

**WARD SIX RATEPAYERS & RESIDENTS**  
**CONCERNS RE: AMENDMENT TO ZONING BY-LAW**  
**FOR INNOVATIVE PLANNING SOLUTIONS (SEAN**  
**MASON TOWN HOMES)**



# POOR TRANSITIONING-MAJOR CONCERN



MAJOR CONCERN – MASON HOMES PROPOSAL OFFERS NO REASONABLE TRANSITION FROM CITYVIEW CIRCLE VANTAGE POINT



# POOR TRANSITIONING-MAJOR CONCERN

- MASON HOME AESTHETICS CONCERN ALONG ESSA RD.



MAJOR CONCERN – MASON HOMES PROPOSAL CONCERN OF  
PLEASING AESTHETICS





# POOR TRANSITIONING-MAJOR CONCERN

- MASON HOME AESTHETICS ISSUE ALONG ESSA RD.



**MAJOR CONCERN – MASON HOMES PROPOSAL OFFERS NO PLEASING AESTHETICS**



# POOR TRANSITIONING CONCERN

- Transitioning is backwards.



POORLY DESIGNED REVERSED BACKWARDS TRANSITION

4 STOREY WITH THREAT TO  
BUILD 6 STOREY "CAN DO  
WHATEVER I WANT"

3- STOREY

TIMBERWALK HAS 4  
STOREY

MAJOR CONCERN – MASON HOMES PROPOSAL has transitioning backwards –  
4 STOREY WITH THREAT OF 6 STORY NEXT TO 2 STOREY.





# POOR TRANSITIONING-MAJOR CONCERN

- VOICE OF THE PEOPLE WAS IGNORED



MAJOR CONCERN – PLANNING PROCESS DOES NOT HEAR THE VOICE OF THE PEOPLE. PROPER TRANSITIONING TOTALLY DECLINED IN PLAN.





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- Mason Town Home per plan:  
height difference is very  
substantial and unacceptable  
for privacy
- MASON HEIGHT
- LOT 236 HT.
- VANTAGE POINT
- THESE TREES  
DON'T EXIST  
IF THEY DO  
THEY WOULD  
BE PART OF  
THE WALL!!
- VANTAGE POINT
- 3S
- 4S
- 2 ST
- 45T
- 4511
- ANN'S HOME
- MASON PLANTING  
TREES ON PRIVATE  
PROPERTY
- VIRTUALLY NO SET BACK FROM  
PROPERTY LINE

**MAJOR CONCERN - A FOUR (4) STORY UNIT NEXT TO A 2-STORY HOME'S BACKYARD DESTROYS PRIVACY AND IS A DARK ICON OF BLATANT DISREGARD FOR RESIDENTS AND THE VOICE OF THE PEOPLE OF BARRIE.**



# PRIVACY – MAJOR CONCERN

- PROMISES FOR A **GREEN WALL** HAVE SEEN NO PROGRESS, FROM PHASE 2.

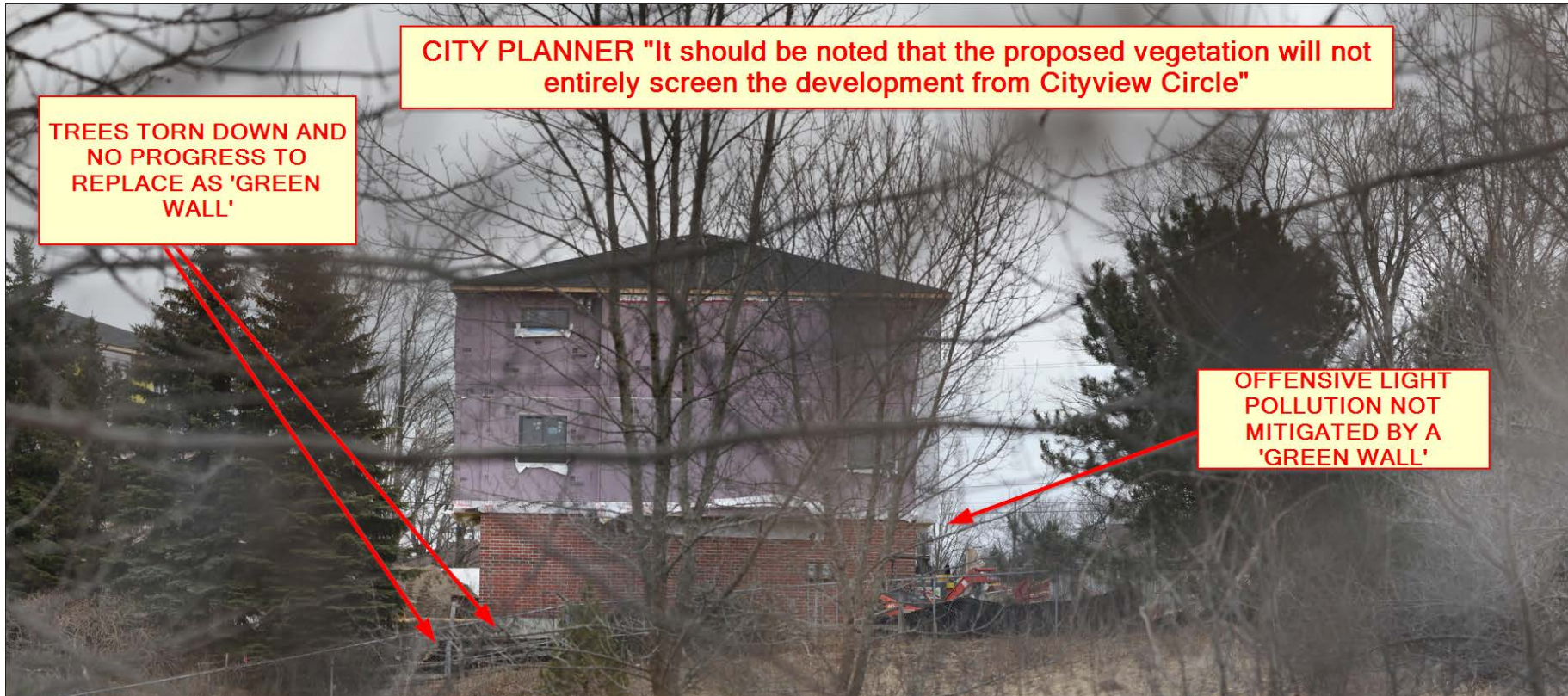


MAJOR CONCERN – MASON HOMES PROPOSAL OFFERS NO REASONABLE PRIVACY FROM CITYVIEW CIRCLE VANTAGE POINT





# PRIVACY - MAJOR CONCERN

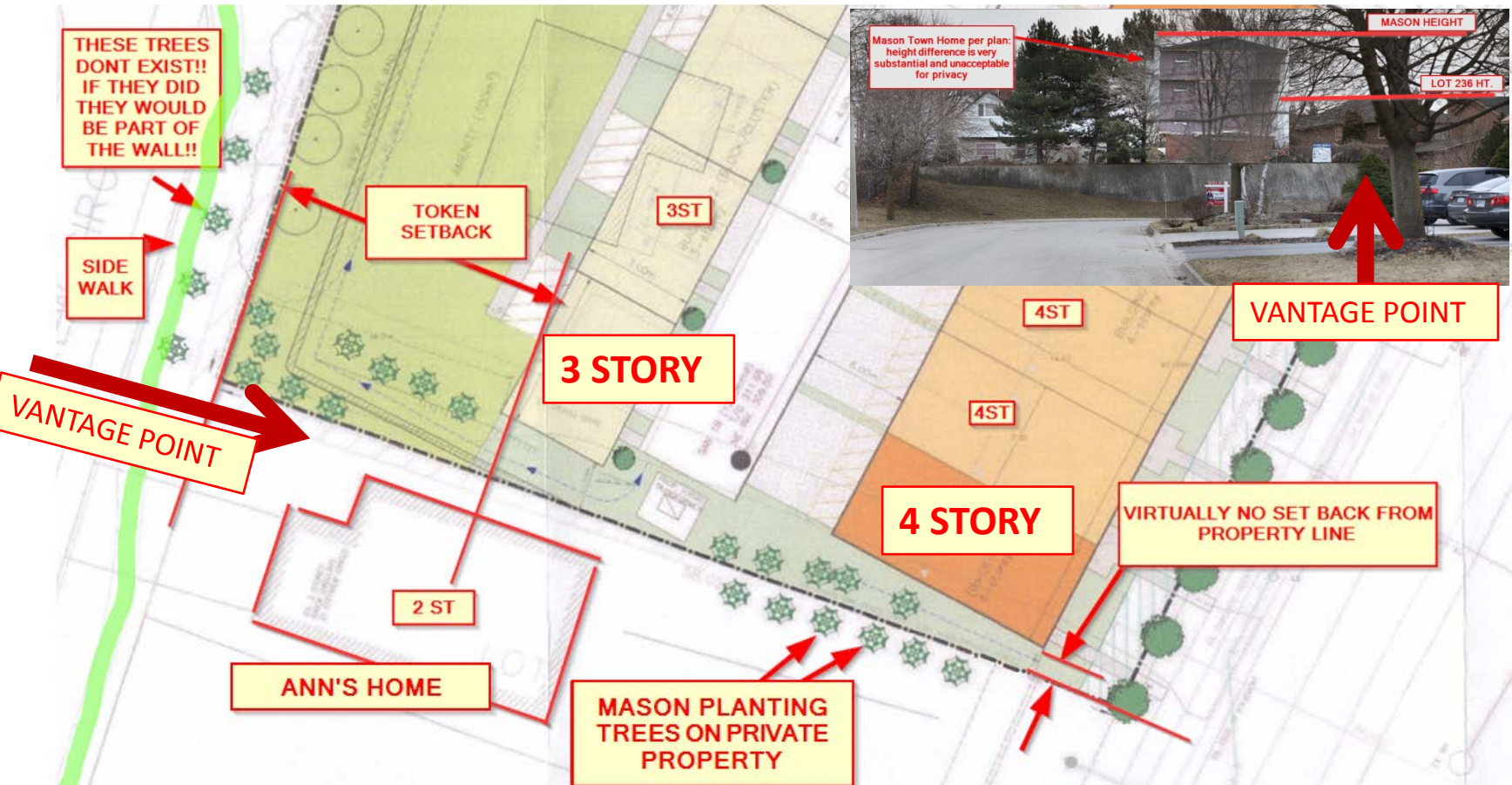


MAJOR CONCERN – NO PROGRESS ON GREEN WALL.



# PRIVACY - MAJOR CONCERN

- **GREEN WALL** – SHOULD BE PLANTED ON PHASE 3 NOT LOT 236. OTHER TREES ARE SITUATED IN A CONCRETE WALL.



**MAJOR CONCERN – PLAN SHOWS MASON PLANTING TREES ON PRIVATE PROPERTY – UNACCEPTABLE! 4-STORY AT ESSA OVERLOOKS BACKYARD OF LOT 236.**





# PRIVACY – MAJOR CONCERN

- PROMISES FOR A **GREEN WALL** HAVE SEEN NO PROGRESS FROM PHASE 2. NEW TREE GROWTH IS FASTER BY ACORNS PLANTED BY LOCAL SQUIRRELS.



This statement from PLANNING is unacceptable :  
“It should be noted that the proposed vegetation will not entirely screen the development “  
That statement is not reassuring at all, and provides no confidence for addressing the community’s concerns. It should read “MUST entirely screen the development.”

**MAJOR CONCERN – no confidence in commitment for a green screen that addresses concerns.**



# AFFORDABLE HOUSING

- Barrie has a demand for **AFFORDABLE** housing. All residents agree that for our youth, starter families, and especially pensioners, Barrie needs to have affordable places to live. Thus became the spirit for ONTARIO'S FAIR HOUSING PLAN.
- At \$480,000 each, the Phase three units are not **"affordable"** for a university Graduate, Pensioner, or young family on low income, especially now that the housing market has receded since last year. Not everyone, works at high paying wage jobs like at Honda Can Mfg. to afford such a unit, and such high paying jobs are scarce in Barrie.
- High priced starter homes at \$480 K, give high MPAC assessments, and thus a higher property tax bill. A **double whammy** against affordable housing, and PEOPLE NEEDING AFFORDABLE HOUSING!
- The People's needs vs. the Contractor's needs – something to carefully consider with the VOICE OF THE PEOPLE.

**MAJOR CONCERN - \$480,000 IS PERCIEVED NOT AFFORDABLE AND DOES NOT MEET ONTARIO'S MANDATE FOR ONTARIO FAIR HOUSING PLAN**





# VOICE OF THE PEOPLE - OPPORTUNITY TO LISTEN & COMPROMIZE

- City Council has an opportunity to shape the future our city in an **aesthetic, responsible, and sustainable** manner, by listening to the **VOICE OF THE PEOPLE** of this and all others wards. The decisions Council makes now, without listening to **the voice of the people**, will have a very real permanent impacts on the character of the city. These **impacts** if **negative are irreversible**.
- This is why Council needs to understand the importance of carefully listening to what their constituents voice as their concerns, **as opposed to the needs of the developer**, and tax base.
- Using input and co-operation with the VOICE OF THE PEOPLE, to mutually build short and long term planning, builds a stronger and sustainable future for all Barrie residents in mind.



*Thank  
You!*

**WARD SIX RATEPAYERS & RESIDENTS**  
**PRESENTATION OF CONCERNS RE:**  
**AMENDMENT TO ZONING BY-LAW FOR INNOVATIVE**  
**PLANNING SOLUTIONS (SEAN MASON TOWN**  
**HOMES)**

**END**