

# 933901 Ontario Inc.

City of Barrie

October 24, 2019

P.O. Box 400

Barrie, ON

L4M 4T5

Attention: Wendy Cooke, City Clerk & Director of Legislative & Court Services,

Dear Wendy;

Re: Proposed Amendment to the Zoning By-law-2591451 Ontario Inc, 829 Essa Road, City File: D14-1683.

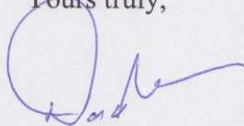
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On behalf of 933901 Ontario Inc, we formally request that a condition of the Proposed Zoning By-law Amendment for 2591451 Ontario Inc (829 Essa) require a Clearance Letter from 933901 Ontario Inc, prior to Development Approval, confirming 829 Essa has contributed its fair share, front ended by 933901 Ontario Inc.

829 Essa's fair share includes land and associated road construction costs, previously dedicated, and installed by 933901 Ontario Inc., as part of Plan 51M-540. The costs are associated with the proposed frontage of 829 Essa Road onto Athabaska Road.

We also request notice of Council's decision with respect to this Application for a Zoning By-law Amendment.

Yours truly,



Don Pratt

President

933901 Ontario Inc.

C/O D.G. Pratt Construction Limited

September 18, 2019

**TO:** Celeste Kitsemetry, Planning & Building Services, City of Barrie

Gary Harvey, Councillor, Ward 7

**RE:** Request for an amendment to the zoning by-law for lands located at 829 Essa Road

**File: D14-1683**

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Further to the meeting at Holly Community Centre on September 17<sup>th</sup> regarding this matter please consider the following and respond.

- 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.
- The property at 829 Essa Road has many 40-50 year old hardwood trees. 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.
- 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?
- 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.
- 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!
- 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 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.

- 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!
- 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?
- 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.
- In the last five years, in Barrie, how many Zoned Residential R1’s have been rezoned to Mixed-Use Corridor?
- What is the present value of homes in those areas compared to what they were before the rezoning?
- Were any of the rezoned areas fronting on one or more sides to major roads (Essa & Athabaska eg.)

The anger of the residents of this area, regarding this development, may have surprised you on Tuesday, September 17<sup>th</sup> but you can expect as many and more, to attend October 28<sup>th</sup>.

I look forward to reading your responses.

Marilyn & George Hutchison