

Douglas K McLaren
June 03/20

Legislative and Court Services Barrie

This submission is in regard to the Official Plan Amendments and Zoning By-law Amendments proposed for the Barrie Lakeshore 51-75 Bradford Street/20 Checkley Street submitted by Smart Centres on behalf of Lakeshore Developments of (Bradford/Checkley) the above locations.

The 1st concern that I have is regarding our elected Councillor (Keenan Aylwin). There has been no discussion, no contact, no information or request of any feedback or information provided by our elected representative to any of the affected constituents that I am aware of regarding this proposed development.

He was elected by the people within this ward and is to represent these people, and their concerns or wishes to the best of his ability. Last time I checked this was a democracy and not a dictatorship, where his decision is only what matters and not the position of his electorate.

In regard to the submission the changes that they are seeking regarding change of land use, area setbacks, and changes to the environmental protection areas, height and use of building structures will have devastating effects on wildlife, human congestion and traffic congestion within this area.

The impacts and devastation of the proposal as outlined in their submission are listed below:

Environmental Impact

- The setbacks from the Eco Park will have devastating impacts on the environment and the wildlife that lives and visits or returns to this area
- The encroachment on the park by the building inhabitants foot traffic, the waste that will be generated and escape to the lands, the extreme traffic in that area by inhabitants coming and going, and light pollution
- This area is also prone to extensive flooding at times
- The treatment of the existing wildlife (being kicked and hit with material as witnessed by ourselves and others) by the Wildlife Management Group while removing their eggs, is this part of the process in removing wildlife from the area so there is no concern on infringing on the Eco lands

Proposed Buildings

- The height of the buildings as per the proposal will be very unsightly and not anywhere in uniformity with all the existing buildings along the waterfront
- Firefighting capabilities for buildings of such height are a concern
- Impact on the existing neighborhood's with the explosion of 1900 units and a hotel
- Increased foot traffic in local parks and green spaces will be stressed beyond their limits
- Parking issues on site and off site
- Light pollution

- Hotel guests coming and going at all hours, noise control is an issue
- Signage issues
- All other existing buildings along Lakeshore have been capped at 16 storeys
- The new buildings approved along Dunlop and Bradford have been capped at 20 storeys
- The proposed heights of 38, 40, and 42 storeys are unrealistic for such a small area, they will be unsightly in comparison to all other structures in the area, they will drastically overshadow all existing buildings
- Do we actually require 1900 condo/apartment rental units in Barrie where there seems to be an excess of them and the cost of renting in Barrie is one of the highest in Canada
- There has been no justification for a development of this magnitude in such an area and of such drastic heights
- We need to remember this is Barrie Ontario not downtown Toronto where they have monolith buildings everywhere

Residential vs Business/Commercial

- This area is principally residential along the Lakeshore strip
- The proposed hotel structure does not conform with the existing buildings and will be an eye sore
- The retail spaces will be redundant as we are but steps from the downtown core
- The light pollution that will occur from the proposed hotel and the monolith buildings will ruin the area and have an impact on humans and wildlife
- The excessive noise related to the commercial/business towers will be disturbing with the constant coming and going of hotel guests and business deliveries
- Neon signs will be very intrusive

Traffic Congestion

- The increased traffic from the proposed development will have a huge impact on the area in regard to humans and wildlife
- There will be traffic congestion all along Lakeshore and Bradford, both are main roads to the downtown and the route of emergency vehicles responding to emergencies downtown and further
- There is no other structure along Lakeshore that has access from Lakeshore to and from their buildings, this will play havoc on traffic flow
- The issues of parking for use of the business's and hotel guests both onsite and offsite are a concern
- Once again excessive noise for residential area
- The annual events that take place on Lakeshore and Bradford already have a huge impact in traffic flow and parking while they are going on, the magnitude of this development will create chaos and wreak havoc on this area and beyond. These events are for all the residents of Barrie and cannot or should not be put in jeopardy because of this proposal

Human Impact

- The impact of the massive development being proposed will have devastating effects on the Eco Park, the parks and green spaces. They will be stressed beyond their capabilities
- The Hotel structure and massive towers will have a significant impact on the humans that live in this area and will be detrimental to their health and well being

In summary I would like to stress that a proposed development such as this submission presented is not in the interests of the area residents or the residents of Barrie at large.

Barrie has spent significant time, effort and money to promote its magnificent waterfront, marinas and park lands. I believe that this is the Cities signature area and that having monolithic structures along their waterfront would only diminish the beauty they have created.

I cannot see that Barrie would rather have this development as their signature piece over the signature piece they have already created.

Any development that is to go into that area should be along the same lines as the existing structures and maintain them in a uniform manner. Some minor businesses in that area are suitable, but a Hotel structure is not fitting and does not align with the existing mix use of the area lands.

Thanking you in advance for allowing me the opportunity to provide feedback on this matter. I am hopeful that you will take all the feedback as constructive and proceed in a manner reflective of the input.

Yours Truly

Douglas K McLaren

From: Glen Pitts

Sent: Wednesday, June 03, 2020 9:15 PM

To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>

Cc: planneroftheday <planneroftheday@barrie.ca>; cityclerks@barrie4.ca; Office of the Mayor <OfficeoftheMayor@barrie.ca>; <Keenan.Aylwin@barrie.ca>

Subject: June 8, 2020 Public Meeting of the Planning Committee / Barrie

May 4, 2020

Legislative & Court Services
City of Barrie
Ontario, Canada

Dear Friends

RE: NOTICE OF PUBLIC MEETING PURSUANT TO SECTIONS 17(15) AND 34(12) OF THE PLANNING ACT, R.S.O. 1990, AS AMENDED, IN RESPECT TO A PROPOSED OFFICIAL PLAN AMENDMENT AND AMENDMENT TO THE ZONING BY-LAW.

CONCERNING: Official Plan Amendment and Amendment to the Zoning By-Law - Smart Centres on behalf of Barrie Lakeshore Developments, 51-75 Bradford Street & 20 Checkley Street, Barrie.

In advance of the June 8, 2020 public meeting of the Planning Committee of the City of Barrie concerning the above subject matter, I would like to register several of my genuine concerns. While these are coming from me personally they represent the concerns of many in our condo with whom I have conversed. Our condo is located immediately adjacent to the Eco Park and the subject property being discussed.

1. With such a major development being proposed, we believe **the timing of this meeting to make such major decisions is inappropriate due to the restrictions required because of COVID-19.**

Q. With so many current residents in the area being older and less familiar with new technology, it handicaps them for a full and fair discussion. Could this meeting be delayed until the restrictions on COVID - 19 are loosened so that an "in person meeting" could be held?

2. **The greatest concern with this proposed development surrounds the unreasonable density of buildings, people and cars this development would bring.**

The current plans call for 1,765,281 square feet of new buildings on about five acres of land. If this is allowed to go ahead, within an approximate 3/4 km radius we will have

11 high rise condos, a 152 suite hotel, the YMCA, a new community theater, a commercial mall, a fire station, and over 36,000 square feet of new commercial space. This density seems totally unreasonable and unsustainable as one looks at the space and roadways surrounding this site. At times during the day, we already have significant traffic concerns.

Additionally, in that the four new residential towers with about 1,900 units that is being proposed are rental units - this will bring with them more than the usual amount of residents moving in and moving out, exasperating further our traffic concerns.

The 42 and 38 storey height of the buildings proposed are totally excessive being almost three times higher than the existing structures in the area.

Q. What is being proposed to deal with this major influx of cars and people to compensate for these ambitious development plans being proposed by Smart Centers - in addition to the other plans in place for this immediate area?

3. **Reduced Setbacks.** It is being proposed that the setback on the "Side Yard" which I assume to mean near the Eco Park, be amended to a distance of 2 m or 6.56 feet. This is a totally insufficient amount of easement for an "Eco Park" where you are wanting to invite nature to exist as an inclusive part of our community. We feel this is totally unreasonable.

Q. What is the thinking behind this specific setback request?

Thank you for your kind consideration of these concerns.

Respectfully submitted,
Glen R. Pitts

Deb Clemens

June 1, 2020

Legislative and Court Services
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Re: File: D09-OPA078, D14-1692, dated May 14, 2020

Thank you for your letter concerning the Official Plan Amendment and Amendment to the Zoning By-Law submitted by Smart Centres on behalf of Barrie Lakeshore Developments for 51-75 Bradford Street & 20 Checkley Street, Barrie.

First, I must point out although I am open to development on this site, the type of building and the height of the proposed buildings really do not fit into the neighbourhood. Several of them are at least twice as tall as the existing buildings in the area and esthetically this will at best look awkward on Barrie's beautiful shoreline. I highly recommend the towers being proposed be limited to 20 stories.

Secondly, based on my experience of living in 3 different condominiums, 2 in Barrie and 1 in Winnipeg, MB, there never seems to be enough parking for the owners. Although some owners may not need a parking space, others will need two spaces. Also, your premise that a number of people living in the condominiums will not need vehicles because they will be working in the building is based on conjecture. Even if no vehicle is needed to travel to work, vehicles will likely be desired for other activities. We are not in a large urban centre where public transportation easily facilitates travel to entertainment and other venues. Please do not reduce the ratio of parking spaces to units being built.

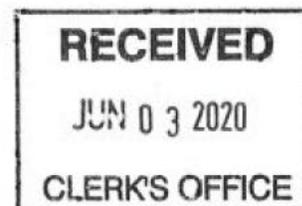
Thirdly, allowing variances on any yard that is connected to an existing structure is not appropriate. People, like my husband and I live on the south side of 2 Toronto which will have windows that look right into the windows of the proposed hotel. This is not something that is desirable to begin with and allowing variances less than what is standard, or minimizing the distance between the two buildings in any way, is not something that is appropriate. Surely, some thought and consideration must be given to those already living in the area.

Thank you for considering the points brought forward in this letter. I hope they will carry some weight in your considerations.

Sincerely,



Deb Clemens
CD, B.Sc., M.B.A, M.A.



MEMO from:

Susan Bracken

May 27, 2020

To: Legislative and Court Services

Re: 51-75 Bradford St & 20 Checkley St.

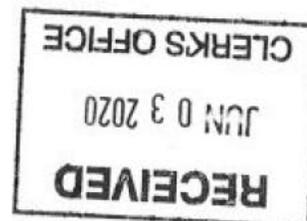
I have no objection to the general plan for development on the site, except for the reduced setbacks, and the potential for vehicular traffic onto Lakeshore Dr.

The setbacks on Lakeshore Drive should align with the setbacks of the already established condo buildings, particularly 2 Toronto St., which would be severely impacted by the proposed setback of 7 metres. Likewise, the garage setback should align with the garage setback in place at 2 Toronto St.

It would be nice if the developer will incorporate wooden trellis on the side of the garage facing 2 Toronto St., as this 6 storey wall will be a graffiti heaven if it is just plain concrete.

The Lakeshore is already under pressure during the spring/summer/fall months and increased vehicular traffic pouring onto that road means gridlock and potential safety issues for first responders. Vehicular exits must be onto Bradford, or Checkley.

Respectfully submitted,



The Corporation of the City of Barrie
File: D09-OPA078, D14-1692

RE: Official Plan Amendment and Amendment to the Zoning By-Law by Smart Centres on behalf of Barrie Lakeshore Developments, 51 – 75 Bradford Street & 20 Checkley Street, Barrie.

Attention: Celeste Kitsemetry

Barrie Lakeshore Developments have submitted plans for the vacant property at 51-75 Bradford & 20 Checkley. The intent to build multiuse structures on this site is one that we support. It makes good use of vacant property in the Urban Growth Centre (UGC) of the City of Barrie. Our concerns are related to the gross mass of the buildings and population density and the negative impact on the residents of 2 and 6 Toronto Street.

The proposed buildings are too massive.

“It is anticipated that additional lands along the corridors such as Bradford and Allendale Centre will be assembled and developed. Redevelopment proposals should be required to respect the scale and character of Dunlop Street as the historic main street”

(City of Barrie, Intensification Study)

The proposed structures are too tall. When the waterfront is viewed from all perspectives, the maximum height, at two and a half times the existing structures – both adjacent and in the downtown core, is overwhelming and visually invasive. They will dominate the skyline and detract from the intent of an attractive, balanced and inviting waterfront.

Although the towers themselves do not cover an extreme amount of the property, the extensive garage podiums do. Added to the fact that the podiums cover almost the entire site, with the exception of the environmentally sensitive south side, their height of 5-7 stories creates visual barriers through to the waterfront from Bradford Street. They also create unpleasant visual barriers to the residents of the lower levels Grand Harbour and Waterview condominiums.

The height of the towers and the mass of the podiums create shadowing that will negatively impact users of the waterfront particularly the marina area. To the west, the shadowing of the three towers will have a huge impact on both public and private spaces. The tower and podium shadowing will negatively impact the adjacent condos for extended times.

The proposed population density is too high.

The city of Barrie Intensification Plan proposes an increase of 5191 residential units in the 200 hectares of the Urban Growth Centre to meet the requirement of a density of 150 people per hectare. It is not necessary to put 1900 units (plus 152 hotel units) in 3.18 hectares. At present, the City of Barrie has received additional proposals for more than 2400 additional residential units in the UGC. This does not take into account the areas of the UGC that remain to be developed/redeveloped.

The average size of each unit is approximately 750 square feet. This small size does not address the need for mixed-use accommodation in the Urban Growth Centre.

Barrie Lakeshore Developments anticipates an increase of 1353 people per hectare. The impact of an additional 4300 residents on the site will overwhelm the adjacent waterfront public areas. The hotel and retail use is also intended to bring pedestrians to the area. At present, during the warm weather, the parks and paths are full. We don't yet know what changes will occur as a result of Covid-19 regarding use of public spaces. It would be of benefit to have the population more evenly distributed within the UGC

With people come vehicles. Traffic volume will be an issue, particularly during warmer months, when Lakeshore Drive is already operating above capacity. The separation of the north/south lanes of Lakeshore results in many U-turns into the entrance to 2 and 6 Toronto Street, which is likely to increase with the hotel and retail components on Lakeshore.

Road access to the new towers will negatively impact residents in 2 and 6 Toronto Street

The present design of the site fulfills the development recommendation that road access and loading zones be hidden from major streets and public access. This protects the residents of the new development from the noise and chaos anticipated from these functions. To achieve this, they have inflicted these areas on residents of the existing condos. Primary access to 4 loading zones, 3 garbage areas, retail service areas, moving, and parking for the four towers, will be along a road access from Checkley Street, which is adjacent to, and for much of its length, within 2 metres of the property lines of 2 and 6 Toronto Street.

The two loading zones for tower 1, including the hotel and amenities, are located at the north-west corner of Tower 1, in close proximity to the south-west corner of 2 Toronto Street.

This is not an acceptable outcome.

Impact of hotel and Retail

The impact of having mixed use on the property can either be overwhelming or controlled. Decisions made regarding lighting, odours, noise and traffic – both pedestrian and vehicular, will either create a successful co-existence or a situation for ongoing conflict. We hope for the former.

Recommendations

By working with the Planning Guidelines of the City, the goals for a successful business venture, and respecting the impact on existing residents, the proposal of Barrie Lakeshore Developments can enhance the vision of the City of Barrie for its waterfront.

We recommend:

- that the maximum height of tower 1 be 20 stories, with increased spacing between this tower and 2 Toronto Street.
- that the maximum height of towers 2, 3, and 4 be 24 stories.
- that the maximum height of the podiums for towers 1, 2 and 3 be 3 stories.
- that the site coverage of the podiums be reduced.
- that the size of some of the residential units be increased to accommodate families.

Roy and Anita Eveleigh

Submission regarding 51-75 Bradford St. & 20 Checkley development

Let me start by confirming that I am very much in support of the development of these lands for residential, commercial and retail purposes, but have some very serious reservations about the scale and design of the project being proposed. The whole city has/is **and will** invest significantly in the downtown and downtown parks. A project that is too large will overwhelm the capacity of these amenities and hence reduce their availability to Barrie residents in other wards. Key concern areas include:

- **Parking:** The request for a bylaw change to reduce the parking ratio will cause residents and guests to use offsite parking which will diminish the availability of Barrie's Waterfront parking for use by residents in other wards.
- **Shadowing:** The shadowing impacts of the proposed structures on the waterfront.
- **Affordable Housing:** The proponent (Greenwin and Smartcentres) sounds less than supportive towards provision of truly affordable housing.
- **Podium Height:** The height of the podium structures – especially for building 1 - - and the changes to the set-backs. More specifically, the proponent is proposing to erect a podium wall that will rise above the adjacent neighbour's terrace level by more than three Berlin Walls, or by more than one and a half Great Walls of China. The height of the podium wall above the neighbour's terrace as proposed is even greater than the US Mexico border wall. Similarly, the podium height of buildings 2/3/4 are also out of scale with the other buildings in the vicinity.
- **Building Height:** The proposed building heights are inconsistent versus those of other high rise structures in the neighbourhood. Is a differential of 250% really consistent with the neighbourhood?

Parking Issues

Parking is a key amenity in any residential setting. My understanding is that the Zoning By law #141 has set the standard at 1 parking space per residential unit and that the proponents (Greenwin and Smartcentres) are requesting approval to reduce this to 0.85 spaces per unit with further allowance to reduce the ratio by one space for every five bicycle parking spaces with no limit for how large a reduction this could be. To the contrary, I request that the amount of parking be maximized and that there be an additional **allowance for the provision of bicycle parking**. The problem with having too few spaces is that it will force residents, visitors, contractors, service providers to park offsite. The closest offsite parking includes both the marina parking lot and the free waterfront lot spaces. Did the city really provide these spaces to supplement the shortfalls by developers?

Additionally as the details of parking needs are finalized, the city should ensure that there is sufficient free parking onsite to meet the needs of the following users:

- Visitors to residents
- Visitors to hotel guests
- Dinners at the hotel
- Service providers for residents. (i.e. couriers, personal care workers, cleaners, skip the dishes, etc.)
- Parking spaces for those who work onsite. (The proponent indicates that the project will create 365 Jobs/Hectare)

Note that free parking is needed to ensure that visitors do not abuse the resident parking system for free waterfront parking.

Regarding bicycle parking, in my opinion and as observed in other high rises, the primary use of most bicycle owners is recreational. The climate of Barrie does not allow any but the most hardy to use a bicycle for transportation in winter. Nevertheless bicycle parking is critical. My experience living in a condo is that most cyclists also have vehicles and there is a need for both vehicle and bicycle parking. The proponent should also consider supplying systems to charge electric bicycles and electric mopeds and electric vehicles.

In closing, I also request that the proponent provide a parking plan that defines the impact on municipal parking of typical maintenance work of parking areas. This should include a parking plan for when garages are cleaned annually and residents are requested to vacate for a day. Additionally the proponent should provide a plan for future major repairs to the garage floor membrane or concrete. This major repair work may require residents to vacate the parking area for months at a time. Again, the goal is to minimize the impact on public parking lots.

Shadowing

Although every building does cast a shadow, the goal should be to minimize the impact of that shadow on public spaces. My request is that this project not allow the shadow of these structures to impact public spaces such as the marina area boardwalk any sooner than those of existing residential high rise buildings.

Affordable Housing

Unfortunately the Affordable Housing study was not available on the city web site when I have drafted these comments. These comments reflect the comments provided by the proponent in the Planning Justification Report. Specifically per page 93, the proponent calls Barrie's goal of every project providing a minimum of 10% to be affordable "**aspirational.**" I find this comment insulting and request that the city review this issue with the proponent to ensure that there will be 10% affordable housing provided on an ongoing basis.

The Ugly Great Wall

I like to think that actions speak louder than words. Good neighbours are those that have concern for each other and show it by what they do. The proponent is requesting approval to construct the building #1 podium (walls) that in my opinion are both too out of scale and too tall relative to the adjacent 2 Toronto St terrace. Unlike the words of the

Urban Design Brief, the proposed podium does not “interact sympathetically”, but rather dominates the relationship. Nor does the proposed structure comply with the intent of 6.3.1(a) of the official plan which reads as follows: “To ensure that the massing, location, and exterior design of development is of high quality and generally compatible with adjacent uses and ...”

Specifically, the proponents’ building 1 proposal consists of a five story (65 ft.) structure that will tower 45 ft. above the terrace of the adjacent podium. The height differential, is the height of three Berlin walls, or by more than the Great Wall of China, or by even more than the US Mexico border wall. Rather than approve this, I suggest that the proponent be requested to mirror the podium height and setback to that which exists at 2 Toronto St. This change would then have two high rise structures each set back from the lot line by similar amounts and both having terraces at the same height.

For reference, the approximate height of the proposed podium above the current 2 Toronto St. terrace is three stories or approximately 45 Ft. (12 m.) In contrast:

- The Berlin Wall was only 3.6 m.
- The Great Wall of China is mostly 6 to 7 m.
- The US Mexico Border Wall is typically 18 to 27 ft.

A good neighbour does not build a huge wall along his neighbour’s property line. Again, the request is to reduce the podium structure between the new and existing residential structures such that it mirrors the existing podium of 2 Toronto St.

This request should also be considered regarding the proposed five story podium for buildings 2&3. Again the proponent is proposing structures that are more than double the height of the adjacent buildings. See drawing on page 5.

The Height Issue.

The proponent is requesting approval to build four residential towers of 22, 38, 40 and 42 stories. By simple math, this is an average height of 35 stories. In contrast:

- the two residential towers to the north of the project are 16 stories each
- the two residential towers to the south are also 16 stories each
- the two residential towers further south are also 16 stories each
- the proposed HIP project towers include two at 20 stories and one at 10 stories for an average of about 17 stories
- the 5 points project has approval for 24 stories and the Dairy site project has approval for 12 stories. These average 18 stories.

It would seem that 16 to 18 stories should be considered a reasonable average height with a maximum at perhaps 24 stories. By limiting the project to this smaller scale the other concerns are easier to be addressed. Less floors translates to less units and hence to smaller parking needs and hence smaller podiums and less impact on the community.

The lakeshore area is a jewel in Barrie. Let’s promote reasonable growth with concern for neighbours, and all of the residents of Barrie.

Let’s keep the growth at the target intensification level. Do we really need a project that comes with 1,365 people per hectare?

Other Concerns

1. Is there sufficient room for a plethora of emergency vehicles (fire, police, ambulance) to maneuver in the event of a significant incident? Is a turning circle needed as part of phase 1?
2. Will the project promote a steady stream of vehicles using the Marine Parking lot as a means of changing direction to allow entry to the project from Lakeshore?
3. Is the Checkley/Simcoe intersection a workable entrance given the new HIP project? Even today, I have seen traffic solidly backed up both ways on Simcoe between Toronto St and Bradford St. During those times it would be impossible to turn either way from Checkley to Simcoe.
4. Will there be a requirement for electric vehicle charging stations?
5. Will there be any family considerations such as a playground?
6. Will there be bicycle parking for visitors?
7. Will there be onsite parking for vehicles (i.e. contractor vans) needing excess height or will the lack of spaces move the problem to the waterfront parking lots?
8. The environmental plan indicates that a salt management plan should be prepared but neglects to say when or by whom. Will the city require this before approvals?
9. None of the plans appear to have a snow management plan. Will there be storage onsite? Will it take up already tight parking spaces? Will it cause runoff of salt contaminated effluent to the adjacent environmental protection areas?
10. Barrie can be a fabulous winter wonderland. Will the proponent and subsequent owners clear the snow along Checkley from Simcoe to ensure the easy movement of pedestrians and vehicles from the residences to the major roads.

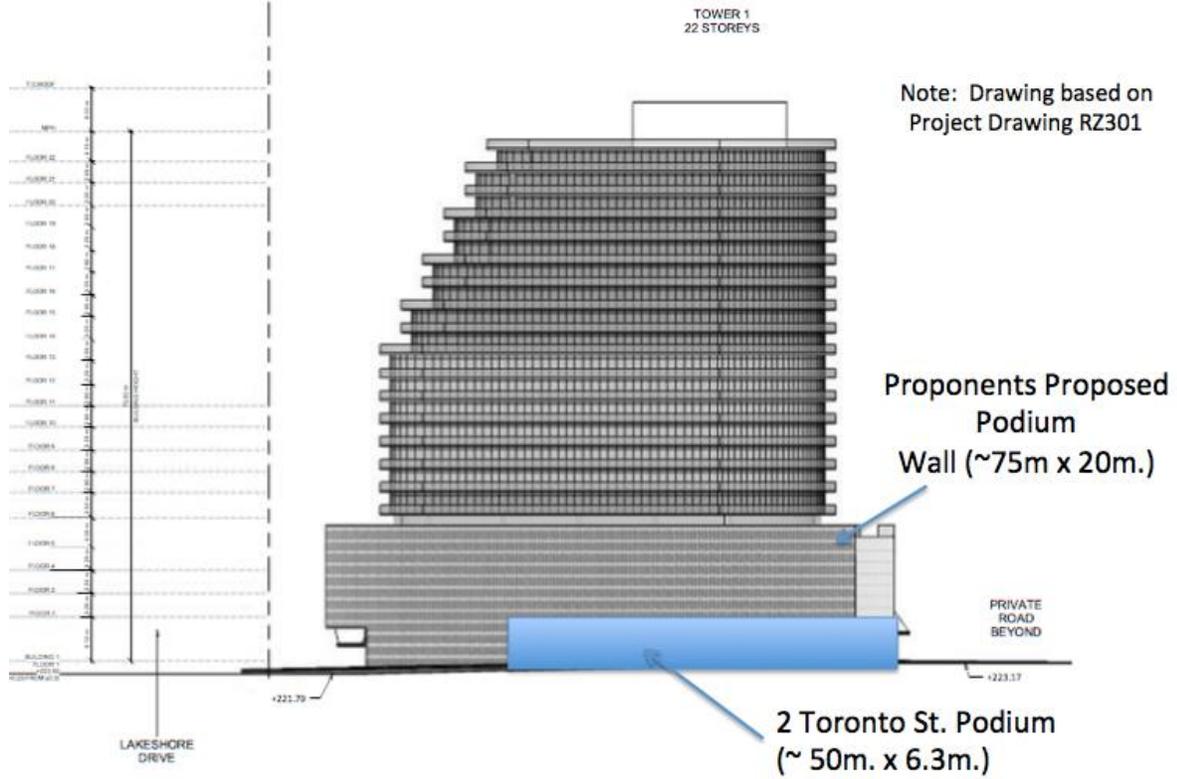
In closing, I appreciate the opportunity to provide comment and strongly request that the city take the following actions:

- Maintain the parking ratios at the maximum possible to avoid impacts on the free city waterfront parking.
- Request that the proponent provide lots of bicycle parking (say 0.5 per units) without diminishing the availability for vehicle parking.
- Require that the proponent reduce the building 1 podium height between building one and 2 Toronto St. such that it mirrors that of the neighbouring building (2 Toronto St.) rather than what appears to be a blank concrete wall (Proponent Dwg RZ301) over three times as high as the Berlin Wall.
- Reduce the allowable height for Building 2/3/4 podiums and towers.
- Have the proponent provide an amended parking plan that addresses parking needs for all expected ongoing/future maintenance situations.
- Have the proponent provide a realistic response to the city goals for affordable housing.

Original signed

C. D. McKenzie P. Eng. (retired) and Jane McKenzie
6 Toronto St, Unit 1401, Barrie, ON

Drawing showing overwhelming scale of Proponents Podium versus the 2 Toronto St. Podium



Celeste Kitsemetry
Senior Planner
Development Services Department – Planning
City of Barrie
70 Collier Street
PO Box 400
Barrie, ON L4M 4T5

Dear Ms. Kitsemetry:

Related Document: [File D09-OPA078, D14-1692](#)

Thank you for the above-referenced documentation related to Lakeshore Developments proposal and offering me the opportunity to receive future notifications of actions on this file.

I was pleased to learn that Greenwin Properties was the principal developer behind this mammoth project. They have a long history of prestige property development and ownership in the Toronto area. In fact, the first apartment I rented as a newly-married person was a Greenwin property on Balloil Street in Toronto.

I am overwhelmed by the documentation accompanying the proposal on what is likely the last sizable land area for development on the Kempenfelt shore. Obviously, I haven't been able to digest all the planning details in the many appendices, but I am confident that you and your staff are quite familiar with the proposal and the implications that it will have for the city and the citizens of Barrie.

Must say that I was taken back by the fast-tracking of the proposal from first learning about the project at the Neighbourhood Meeting on December 11, 2019 to reading the proposed official plan in advance of the Public Meeting on June 8, 2020. The development proposal comes at a time when the markets for high-rise residential condos and rental properties face uncertainty because of COVID-19 and the expectations of a major recession. I am curious to know if Greenwin and the Smart Centres have modified their original, highly ambitious proposal given the changing economic circumstances globally and locally and questionable opportunities from rental investments in the Greater Toronto and Barrie areas? From the documentation, I was not able to ascertain if the project has various phases and what time lines for the construction have been proposed.

A major concern that I have is the abundance of rental apartments coming onto the local market at once. For example, besides this 1900-unit presentation here, there is the YMCA development at Dunlop and High Streets and a multi-storey affordable housing building at Bayfield and Sophia Streets, among others. Of course, that is not my worry but Greenwin's. One concern that I do have though is the likely rental glut which might appear and the possibility that developers might entertain remaking or converting rental units to condo properties. In that regard, are there any differences in building and engineering design and construction requirements or technical specifications for such dissimilar developments? Does the Planning Department have concerns or have you at least considered that a developer might intentionally build rental with the plan to

convert to condos in the near future in order to avoid additional design and construction costs? I am curious what percentage of Greenwin rental properties have been converted to condos, if that statistic is readily available.

As with the vast majority of public submissions to this proposal, I am greatly concerned about the people/traffic density of the development, in particular the 1900 rental units in four towers reaching to 44 floors. There is no doubt that the megapolitanesque appearance of this gigantic development will not only change the look and feel of the neighbourhood but the City of Barrie. I believe a proposed development should fit or complement what already exists and not attempt to undermine or compete with what has gone before. I am afraid that the unique character of mid-size Barrie is being threatened by some grotesque Toronto-like quadplex structures. Their absurd height towering “trump-like” over the city of Barrie forces an unliveable scale on the city. Trapped 44 storeys up with unserviceable elevators should be alarming. And, I can only imagine what the collective noise decibels emanating from the 1900 properties on a warm Saturday night as partyers and revellers from 44 storey towers and wedding parties in the hotel and its thousands of guests will do the serenity of Barrie. Will city noise bylaws that limit music downtown and along the lakeshore after 10 pm be strictly enforced?

I am somewhat leery commenting on the commercial side of the development until I see more details. What I know is that I will be concerned about any signage and light pollution that commonly goes with such commercial and retail space. I hope that the Planning Department is prepared to place severe restrictions on the size, style and electronic or LED display of such promotions and advertisement in predominately residential and recreational areas. In no way should the signage be visible from Lakeshore. Let’s not cheapen the jewel of our lakefront that makes Barrie and its citizens so proud and the envy of central Ontario.

Regarding the hotel proposal affronting Lakeshore. I can’t help but question the need for such a large complex in Barrie and its closeness (less than two metres) to existing properties and to the Lakeshore and the unhealthy and environmental consequences of such proximity. I am less concerned than previously, if I view and hopefully understand correctly, that the traffic flow will be limited to one non-traffic light (otherwise three lights in a few metres distance...talk about a serious environmental threat) entry/exit off/on to Lakeshore bringing guests to the lobby of the hotel. Can we be confident that there is no circuitous route that renters, commercial users or the general public can travel going from Bradford to Lakeshore and return through the development? In that regard how will suppliers bring their deliveries and unload at the hotel?

As a climatologist, I am deeply concerned about the loss of over 75% of our wetlands in Ontario, cited by ecologists as the greatest environmental threat in the province’s history. We are only beginning to realize what impacts the loss of wetlands has and the natural way nature protects us from ourselves through restoration and protection of our precious wetlands. I worry about the environmental stresses of such a major ecological transformation on Bunker Creek and its watershed. I have not had the time to read, digest and comment on the at least five detailed appendices related to environmental considerations of this development. I trust that the City’s environment team is all over the proposal from Greenwin and Smart Centres and that all environmental concerns will be carefully evaluated by City Councillors in their final approvals. I would be grateful if you or your colleagues would help me better understand the environmental

implications of the project by directing me to pertinent pieces in the documentation that in particular show the existing flow of Bunker Creek and the Eco Park and how closely the development will encroach to the edge of the Creek and its tributaries and the Eco Park - an area that was underwater at times this spring. I am sorry but I can't readily locate a map that clearer illustrates the natural drainage area of Bunker and the proposed development. Often the drainage appears in shaded tones superimposed with coloured overlays masking how close the development comes to the natural environment.

There is no question that this development proposal is the biggest and most ambitious project that the City of Barrie has ever or might ever contemplate. It has the potential to change the personality of the city and region. It's an enormous responsibility and huge challenge to be part of the approval process. It is hugely important to our community and the future of the City that the Planning Department gets it right and that our City councillors consider the many concerns of current residents. Please be careful, be cautious, be vigilant, but most of all be visionary and mindful of the enormous responsibility you have for present and future generations of Barrie residents.

Yours sincerely,

David Phillips

From: JOHN JACK ARN

Sent: Thursday, June 04, 2020 5:58 PM

To: cityclerks <cityclerks@barrie.ca>; Celeste Kitsemety <Celeste.Kitsemety@barrie.ca>;
keenan.alwyn@barrie.ca

Subject: Barrie Lakeshore DEVELOPMENT's - 51-75 Bradford St./20 Checkley St.

Dear Sir/Madam:

The current proposal for the above development is at an unacceptable height and density. This is completely disproportionate to the existing and adjacent housing. It would cause a range of unacceptable negative planning externalities that will adversely impact residents in place and those that come to the waterfront for recreation.

In particular, the increased traffic density, stress to local parks and green space, probable effect to the eco pond, and the resulting qualitative impact on the existing residential space is potentially considerable. This proposed development needs to be rethought and altered to fit the human scale of development extant.

Thank you for attention and consideration in this matter.

Yours,

Deanne and Jack Arn

Lauraleigh Brumwell

4 June 2020

Celeste Kitsemetry, Senior Planner
Development Services Department – Planning
City of Barrie
70 Collier Street. P.O.. Box 400
Barrie, Ontario
L4M 4T5

Dear Ms. Kitsemetry

RE: DEVELOPMENT AT 51 – 75 BRADFORD/20 CHECKLEY, BARRIE FILE D09-OPA078, D14-1692

I am very disappointed and opposed to the proposal for development for the above development. My comments refer to the letter received dated May 14, 2020.

OFFICIAL PLAN AMENDMENT

Item 1: Schedule F:

Information on this change was not included in the letter and I could not locate it in the City of Barrie web site, but from reading local news, I believe this means that some of the area designated as part of the eco-park is now going to be part of the development. How can it be an eco-park if there are such large buildings so close to it. To remove some of the open green space is a step backward; we need more open space, not less.

Item 2: Schedule H:

I have no information on that item so cannot comment.

Item 3 (a) (i):

Whether the development will be aesthetically pleasing remains to be seen, but compatibility with adjacent usage and the natural environment is impossible with the magnitude of the buildings. It will overpower everything in the area.

Item 3 (b) (i):

The buildings on either side of the development are only 16 stories high. To put in buildings 42 stories high is certainly not compatible with the neighbourhood and will encroach on the eco-park beside it.

.../2...

ZONING BY-LAW AMENDMENT

Item 1:

With the size of this development, parking spaces should not be reduced. Is there enough provision for the retail activity at the site? With the number of apartments, what is currently required is probably not sufficient as it is. Parking in the area is often already a problem

Item 2:

Some bicycle parking spaces are probably a good idea, but they won't help alleviate the requirements for automobile parking very much.

Items 3, 4, and 5:

As I don't have any information on these items, I cannot comment other than to say it seems like a lot.

Item 6:

The heights proposed are completely unacceptable. The buildings on either side of the development are only 16 stories high. The heights in the development should be more in keeping with its neighbours. I believe that other buildings already approved but not constructed in Barrie do not exceed 30 stories, still almost double the size of the condos on the Lakeshore. And those heights do not even include the mechanical requirements which will be above that. The heights of the buildings should be more in keeping with the neighbourhood.

Item 7:

Of course, the developer wants to reduce setbacks. Don't they all? With the height of the proposed buildings, setbacks should be increased, not decreased.

Item 8:

As I understand it, removing minimum dwelling unit floor area means the units will be smaller and more of them, resulting in more people, vehicles, and crowding. The lakeshore area is often very busy and crowded. How can it handle all these additional people? As well, the transportation hub will be moving to Lakeshore and Tiffin. Watching traffic jams, particularly when activities included such as Kempenfest, fireworks, etc. are included in the area, already provide plenty of entertainment for residents.

Items 9 and 10:

Minimum Indoor and Outdoor Amenity Areas:

As I don't know what the current requirements are, I cannot comment. But I can say that they certainly shouldn't be reduced. All those people will need all the space they can get.

PLANNING DEPARTMENT:

The City of Barrie has a Planning Department to see that Barrie expands in an acceptable manner, and I feel that they have been doing a pretty good job. Although there is pressure to increase the density of the city, the planners have been able to accomplish this and still ensure that the new developments are in keeping with the feeling of the rest of the city. The new apartment buildings are now a little higher and there are more of them, but they are not overpowering and, as well, there are more townhouses. However, I can still drive around town and have the feeling that Barrie is still the good place to live that I felt when I moved here in 1972.

.../3...

June 4, 2020

Pge 3 of 3

I hope that this development can be constructed to mesh with the area rather than be so predominate. The size, particularly the height, will detract from the city rather than enhance it.

General Comments:

I get very frustrated with developers who come to the city with plans and want concessions on every aspect of their projects. Wouldn't it be nice if some would show up and say "This is what we want to build and we think it meets with all your planning requirements". Instead they show up and want everything. Because some of them are big companies with plenty of dollars, they think they should have everything their way; they think they are doing us a favour but they are just trying to make Barrie into another Toronto. If I want to live next door to buildings 42 stories high, I will move to Toronto

Putting in a development with 1900 people in any small area is just not appropriate. The density of this project should be more in keeping with the current density in the neighbourhood.

I know that there is pressure to increase the residential density in Barrie, but it should be spread throughout the city, not dumped all in one area.

This project, because of its density, will limit the access to waterfront amenities for all the residents of Barrie. It is already crowded when the weather is good or there are events occurring.

Also note that these development plans were prepared before Covid-19. Crowding all these people into such an area so densely should be reconsidered.

Sincerely,

A handwritten signature in cursive script that reads "Lauraleigh Brumwell". The signature is written in black ink and is positioned above the printed name.

Lauraleigh Brumwell

cc: Councillor Keenan Aylwin

From: Fledge
Sent: Friday, May 22, 2020 6:53 PM
To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Cc: Keenan Aylwin <Keenan.Aylwin@barrie.ca>
Subject: Amendment Zoning By-law Bradford Checkley sts

Hello Ms Kitsemetry and Mr Aylwin,

I am writing this submission to object to the huge Smart Centre development proposed for 51-75 Bradford and 20 Checkley St.

The plans are not downloading well to my computer, so I cannot see precisely what is proposed, but what I can see takes my breath away. I live on the 14th floor of the south side of 2 Toronto St. and obviously have "skin in this game". But beyond that, as a citizen of Barrie, I am distressed that this will make the city look and feel exactly like Toronto. And many of us moved here precisely to get away from Toronto.

Although I recognise Barrie is growing, surely we do not need all this capacity of condos etc, especially given the other nearby developments also in progress? It will feel like a ghost town for decades, but one with no sunshine and ever-present howling winds (as these buildings will block out almost all sun and create even worse wind tunnels). And if there are a few neighbours in the towers, we will be able to shake hands and see what each other is having for supper, they are so closely spaced. To say nothing of the stress on roads, sewerage etc.

If this must go ahead, may I propose that the building immediately adjacent to 2 Toronto St be only a few stories in height, half as wide (with the space between it and 2 Toronto St greatly increased), and with no tower? That will still leave 3 massive towers behind us, which will still create long shadows but which will only partly block our sun?

It would, of course, be lovely if the whole thing could be scotched and the land turned into a proper park. Since I cannot hope for that, I do urge you to use some common sense and not let Toronto-Trump-values trump all others. Surely we have learned the fragility of our lives in this Covid time - it seems this development is going precisely contrary to our hard lessons in human scale, local green and friendly spaces, reduced consumption, and unexpectedly lower carbon footprint. Are you going to throw all that away?

Kind regards,
Erin Menard