

From: Fred Bertucca
Sent: Sunday, September 19, 2021 10:20 AM
To: Celeste Kitsemety <Celeste.Kitsemety@barrie.ca>
Subject: Fwd: Ward 8 - 520 & 526 Big Bay Point Road proposed development

Please forward this written submission to "Legislative and Court Services" as per your notice, as no address was provided.

Hello,

I'm writing to you today as a follow-up to the February 3rd virtual meeting and to submit for the upcoming meeting of September 21st, for the above proposed development.

The city is looking for more rentals due to a shortage, but with the 35 and 40 story buildings approved for construction on Bradford Street, and the large construction underway at the South Go Station, along with many other developments underway **why** do we need a 6 story building on Big Bay Point between Yonge and Dodson?

Why didn't the City consider putting taller buildings (the tallest building is 6 storeys) at the South Go Station location (Yonge Go Village Subdivision), where they would not have had an impact on residential homes as it backs onto the Go Train line and has no residences on any side of it?

Why isn't a 6 storey apartment building being developed where the townhouse construction is across the street from this proposal? That development backs onto a plaza and would have impacted fewer residences.

Why is 249 Bayview Drive only being considered for a 3 storey condo unit? Where there aren't any residential homes to have a negative impact on, as it's an area of industrial/commercial properties. Isn't this an ideal location for higher density development?

Why is 481 Yonge Street only being considered for a 4 storey apartment?

Why is 79 Gowan Street only being considered for a 4 storey apartment?

Why was 133 Frank's Way only approved for a 2.5 storey apartment building?

Why was 196 Burton Avenue only approved for a 3 storey building?

Why was 521, 527, 531 Big Bay Point Road only approved for **townhomes**?

Why is 428 Little Avenue and 237 Foster Drive only being considered for **townhomes**?

Why is 410 Yonge Street and 343 Little only being considered for **townhomes**?

Why was 1 Milburn Street only approved for **townhomes**?

Why was Big Bay Point and Leggott only approved for **townhomes**?

I could go on, but if you've looked at all of the above, there's a common theme - the majority of the developments are **townhomes**.

The fact is, there should not be an apartment building on this stretch of Big Bay Point Road (Between Yonge and Dodson) as it will;

- **cause light pollution**;- a multitude of lights from the apartments, and from the parking area (which will have to be lit all night), - all of which will shine directly into the yards and windows of the homes surrounding the building.

- **cause noise pollution**;- garbage trucks, delivery vehicles, snow removal vehicles and personal vehicles accessing the above ground parking and driveway at all hours.

- **dramatically affect the privacy and ambiance of the residential homes surrounding it**;- residents of the surrounding homes use their backyards ALL THE TIME because of the privacy and ambiance they, historically and currently, enjoy in their backyards. No one wants the occupants of a 6 storey building staring into their backyards and windows.

- **throw considerable shade on the existing homes around it**;- established residences, behind the building, are south facing and a 6 storey building will result in the majority of their backyards being thrown into shade, directly impacting their ability to have vegetable gardens (as many do) and enjoy their yards. This will also affect the residences directly east and west of the building.

- **remove an abundance of mature trees**;- new plantings will not reach mature heights in our lifetime, if indeed they actually plant anything that would grow that tall, which is unlikely given the limited amount of green space the building will have.

- **impact wildlife**;- there are many birds ie; hawks, cardinals, indigo buntings, orioles, blue jays, doves, finches, hummingbirds, chickadee's, sparrows, robins, crows etc., and there are; chipmunks and squirrels etc., all of which nest in the surrounding trees. There are rabbits, coyotes, groundhogs, the occasional deer and other 4 legged creatures.

- **increase traffic and congestion** in an already heavily trafficked area, and increase traffic on the side streets as people try to avoid the congestion.

- **not fit into the architecture / landscape / aesthetic of the area**;- the surrounding homes are predominantly war-time size bungalows.

- **severely impact property values** of the existing homes around it;- would you buy a home with an apartment building behind or beside it?

We recognize that growth is necessary, but we ask that you put yourself in our shoes - imagine that this was happening in YOUR backyard. I doubt very much that you'd be happy about it. In fact, you'd likely be furious. Especially when there are so many other land options available.

One has only to drive down Big Bay Point Rd, towards Friday Harbour (a large and exclusionary development that definitely doesn't have any affordable housing factored into it), and any of the surrounding roads in that area, to see the availability of vacant land that could easily fulfill the need for higher density construction. Bayview Drive and Huronia Road also have potential for high density, without the negative impact on established residences.

People move out of big city's, or are long-time residents of small towns, so they can enjoy the quiet and calmer environment small towns offer. Is Barrie's goal to become the next big city? Aesthetically you are certainly gearing up to that. Why can't Barrie City representatives have the integrity and stamina to say - " we like they way we are" - and stop the cash grab?

For us, like you, and every other homeowner anywhere, the purchase of a home is a huge financial undertaking and an investment for the future. People (city employees) who don't live in our area should not get to vote/decide on the fate of our homes and financial futures, they are only looking at the bottom line.

Essentially, the city is promoting growth, and lining their and the developers coffers, on the backs of long standing residents/tax payers.

This letter stands as my objection to the proposed development of a 6 storey building at 520 & 526 Big Bay Point Road or anywhere in the vicinity of this location.

With Sincerity and Hope,
Wendy Bertucca