We find this objectionable as it definitely affects the view and privacy of the owners at #2 Toronto St. all along the south side of our building. Also it will be so close to #2 Toronto, it will lower the value of the property here. We realize something will be built there but does it have to be so far forward and so close to our south retaining wall and our tower?

Secondly, they have informed the residents at #2 Toronto St. that, the #2 Toronto St., "tower" and this new "front tower" will be 25 meters apart. Not the buildings as a whole but the "towers". What became revealed to

*cc: Planer
P. Jones*

us upon questioning their representatives was, that this front tower will be built upon a "podium". It turns out this "podium" is in fact a four storey parking garage. Currently there is a 2 storey parking garage at #2 Toronto that is set back some distance from the current fence line. This garage and the tower at #2 maintain a straight line from #6 Toronto St., south to the other existing buildings further south on Lakeshore Rd., (Nautica et al).

Building right to the front property line will place Harmony Village right at the sidewalk for Lakeshore Road when it is moved and will cause this parking garage to stick out in front of all the other developments currently along the lakeshore. It will definitely affect the first several floors of the south side of #2 Toronto St. This type of construction use of available space is perhaps needed in the metropolis of Toronto but surely Barrie can still continue to have some breathing and living space for its residents. Once the area is used it is gone. Once the skyline is altered it is gone.

Harmony Village's spokesman stated clearly that they need this "podium" structure for parking, as they cannot put parking underground in this area because of the height of the water table. Therefore it stands to reason that all of their buildings proposed in their plan will have similar "podiums". This then changes the heights of their buildings. The front tower of 21 storeys becomes 25 storeys tall. The 31 storey twin towers on Bradford St., now become 35 storeys tall. They have to have these podiums because there will be no place to park the vehicles for the residents and the customers they visualize for these structures.

This is an immense project for our City and although it will take eight years to complete, that is just their part in the project that does not include the transition that the Bradford/Lakeshore area will have to undergo in order to accommodate its infrastructure. They stated their project will have a population of 2,500 people. Not counting the commercial traffic and residential traffic to the various facilities. This area will become a very busy section of town and will draw business away from the downtown area, which for years the city has been trying to enhance.

Between the south retaining wall at #2 Toronto St., and the high water mark of the environmentally protected "pond" on the vacant property, they intend to build; a tower with a four floor parking garage, some green space, a commercial area of about 40,000 square feet, (parking space?) a two lane road with two lanes for parking and sidewalks (est. $11' \times 4 = 44'$ road with parking) + ($6' \times 2 = 12'$ sidewalks) in total 56' wide roughly estimated. A clear case of trying to cram too much development into too narrow an area.

This road will connect Lakeshore and Bradford. The last thing needed on Lakeshore Road is another stop light or stop sign further backing up the traffic flow. They present it as a nice quiet road for shoppers and walkers. Having lived in this city for some time and having had a boat slip in our marina for many years, we know that this road will only become a congested parking area for people attending the many festivities that take place such as Kempenfest. There is not enough parking for the marina as it is and judging from the antics we observe every time there is a function held at the lake front there is just not enough parking even using the undeveloped ground which is destined to be the new Lakeshore Road. The traffic along Lakeshore needs to flow smoothly not stopping every block for another control. This road is a means of moving traffic by the lake front not adding to congestion.

Next, they intend to build 24 three storey townhouses directly behind (to the west) #2 and #6 Toronto St., on what will be the extension of Checkley St. We here at #2 have already rebuilt our west retaining wall because of some design error. Will the building of 24 townhouses and its access road have any effect on this wall? Obviously we can't say at this time but the spokesman for Harmony Village assured us the townhouse will be built right to the property line. Given that they probably will leave some lawn at the rear of the townhouses, the design so close to our building will result in anyone barbecuing on these lawns will have the smoke and odours blowing right into the windows at the west side of #2 & #6. Not to mention the noise from any revelers which will be funneled right into our windows? We will be overlooking these townhouses and be approximately 30 meters from them.

Harmony Village stated that there had been a "shadow" test done on their project to test the shadow effect of their towers on existing buildings. He stated that this test was done one day in mid-June at 12 noon. Does anything cast a shadow at this time of day and month? This seems truly absurd and unreal. Although the plan calls for these townhouses to be privately owned, their representative stated that there would be some short term leasing involved. It doesn't take much imagination to see that this area is just too close to the new university development not to be a source of student dwellings. Please keep in mind that we bought our homes at #2 and #6 as luxury homes.

Overall, there is an aura of trying to cram too much into too little, involved in this project. Surely we are not yet at the position of having small 677 sq.ft. Living spaces with high rents or purchase prices on the real estate market in Barrie. We are not Toronto, so why are we considering this type of residential development now? Let us have our breathing space. Do not consider a development that will penalize current residents. Do not create a traffic monster that we can't control. Overcrowding does not make for good neighbours nor good neighbourhoods.

I have no way of knowing how many letters you will receive opposing this project from the current residents of #6 & #2 Toronto Street, but please keep in mind most of the residents are seniors/retirees/over 55yrs and they are the silent majority of our society. They do not make waves and usually accept what is given to them. I believe the saying goes "you cannot fight city hall" has been ingrained into many of them over their life experiences. But I do believe we are not alone in condemning this project and its inherent problems. Please keep this in mind.... Thank you.

William & Jacqueline Paterson



BM
rec'd Sept 3/13

The City of Barrie

August 30, 2013

70 Collier Street

Box 400

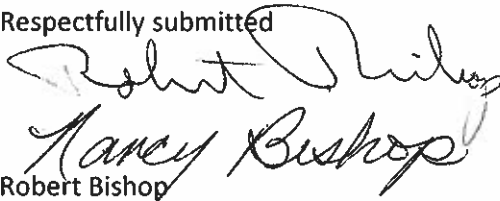
Barrie ON L4M 4T5

Re: Amendment to Zoning By-Law 2009-141 Harmony Village

We (Robert and Nancy Bishop) residents and owners of _____ wish to object to many of the amendments to the Zoning By-law 2009-141 as proposed by Harmony Village-Lake Simcoe Inc. 51-83 Bradford Street and 29 Checkley Street Barrie.

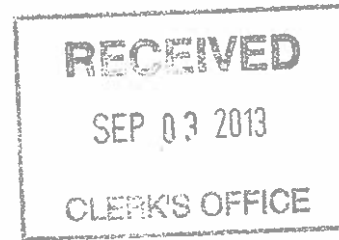
1. A new "Harmony Road" proposed to connect Lakeshore Road and Bradford Street. This road is proposed to run adjacent to the current eco park. This road with asphalt, street lights, car traffic would be disruptive to the eco park and the residents of 33 Ellen and is entirely unnecessary and inappropriate for the area.
2. Proposed Building heights for 5 buildings range from 24- 31 stories , well beyond current buildings on the waterfront, including 33 Ellen at 16 stories. Their buildings should conform to the current norm so they don't tower over their neighbours and offer a pleasant consistency in appearance from the street or from the water.
3. Proposed parking spaces for the buildings are below the standards upheld by other buildings such as 33 Ellen Street. Parking is already scarce in the area without adding to it by under providing spaces for new buildings. Harmony Village is also proposing various commercial uses including a hotel but according to their presentation to 33 Ellen on August 26, 2013 have not provided extra parking for these uses.
4. Commercial space has been proposed for 4 of the buildings as well as 2 free-standing commercial spaces one fronting on Lakeshore Road and one near the eco park. Free standing commercial units should not be allowed where positioned and any commercial street level space within buildings should be restricted to Bradford Street which is primarily commercial.

Respectfully submitted



Robert Bishop

Nancy Bishop



September 3, 2013

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, ON L4M 4T5

Re: Amendment to Zoning By-law 2009-141 - Harmony Village - Lake Simcoe Inc., 51-83
Bradford Street and 20 Checkley Street, Barrie

We are making this written submission to the Corp. of the City of Barrie, in respect to the Harmony Village application for ammendment zoning by-law 2009-141.

We object to the height of the five residential towers on this site. The City of Barrie has a by-law of sixteen storeys, and this should be strictly enforced. If this height restriction is open to 22 - 31 storeys, this would shade numbers 2 & 6 Toronto Streets. and bring too much traffic to this area. If this by-law is opened up, what will be the height of future buildings? A street is proposed (Harmony Street) from Bradford Street to Lakeshore Drive, with traffic lights at Bradford Street and Lakeshore Drive. There are now traffic lights at 6 Toronto Street and Lakeshore Drive, and another set of lights at Victoria Street and Lakeshore Drive. If there is a light at Harmony Street and Lakeshore Drive, the traffic will be backed up on Lakeshore Drive and also on Bradford Street.

Also, the parking that is proposed for this site is not adequate for the number of units.

There are a number of applications for condo buildings on Bradford Street. If all these are approved, it means that the sewers will have to be upgraded, and eventually the sewage plant, in order to handle the amount of sewage that will be generated from these buildings. Who is going to pay for all this - Taxpayers?

We strongly oppose the height and number of units that are proposed for this site.

Yours truly,

Two handwritten signatures in black ink. The top signature is "LDyke" and the bottom signature is "BDyke".

Louis and Barbara Dyke

M

TO: DAWN McALPINE, CITY CLERK OF BARRIE.

RE: HARMONY VILLAGE



AFTER LISTENING TO THE HARMONY VILLAGE PRESENTATION THE OTHER NIGHT, WE FEEL WHAT THEY HAVE PLANNED NEEDS TO BE SCALED DOWN CONSIDERABLY.

22 – 31 STORY CONDOS ARE UN-ACCEPTABLE AND WOULD CERTAINLY LOOK OUT OF PLACE ON OUR LAKE FRONT MIDST THE 16 FLOOR CONDOS WHICH ARE NOW IN PLACE.

WE ARE TRUSTING IN OUR CITY COUNCIL TO LOOK CLOSELY IN TO THIS PROPOSAL.

THANK YOU,

DOUG McKENZIE

VERA McKENZIE

Doug McKenzie
Vera McKenzie

Jay Reynolds

Jackie Challegren
Chris Spansis

Karen Burton
Ross Burton

Wayne McKenzie

★ 6 signatures in addition to names provided.

HARMONY VILLAGE APPLICATION

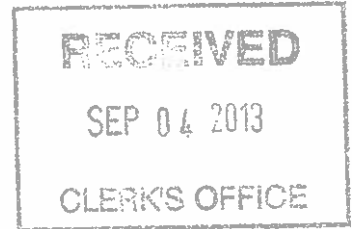
REC'D
SEP 04 2013

I/we the undersigned (residents of 2 Toronto St., Barrie ON L4N 9R2), support the submission of *The Grand Harbour Residents for Optimum Development of our Neighbourhood* to City Council on September 9th, 2013 regarding the proposed amendment to Zoning-By-Law 2009-141 - Harmony Village - Lake Simcoe Inc., 51-83 Bradford St. and 20 Checkley St., Barrie

PRINT NAME	SUITE NUMBER	PHONE# AND/OR EMAIL	SIGNATURE
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PETITION SUBMITTED SEPTEMBER 4, 2013 WITH 40 SIGNATURES.

Cameron D McKenzie



Sept. 4, 2013

City Clerk Office
PO Box 400
City of Barrie, ON

Attn: Dawn McAlpine

RE: Harmony Village application for amendment to zoning by-law

In follow-up to the notice of filing of an amendment to the zoning by-law to address a proposal for the Harmony Village site, attached please find a submission requesting consideration as this proposal is reviewed. Your support to ensure that this submission is appropriately circulated and considered is appreciated.

Best Regards,

A handwritten signature in black ink, appearing to read "C. D. McKenzie". The signature is fluid and cursive, with a long horizontal stroke at the end.

C. D. McKenzie

**SUBMISSION RE:
PROPOSED ZONING BYLAW 2009-141
HARMONY VILLAGE
51-83 BRADFORD ST. AND 20 CHECKLEY ST.**

This submission recognizes that the proposed development of the Harmony Village lands has both positive and negative aspects. On the positive side, the development should initiate the redevelopment of the downtown lands along Bradford. Additionally, it will bring more residents to the downtown area and should in the longer term increase the prosperity of the downtown core.

On the negative side, it raises serious concerns with shadowing of public lands and added stress on public parking.

1. Shadowing of public lands – do not steal the evening sunshine from the park lands

In accordance with the recently published policies for tall buildings, shadowing of public spaces is a concern. Shadowing of the board walk along the marina and waterfront park can not be avoided. The existing tall buildings at 2 and 6 Toronto St. both cast shadows in part across the boardwalk in the evening hours. Although shadowing can not be prevented, it is recommended that any new tall buildings be restricted from shadowing the boardwalk any earlier than the existing condo's. It is also recommended that any new complex of tall buildings to be built on the Harmony Village site be designed to allow a mixture of sunlight and shading along the board walk such that at least 60 % of the boardwalk have sunshine in the evening hours say at one hour before sunset. The 60% sunshine recommendation is based on the shading performance established again by the condominiums at 2 and 6 Toronto St. Their alignment is such that the boardwalk receives substantial sunshine both to the north of the buildings and also between these buildings.

The proposed buildings for Harmony Village will not meet either of the above criteria (time of initial shadowing of the boardwalk and ratio of sunshine to shadow). If the 24 story buildings proposed for construction nearest Lakeshore is approved, its shadow will certainly arrive much earlier in the evening hours than any of the other tall buildings in the area. To meet this criteria (**DO NOT SHADE THE BOARDWALK EARLIER THAN THE CURRENTLY APPROVED AND CONSTRUCTED TALL BUILDINGS**), this Harmony Village building would either have to be moved further away from Lakeshore or reduced in height. Regarding the mixture of sunlight and shadows on the boardwalk in the evening hours, it is recommended that Harmony village conduct studies of how best to align all of the buildings such that the extensive areas of the boardwalk is never substantially in shadows in the evening hours (one hour before sunset) but rather has a mixture of mostly sunshine with some shadows. The focus needs to be on the evening hours recognizing that it is only at this time of day that many working residents will have the opportunity to enjoy the boardwalk. If substantial shading of the boardwalk is allowed in the evening hours, it is a detriment for all citizens of Barrie

2. Parking – a serious liability if not enough – a strong asset if abundant

It is the submitter's understanding that the proposed Harmony Village project will include 1255 residential units plus significant commercial space plus generate more than 900 full time jobs, but only 1293 parking units. Based on experience living in a condo complex, this is inadequate. The City of Barrie's current bylaws requiring 1.5 parking spaces per residential unit is barely adequate to accommodate all of the demand for parking by residents and visitors. Our experience living in a condo was such that not all of the resident demand for parking could be accommodated during the initial purchasing and that there is a continual demand for additional parking. It is recommended that the parking requirements remain at 1.5 parking spaces per residential unit to allow for those owners who still work and need multiple vehicles and also to accommodate guest parking and customers and workers. On this basis, the proposal is more than 600 parking spaces short of an already stressed standard. Without additional parking, it is likely that residents will routinely use those needed to serve the park and the businesses at 80 Bradford St. Having an abundance of parking would ensure also that the businesses proposed for the site could function most effectively including allowing workers and customers to find available parking onsite.

Another concern with parking is the need to ensure that at least one parking spaces per residential unit can accommodate owners with handicaps. Within condo developments, parking spaces are owner purchased and unlike the handicap spaces in public areas, not available to be assigned or used by any other owner. Hence, for all spaces to be used by one owner only, it is necessary to ensure that these will accommodate the needs of those with handicaps. Too often walls and obstructions are allowed to project into parking spaces preventing the full opening of doors as is needed for persons with disabilities. The planning department must ensure that the parking spaces are sized appropriately.

Should you desire further comment or clarification on either of the above issues, please contact myself directly at the address below:

C. D. McKenzie

RECEIVED

SEP 04 2013

CLERK'S OFFICE

**RE: AMENDMENT TO ZONING
BY-LAW 2009-141
BARRIE CITY FILE D14-1561**

11

This is a submission on behalf of the owners of Simcoe Standard Condominium Corporation No. 360 which owns lands immediately to the South of the proposed Harmony Village project.

At the outset let it be clear that the Corporation is not objecting to any development of the lands which are the subject of the application for the amendment of the zoning by-law but rather to the extent, density and height of it.

The first objection is to the height of the proposed towers. The surrounding land uses have as their height some sixteen storeys. Being relatively new developments it is not very likely that they will be demolished and rebuilt to any new height standard that may be approved. The application is for heights of up to 31 storeys. These heights will, if approved, dwarf the existing land uses around them, cast shadows over not only the adjacent buildings but also the marina and waterfront which is the jewel of the city. The appearance that will be produced will not be pleasing to many, not only from the adjacent land owners, but also from other vistas of Barrie's jewel such as from the walking path around the South Shore Community Centre and the lake itself. It is understood that the proponent has conducted shadow studies but that these studies were conducted during the height of the summer sun rendering them less effective. These extreme heights also lead to the next objection which is density and the problems caused by such density.

The proposed number of residential units is 1255 units. However, this is a proposed “mixed use urban village” which is intended to contain not only residential condominium units but also a community centre, wellness centre, medical offices, dinner theatre, hotel and commercial retail operations, including a grocery store, all of which are expected to operate with 1293 parking spaces. At a recent information session it was argued that, with the development catering to some persons 50 years plus and to assisted living accommodation and seniors’ rental, that not as many parking spaces would be required. It is the experience from our own condominium, which is comprised mostly of seniors 55 +, that many units have two and, in some cases, three vehicles. In our own case there are 455 parking spaces for 301 units plus a commercial space of some 30 sq.m. Applying that formula to the proposed development the suggested parking falls well short of accepted norms. The argument also ignores that for assisted living daily visits by caregivers, nurses and others will require parking in addition to the visitors desired by the residents as well as the proposed commercial operators. Everyone is aware that the City proposes changes to Lakeshore Drive which will severely limit areas which are now used for parking in front of Grand Harbour, Nautica, Victoria Square, Marina Bay and Regatta. Where will the people go who currently use these areas in which to park? Hopefully, any required traffic study will address these concerns. This leads to the next issue which is traffic flow.

There does not appear to be any clear proposal as to how the traffic will flow within the boundaries of the proposed development. One thing that is proposed is a new roadway, “Harmony Road” running down the south side of the development linking Bradford Street and Lakeshore Drive. These are two of the major traffic routes to downtown (“Uptown”) Barrie from the southern end of the City and also to the train and bus stations. We hardly need mention the times when these roads are utilized

for Kempenfest, Latinfest, Santa Claus Parades, triathlons, charity runs etc.. Obviously, any development of the subject lands will require access to public roads but disgorging the multitudes from this proposed development onto two major thoroughfares should be looked at with scepticism. This could very well clog up these important arteries. At the very least it will impede the traffic along these routes. One possibility would be to utilize the proposed townhouse site onto Checkley Street. The development of Harmony Road could well cause serious damage to the eco park and Bunkers Creek. A serious concern for this corporation is the possibility that construction of this road will cause water seepage into and onto our property as well as damage to the eco park and sensitive areas around it. Efforts should be made to ensure that these fears are not realized as the water table is high in this area.

As with many development proposals developers promise all kinds of things that are attractive to either the community at large or the municipality or both. Once zoning approvals have been obtained these promises sometimes never materialize especially in phased developments such as this one. Phase 1 being the Town House Development and Two tall condominium towers presumably offer a viable return on investment leaving the balance of the lands available for resale. Will we have a gawdy neon blazing commercial centre bang slap in the middle of what is supposed to be the jewels of Barrie City's waterfront residential development? These types of things are very hard to control through the planning process even with Site Plan Control.

One thing that can be controlled through the planning process is the way in which the construction is to be carried out. This construction will require the same kind of pile driving that has occurred at the lakeshore recently. The noise is very disturbing but apparently there are ways of conducting pile driving in a quiet yet efficient manner. This would be requested for our residents as

well as those of Grand Harbour and Waterview.

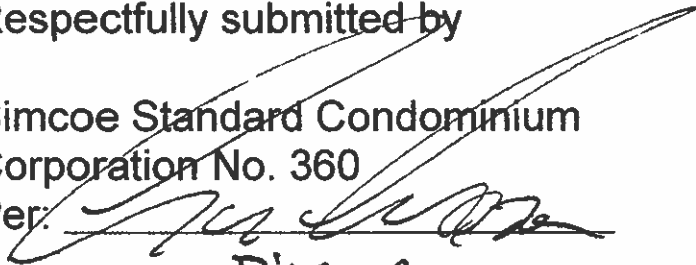
In summary a tasteful development is what we would like to see. It is felt that this proposal is over the top. The density is too great. It is appreciated that it is Provincial Policy for there to be intensification but doubling the height of existing condominiums seems excessive especially in view of the fact that condominium development is, in itself, intensification. Reducing the height of the proposed development would take care of the excessive nature of the density and aesthetic concerns and would reduce the concerns over traffic and parking.

This condominium requests notification of the decisions of Council in respect of the Amendment to the Zoning By-Law at the address noted below:

Respectfully submitted by

Simcoe Standard Condominium
Corporation No. 360

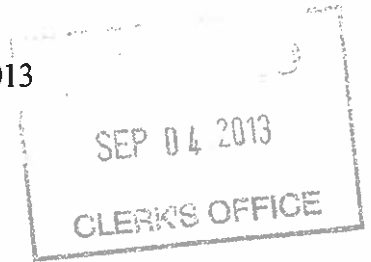
Per:



DIRECTOR.

Mayor Jeff Lehman and
Councillors

September 4, 2013



We begin by saying, we are proud supporters of Barrie's leadership in Jeff Lehman and of the conscientious work of our councillors.

This note is regarding the Harmony Village Site Plan. It is not a "Not in my Backyard" letter.

It is about height and density of Harmony Village's present plan. Officially it is suggested new buildings must fit in height with neighbouring buildings. Regarding density, Grand Harbour has approximately 138 units, while Harmony Village is proposing 1300.

Grand Harbour on the north side of Harmony Village and Nautica on the south side are each 16 stories high.

Harmony Village has planned 5 buildings, 3 which are 25 stories, one that is 31 stories and another that is 32 stories.

This, of course, is plus Town Houses, Community Centre, Assisted Living, Retail, Parkland (?) and a 66 ft. roadway through from Lakeshore to Bradford St. Their plan would be 350 units per hectare and the guidelines suggest 150 per hectare.

Certainly Assisted Living, Community Centre and some Retail off Bradford St. would be helpful for many seniors and others living in nearby Condos.

Realistically, it is difficult to see how there could be much room for Parkland with 5 Towering Condos crowding this relatively small lot.

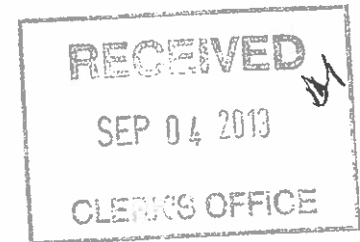
There is also the problem of flooding which happens in this area after heavy rainfalls.

The high density will certainly add many traffic problems for an already very busy Lakeshore Drive.

We trust you will give serious consideration to our concerns and those of this and nearby buildings.

Increased revenue for the city is very important, but should not be a factor in overcrowding, building heights and density.....plus spoiling our wonderful Waterfront.

Respectfully,
Donald and Christina Jay



SUBMISSION RE:
PROPOSED AMENDMENT TO THE ZONING BY-LAW
FOR DEVELOPMENT OF
HARMONY VILLAGE

I have been a resident of Barrie and area for 48 years. I have operated my real estate business here for 33 years. I am now retired

I believe that the current proposal for Harmony Village is much too large for the size of the property. There are too many things happening in too little amount of land. Making Harmony Village a destination site for Barrie, with the hotel, would definitely bring a lot of traffic to Lakeshore drive and surrounding streets. Do we really need or want this?

The parking for the hotel, shops and community areas is a major concern to me since there is not enough parking in the lakeshore area as it is now. Even though parking for the hotel and condos will presumably be provided under the buildings, where will the parking be for the visitors to the rest of the village? City Planners and Members of Council should realize that currently people park wherever it is convenient (on the grass, boulevards etc.) for blocks away due to the lack of current parking facilities in the area.

Unless sufficient public parking has been planned for the hotel and other "destination" places, Harmony Village may have to purchase more of the surrounding land on Bradford Street. Otherwise people will try to park across the road at 80 Bradford to visit the hotel, shops and restaurants in Harmony Village. There appears to be just not sufficient parking available on site to accommodate the tourists that this site will bring to the area. Perhaps the plans call for all the required public parking to be accommodated under the buildings also. The height of the buildings, which were quoted as the number of residential floors, would have to be increased to do this.

The proposed height of the hotel and condo buildings far exceeds the height limits which are desirable for the waterfront area of Barrie. When the City has height restrictions in place, why can't they be enforced instead of being changed whenever a developer tries to build outside the guidelines? A hotel is a plus for the area but the height of it and the other buildings is out of place along the lakeshore. Setting a precedent here would encourage builders in other areas to try to break the restrictions.

I believe the current location for the proposed townhouses will cause damage to the podium wall of 2 Toronto Street.. Any work with heavy machinery in this area could cause considerable damage at high cost to 2 Toronto Street.. An investigation by engineers should be conducted before anything moves forward on the plans for this area. Perhaps removing the townhouses and putting in a grocery store would be a better use of this location, with the store to the West and surface parking to the East of the area currently allocated to townhouses. Major disturbances to the soil in this area can then be avoided except for a grass area between the parking and the wall. This would avoid damage to our property during construction.

At the meeting with owners at 2 Toronto Street Harmony Village spokespersons mentioned a grocery store but this does not appear on the plan provided to us. Perhaps they don't even know for sure what they are trying to build in the area.

The building adjacent to 2 Toronto Street is too close to it and should be moved to the other side of the development in order to give a complementary balance between 2 Toronto Street and The Nautica. This would also prevent construction damage and provide more privacy for the residents of 2 Toronto.

In my opinion, the condo units proposed are definitely too small in size for permanent residences. They would probably be turned into weekly or monthly rental units. This would attract people from the city who would come for a short period and bring in their friends, who will also arrive in cars. Where are all these people going to park if the number of spaces per unit is reduced below the City of Barrie standard, as is proposed? There should be a smaller number of larger units, since this would attract people who will want to retire and make Harmony Village their home.

Shops in the retail area may attract more people but, again, where will they park? After Lakeshore Drive is relocated, unless a large increase in parking facilities is made along the waterfront and if access is provided using the currently proposed Harmony Road, people visiting the waterfront will try to park in Harmony Village. This will increase the parking problem.

I would personally like to invite the Mayor, Council and members of the Planning Board down to walk the property. I will also arrange for you view the property from inside 2 Toronto Street (for example from the 4th level and up). In this way you will be able to get a better overall view of the size of the property and will be able to realize that the developer is trying to put too much on this small parcel of land.

Respectfully submitted,

Sydna Mcaskin



MEMO from:

Susan Bracken

September 4, 2013

Attn: Dawn McAlpine,
City Clerk, Barrie

Re: Harmony Village, 51-83 Bradford St.

I wish to record this opinion re Harmony Village. And I wish to be on the list to be informed of developments. Thank you.

I am 100% in favour of the proposal as it stands.

This exciting project may just be the catalyst that kick-starts entrepreneurial development along the waterfront and elsewhere in Barrie, possibly attracting a Convention Centre developer. It may also encourage those choosing the site for the new universities to see our City as a viable option.

It falls well within the "places to grow" formula, and will help stem the tide of movement away from the City core to the south end.

Some here at Grand Harbour think the height and density is too much for the area. I think that is a short term view. If we look ahead a decade and this project is finished, and the university is on Bradford, I think it likely other tall buildings will develop behind the University (perhaps along the 400). Thus, in time, from both the water approach, and the highway approach, Barrie will appear to be a thriving, well balanced City with lots to offer and many jobs.

I don't have the skills to know if any extra costs will ensue for services (though I doubt it as we already have water capacity and a 4 lane road on Bradford for traffic), but if there are, perhaps the developer will need to contribute.

I live at 2 Toronto Street. My lovely views of the hills and trees to my west will be lost. I will not like that, but I am happy to give that up for the good of the community. And, I think, for increased property values, as I expect the value of all the real estate in the downtown area will increase if we get this development and with it the University.

IAN S. MALCOLM ARCHITECTS

126 Wellington Street West, Suite 207, Barrie L4N 1K9, Tel: 705 726-2342, Fax: 705 725-5355

September 4, 2013

City of Barrie
Building Department

By Email

70 Collier Street

Barrie, ON

L4M 4T5

Tel: (705)739-4220

Fax: (705)734-4240

Email: dmcalpine@barrie.ca

Att: Ms. D. McAlpine

Re: Rezoning of Lakeshore to Bradford by City Corp (former 'Blue Sails' property)

Dear Ms. McAlpine,

I have just attended the "Harmony village" presentation by a member of the developer group at Waterview condo. Unfortunately there was only a site plan presented, not nearly enough to offer a complete critique till I saw the full submission at City Hall. I am putting forth these general observations based upon my knowledge of the site as the "Blue Sails" architect, previous submission.

During the neighbourhood presentations for Blue Sails, three full developed schemes were presented, each with renderings, to Waterview and Grand-Harbour Condos: a four tower at 45 m ht, a three tower at 58M, and two tower (77m) schemes, the latter being approved.

The consensus was for less tower density by giving more height in order to avoid the ugly cluster now built on Lake Ontario water front west of the Humber River mouth. This scheme achieves the ugly cluster with five towers.

As an inducement, the roof top restaurant open to the public was a condition of Site Plan for Blue Sails. This scheme has no city inducements for the doubling of density and property value, other than perhaps the Hotel condo which they have located in the flood plane. It will be the first discarded when final resolution with LSRCA is resolved.

IAN S. MALCOLM ARCHITECTS

126 Wellington Street West, Suite 207, Barrie L4N 1K9, Tel: 705 726-2342, Fax: 705 725-5355

If the City ops to negotiate rather than an OMB fight, I suggest making phase one the waterfront building and require it to be the condo hotel and make the remainder rezoning conditional on successful deliverance of this phase.

Other massing improvements would be a two storey podium (not three) facing Lakefront Drive, like the neighbouring completed projects. I think the lake front tower is too easterly and despoils the established tower set back. It is also too close to the Grand Harbour condo. The five identical towers, a very vague depiction in the documents, must surely be an expedient measure and they intend to design them later.

The purchase price of the property by City Corp made the economics of the project, at 600 units, more viable than Nautica. To double the density to 1200 is a massive windfall with little investment to date. In Toronto, an increase of 5 to 10 stories over previously approved, usually earns a multimillion surcharge for the City over and above the D.C.A. The City is decidedly in the driver's seat to negotiate, as City Corp anticipates, to get the ideal project for all.

Respectfully,

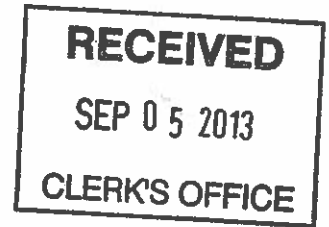


Ian S. Malcolm, Architect
rwindle@barrie.ca

W.Holst

Sept. 1 2013

File D14/1561



TO:Dawn McAlpine/City of Barrie

I have recently attended an information session by Harmony Village regarding their proposed development of lands bounded by Lakeshore Dr, Bradford St and Checkley St. Barrie

Whilst I appreciate Harmony Village including the residents of Nautica in their proposal, I do have reservations regarding some of their ideas. The construction of Harmony Rd from Bradford St , running alongside the Eco-park to Lakeshore Dr would not only have a negative effect on the fish sanctuary, but would also create further traffic problems on Lakeshore Dr.

Also, the commercial/retail and civic amenities proposed plus the condo towers far exceed the space available. Consideration must also be given to the number of parking spaces required .

And in regard to the proposed towers of 24 to 31 stories high I feel that they, if viewed from the waterfront would look quite unattractive and out of place. They would also undoubtedly create a lot of shadows over adjoining condos towers as well as the waterfront !

It appears that Harmony Village is proposing to built a "small city" within a city block. I'm not opposed to progress but feel that future condo towers should harmonize not stand out with the present ones.

A handwritten signature in black ink, appearing to read "Valerie Holst".

Valerie Holst

A handwritten signature in black ink, appearing to read "Wolfgang Holst".

Wolfgang Holst

Lauraleigh Brumwell

5 September 2013

TO: DAWN McALPINE, CITY CLERK, MAYOR LEHMAN, COUNCILLOR STRACHAN

RE: HARMONY VILLAGE, FILE D14-1561

As I communicate with the written word better than an oral presentation, please accept this letter describing some of my concerns re Harmon Village

HEIGHT:

The height proposed for the development is too high. Some minor variance to the buildings already built is acceptable, but the proposed heights are out of proportion to the rest of the neighbourhood.

Also, when the area is viewed from a distance along the both shores of Kempenfelt Bay, the current buildings nestle into the Algonquin Ridge in the distance and providing a harmonious view. The height of these buildings will extend beyond that and disrupt that picture.

The buildings do not need to be as high as proposed to provide the concentration required to meet the Provincial guidelines as I understand that seven to nine stories is adequate. If the development conforms to current bylaws and is more compatible with the current neighbourhood, compliance is not an issue.

PARKING:

According to the developer's calculations, the number of parking spaces to be provided conforms to the requirements for the number of residential units. He is optimistic that this is enough. Barrie residents still like their cars. At Nautica, there are not enough spaces and there always notices on the board requesting parking spaces. Perhaps his calculations for the assisted living and seniors rental is on the low side.

Also, there are other uses such as retail, commercial, supermarket, and medical facilities proposed for the site. Where are the parking spaces for these uses, both for the patrons and the employees? Not everyone will walk, ride bicycles, or take public transportation. Only the neighbours in the vicinity will go to a supermarket without a car to take their purchases home. The current and proposed population in the neighbourhood is not sufficient to make a supermarket a viable option. Many people using the medical facilities would need transportation to the site. There certainly needs to be provision for parking for the non-residential uses of the site.

.../2...

Harmony Village

Page 2.

HARMONY ROAD AND TRAFFIC CONCERNS:

The developer suggests that there will be a traffic light where Harmony Road meets Lakeshore Road. That would mean five traffic lights from Simcoe to Tiffin, too many for that length of road.

Also, all the traffic from the development should be directed to Bradford and Simcoe Streets. Lakeshore does not need more traffic added to it, particularly from a development of this size.

SUMMARY:

In conclusion, I feel that, while there are some good ideas in the proposal, there is too much going on at this site. The number of residential units plus all the amenities that the developer wishes to include overwhelm both the size of the parcel of land and the neighbourhood. A larger parcel of land would be needed to accomplish all the developer wishes. This development would be more suited to a city of one to two million people with towers similar in size to the proposal.

Sincerely,

A handwritten signature in cursive script that reads "L. Brumwell".

Lauraleigh Brumwell

cc: Mayor Lehman, Councillor Strachan