

DM
April 26, 2009

The City of Barrie,
Barrie Ontario

Delivered

Re: G. D. Coates Holdings Proposed Development
Rezoning - 145 Bradford St
File D14-1484



To whom it may concern:

It is difficult to view this application with very much enthusiasm. However, in fairness, it is impossible to provide a full review in view of the small font size of the site plan and the words written on it.

We believe the City has provided appropriate direction to developers with respect to the zoning of properties on Bradford Street. We would probably support minor variances for this project provided the redevelopment was in accordance with the approved zoning and the City's Official Plan. Unfortunately, this developer does not accept this direction and is probably motivated by the financial considerations the rezoning application would provide. That's his right.

We submit that the application presented by "Innovative Planning Solutions" on behalf of Mr. Coates have ignored the fact that the City has spent many years considering its zoning strategies for the Bradford Street area. This process has involved several Councils and input from all the stakeholders including commercial developers and Barrie residents. The City's stated vision is "THE PEOPLE ARE THE CITY". The City must ensure nothing compromises its vision.

The essence of our objections is that in the minimum this development:

- contravenes the zoning for the property and presumably contravenes the City's Official Plan,
- is grossly in excess of the capacity of the land base,
- seeks to add to land use intensity/overuse by asking for a height variance which is contrary in every way to neighbouring commercial and condominium developments,
- is an unattractive mix of high rise residential and commercial purposes for the betterment of neither.
- should not be approved with any exceptions to setbacks. The requested setbacks are contrary to the setbacks maintained by surrounding developments. Again, such requests highlight the excessive over-development of the property proposed by this application,
- is not in the interests of the established residential neighbouring properties on the lakeshore,

(continued)

- is not in the interests of preserving the natural resources of the lakeshore,
- places excessive pressure on Ellen Street and Victoria Street as access routes to the lakeshore by both traffic and pedestrians,
- will place intense pressure for adequate parking on the development both for commercial purposes and for tenants and visitors of the apartment building, This parking pressure will spill over to the neighbouring streets, including parking on the lakeshore. Ellen and Victoria streets have very limited parking now.

In addition:

What is the business case for the marketability of a “live/work” development at this or any other commercially zoned location in the area? Are the permitted uses listed in the application pertaining to the “live/work” proposal likely to be sufficient to attract business tenants?

Assuming “live/work” means, ONLY tenants of the commercial units could use/rent the 2nd floor “live” spaces, do questions about the marketability of these units concern the City in terms of potential property tax revenue?

Is there anything in the developer’s application to suggest he has justified the intensive use of the land he proposes with the zoning changes against the probable negative impact of degrading the waterfront as the “jewel” of the city? The City must continue to be the unerring caretaker for the waterfront.

The City will be cognizant of the undesirable precedent approval of the zoning, height, and setback would have in encouraging similar variance requests from other Bradford Street and Lakeshore Street lands.

Even if rezoning is approved, why is the developer entitled to height exemptions that all other surrounding residential developments adhere to? In fact, we suggest there would be a case that the height of the residential development should be substantially lower, perhaps five stories or less, to mitigate the impact on lawfully zoned buildings. Providing an exemption would effectively ignore the rights of high rise residents to reasonable height, and sight lines with which all other residential developments have complied.

In our opinion, high rise development along Lakeshore has reached its optimal density. Any high rise developments on the east side of Bradford Street from Tiffin to Dunlop Street should not be permitted unless zoned for that purpose and that purpose only.

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Summary

We do not support the variances and exceptions of the Developer's application. We do support development of the property in accordance with the approved zoning. Setback exceptions may be warranted in the context of zoning compliance only.

We make our representation in writing for consideration in this matter.

Submitted by: Robert and Sherry Whiteside, owners

A handwritten signature in cursive script, appearing to read "R. & S. Whiteside", with the name "Whiteside" written in a larger, more legible font below it.