

Angelia Simmonds

Feb. 3, 2021

Dear Barrie City Council,

I am writing this letter to express my concerns regarding the proposed development of 189,191, 195 and 197 Duckworth Street.

Barrie is made up of many different neighbourhoods with their own unique feel. As you enter the East End of the city you notice the historic elements of the homes with mature trees. The look of this development does not fit into the neighbourhood. Watching council meetings, I have heard council members talk about proposed developments needing to blend in/match the existing neighbourhood. I ask that this be part of the plan for this development. There are some medium density units in the area that have achieved this i.e., corner of Duckworth and Penetang and Highland Ave.

The developer has only provided a conceptual plan. I will address my concerns based on this information as there is little detail being provided. As a resident whose property backs onto the proposed development I will be directly impacted. Our neighbourhood is largely bungalows with a few two-story houses. The developer is proposing 3 ½ stories. The closest 3 story buildings to the site are 1 km away. These units do not have balconies and they face the main road. The proposed building will stand approximately 50 feet tall compared to the bungalows surrounding the area that are about 15 feet. The proposed building will be 3 times the height of the existing houses in the neighbourhood. As proposed these buildings will stand out like a sore thumb. With the buildings facing sideways on the property they will affect the privacy of the existing neighbours. The first floor of the building will start at 9 feet above grade. That is halfway up the existing homes, above their fence lines. Our backyard and pool will be on full display. We will have no privacy as the first floor of the building will

be above our fence. All the windows will be above the existing houses compromising privacy, not to mention the plan for balconies on the buildings. The Urban Design Plan suggests, fronting should be the main street, Duckworth. Repositioning the buildings to face Duckworth would give current residents their privacy and improve the overall design of the development. This would allow for driveways, green space and fit in with the look of the East End neighbourhood.

Barrie needs affordable housing. Our local school, Codrington is at 80% capacity, therefore needs students. I don't feel this development is a response to address either of these issues. The building has a number of stairs leading up to them and appears to be linear. This will deter young families, seniors and those with mobility issues. The Developer and homeowner are trying to cram in too many units in a small area to maximize their profit. Currently the housing density in the neighbourhood is 15 units per hectare, the proposed plan is for 100 units per hectare. That is a notable increase that will have an impact on the existing neighbourhood (noise, traffic, snow removal, garbage). Not to mention it is likely many of these units will be purchased by people who have no intentions of living there or to provide affordable housing to those in need. If this was in response to affordable housing, they could put in second suites and back yard garden suites without any zoning changes. This would triple the housing at a much lower cost without destroying the feel of the neighbourhood.

I am concerned about changing the zoning to mixed use. The developer and homeowner have provided a conceptual plan to build 28 units. My understanding is a conceptual design means it is "suggested" not set in stone. If the zoning is changed based on the "conceptual" drawing the developer can change his plan to anything that a mixed use could be used for. They could build a plaza, hotel, or office space etc.

Looking at this plan I am left with many questions. I am asking that as a council member you ask the developer to be transparent and provide plans to what they actually plan to develop. City council needs to vote against the rezoning until it has the information needed to make an informed decision. As a resident of the east end, I am pro development that addresses the concern of affordable housing while maintaining the integrity of our neighbourhood. Thank you for taking the time to read my concerns.

Angelia Simmonds

Mayor, City Councilors and city staff

My name is Robert Simmonds, I am an East End resident. Currently I am employed as a Professional Firefighter with 32+ years' experience. After retirement in the Canadian Armed Forces, we decided to move our growing family to Barrie and establish roots. We researched the areas of Barrie and found the east end was a perfect place to raise our family. The spacious residential lots and community feel of the area appealed to our growing family. We chose this area because of large lots, the low traffic volume and proximity to Codrington School. We felt the kids could safely walk to elementary and high school from our home. The proximity to the waterfront and downtown core were a plus. As this is an older part of Barrie it has a lot of mature trees and green space. We have lived in the East End for 12 years.

I am concerned about the existing lots being rezoned to multi-use. The area is largely residential, single-family homes. Adding a Mixed-Use development with special provisions in this area is not appropriate nor is it supported with amenities within walking distance. The city is currently reviewing the draft official plan that no longer identifies Duckworth St as an intensification corridor. We understand the developer and property owner are trying to get this passed before the new plan comes into effect. Under the city's new official plan, the proposed development would not be passed.

The developer has provided little detail to what they plan to build on 189, 191, 195 and 197 Duckworth. They have only provided a conceptual exterior plan for 28 units. We have no idea if these units will be sold or rental units. I am concerned that this development could lead to issues with absentee landlords that already plague the East End. There are no details about the number of bedrooms. This means we have no idea the total number of occupants of the proposed buildings. The developer did not include a layout of the townhomes. Will the units be 2, 3 or 5-bedroom units? If the units were 5 bedrooms per unit X 28 units that would equal 140 residents. That is a drastic density change from the surrounding area. The plan only includes 56 residence parking spaces and 8 visitor parking spots. Realistically there will be a need for more parking. Where will the other cars park? This proposed development would add additional traffic on Mountbatten and Duckworth. The area around Codrington is very busy especially at the beginning and end of the school day. With increased traffic on Duckworth especially during before and after school when kids are walking to and from school poses a safety concern. If the rezoning is approved the city will have little to say if the developer changes their plan, as they have only submitted a "conceptual" plan. I ask the council to not approve the rezoning until the developer has provided complete plans for this site.

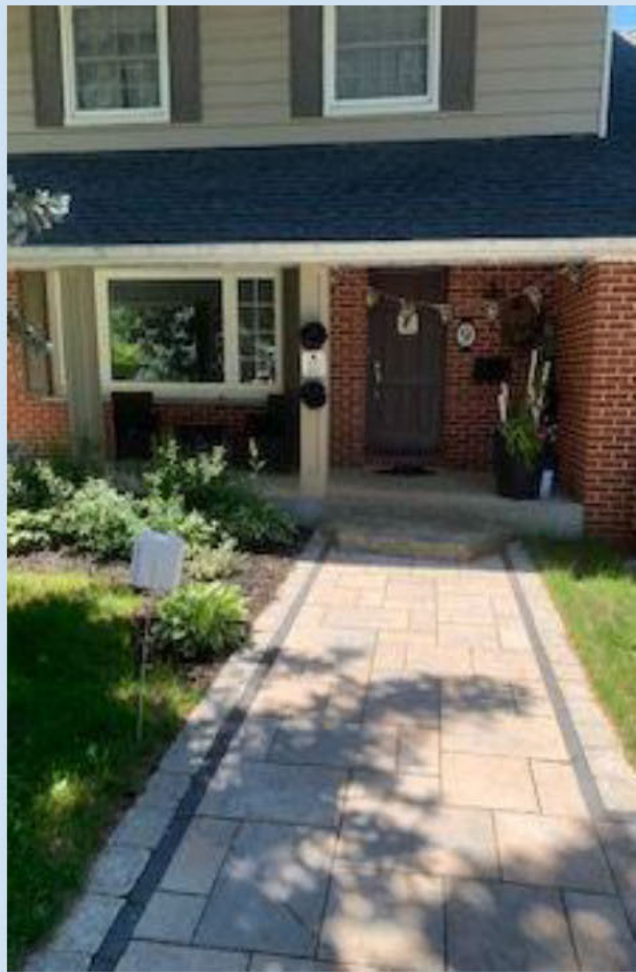
The proposed development on Duckworth does not fit in our desirable neighbourhood. Most of the dwellings in the East End are 1 1/2 story in height. The proposed development is 3 1/2 stories in height. The proposal is for 28 units in total with parking underneath the structures. The raised design will result in residents of the development, from the first floor up, having a full view of me and my neighbours backyards. Councilor Morales has gone on record saying a proposed development in his ward would negatively cause many privacy issues. This is true about the proposed development. My property is to

the north of this proposed development. It will be a privacy issue for me and my family. The balconies will overlook our property including our pool. The first floor will be above my 4-foot fence line. All the windows and balconies on the northside of the building will look directly into my yard. Turning the proposed units so that the frontage of the development is on Duckworth will allow me and my neighbour to continue to enjoy our backyards. It will also allow the residents of the development some privacy on their balconies. This would align with the city's Urban design plan.

Looking at the plan the developer has provided shows the majority of trees on the 4 lots with "X's". I assume this means these mature trees, that the East End is known for, will be gone. Not only are these trees beautiful, but they also help to provide privacy and buffer noise. What is the plan to protect the canopy of trees? Will the city be conducting a tree survey?

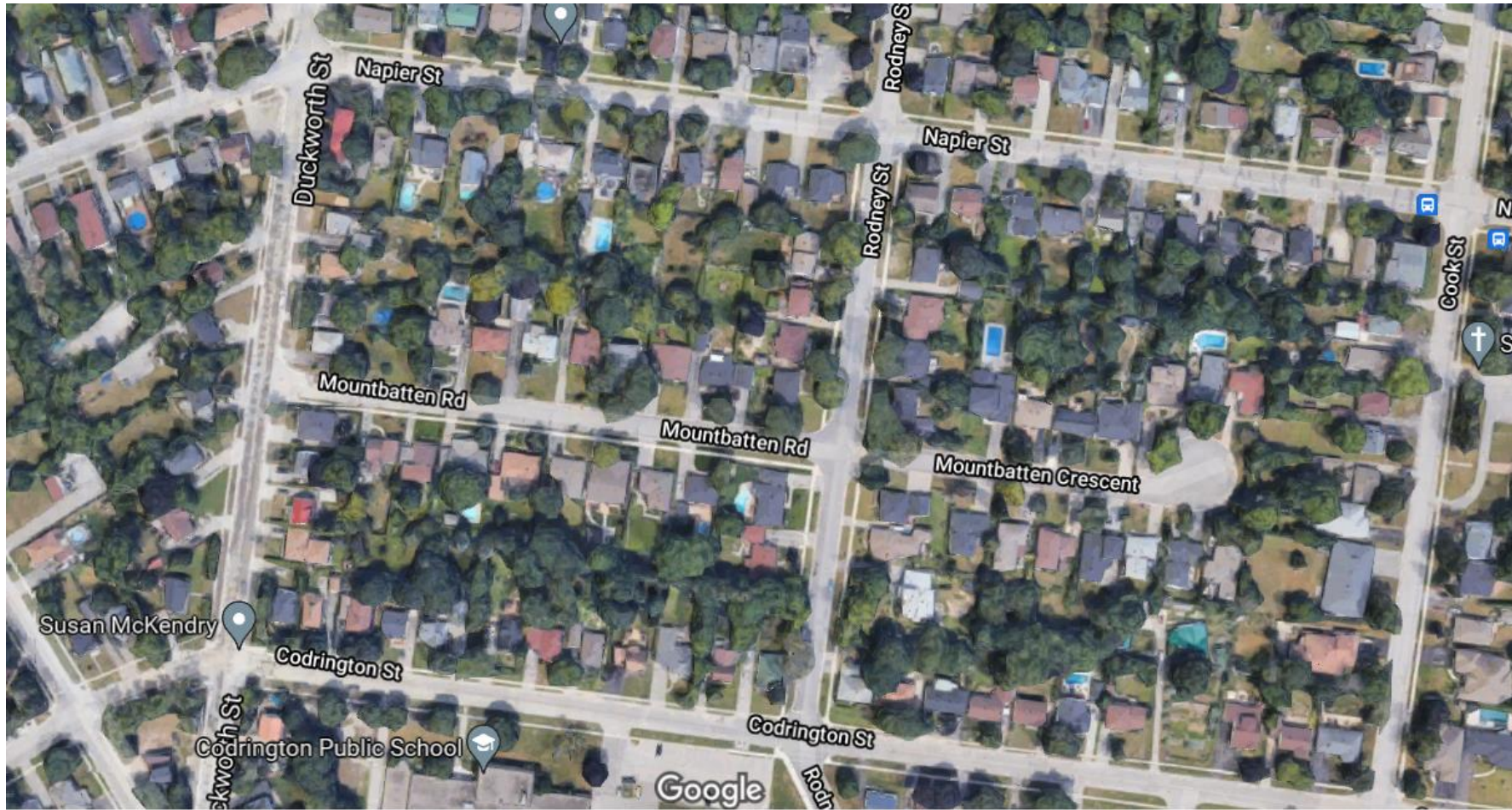
Thank you for taking the time to read my letter. Please consider the points that I have identified. If you have any questions regarding my letter, please contact me.

Robert Simmonds



Rob and Ange Simmonds





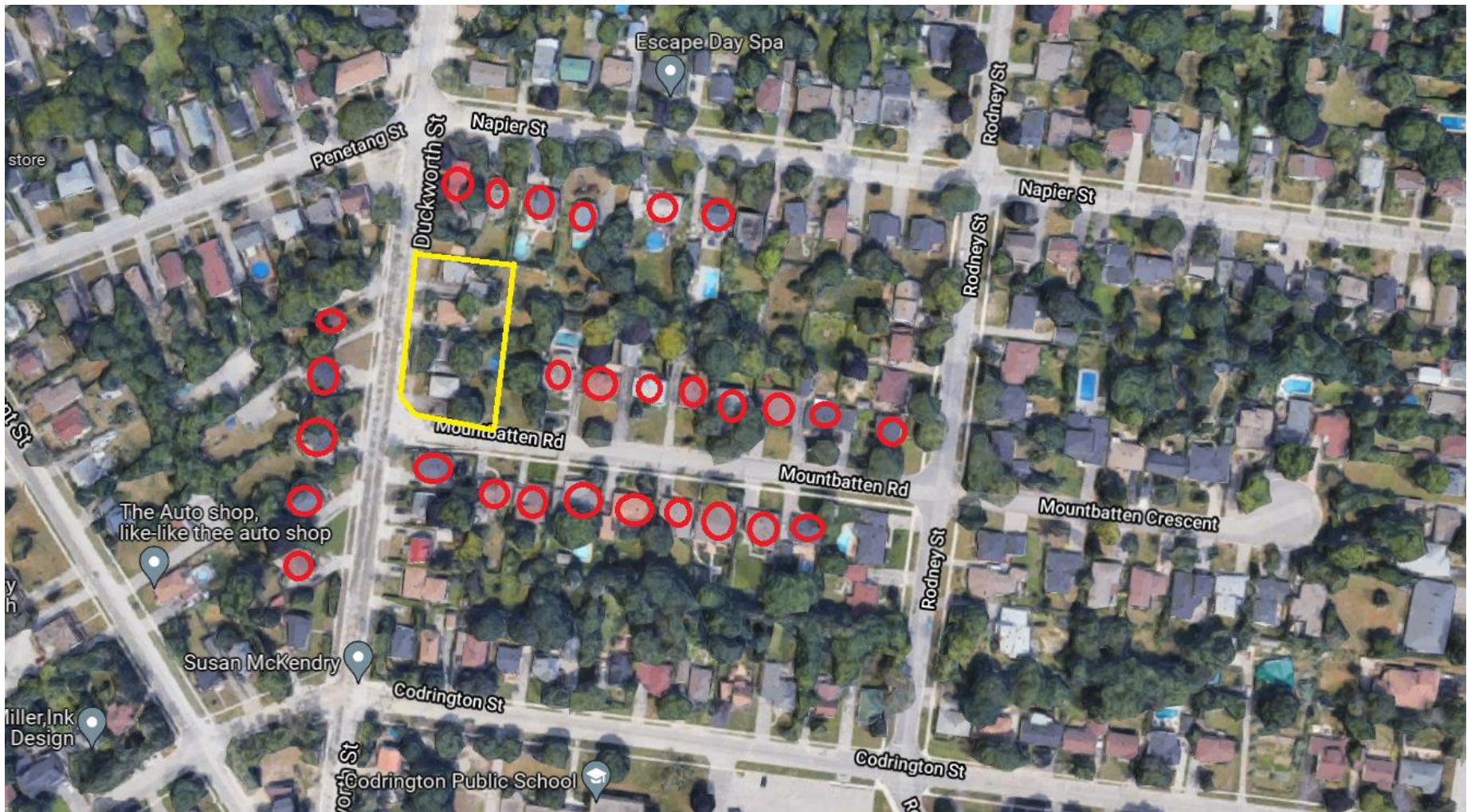
Susan McKendry

Codrington Public School

Google







Escape Day Spa

Penetang St

Napier St

Rodney St

Napier St

Duckworth St

Rodney St

Mountbatten Rd

Mountbatten Rd

Rodney St

Mountbatten Crescent

The Auto shop,
like-like thee auto shop

Susan McKendry

Codrington St

Miller, Ink
Design

Codrington Public School

Codrington St

Dear councillors, City Planners and Mayor Jeff Lehman,

My name is Lori Levere and I have lived in Barrie on [redacted] since 2010. I have appreciated the family friendly neighbourhood here and it is why I chose to live here.

I feel compelled to write about the current plans to change zoning in my neighbourhood, from residential single detached dwelling to Mixed use status.

I am writing to about file D30-019-2021 and proposal for rezoning

I have serious concerns about traffic safety if the current development goes forward as planned. I have even now an unresolved issue with traffic as I try to enter Duckworth Street from Mountbatten. My line of vision to do it safely is impossible. This is because rental homes on SE corner there have many cars (6) parked a driveway intended for 2.

I can only imagine how this will be complicated by 58+ cars trying to do the same thing everyday because of this new development. The neighbourhood is designed for small family friendly homes, not townhouse apartments where driving a car would be essential due to no local grocery store.

Mountbatten is not designed for intense flows of traffic. DUCKWORTH is. We just had major infrastructure construction done here in 2015 and now another plan to do more is repetitive ,duplicative , disruptive and expensive to us as taxpayers.

I attended a town hall meeting about this in winter of 2019 at the Barrie City Hall during which no residents in the area welcomed the proposal and no ammendment to consider our comments has been kept on file or acknowledged in the current plan. Do city planners have policy to keep notes of this?
Thankyou for reading this. I look forward to further meetings about it.
Lori Levere

- Despite the fact that it is Duckworth Street that is currently identified as an intensification corridor, the proposed property fronts onto Mountbatten (small, quiet, residential street) and 58 personal vehicles and associated service vehicles will enter and exit onto Mountbatten, effectively making Mountbatten the Intensification corridor

From: Andrew Telford <
Sent: Friday, February 4, 2022 12:30 PM
To: cityclerks <cityclerks@barrie.ca>
Cc:
Subject: Proposed Development at 189, 191, 195 and 197 Duckworth and Mountbatten

To whom it may concern
My family have been living in Ward 1 for 46 years and currently reside at

After reviewing the planned development with the MU2 rezone request, we are **strongly in opposition** for the following reasons:

- Location not appropriate for high density housing according to COB future plans
- The current planned structure lacks any continuity to the existing neighbourhood homes ... (i.e. no effort was made (other than a public mtg) to collaborate w/ existing neighbours)
- Major concerns of traffic, noise and crime based on "like" structures that already exist by Georgian College.

There's no argument that intensification is a must for our city ... but not in the order of magnitude of this plan! I'm hopeful a thoughtful compromise can be reached, that is suitable for the developer, the COB and ultimately the residents of the neighborhood!

Thank you for your consideration
Andrew and Sally Telford

***Please note**, we would like to attend the meeting on Feb 8th

Cheryle Russell

January 31, 2022

To Mayor Lehman, Councillors, City Planners and City Clerk,

Re: File D30-019-2021

I Do Not Agree with the rezoning from Residential Single Detached Dwelling Second Density (R2) zone to the 'Mixed Use Corridor with Special Provisions (MU2)(SP-XXX)' zone at **189 -197 Duckworth**. This proposed rezoning is not practical.

I moved to Barrie in 2009, I have lived at _____ for the past 6 years. I grew up in Toronto and understand that Barrie must evolve to meet its citizens needs. I think Barrie residents need attainable, practical housing.

This proposed rezoning is not practical in many ways, mainly:

1. There are no services or amenities within walking distance. This section of Duckworth is not intensified, there are no food stores, community centres, or other services to walk to. How are all these new residents going to buy food without all of them owning cars?
2. The number of bedrooms is not specified. A mixture of 2- and 3-bedroom townhouses makes sense. What if each unit has 5 bedrooms and each resident needs a car to go get food? Where are all these cars going to park?
3. The proposed development and driveway entrance will face onto Mountbatten, which will impact our neighbourhood culture. Our children walk to school and safely ride their bicycles on Mountbatten Rd. Neighbours gather to socialize and watch the children play. Some neighbours and I started a knitting group, we share garden produce and plants. Why is the proposed development not facing Duckworth? Why is the entrance not off Duckworth? Why disrupt the quiet, side street atmosphere of Mountbatten Rd when Duckworth is the busy, main road?

I think Barrie City Council has worked hard to develop practical neighbourhoods where residents like to live. File D30-019-2021 doesn't continue this vision.

Thank you for your time and consideration,
Cheryle Russell

From: STUART MCMILLAN <
Sent: Sunday, February 6, 2022 2:16 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Duckworth development

February 6, 2022

To whom it may concern

I am writing today to voice my opposition to the proposed development at 189 - 197 Duckworth St.

First and foremost, please be aware that I have no qualms with redevelopment of derelict or vacant properties.

However, after reviewing the available documents, I have considerable problems with this particular proposal.

As this property now stands, it is in an area of single family dwellings that is, as I understand, no longer going to be an intensification zone within the City of Barrie. Therefore the proposed zoning change to a higher density is not being sought by the city for this particular area.

As for the provisions being sought for this development, it would appear that this developer is, as most do, trying to jam as much as is humanly possible onto a parcel of land to maximize the return on investment. It does not take much to imagine the congestion due to increased traffic that this development will bring to this area. Set backs and allowances are there for a reason and should be abided by.

For an area that is primarily single family dwellings, this development is, in my opinion, far to intense a density and one that is not needed in this proximity. It is also trying to accommodate a total lack of parking availability by constructing a partial underground facility which then makes the total height of the development 3 1/2 stories not the 3 that they are promoting. I am quite sure that the adjacent properties did not anticipate a structure of this magnitude in their back yards.

In closing, I realize that the city is trying desperately to provide additional housing to try to alleviate a drastic housing shortage. It is my opinion, however, that this is not the place to do this and it certainly is not the type of redevelopment that this location needs.

Stu McMillan

from my iPad

From: Peggy M <>
Sent: Sunday, February 6, 2022 9:10 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: File#D30-019-2021 - PLEASE OPPOSE THIS RE-ZONING

Dear Sir/Madam,

I am a recent resident of the City of Barrie. In Dec 2020, I purchased the home at.

When I first began house hunting, I knew I wanted to live on a quiet street in a stable, family friendly established neighbourhood where as a recent retiree I would feel safe within a stable community.

I immediately fell in love with this East end historic area of Barrie with its larger lots, friendly faces and walking distance to the waterfront and downtown. So when _____ came on the market, I drove there and sat in my car and monitored the foot and car traffic. I was sold ! It was all I was looking for in a neighbourhood and the street was perfect, with the court at the other end.

NOW..... with this request of re-zoning 189-197 Duckworth St. to Mixed-Use corridor and the plan to go from 4 family friendly homes to 28 townhomes with 56 parking spaces! Are you kidding me?

Goodbye - quiet street

Goodbye - family friendly established neighbourhood

I'm begging you, **please OPPOSE this re-zoning and the many variances they are requesting outside of the Multi Use zoning standards, so they can build this EYESORE,** which does not fit into our East End Historic neighbourhood, nor the city's Official Plan!

Peggy Manos

From: Gary Patrick

Sent: Sunday, February 6, 2022 12:42 PM

To: Tara McArthur <Tara.McArthur@barrie.ca>

Subject: Re: Public Meeting - Rezoning - 189-197 Duckworth Street

I'm totally opposed to this high density development. I want to participate in the public meeting but because it's a zoom meeting I can't. I would request that the meeting be postponed until it can be held in person. Thank you.

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

From: Glenn Straughan

Sent: Monday, February 7, 2022 10:53 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: Re: 189-197 Duckworth public meeting

Thank you for your reply. I do not wish to speak, but wish to attend the meeting as I am a concerned neighbour(for 30+ years) of these properties and I do oppose this development.

There are too many concessions being requested by the developer and the resulting building would far exceed what can be accommodated by a property this size. The height and footprint not only exceed all current setbacks and building bylaws(and quite likely existing infrastructure), but the people and traffic density would overwhelm the local community. As I understand, this neighbourhood was also removed from the city's high density growth plan?

From the information provided online there is no indication that these units would address any cost of housing issues, whether they would be owned or rented and/or whether or not this will be intended as student housing. We have glaring evidence of what comes with developments of this kind a few blocks away on Georgian Drive when not managed appropriately.

Parking issues alone should prevent this development from going ahead. We have seen all through the east end that streets and front yards become littered with cars when density exceeds land availability.

I am not opposed to increased density or cost effective housing being built, but it has to fit with the neighbourhood/location and the size of the land has to support appropriate setbacks and parking. A much smaller and lower height development would fit these lots more approximately and still allow for a density increase.

Lastly the plan calls for the removal of nearly all of the mature trees on the properties which is one of the most attractive things about the older neighbourhoods in Barrie, especially the old east end. Development and urbanization is destroying everything historic in our city including our old growth tree canopies. It's time to stop clearcutting and paving every inch of our city.

Glenn Straughan

Sent from my iPhone

Sharon Boyle

City Council (Mayor and all Councillors)
Corporation of the City of Barrie
70 Collier Street, P.O. Box 400
Barrie, ON L4M 4T5

Dear Council:

RE: DUCKWORTH STREET PROPOSED DEVELOPMENT; CITY FILE NO. D30-019-2021

I have lived on _____ Street for a number of years. I originally purchased a home on this street because it is a quiet, peaceful family neighbourhood, close to all the amenities our city has to offer.

On _____, I am within two or three kilometres from grocery stores, gyms, restaurants, theatres, downtown and our beautiful lakeshore.

The proposed development to re-zone this area to a “Mixed Use Corridor with Special Provisions” is solving a problem that does not exist and creating new problems.

Essentially, cramming multi-unit dwellings into minimal space will negatively impact traffic and parking on what is currently a quiet street. Additionally, changing the zoning to MU2 will potentially add ill-placed commercial units into a purely residential area. The lack of fit for both of these projects should be obvious to all concerned.

Development is important, but ill-placed development in an historic, quiet residential neighbourhood is a poor plan, especially considering the availability of commercial and residential space in other parts of the city that are starving for further development.

I will make myself and my family available to further discuss this matter at your earliest convenience. Please accept my gratitude for taking the time to learn more about the concerns of the residents of this beautiful neighbourhood.

Very sincerely yours,

Sharon Boyle