

**From:** Ian Rowe

**Sent:** October 20, 2020 12:50 PM

**To:** Wendy Cooke <[Wendy.Cooke@barrie.ca](mailto:Wendy.Cooke@barrie.ca)>

**Cc:** Keenan Aylwin <[Keenan.Aylwin@barrie.ca](mailto:Keenan.Aylwin@barrie.ca)>

**Subject:** Zoning Proposal - 136 and 112 Bayfield St., 113 and 115 Maple Ave. and 14 Sophia St. - Rockap Holdings

Dear Ms. Cooke:

Please accept this email as my objection to the above-noted application.

To have a condo tower 34 storeys tall in a city like Barrie borders on the absurd. It will be an eyesore for miles around. The proposal, as depicted in the recent Barrie Today article, is so out of character with existing development that it should be rejected out of hand.

In addition to height, the article indicates that "Rockap Holdings, is also seeking site-specific provisions to permit a reduction in the building setbacks, landscaped open space, parking and driveway lengths - as well as an increase in building height, gross floor area, lot coverage and the area ground-floor commercial uses..." Isn't that a pretty complete list of every performance standard in the Zoning By-law that would be applicable to the site? (!) Either this application is appropriate or the existing zoning provisions are appropriate – they can't be both appropriate. Is the City prepared to abandon the provisions of the Zoning By-law completely to facilitate this proposal? Either the City zoning standards are appropriate or they should be changed in a comprehensive planning exercise. Even if the standards were not appropriate, they should not be changed on an *ad hoc* basis application by application. (And have no doubt, other developers will seek to rely on any relaxed standards.

I urge Council to reject this proposal.

Please include this email in the record for the public meeting.

Please acknowledge receipt.

Regards,

Ian Rowe