

From: Eric Taverner

Sent: Thursday, December 06, 2018 3:15 PM

To: Andrew Gameiro <Andrew.Gameiro@barrie.ca>

Subject: Re: Zoning By-law and Official Plan Amendment (File: D14-1647 & OPA69) - 233, 237, 241 & 245 Dunlop Street West

Hi Andrew: Thanks for taking the time to speak with me regarding this project.

While I do support sustainable development in this area, I have some specific concerns that I would like considered by council.

The structure as proposed is only 3 metres from my property. While I understand that variances like this are not uncommon, it needs to be understood that my building is nearly 100 years old, and a construction project this large will undoubtedly have a considerable negative impact on the structural integrity of my building, from either excavation activities, vibrations from equipment, or even falling debris from such close proximity.

Secondly, the proposed tree removals will impact both the aesthetic and monetary value of my property. The privacy and beauty of the existing trees are part of what has given my tenants their long term enjoyment of living there. There is a considerable portion of the subject land that has no trees, and I believe the removal of the majority of the bordering trees is not necessary.

Also, I do not believe that the project as proposed has sufficient parking relative to the number of units. This undoubtedly will result in overflow parking on adjacent streets, causing an ongoing nuisance and hazard.

Thanks for taking the time to read this, and forwarding my concerns.

Eric Taverner

-----Original Message-----

From: Mike Fawcett

Sent: Wednesday, December 05, 2018 8:29 PM

To: Andrew Gameiro <Andrew.Gameiro@barrie.ca>

Subject: Later of concern RE: 233, 237, 241 & 245 Dunlop Street West

Hello Andrew

Please find attached a letter outlining our concerns as they relate to the proposed development lead by MDM Developments. Who reads these letters? How are these concern handled from here?

Thanks

Mike Fawcett

Reference to: **Official Plan Amendment and Amendment to the Zoning By-law – MDM Developments, 233, 237, 241 & 245 Dunlop Street West, Barrie.**

We are contacting your office in reference to the planning application, which has been put forth by MDM Developments regarding lots 16,17,18 and 19 of Dunlop street west in the City of Barrie.

As residents and property owners for over 10 years we strongly object to this development as put forth.

Our property

is a family home with a grassed backyard. During the summer months our backyard sees much use, from sports activities, gardening and landscaping too simply just relaxing in the sun. We look forward to summers out in our yard.

Should this proposed development move forward the shadow cast by the building would change the look and feel of the area forever! The proposed building will prevent the sun from reaching our yard from early summer to mid fall. Unfortunately, the shadow cast by this building will effectively turn a mid summer afternoon into dusk. City growth should not come at the expense of the people already living in an area. Enjoyment of the sun should not become a resource exclusive to the individuals living in tall buildings.

Laws can be changed, trees can be planted and traffic can be controlled, but once a building is in place, it is there in perpetuity. Property owners are afforded the right to quiet enjoyment of their property. As such they should not have to leave their property in search of sun. Our property is 160 x 60 and should this development proceed as planned will be under full shadow, from MAY thru to SEPTEMBER starting at 3pm to dark. As a property owner invested here for over 10 years this is completely unacceptable and some satisfactory resolution must be found.

We are fully aware that development in some form or another is expected in this area. However, development must come with minimal consequences and disruptions to already

existing area residents. Residence of the area should under no circumstances have the quiet enjoyment of their property interfered with as a direct or indirect result of this or any project. Development should be of some benefit to the existing community, and not bring with it diminished enjoyment to surrounding properties.

As property owners in direct proximity to this proposed development we have a number of concerns. These include but are not limited to the following:

- The Shadow cast by the building
- The Psychological effects of living on a shadowed property
- Diminished ability to grow a vegetable garden in our yard
- Diminished ability to grow plant and flower gardens in our yard
- Diminished ability to enjoy a swimming pool
- Diminished ability to enjoying our back yard
- Increased traffic affecting ingress and egress in relation to our property
- Traffic disruptions
- Structural damage as a result of heavy equipment
- Privacy concerns resulting from a high-rise structure.

We are troubled by the thought of a shadow being cast over property. The shadow cast by this building will forever change the landscape of our neighborhood. And unfortunately effect the use of our yard on a daily basis. The enjoyment of our property and the properties of our neighbors should not be compromised. After all, we were here first. We are the citizens. We are what make this city.

It's ironic that such a shadow would not be permitted to be cast across one of our city parks. As such, the same consideration should be given to adjacent landowners. We are the residents already invested here. We have not come to town looking to make a profit, because property values are considerably lower here than in the developer's home area. We've grown with the city. An equitable solution needs to be found.

We have considered several options that should be fully aired prior to any decisions being made by the City.

- MDM Developments reduce the height of the building to 6 stories as was expressed by the community at the first meeting.

- MDM Developments reverse (flip) the layout of the site moving the building to the West end of the property. This change would have a greater portion of the shadow falling across the parking area of their own property helping to minimize the disruption caused by the shadow to adjacent properties

As it stands the present plan would have a negative impact, which may include but not limited to the following:

- The mental and Psychological effects of living on a shadowed property.
- Anxiety and stress relating to diminished property enjoyment
- Diminished property enjoyment in general
- Diminished ability for outside activities mid summers day and evenings
- Diminished ability to grow a vegetable garden
- Diminished ability to grow plants and Flowers
- Decrease in property value
- Diminished curb appeal
- Diminished selling price
- The loss of the quiet enjoyment of our property mid summer into fall

A shadow cast across our yard at the height of summer will diminish the overall quality of our lives. We propose:

The purchase of the properties by MDM Developments that will be most affected by the shadow of their building. Both of the immediate property owners would be favorable to some discussion to this end.

Thank you for looking over our concerns

The Fawcett's