

April 1, 2013

Dawn McApline, City Clerk  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

**Re: Official Plan Amendment and Zoning By-law Amendment –  
200C Dock Rd, Barrie - Your File # D09-OPA026**

Dear City Clerk McApline:

Our names are Brad and Jenny Harris currently across from the subject property of the proposed redevelopment of Dock Road in the City of Barrie. We have been recently notified by you of this most recent application for an official plan amendment and zoning by-law amendment with respect to 200C Dock Rd, Barrie.

It is our understanding that the application submitted for approval by the City of Barrie proposes to redesignate the Dock Road property from residential low density (R1) to residential medium density (RM2). The lands are currently designated Residential Low Density within the City's Official Plan, Residential Low Density with the Bayshore Secondary Plan and is currently zoned R1 – One Family Detached Dwellings in accordance with the Zoning By-law 85-95. We are also led to believe that the owners, Joe and Mary Santos, of 200C Dock Rd wishes to amend the current zoning to RM2 for the purpose of developing a 4 Storey Condominium with 24 units.

We would like to go on record objecting to any such amendment for the following reasons:

- 1) Given Barrie's demonstrated commitment to sustainable development consistent with the Ontario Governments Smart Growth policies which are laid out in the Places to Grow Growth Plan. It seems to me that a 24 unit Condo complex with many residents would be more suited to intensified corridor area, a major transit route or an existing built up area. Items that would connect it to the Smart Growth Policy. This proposal is in the middle of a low density residential making little sense.
- 2) It also appears that this application is not in keeping with the form, use and density of the surrounding developing neighbourhood and with the intended use of those on Plunkett Court.
- 3) Clearly this proposal is located in the mid block of a Low Density area strongly indicating that it would not be consistent with the overall form and use within the immediate area.
- 4) It could be argued that a higher density development should be more appropriately located closer to the City Centre or to a local growth node. This area is neither.
- 5) Further, one might suggest that a cul de sac (Plunkett Court) does not have the appropriate access or egress for this type of development. Something that a traffic study might identify.

- 6) It is our position that the intent of the Bayshore Secondary Plan would not be maintained if the Dock Road application is approved. The area is planned as a low density residential community which generally anticipates single family detached units. ANY Ad Hoc parcel development of this property without compatibility to the City's master shoreline development plan in our opinion would be regrettable.
- 7) Given Barrie's demonstrated commitment to sustainable development consistent with the Ontario Governments Smart Growth policies so clearly laid out in the "Places to Grow" Growth Plan. It seems to me that a multi unit complex with many residents and much traffic would be better suited to an intensified corridor area, proximity to a major transit route or an existing commercialized area. We would also therefore question whether an approval here would fit in with Barrie's Smart Growth Strategy as this proposal is directly in the middle of a low density residential community.
- 8) The proposed development also raises issues of compatibility in terms of "fit and finish" to the surrounding and adjacent communities. Clearly this application does not keep with the form, use and density of the surrounding neighborhoods in particular the intended use of the other property owners on Plunkett Court.
- 9) Another significant issue that must be addressed by council is the issue of precedence. If this rezoning is approved what is to stop any other resident, including those in the Lakeside Cove development (Lots #1-6), from getting together and doing the exact same thing if the ultimate objective is to maximize the values of their properties?

We would request that we be notified of any further meetings, hearings or decisions made regarding this application by e-mail \_\_\_\_\_ or at the address listed below.

In closing it would be unfortunate if council approved something that I think we all know just isn't right for our neighborhood or community. Thank you for the opportunity to voice our concerns and your consideration is appreciated.

Sincerely,

Brad and Jenny Harris

April 2, 2013

Dawn McApline, City Clerk  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

**Re: Official Plan Amendment and Zoning By-law Amendment –  
200C Dock Rd, Barrie - Your File # D09-OPA026**

Dear City Clerk McApline:

My name is Sarah Saville, and I live in very close proximity to the proposed redevelopment of Dock Road in the City of Barrie. I have been recently notified by you of this most recent application for an official plan amendment and zoning by-law amendment with respect to 200C Dock Rd, Barrie.

It is my understanding that the application submitted for approval by the City of Barrie proposes to redesignate the Dock Road property from residential low density (R1) to residential medium density (RM2). The lands are currently designated Residential Low Density within the City's Official Plan, Residential Low Density with the Bayshore Secondary Plan and is currently zoned R1 – One Family Detached Dwellings in accordance with the Zoning By-law 85-95.

There are many reasons that my neighbours and I share that make me object to this change, plus I worry about the negative effect on the neighbouring dock, and future park/beach area. A multi-residential building will create noise pollution on a much greater scale than a single family dwelling. I am also concerned with a communal garbage holding area that will create unpleasant odours in the summer months and be a draw for the large number of skunks/raccoons/mice and other rodents that live in the surrounding wooded areas. Not a pleasant environment for people who want to come and enjoy the waterfront area.

Thank you for taking our concerns into consideration.

Sarah Saville

This is Eugene Lee.

I am a resident on

My residence is located right across Mr. Santos's property.

His application to develop a low-rise condo/retirement home on his property is a big concern in our neighborhood as you know well.

His proposal is 100% out of character for this neighborhood.

A few among many concerns we have are

The lack of public transit;

- Public safety due to the increase in vehicle traffic in an area already highly populated and an area that sees an increase in visitors during the summer months;
- Lack of vehicular access to the development site (i.e. one entry/exit point for emergency vehicles)
- The development would definitely be 'out of character' from the estate lots in the area;
- Potential for a decrease in property value; and,
- Potential for an increase in crime such as, break and enters, theft from vehicles and mischief.

We are totally against Mr Santos's development proposal and we hope city council and our city councillor listen to our concern.

Truly yours

Eugene Lee

Hi Alex and Dawn,

I am dismayed to hear that Joe Santos is making another push to have his property rezoned. I believed that this was settled and it was no longer a concern.

I just want to make very clear that I am totally against this idea as I have from the beginning when I spoke against it at a Council Meeting in 2008. I should not need to list the reasons why I believe that it is a bad idea at this point. However, if you need to hear them again, I will be happy to generate a list.

I ask that you echo my thoughts and vote against Mr. Santos' request at City Hall in the decision-making process. Expect to see me at the Concil Meeting on April 8<sup>th</sup>.

Regards,

Craig and Kelly Duncan

Dawn McAlpine, City Clerk  
City of Barrie, P.O. Box 400  
Barrie, Ontario L4M 4T5

Dear Dawn

Please note our formal objection to the proposed **Official Plan Amendment and Zoning By-law Amendment (File: D09-OPA26)** by Joe and Mary Santos for their 200C Dock Road property in Barrie, ON.

We currently live at \_\_\_\_\_ directly across from the proposed development and were recently received a notification of the latest application. The property is currently designated Residential within the City's Official Plan, Residential Low Density in the Bayshore Secondary Plan and zoned Residential Single Detached First Density (R1) in accordance with Zoning By-law 2009-141.

The application to redesignate the subject lands to Residential Medium Density in the Bayshore Secondary Plan per the applicant's previously submitted Site Plan Application (D11-1534) to permit the development of seniors housing units in the form of a multi-storey building is objectionable for the following reasons:

1. The proposed development is NOT in keeping with the **City of Barrie's Official Plan** for intensification within the designated Urban Growth Centres, primary and secondary corridors, or local growth nodes that are specifically designed to utilize existing City services and close proximity to transit routes, transit stations, or designated commercial and industrial areas.
2. The proposed development is NOT in keeping with the **Places to Grow Plan** tabled by the Ontario Government to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life across the province to build complete and strong communities that promotes a healthy environment and a culture of conservation.
3. The proposed development is specifically intended for residential medium density senior's housing units that would be best suited within areas providing suitable access to public transport and designed for higher traffic use and support services required to sustain its intended use. There is no doubt that a property of this nature would clearly experience higher than normal traffic volumes and require larger parking areas as opposed to regular residential use.
4. The proposed development is NOT consistent with the intended land use and density i.e. single-family, detached homes in accordance with the surrounding area, adjacent neighbourhoods and/or communities.
5. The proposed development will be accessed from Plunkett Court, an established cul-de-sac not suited to this type of development. Traffic volumes would increase significantly posing a higher risk to the children in this neighbourhood that enjoy the relative safety of a quiet residential street and access to the future City Park on the adjacent property.
6. The proposed development for residential medium density land use and the additional infrastructure, services and traffic required to support such a development was likely never considered during the design of the adjacent Lakeside Cove community.
7. The proposed development would set a precedence in motion for any future applications of a similar nature to rezone existing single residential detached land use for higher density developments outside the City of Barrie's designated intensification and intended growth areas. This would be most regrettable.

In conclusion, while we understand that intensification represents an essential component of the City of Barrie's growth management strategy to minimize the infrastructure requirements, it is our position that the application by Mr and Mrs Santos demonstrates a radical departure from the intent of the City's Official Plan and the Bayshore Secondary Plan if it were to encourage higher density residential developments outside of the designated urban growth areas and corridors that specifically cater to this. The City's Official Plan is a long range planning document that guides the use of land in the City as well as its future growth and development. It provides direction on how and where change and growth should

take place and identifies the services and facilities needed to support the development of healthy and complete communities while setting out measures to conserve our natural and cultural heritage. Clearly, the 200C Dock Road property is NOT consistent with a medium or higher density residential development and NOT fit the required profile best suited for such use. The potential rezoning of the 200C Dock Road property would set an unwelcome and unfortunate precedent within the City of Barrie's boundaries and be harmful to the surrounding neighbourhoods and communities it's intended to serve, with a most regrettable outcome.

We therefore once again urge that the City of Barrie does not consider this application and rejects the proposal for rezoning the property from its current residential use.

Do not hesitate to contact us if you have any questions regarding our objection.

Sincerely,

Rowan & Nicki Maré

Dawn McAlpine, City Clerk  
City of Barrie  
P.O. Box 400  
Barrie On L4M 4T5

Re: File #D09-OPA026

Dear City Clerk McAlpine:

Our names are Tony and Agnes Galea We purchased in the Lakeside Cove development zoned as low density residential . We have been recently notified of this most recent application for an official plan amendment and zoning by-law amendment with respect to 200 Dock Rd.Barrie.

Unfortunately we are out of town and will not be returning in time to attend the public meeting on April 8, therefore we are writing to express some of our concerns:

- . Lack of access to the site
- . Potential decrease in property value of estate properties in the area
- . Potential increase in crime such as break and enters, vehicle theft etc.
- . Lack of public transit
- . Public safety due to increase in traffic

We urge that the City of Barrie does not consider this application and rejects the proposal for re-zoning the property from its current residential use. It would be unfortunate if council approved something that we all know isn't right for our community.

Thank you for the opportunity to voice our concerns and your consideration is appreciated.

Sincerely,

Tony & Agnes Galea



Thank you for the opportunity to voice our concerns and your consideration is appreciated.

Sincerely,

Tony & Agnes Galea

To The Mayor and City Councillors

On behalf of Owners of properties on Tynhead Rd I am advising the City that we are strongly opposed to the proposed Amendment. Unfortunately this appears to be another attempt by the Santos to engage the City in a Legal battle while limiting the Santos' Costs. I know Council is fully aware of the previous OMB matters regarding Santos and Santos' withdrawal from the Scheduled Hearing which also avoided the Santos incurring the costs involved in the hearing. The recent OMB Decision regarding the Marandal Application on Dock Road outlined the importance that any Intensification Application follow the City's Intensification Policy and also be in keeping with the neighbourhood character. This Application clearly does neither. We request the City turn down the Application. It is unfortunate for all the people of Barrie that the current system allows for such negligent applications considering the Provincial Intensification Policies and OMB decision guidance. I request the opportunity to speak at the meeting on April 8, 2013.

Regards

Alan Mather

Dawn McAlpine  
City Clerk  
City of Barrie  
Barrie, ON, L4M 4T5

Alex Nuttall  
Ward 10 Councilor  
City of Barrie  
Barrie, ON, L4M 4T5

**ATTENTION: MRS. MCALPINE, MR. NUTTALL and BARRIE CITY COUNCIL**

OPPOSITION TO A CONDO/RETIREMENT UNIT DEVELOPMENT  
ADJACENT TO PLUNKETT COURT, BARRIE, ONTARIO – 2013-04-03

Joe and Mary SANTOS of 200C Dock Rd have applied for an Official Plan amendment that would re-zone their property and change it from a low-density residential property to a medium density property. Their intention after re-zoning is to develop a 3.5 story seniors housing units.

Mary and Joe Santos argue that their development proposal follows with a provincial planning policy known as 'Places to Grow' and Barrie's intensification proposals, which focus on urban growth, public transit and the development of primary and secondary corridors and nodes at intersections. Obviously, there are many concerns that may relate to Santos' development plan. These concerns may include:

- The lack of public transit;
- Public safety due to the increase in vehicle traffic in an area already highly populated and an area that sees an increase in visitors during the summer months;
- Lack of vehicular access to the development site (i.e. one entry/exit point for emergency vehicles);
- Potential for an increase in crime such as, break and enters,

- theft from vehicles and mischief;
- The increased population may pose an issue for local school boards (i.e. over crowding);
  - Potential environmental damage; and,
  - The development would definitely be 'out of character' from the estate lots in the area.

A public meeting will be held April 8th at 7:00 p.m. Barrie City File D09-OPA026 encourages those concerned about the development described above to submit their concerns to the City Clerk's office by April 3rd. Consequently, in an effort to facilitate this request let it be known that the signatures listed below are of those who disapprove and object to the application and development of any condominium, retirement home or any other multi-unit dwelling on or adjacent to Plunkett Court, Barrie, Ontario.

## **PETITION CONTAINING 40 SIGNATURES**

**and**

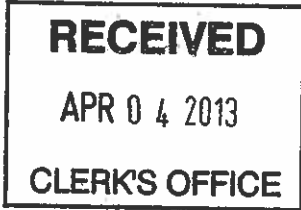
## **CIRCULATED BY E-MAIL TO 52 RECIPIENTS**



Development & Municipal Services Control Centre  
Floor 5, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2  
Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
Fax: 416-296-0520

March 26, 2013

City of Barrie  
Planning Dept.  
P.O. Box 400, 70 Collier Street  
Barrie, ON  
L4M 4T5



Attention: Dawn McAlpine

Dear Sir/Madam:

RE: Official Plan Amendment and Zoning By-Law Amendment Application  
Location: 200C Dock Rd.  
Your File No: D14-1452, D09-OPA26  
Bell File No: 43472

Thank you for your letter of February 27, 2013, requesting comments on the above-referenced application(s).

A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

for

Lina Raffoul,  
Manager - Development & Municipal Services, ON

Dear Mr. Nuttall & Ms. McAlpine,

Please accept this notice as our formal rejection to the proposed official plan amendment & zoning bylaw submitted by Joe and Mary Santos, 200C Dock Rd.

We currently reside at \_\_\_\_\_ across from the proposed development and we recently received a notification regarding the latest application by Joe and Mary Santos. This is our second written objection to Mr. and Mrs. Santos's attempt to rezone their property from low density (R1) in accordance to zoning bylaw 2009-141.

We believe that Mr. and Mrs. Santos are making another attempt at hijacking public policy purely for personal monetary gain without regard to the following:

1. The proposed development is NOT in keeping with the **City of Barrie's Official Plan** for intensification within the designated Urban Growth Centres, primary and secondary corridors, or local growth nodes that are specifically designed to utilize existing City services and close proximity to transit routes, transit stations, or designated commercial and industrial areas.
2. The proposed development is NOT in keeping with the **Places to Grow Plan** tabled by the Ontario Government to plan for growth and development in a way that supports economic prosperity, protects the environment and helps communities achieve a high quality of life across the province to build complete and strong communities that promotes a healthy environment and a culture of conservation.
3. The proposed development is specifically intended for residential medium density senior's housing units that would be best suited within areas providing suitable access to public transport and designed for higher traffic use and support services required to sustain its intended use. There is no doubt that a property of this nature would clearly experience higher than normal traffic volumes and require larger parking areas as opposed to regular residential use.
4. The proposed development is NOT consistent with the intended land use and density i.e. single-family, detached homes in accordance with the surrounding area, adjacent neighbourhoods and/or communities.
5. The proposed development will be accessed from Plunkett Court, an established cul-de-sac not suited to this type of development. Traffic volumes would increase significantly posing a higher risk to the children in this neighbourhood that enjoy the relative safety of a quiet residential street and access to the future City Park on the adjacent property.
6. The proposed development for residential medium density land use and the additional infrastructure, services and traffic required to support such a development was likely never considered during the design of the adjacent Lakeside Cove community.
7. The proposed development would set a precedence in motion for any future applications of a similar nature to rezone existing single residential detached land use for higher density developments outside the City of Barrie's designated intensification and intended growth areas. This would be most regrettable.

In conclusion it is very clear that the 200C Dock Road property is not consistent with a higher density residential development other than its current R1 zoning. Mr. Nuttall we urge you and the city of Barrie to reject this application.

Our family chose to purchase on Plunkett court because of its low density residential environment. If the city does not reject this proposed amendment it would negate the very reason why we and many other families in this neighbourhood chose to move here in the first place.

incerely,

Sasha Opacic & Sasha Minchin