

January 23, 2020

Mayor, Jeff Lehman and Members of Council
Barrie City Hall
70 Collier Street - 1st Floor
Barrie, ON L4M 1G8

RE: File D14 – 1683 - Amendment to the zoning by-law for lands located at 829 Essa Road

Further to the Council Meeting on Tuesday January 21, 2020, this letter is in opposition to Council decision to amend the zoning by-law for the lands located at 829 Essa Road, Barrie, ON. Please accept this letter as my request to make a deputation to City Council in opposition to this matter.

As a resident of Barrie since 1999, my family has grown up in this safe community otherwise referred to as a Holly. We appreciate there are pressures facing this Council to provide affordable housing and increased density as part of the planning and development, however at what cost. Innovative Planning Solutions on behalf 2591451 Ontario Inc. has requested this Council rezone the property at 829 Essa Road (Ward 7) is a result of the Corporation not having been successful to acquire neighbouring properties on Essa Road to build street townhouse. The residents of Athabaska, Columbia Road and Dyer Boulevard ask that Council consider the following factors before voting on an amendment to the City's Zoning By-Law :

- **Traffic Safety** - The property at 829 Essa Road has two entrance/exits; one onto Essa Road and one onto Athabaska Road. Why would this developer be allowed to choose which street to front this proposed townhouse on? If it is because Essa Road is too busy then why should the homeowners on Athabaska Road be penalized. Do they not have the right to quiet enjoyment of their frontage which is zoned single family.
- **Greenspace** - The property at 829 Essa Road has many 40-50 year old hardwood trees. As per the City's By-Law, homeowners are not permitted to take down a single tree yet this developer does not come under the same restrictions. The planner spoke about providing trees – the property will be maxed out by the building and anything that could be put in will be so small that their significance in comparison to the existing trees is negligible. At a time when global warming and pollution and the ozone layer are such concerns, taking down these mature trees is contradictory.
- **Impact on Transit Services** - Buses turning onto Athabaska Road have a difficult time and cars must stop well before the entrance to Essa Road to allow sufficient room. With the planned townhouse complex 10-20 more cars will be introduced to the same immediate location. It was very disappointing that neither the City of Barrie nor the planner had done a traffic study for this intersection in readiness for the meeting. Safety has been ignored. Would it take a fatality in that immediate area to take the blinders off of those in a position to make decisions on this development? The bus stop on Athabaska Road is to be moved to accommodate the developer. This bus stop has already been moved once to ensure the continued flow of traffic and now you

want to move it in front of a ZONED single family residence on the north side and opposite the south side bus stop; shame!

- **School Bus Safety** - At present there are buses in the area for the catholic primary and high school children and a bus for the public high school. There is no current bus for the elementary public school children; to put a bus in place for the elementary public school children (who may reside in this townhouse complex) our school taxes will be affected – NO! Many of us are seniors and we are paying way too much in school taxes without any benefits at this stage of our lives.
- **Impact to Waste Service Collection** - The potential of having at least one car per unit parked on the north side of Athabaska Road and the same on the south side and then add garbage day, buses and normal traffic patterns daily entering and exiting at Essa Road – this has not been a well thought out plan or it has been blatantly ignored by the City for the benefit of the developer.
- **Impact on Snow Removal Services** - Barrie gets lots of snow and a plough coming off Essa Road going west would be carrying a considerable amount of snow. Not knowing where residents of the proposed townhouse complex would work, let's presume they are employed and leave early in the morning. When they return home, their driveway access would be blocked with snow so they would park on the road – SAFETY HAZZARD – where will the snow go? Not on the street – SAFETY HAZZARD – and then there is the sidewalk – will the snow removal from the sidewalk get a pass too?
- **Zoned Residential Single Detached** - The homeowners in this area purchased their homes with the knowledge that they were in a ZONED RESIDENTIAL SINGLE DETACHED neighborhood; this proposal would devalue the homes with the granting of the zone change to Mixed-Use Corridor.
 - The planned development would back onto Dyer Blvd that has two storey homes on large lots. In particular, the property at the end of Dyer would abutt this planned development; with the loss of the trees, they lose their privacy and quiet enjoyment of their home as would the property that is on the west side of this development. Do the rights of ZONED residential single detached home residence not take precedence? The taxes paid by these homeowners, is considerably more than what one unit of this ten unit townhouse complex would pay annually.
 - The question about "balconies" was asked more than once and each time the response was evasive. The conceptual drawing indicated a 3.1m distance from the balcony on the west side of the building to the fence. Why is the right to privacy being ignored or allowed to be ignored. The home on the west side would lose all privacy of their backyard.
 - The suggestion was made that if no parking was allowed on the north side of Athabaska Road, a PERMIT ISSUE for the south side may resolve the concern of those homeowners who do not want cars parked in front of their home(s). Who would pay for those permits? Surely not the homeowners who purchased their homes in a ZONED Residential Single Detached community!

Amending the Zoning By-Law for 829 Essa Road will have the following impacts to the Holly neighbourhood.

- **Decline in Property Value** - The term AFFORDABLE HOUSING was used to describe this development yet the planner could not define what that meant in dollars. As seniors, we are concerned about the value of our homes, our investment for our future. What is the present value of homes in those areas compared to what they were before the rezoning?
- **Potential for other development other than housing** - an amendment by Innovative Planning Solutions on behalf of 2591451 Ontario Inc. to a Mixed Use Corridor with Special Provisions (MU2), increases the concerns of residents for other development other than housing. The City has already identified Essa Road for future development as part of the Official Plan, September 2018.

Thank you Mayor and Members of Council for your consideration and I look forward to the opportunity to make a deputation in opposition of the zoning By-Law Amendment for 829 Essa Road (Ward 7).

Marilyn & George Hutchison

From: Michael Saunders
Sent: January 24, 2020 11:51 AM
To: Wendy Cooke <Wendy.Cooke@barrie.ca>
Subject: Deputation: 829 Essa Rd.

Good afternoon Wendy,

I was chatting with Councillor Harvey regarding 829 Essa Road. He suggested I submit a request for a deputation in front of council this coming Monday. I live from the proposed development and would formally like to convey my concerns regarding the proposed 10 town homes.

Please let me know what further steps I need to take to ensure I can speak in front of council this Monday.

Thank you for your help,

Michael

Michael Saunders

DEPUTATION REQUEST

Request for deputation, any written submissions and background information for consideration by City Council must be submitted to the Legislative and Court Services Department by 9:00 a.m. on the **WEDNESDAY PRIOR TO THE REQUESTED MEETING**.

PLEASE PRINT

COUNCIL MEETING DATE: Monday, January 27, 2020		
GENERAL COMMITTEE MOTION NUMBER: 20-P-006 829		
SUBJECT: Zoning Bylaw Change for 829 Essa Road		
NAME OF PERSON TO APPEAR: Michael and/or Marlo Campbell		
EMAIL ADDRESS:		
STREET ADDRESS:		
City	Postal Code	
Barrie	L4N 9G5	
PHONE:	HOME:	BUSINESS:
NAME OF PERSON REQUESTING APPEARANCE (if different from person appearing):		
PHONE:	HOME:	BUSINESS:
NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):		
BRIEF STATEMENT OF PURPOSE OF DEPUTATION:		
We wish to discuss the impact of this zoning change to our residence and the		
city of Barrie and its intensification developments		
LETTER SUBMITTED WITH REQUEST:	YES <input type="radio"/>	NO <input checked="" type="radio"/>

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City of Barrie, Legislative and Court Services Department
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