

From: Carol Hofman
Sent: Tuesday, June 13, 2023 11:31 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: Meting

Please forward info regarding the upcoming meeting for the proposed development at Salem/Essa

My concerns are height, volume of people in this quiet area, and traffic(parking)

Regards
1758699 ONTARIO LTD
O/A GREEN THUMB ADVANTAGE
Established 1996

CAROL HOFMAN

From: Gloria Chapin <
Sent: Tuesday, June 13, 2023 9:56 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: proposed development 901 Essa Road

Barrie City Clerk for use at public meeting, June 14

Re: proposed development at 901 Essa Road

To the public meeting:

I have concerns over this development for several reasons.

Concerns for the new tenants of this property:

Density. The density of this proposal on the given property is ridiculous. We are nowhere near a settled downtown area where this size development might be justified, where high-rise tenants would have access to shopping and stores and services within walking distance. This property on Essa is NOT on any bus route and the closest pharmacy, for example, is over a kilometer away, and double that to the nearest food store. Perhaps this might change in the distant future, but NOW, with a proposed 425 residential units built and the proportion of mandated parking spaces, it means that perhaps 360 parking spaces would be available to tenants at the outset. (Presumably that number might also include handicapped and visitor parking.) That is ABSURD considering the distance to required services. Anyone who lives at essentially the outskirts of Barrie needs a place to keep a car. Even assuming one car per unit, where do the other 65+ cars go? There is VERY limited street parking in the area and NO street parking available from Nov to March or April during the winter months. In fact, with perhaps an average of 1.5 people per unit, there would be MORE spaces needed for multi-car families. This is simply unavailable at the proposed development and should not be permitted. The number of units MUST be reduced.

The proposal is to include ground floor commercial space. I refer you to the new mixed-use building at the corner of Essa and Veterans, where similar ground floor commercial space is virtually unrented after a year. Why do the developers think they will do any better farther out with fewer people in the neighbourhood? And what KIND of commercial? There's really no need for another pizza outlet.

From the corner of Mapleview to the edge of the city limits on Essa, with the exception of the French high school and the Christian school, and including the Columbia Road subdivision, the housing types are **heavily** single-family with a few town-house buildings, plus two small four-storey condos off Koda St. WHY would you permit a 15 storey twin apartment development? Low-rise, sure. Townhouse, of course. But FIFTEEN stories? 425 Units on a site this small?? **Outrageous.**

Concerns for the neighbourhood:

Traffic: Traffic is getting worse everywhere, granted. Nothing we can do much about, except to plan with logic to ease potential future gridlock.

This planned development at 901 Essa in fact has its entrance off a side street, Brown Bear, not off Essa. There are two possible ways to get into it. One would be to go past the buildings, on Essa,, turn right on Salem, again right on Brown Bear and into the entrance. The second, shorter way in is to turn onto Koda, left on Brown Bear, and then in. Virtually NO residents will go around the long way; being human, everyone will take the shorter route through Koda St. Koda is a standard two-lane residential street, with the entrance to the two condo buildings and a street of town houses off it, and is made quite narrow with a lane of cars always parked on one side for at least 8 months of the year and a community mailbox on the other side, with people stopping to check their mail at all hours. The congestion and frustration of 350+ additional cars going through this bottleneck is horrible to comprehend, but realistic.

Footprint: The height of the two buildings would put most of the two condos (Bear Creek Ridge) in shadow for most of the day. It should NOT be permitted for a new development to diminish the enjoyment of existing local residents.

Conclusion;: Two towers of 15 storeys do NOT belong in this neighbourhood. Low-rise buildings ONLY.

I appreciate your attention to this matter.

Sincerely,

Gloria Chapin

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

From: Linda McTavish

Sent: Tuesday, June 13, 2023 9:24 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: Re: City Clerk

Hi,

The 2 condo buildings being built at Salem and Essa off Brown Bear Thankyou, Linda

Sent from my iPhone

> On Jun 13, 2023, at 8:44 AM, cityclerks <cityclerks@barrie.ca> wrote:

>

> Good Morning Linda

>

> There are two public meetings, can you tell me which one your correspondence is related to?

>

> Thanks

>

> Tammie Maynard

> Legislative Coordinator

>

> -----Original Message-----

> From: Linda McTavish

> Sent: Monday, June 12, 2023 11:05 AM

> To: cityclerks <cityclerks@barrie.ca>

> Subject: City Clerk

>

> Attention: City Clerk

>

> I'm writing to voice my opinion on the Construction of 2 Massive Condos to be placed in front of my Condo Building. I am unable to come to the Planning meeting on Wed 14., 2023.

> These 2 Buildings will ruin the view, not to mention the natural sunlight we receive on balconies, and in our homes.

> Poor planning.

> There are already cars parked down all side streets from condo and townhome owners. This is because they own one Parking spot and most owners have 2 cars. If you add these new condos you're adding in another 300 or more cars looking to Park on our streets. Safety issue for all the children going between these parked cars. Also squeezing between cars for the Drivers while trying to get to their homes.

> This Project is going to be an eye sore for the existing owners as we are in a 4 storey Building. Now you want to add 12 to 15 stories, terrible planning. views will be ruined. Traffic will be terrible. Sunshine will be non existant.

>

> Sincerely,

>

> Linda McTavish

>

>

From: Jason Barnim
Sent: Tuesday, June 13, 2023 9:29 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: 901 Essa Rd - FILE REF: D30-046-2022

Good evening,

I have a few written submissions regarding the proposed bylaw exception for 901 Essa Rd.

1. Currently there is a massive shortage of parking areas in the neighbourhood surrounding this proposed building site. Vehicles are parked illegally at all hours of the day already, causing narrow passages that may hinder emergency vehicles from accessing the bear creek neighbourhood. I see that the request is to reduce the parking to 0.85 spaces per dwelling unit. I can only see this increasing the issues we have with vehicles being illegally parked and will only increase this issue if there is not a minimum of 1 space per unit and additional parking allotted for visitors (recommending based on my observations at the neighbouring condo units a ratio of 1 visitor space per 3 units as any shared dwellings will require additional parking). What is the argument to reduce the amount of parking and what are the pros and cons of each argument that you, the city councillors, foresee?
2. I understand that there is a shortage of affordable housing, however I can only imagine these condo units will not be selling for a reduced rate to offset this issue. If any part of the zoning bylaw is passed, are councillors willing to force the company to place a "capped price" on units (ex 50% of units no more than 300,000, 25% no more than 400,000, and the remaining, more desirable units at market value) in order to pass these measures?
3. Currently there is no public transport that extends to the outskirts of Barrie. Essa rd is already very congested and all traffic heading to Mapleview will increase greatly with the density of population suddenly introduced into the area. What are the plans for public transportation? If plans are in place to introduce public transport services to the area, will tax payers essentially be stuck with the increased bill or will the builders be forced to pay for the greater share of increased costs to the city?
4. The condos next to the proposed build site are serviced by Innpower for the electrical requirements. Is the infrastructure (electrical, gas, water) able to service this location without having to disturb the surrounding buildings and cause traffic reduction on Essa?
5. Will the building of this condo affect the retail values of the surrounding homes and what are the expected consequences?
6. The zoning is currently "rural/residential" as the location is on the city boundaries and falls within the town of Innisfil. I understand the need for more housing, but why is a property of this height not being built closer to a downtown location? This building will be seen from a far distance and will sit in the skyline for all homes in the surrounding area. Wouldn't it be more appropriate to have buildings greater than 4 storeys built in more downtown locations where public infrastructure is more readily available?
7. With a major issue being corporations and persons purchasing units for capital gain through rent, what is being proposed for the property to prevent these properties from falling into greedy persons

hands to exploit the people that cannot afford a home? Will a condition be enforced that prohibits units from being rented out for 10 years from the purchase date to combat the inflated rent prices?

8. Is this development already approved? No notice was distributed to the local community other than a board on the property and a small flyer placed on one of the Canada Post locations from my observation of walking around the community.

9. Are there any plans on expanding Essa, Salem, and Mapleview to accommodate all of the condos being built in the surrounding areas?

10. With all of the units proposed, what is the expected tax revenue for this property and will this reduce the costs of surrounding properties for property taxes?

11. As with any city, with the influx of people adding to the population, the crime rate increases in densely populated areas. Currently there is a massive shortage of able-bodied police personnel in Barrie (rumours saying some shifts have less than 8 officers on patrols responding to emergencies for the entire Barrie area). This area already has an issue with people street racing on Essa, speeding in the school zone, and the intersection of Essa and Salem being a common location for vehicle collisions. Will the city approve additional police units to become available and install satellite stations across the southern side of the city to decrease the response times for crime?

If I may provide my opinion, I disagree with the proposal that this property is erected as the surrounding infrastructure cannot support the influx of vehicles in the neighbourhood. The neighbouring condos were already stretching the limits for tolerance and this building will destroy the horizon, causing an eyesore for the community. I believe tall buildings are for downtown areas, not small neighbourhoods on the outskirts of the city. My spouse purchased a unit from one of the condos on the top level with the understanding that the view would not be completely obstructed by a larger building. The planning for this was done in a manner that was not transparent to the community.

In conclusion, I know I speak with the community when I say this proposal is not supported and is the byproduct of greed from the developers and involved parties. Allowing this building and the alterations to the existing zoning and by-laws cannot be allowed to pass as my perception is this can only hurt the community surrounding this building.

I look forward to hearing your responses to my questions and your opinions in the meeting tomorrow.

Sincerely,

Jason B.

From: Joanne Segal <

Sent: Wednesday, June 14, 2023 11:46 AM

To: cityclerks <cityclerks@barrie.ca>

Cc: Gary Harvey <Gary.Harvey@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>

Subject: Concerns regarding development at 901 Essa Rd.

Hello, I am a resident of the with concerns regarding the proposed changes to the development of 2 towers at 901 Essa Rd. I am very much in favour of growth and development, but the size of these 2 towers is out of place and unreasonable for that neighbourhood.

Further, I feel the Public Notice signs posted are deceiving and misleading. Each of the 2 signs lists the same file # yet each refers only to "Proposed 15-storey residential tower with 425 units" when in fact, it appears to be TWO towers with 15 stories on top of a 3 storey base.

I'm in support of a lower structure with less units, more fitting and suitable for the neighbourhood.

There's a reason height restrictions are in place, and an additional 50 meters is completely unreasonable. I have also heard that the plan for parking spaces for these towers doesn't even equate to 1 spot per unit. Given the remote location of this development with lack of public transportation, I cannot fathom how anyone would think that's reasonable and realistic.

I respectfully request the proposed changes be reconsidered and the final plan be one that is suitable for the neighbourhood and surrounding area (not a tower in sight!!), with ample parking (minimum 1 spot/unit + additional visitor parking and parking for the planned retail units on the ground floor).

I look forward to watching this evening's meetings regarding this development.

Respectfully, and an otherwise very happy resident of the City of Barrie,
Joanne Segal

From: anshul p
Sent: Wednesday, June 14, 2023 12:01 PM
To: cityclerks <cityclerks@barrie.ca>
Cc: Logan Juffermans <Logan.Juffermans@barrie.ca>
Subject: Written Comments for File # D30-046-2022

Esteemed Council Members of The Corporation of the City of Barrie, I hereby express my reservations regarding the proposed modification in the file # D30-046-2022, which entails a reduction in parking spaces and an enlargement of the condominium space at Bear Creek Ridge. I find this proposition impractical for several reasons.

Firstly, the current parking situation is already strained, characterized by an inadequate number of designated parking spaces and existing Bear Creek owners resorting to parking in unauthorized areas. With a significant portion of units possessing multiple vehicles, it is illogical to assume that 0.85 parking spaces per unit would suffice. The construction of the proposed building would introduce approximately additional 900 cars, further straining the already burdened transportation infrastructure. The traffic impacts upon Brown Bear Street, Koda Street and Salem Road would be highly negative, and on top of that limited visitor parking could result in an overflow on these adjacent streets.

Furthermore, the dearth of green spaces for children, along with the absence of a designated dog park, is a significant apprehension. This deficiency in recreational areas will impose added strain on the roadways and pose safety hazards. Presently, children are already engaging in play activities on Brown Bear Street, and the construction of a densely populated apartment block, coupled with residents resorting to on-street parking (even if prohibited), along with the subsequent surge in traffic, will further jeopardize the safety of children.

Yours respectfully,
Anshul Puri