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MANAGEMENT
777 CORPORATION

June 25, 2020

City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

CITY OF BARRIE
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PLANNING
SERVICES

**Re: Zoning By-law Amendment Application
113 and 117 Bayfield Street, and 6-12 Sophia Street East**

I am writing to provide comments on the above noted Zoning By-law Amendment Application that has been submitted by Coral Sophia Lane Housing Inc. I am a principal of U.N.T. Family Holdings Inc, the owner of the adjacent mixed use building to the north, which is known municipally as 125 Bayfield Street.

I have reviewed the proposed site plan and architectural package for the Coral Sophia site with the President of that corporation along with the Project Manager and Project Planner. I understand that the applicant has submitted an application for a Zoning By-law Amendment to rezone the lands to Residential RA2-1 with special provisions. The special provisions deal with reductions to the setbacks, among other matters. Of particular interest is the requested reduced interior side yard setback adjacent to 125 Bayfield Street, as well as construction impacts and impacts on the ingress and egress from my building.

We support this much needed rental and affordable housing project and have no objection to the proposed Zoning By-law Amendment subject to the following:

1. That the interior side yard setback reduction only apply to the first two floors which combine to a maximum height of 7 metres plus a parapet and railing.
2. That the City include clauses in the future Site Plan Agreement that will require a pre-condition building inspection of 125 Bayfield Street prior to any construction on the property. Following construction, a post-condition inspection of 125 Bayfield Street will also be undertaken to document whether the construction caused any negative impacts. In the event that any impacts are identified, the Site Plan Agreement will require Coral Sophia Lane Housing Inc. to repair same at their expense.



3. In order to protect sightlines to my driveway access, that the City not permit the planting of any new tree on the City's property (boulevard) within 5 metres of my driveway access; and
4. In the event that any new boundary fencing or retaining wall is required as a result of the changed that the Owner of 113 and 117 Bayfield Street be responsible for the cost to install and maintain same.

I understand that Coral Sophia Lane Housing Inc. is in agreement with the above conditions. If you have any questions, please feel free to contact me.

Sincerely,

U.N.T. FAMILY HOLDINGS INC.



Per: Dino Melchior
President

From: Janet Ness
Sent: August 27, 2020 4:03 PM
To: Andrew Gameiro <Andrew.Gameiro@barrie.ca>
Cc: Celeste Kitsetmetry <Celeste.Kitsetmetry@barrie.ca>
Subject: New building proposals on Sophia

Good day, Andrew.

Thanks to you and your team for providing me with this opportunity to voice my opinions. I have concerns regarding both new building proposals on Sophia, but the one at 14 Sophia St. W. concerns me the most.

It's a very creatively designed project yet I am really totally dismayed at the proposed height of its tower.

Fire and rescue response in an emergency is a big concern.

As I'm sure you know Barrie has 5 fire stations. Each station has one pumper or pumper/rescue truck and only two have an added aerial truck. The Dunlop station has one of these aerial trucks and the other one is down at the station on Big Bay Point road. So in case of fire one would be blocks away from 14 Sophia W, but the other aerial truck would have to travel 7.5 kms to get here.

Great that the city has these two, but from what I have read their ladders only have a rescue capability range that goes as high as 75 to 105 feet in the air.

I believe that's about the height of a seven or an eight story building.

Logically to me it seems that developing a building where two thirds of the residents reside ABOVE that level is a potential for disaster.

As well, should the fire be massive it would certainly also be cause for alarm (no pun intended) to have to bring in trucks from stations outside of Barrie in a timely manner. Their response time from 10 km away or further would likely not be quick enough to stop the fire from spreading quickly up the 32 story chimney looking tower of 14 Sophia W.

A second issue for me is the look of the Barrie skyline.

This is not Toronto... nor do we want it to be or look like Toronto. For example, tastefully, the Nautical condo complex is 15 floors and the new Lakhaus condo will be 10.

I don't understand council's reasons to consider giving approval for a 32 story condo tower which not only will be totally and majorly out of proportion with current "high rise" buildings standing in the downtown/waterfront core, but will also look totally out of place standing at the foot of our surrounding historic residential areas. (Drury Lane, Toronto St., Sunnidale Rd. etc.) From the 400 as you approach Barrie coming down the hill from the Essa road exchange you will see that single tower sticking straight up in the sky 3 times higher than any other building in the downtown core and surrounding neighbourhoods and it will stand out as an unsightly monolith.

Extremely important on this issue as well you will be setting a precedent and giving a green light to the development of other buildings just as high. I believe you will destroy the vibe of everything that has been developed over the years around the lakeshore and one towering building after another will appear and literally overshadow most of the area.

Thirdly is the concern of the sheer numbers of people who will reside in that building. What is your speculation of the demographic of the people who are going to live there?

Are you assuming they will be a younger work force eager to use Barrie as a bedroom community and therefore will jump on the GO train in the morning at the Allendale/Waterfront station and head to Toronto.

Is this not counter productive to the city's go-ahead planning of the new neighbourhoods proposed and under construction in the south end off of Yonge St down by St. Peter's High School? Those seem to be specifically planned bedroom communities for young families appealing to those parents who work in Toronto. It will be so crowded for them on the train in the morning from the Barrie South Go station if even one person from each of your 495 units has already boarded from the waterfront.

Generally speaking, think of the amount of vehicle traffic that will be coming out of that building and out of 6-12 Sophia St. E every morning to go to work and returning at the end of the day. Have you ever been caught in that traffic around the lakeshore or on Bayfield street between Wellington and the 400 in the morning before 9:00? Add all your new traffic to what we have now and imagine how much more congested it will be.

I'm sure city council wants residents who have chosen to purchase condos around the lakeshore to be able to enjoy all the amenities that come with living there without feeling like they have been corralled into a small space. Further speculate on how many of these people from your units in both new buildings will be joining all who currently enjoy an early evening walk around the lakeshore on beautiful summer nights. You will probably need to create much wider concrete paths around the water, thus swallowing up your green space.

I think the city planners should take a harder look at the "big picture" of all the new building proposals (for example, include the new proposals set for Bradford St.) as everything you do will be changing the basic footprint of the downtown core and the surrounding lakeshore area. Over time this area has been created and developed slowly and with much thought. Maybe by looking at all the proposals collectively it will be discovered that some proposed building plans are better than others for the good of our community overall.

Thank you for hearing me out, Andrew. I hope council will have some serious discussion regarding the concerns of myself and others whose lives will be directly impacted by these buildings and the huge amount of people and cars that come with these proposed living spaces scheduled to be constructed at the foot of our neighbourhood.

Sincerely,
Janet Ness

