

From: Allison

Sent: Tuesday, January 11, 2022 2:34 PM

To: cityclerks <cityclerks@barrie.ca>; jaspreet.sindu@barrie.ca; Michelle

2019

To All Members of Council,

I am writing to you today as a concerned resident of _____, regarding the proposed development at 189, 191, 195 and 197 Duckworth Street in Ward 1 of the city of Barrie. I live at _____

I have had a chance to read the documents as laid out on the City of Barrie's website regarding an application to rezone the subject lands from the 'Residential Single Detached Dwelling Second Density (R2)' zone to the 'Mixed Use Corridor with Special Provisions (MU2)(SP-XXX)' zone. The application, if approved by council, will facilitate the development of two (2) back-to-back townhouse blocks, with fourteen (14) units in each block, for a total of twenty-eight (28) residential townhouse units.

I would like to register my strong objection to the proposal in this quiet east end neighbourhood which I have lived in for over 8 years. I feel that the size and scope of this project is not in keeping with the nature of the east end of Barrie and feel that the number of units being proposed is far too extensive for the size of the property in question. I want to make it clear that I am not opposed to development on this property and look forward to having a say in helping the developer and city create a more suitable design than what is being proposed. **I do not feel that rezoning the property in question to Mixed Use Corridor with special provisions is necessary in a residential area which is not considered an intensification corridor in the new Official Plan.**

I also note that there are a number of variances that have been requested which, if approved will allow a development which does not fit in with the fabric of this quiet and stable east end neighbourhood. I attended the town hall meeting in November 2019 and recall the group of approximately 120 people who attended, strongly objected to the proposals as they were laid out. I have difficulty seeing any changes that have been made to the development in an attempt to satisfy the concerns of the neighbourhood.

My concerns are many and include but not limited to the following with respect to the current design:

#1. There will be traffic congestion on Mountbatten road given that the exit from the property is onto a small side street (Mountbatten Road), close to a stop sign onto Duckworth. With a proposed 56 underground parking spots, 8 visitor spots and 2 accessible spots, the traffic in the area will increase exponentially. Mountbatten Road cannot handle this amount of traffic. I question any design that allows large amounts of cars onto a small side street.

#2. The number of units on the property is far too many for the size of the property and there are concerns with cars parking on the side street (Mountbatten) and the increase in resultant traffic. The potential for headlights shining directly into residential homes on Mountbatten Road and the possibility of more than 50 cars driving in and out of a property on a daily basis will directly impact on neighbours' quality of life and ability to enjoy their properties in what is considered a quiet historic neighbourhood in Barrie.

#3. My understanding is that Duckworth is no longer targeted as a intensification corridor in Barrie's City planning. Has it not been established (or soon to be established) that the intensification corridor is north of Grove St?

#4. I object to the design as shown in pictures on the City of Barrie Website which indicates that it is an institution type design and has next to no green space. It is not in keeping with the nature of the east

end and will be a blight on a beautiful part of the city. The proposal requests variances on normal setbacks, resulting in less green space than zoning standard causing concern for children playing.

#5. There is no urgency for density development in this part of town. There are multiple proposals and developments taking place nearby which will address the density issue ie 303 Cundles road (447 units), Bayfield and Sophia (108 units), 45-51 Penetang St. (50 u), 271 Blake St. (34u) and 290 -320 Georgian Drive (376 u). As well, there is multiple units going in near Amica Retirement Home (3 towers) and Little Lake area (Lakeside) and supportive housing on the old OPP site on Rose Street and an apt building being built on the old YMCA site near Grove and Bayfield St.

#6. Upon reading the document, I note that a "4.6 metre widening is required along Mountbatten Road for a future 20.0 metre ROW". It is very vague and more information is needed to understand what this means and where this is proposed to take place.

#7. I am concerned about the use of Molok Containers for garbage which are placed right beside the east fence of the property. Are City Services managing this contract or is it being privately handled? I am concerned about the lack of space on the property for large trucks to turn around after emptying these containers. I am also concerned with smells, rodents, wasps etc and how the closeness of these containers will impact the property immediately east of the development.

#8. I do not feel that "tandem parking" is an effective way to manage parking on this spot. Tandem parking effectively locks in the first car and my concern is that cars will simply use Mountbatten road to park in order to avoid blocking in a car in the parking garage. There are 16 proposed tandem parking spots in this development which could result in 16 cars parking on side roads to avoid this issue.

My overall concern is that this development is not a fit for this quiet , stable and established neighbourhood and I want to make it very clear that I am not against development of this site and I look forward to working with the city in a positive way to ensure a development which neighbours, the community and the city are pleased and proud of.

I would like to request standing (speak at) at the Public Meeting on Feb 8/22.

Thank you for recognizing the unique qualities of this neighbourhood and understanding how important it is to protect this area of town. I request your support in ensuring the resultant development is a good fit for our neighbourhood.

Thank you for your time,

With kind regards,

Allison Moore

To whom it may concern,

I am a concerned citizen requesting advisement re the proposed rezoning of lands 191, 195 and 197 Duckworth Street in Ward 1 from residential single detached dwelling second density (R2) zone to the mixed use corridor with special provisions (MU2). This application will facilitate the development of back-to-back townhouse blocks with a total of (28) residential units entering and exiting the property on Mountbatten Road.

This East end area is a family friendly, stable, established neighborhood. Personally, I am in favour of change that is reasonable and fits with the current neighborhood.

MU2 zoning will have serious long term implications for the lower Duckworth corridor. The above properties are at the very top of Duckworth Street close to Codrington Street public school, directly abut a long established neighborhood and specifically Mountbatten Road where the owners/renters of the proposed townhouses will enter and exit to and from the property.

It is common knowledge that Councilor Sergio Morales currently representing Ward 9 and his family own the properties on Duckworth Street. Specifically, Mr. Morales owns , Frank Montagnese owns 1 and , Julio Gabriel Morales and Fanny Elizabeth Solorzano own

My question is about a conflict of interest re a current councilor promoting a zoning change that will benefit himself and his family at the expense of the community.

My concerns include any past city legislation Mr. Morales may have voted on that would smooth the passage of the above zoning change, which conflicts, if any, has he voted on that may not be a conflict now. I know it doesn't matter who owns the property or who may be the possible renters/owners. However, it should matter that a sitting councilor will enrich himself and his family while the community will be left to deal with the potential negative effects of this high density development in the future. Some of Mr. Morale's arguments for the need for this high

density structure can be disputed easily. Lack of housing as an argument can to me, be refuted as there are already a large number of projects approved or pending in the immediate area and Mr. Morales has acknowledged that Georgian College has stated they do not need more student housing. See (“hitting home with Mike and Arif” on Rogers November 7, 2021). Utilization of existing infrastructure like Codrington Street Public School increase of enrollment to me isn’t a valid argument as it will pose a host of other problems including increased traffic and safety. I understand Ward 1 councilor Clare Riepma has already approached Mr. Morales about the lack of fit of his proposed townhouse project on this property. Mr. Morales, however, seems determined to push it through.

I am asking for direction if there is reason for the Integrity Commissioner to carry this concern further. If so, how this would be done.

Thank you.

Yours truly,

Betty Mosher

From: Cheryl Lawson
Sent: Monday, January 24, 2022 4:23 PM
To: cityclerks <cityclerks@barrie.ca>; E
Subject: Oppose Rezoning 189-197Duckworth

To Whom it May Concern

I would first like to say that it is my intent to work with the City of Barrie and developers to ensure the integrity of the east end Barrie be maintained.

I have lived in the east end since the early 1970's. I have lived at my current address for 22 years and own my home.

It was the safe, desirable and stable environment that attracted me as a home buyer. Mature trees, lots and "the walk to school and take your lunch" feel that supports a family oriented neighborhood where folks settle, raise children, play, provide care for an elderly parent and in some cases both at the same time.

The concern of homeowners, for their neighbors and the neighborhood has attached a high level of value to the safe and friendly pride of ownership quality of life that exists in the east end.

I do not agree with this level of intensification and this proposed rezoning. I would also like to mention I live close enough to be concerned of the negative impact it will have.

Privacy issues, shadows, less green space, the transition between this development and single story homes, traffic and noise will all contribute negatively to the neighborhood. There is a school nearby on an already busy street.. Mountbatten will become a very busy corridor.

Unfortunately these developments have a history of attracting a mixed market of which can be very transient in nature. The buy into the flavor and feel of the desirable established east end risks being dramatically impacted.

My concern also lies with the precedent it will set for the future.

Cities are faced with many challenges in maintaining the integrity of established neighborhoods where land is plentiful. I believe those that are wisely governed realize the need to do so.

I thank you in advance for reading my concerns recognizing the nature of the east end and the need to work together in ensuring development is a good FIT.

From: Carl Tomlins

Sent: Thursday, January 27, 2022 11:08 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: Rezoning 189-197 Duckworth Street Barrie

My wife and I are residents in the east end of Barrie (). The proposed rezoning subject lands are within the “ East End Historic Neighbourhood “ as per the draft Official Plan. We paid good money to move into this neighbourhood for that reason...to enjoy quiet space with traditional single family homes. We would like to keep the neighbourhood exactly as it is...no increased population and traffic...and the social problems that come with this sort of development.

We are totally against any further development of this kind.

Carl and Suzanne Tomlins

Sent from [Mail](#) for Windows

From: Cate Tilden <

To: cityclerks <cityclerks@barrie.ca>; Jaspreet.sindu@barrie.ca; Michelle Banfield
<Michelle.Banfield@barrie.ca>; e ; City Council
<Council@barrie.ca>

Subject: Re: 189-197 Duckworth Street Proposal

Re: 189-197 Duckworth Street Proposal

To:All Members of Council

I have a number of concerns about the proposed plans for the above address.

MU2 zoning is not appropriate for this quiet east end residential neighbourhood. Current zoning (RM2) allows for 40 units/hectare, MU2 zoning (requested) allows for 50 units/hectare, this proposal requests 93 units/hectare. Such behemoth structures would dominate the neighbourhood, cause traffic and safety issues and require the removal of numerous full grown trees and green space.

The increased traffic created by this development would pose a safety hazard to the students at the nearby Codrington Street Elementary School. Many children are dropped off and picked up by parents; there is already some congestion in the area at the beginning and end of the school day. There is also a church nearby which has large numbers of cars coming and going at various times. Adding 50 or more cars to the local traffic in the immediate area would create a traffic bottleneck.

The buildings proposed are completely out of scale for this neighbourhood of single and story and a half homes. Aesthetically, they would create an unattractive streetscape and are not designed with any relationship to the surrounding buildings. They would also create shadows on the surrounding homes and street, as well as privacy issues.

The character of the old East End is marked by well kept older homes, small three story apartment buildings, small communities of joined bungalows for seniors, one small commercial plaza and full grown trees. The proposed development would reflect none of those attributes. Densification including more of these same non single residential structures would maintain the character of the neighbourhood while increasing its density in **in a manner workable within the existing infrastructure which is aesthetically suited to the neighbourhood**. It is also worth noting that the maintenance of existing trees **and green space** is important in a world already struggling with climate change.

Thank you for recognizing the unique/historical importance of the East End.

Sincerely,

Cate Tilden

From: Heather Morgan
Sent: Friday, January 14, 2022 10:59 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: 189-197 Duckworth Street Rezoning

To Whom it May Concern.

I live at _____ - just around the _____ from the proposed rezoning section of 189-197 Duckworth.

It has been brought to my attention that there is a neighbourhood petition to oppose this rezoning plan. Due to work commitments, I am unavailable to attend the rezoning meeting, however, I wanted to convey my SUPPORT OF THE REZONING, and the addition of the 28 townhouse units, with the ENCOURAGEMENT that these units include at least 10% that meet accessibility standards for residential homes, on the grounds that our proximity to the hospital makes this a prime location for those with mobility limitations to reside.

I LOOK FORWARD to seeing more low-rise mixed use changes to the zoning of this neighbourhood, and feel that they are strongly in keeping with the heritage of this neighbourhood that already includes a number of low-rise apartment buildings. This is a very healthy strategy of growth for this wonderful area of town.

If you could possibly convey my sentiments to the zoning committee, I would be grateful. If I can provide any further assistance in the area of accessibility for this property, I would be happy to consult.

Sincerely;

Heather Morgan

From: jerry lediard

Sent: Monday, January 24, 2022 12:47 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: Dear Sir, or Madam, I am writing to express my opposition to the proposed development at 189-197n Duckworth St. This is much too ambitious an idea for this neighborhood. Something much more scaled back is in order, I believe. Yours truly Jerry Lediard, ...

From: batstonelebel

Sent: Wednesday, January 26, 2022 6:33 PM

To: cityclerks <cityclerks@barrie.ca>; Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>; Michelle Banfield <Michelle.Banfield@barrie.ca>;
<Council@barrie.ca> ; City Council

Subject: The proposal for development 189 197 Duckworth

To Mayor Lehman, Councillers, 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 appropriate and is not compatible/does not fit into the current stable and established neighbourhood.

I am writing to let you know my thoughts on the rezoning proposal of 189-197 Duckworth Street.

I am a lifelong resident of Barrie and grew up on _____ When it came time to buy a house the East End was the choice. It was a stable family friendly area where we could bring up our 2 kids. The neighbourhood is still the same and any changes that had been made fit into the existing neighbourhood.

I have lived at _____ for the past 40 years. My concerns about this request are many and I am in full agreement with the other residents who have voiced their concerns to you. One concern is the size and density of the proposal. There is nothing like this in the East End. The proposal does not fit in the existing neighbourhood of single family homes

Having lived on this street for 40 years I have seen many changes...new people moving in and upgrading homes and improving the street and neighbourhood. This proposal does not accomplish that.

My second concern is the parking garage access is from Mountbatten Rd. _____ will directly face this access. Vehicle headlights will shine directly on the front of our property. We do not understand why having the access to the parking garage comes out on a residential street when current access for existing homes is on the arterial road the properties face. Mountbatten Rd was not designed for that type of traffic.

A development that fits into the neighbourhood is all that we want. We realize change will happen but we want that change to be reasonable and not a developer trying to maximize their return on investment. In my opinion any future development must face Duckworth Street and vehicle access must be to Duckworth Street.

I would like to thank you for reading my concerns with the above proposal.

John Batstone

From: Karen Melnick

Sent: Sunday, January 16, 2022 9:17 PM

To: cityclerks <cityclerks@barrie.ca>; Michelle Banfield <Michelle.Banfield@barrie.ca>;
City Council <Council@barrie.ca>; Jaspreet Sidhu

<Jaspreet.Sidhu@barrie.ca>

Subject: Objection to Proposal for 189 - 197 Duckworth St Rezoning

I am writing as a resident who lives in the east end, to express my concern and strong objections to the proposal for rezoning the area of 189-197 Duckworth St. Development is to be expected, however, it is critical that it be managed properly so that changes fit with the neighborhood and those that live there. There was a reason the area was originally zoned as it is. My objections are based on the following reasons:

- The new draft Official Plan no longer identifies Duckworth Street as an intensification corridor, Multi-Use zoning would not be in keeping with the city's future vision of the neighborhood
- The proposed design has no intention or future capacity for multi-use, and does not meet the intent of a Mixed-Use development
- The townhouse blocks are situated upon a parking structure that is half above ground. This eliminates any potential for entrances at street level, and is inaccessible to anyone with mobility or vision issues, and a challenge for those with young children.
- The subject lands are within the boundary of the East End Historic Neighborhood as per the draft Official Plan
- MU2 zoning is not appropriate for this quiet east end residential neighborhood.
- closest area of commercial zoning is 1 km north at Grove and Duckworth which will remain an intensification corridor in the new plan.
- 3 years of consultation and revision has identified that the city and residents do not support intensification in this neighborhood.
- Current zoning (RM2) allows for 40 units/hectare, MU2 zoning (requested) allows for 50 units/hectare, this proposal requests 93 units/hectare.
- The resulting height of building, creates shadows on adjoining properties, privacy issues into windows and backyards
- The proposal requests variances on normal setbacks, resulting in less green space than zoning standard causing concern for children playing
- There is no appropriate transition between this building (height) and adjoining 1 and 1.5 story homes.
- Proximity to Codrington Public School – safety for children given increased traffic at beginning and end of day
- Light and noise concerns
- Garbage and recycling concerns, smells, rodents, wasps/flies
- Traffic/parking concerns with main exit on Mountbatten – impact of 58+ cars, service vehicles, headlights and overflow to small residential dead-end street

Sincerely,
Karen Melnick

From: Susan McKendry
Sent: Sunday, January 16, 2022 11:12 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: 189-197 Duckworth Street Proposal

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

Re: File D30-019-2021

We 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 appropriate and is not compatible/does not fit into the current stable and established neighbourhood.

We are writing to let you know our thoughts and concerns on the rezoning proposal of 189-197 Duckworth Street. We have been east end residents since the early 60's starting on _____, moving to _____ and for the past nine years, residents of _____. We have long been residents of the east end of Barrie because it is a safe, established, family friendly neighbourhood with churches, schools and parks nearby. We elected to buy in a R1 neighbourhood because it was desirable for us to be in a single-family neighbourhood. We understand that neighbourhoods develop and change over time however, the changes need to fit the neighbourhoods. We paid a small premium to be in a R1 neighbourhood to meet our needs and wants. We did not purchase a home in a MU2 neighbourhood.

The proposed development does not fit the landscape of this neighborhood and we hope you can see that as well. The East end of Barrie is unique and has a long history as a safe, quiet and well-connected community. We are not opposed to reasonable development and change, but we do not consider this proposal reasonable in any way.

We have several concerns related to loss of trees, overflow parking on Mountbatten, snow removal/storage for the proposed site, the excessive noise from the increased activity and traffic. Similarly, the impact of traffic in the school zones, loss of mature trees and the traffic directed toward Mountbatten Rd. These concerns are to name a few.

Although we are a _____ away from this proposed development, we feel for the privacy concerns for our friends and neighbours on the border of this proposed development. It is hard to imagine buying a home in a single-family neighbourhood only to have a large scale townhouse with the potential of commercial space, going up next door. This is not fair and does not fit this neighbourhood. We trust you can appreciate that and would feel the same way if this was happening next door to you.

We want to thank you for the opportunity to consider our concerns and for recognizing the unique and historical nature of the east end of the city. We are interested in working with the City to ensure that whatever is developed on this proposed site is a good fit for our neighborhood.

We would like to attend and speak at the public meeting.

Kevin and Susan Mckendry

From: Pat <
Sent: Monday, January 24, 2022 9:19 AM
To: cityclerks <cityclerks@barrie.ca>
Cc: E
Subject: Rezoning of 189-197 Duckworth Street - Opposal

Dear Council,

We are writing to express our strong opposition to the rezoning of 189-197 Duckworth Street to Mixed-Use Corridor.

This proposal contradicts the new draft Official Plan which no longer identifies Duckworth Street as an intensification corridor.

The submission package of the proposed development in no way blends with the stable and established neighbourhood and sets a dangerous precedent for future development in this East End neighbourhood. The townhouse blocks are situated upon a parking structure that is half above ground and eliminates accessibility to anyone with mobility or vision issues and a challenge for those with young children.

I am asking the City of Barrie ensures that new growth integrates well into the composition of this existing East End Historic Neighbourhood.

I urge you to disapprove the proposed rezoning; I know my opinions are shared by many.

Your time and consideration for the best future development is appreciated.

Kind regards,

James & Patricia Borho

Sarah Moore

To The Attention Of: All City of Barrie Councillors

I am a resident of the East End of Barrie, having lived in Ward 1 for the last years. I am writing to raise my concerns with members of City Council regarding the **Duckworth Street Proposed Development, City File No. D30-019-2021**. I would like to comment on both the rezoning application and the design elements of the proposal which I feel are not in keeping with the character of the East End neighbourhood.

The East End of Barrie is a stable, older residential neighbourhood sought after for its mature, safe and green neighbourhood. Housing options range from medium and higher density student housing to small family homes, smaller apartment buildings and townhouse complexes, and larger executive homes. I am supportive of development in the city and realize that this piece of property will be developed, but feel strongly that in order for Barrie to retain its character as a small city with a mix of charming and unique neighbourhoods, it is critical that development fits within the proposed neighbourhood and builds on that unique character. In this regard I believe that building height, density and the protection and management of trees must be a fit.

Intensification continues at the northern end of Duckworth, *appropriately* close to the college, hospital, a variety of primary and secondary services and Hwy 400. There is development underway on numerous sites in the Ward, which will add significant additional units of one sort or another. Development of second suites, garden suites and renovating of existing 1 and ½ storey homes has generally been in keeping with the historic nature of the area, respecting building heights, setbacks and the management of mature and new trees. I am also fully supportive of the removal of the intensification corridor status of Duckworth Street, and the recognition of the East End as a Historical Neighbourhood, as documented in the draft Official Plan. I request that this pending change be taken into consideration.

I reflect on the purpose of ‘standards and requirements’ in regards to zoning and design, presumably put in place to ensure that development is in keeping with and compliments the neighbourhood in question, be that residential or commercial. As elected officials, I ask that you defer to those standards and requirements in order to ensure solutions that are a fit within our neighbourhood.

Zoning: The applicant seeks to amend the zoning from Residential Single Detached Dwelling Second Density (R2) to Mixed-Use Corridor with Special Variances (MU2-SPXXX) in an effort to squeeze density onto a piece of property that, with respect to the standards, does not conform to either the existing zoning nor the requested rezoning.

- Specifically, the application seeks a variance of 1.5 M in relation to first floor height requirement which is intended to permit ground floor access for mixed use OPA44 4.9.2.1 (Permitted Use). The developer states it is “not necessary” and clearly has no future intention of using the property for mixed use. Further, the requirements stipulate that access to the first floor be at ground level to facilitate commercial use. The proposal seeks approval to raise the building structure by ½ story to accommodate above/below ground parking structure for 56 cars.
- There is no viable future for mixed-use along the lower Duckworth corridor in the proposed Official Plan, assuming that plan is approved by Council.
- This proposal seeks variances that effectively remove the very characteristics that define the mixed-use zone. It would appear that request to rezone is a convenience for building a high-density property that would not be possible under the existing zoning, and would require even more variances within RM2 zoning. This proposal has no regard for either existing or requested zoning, and certainly not the character of the neighbourhood.
- The request for rezoning with a conceptual plan rather than an official site plan would effectively give this and subsequent developers carte blanche for future development, including a wide variety of commercial uses, should re-zoning be granted.

Density: The developer seeks Special Provisions to permit the development of 2 back-to-back townhouses blocks with 14 units in each for a total of 28.

- The proposal seeks approval for 28 townhomes on 0.3 hectares, a density of 100 units/H which is clearly not in keeping with the density recommendation for a residential neighbourhood (40/H – 50/H).
- The design of the property, fronting onto and with sole entrance and exit onto Mountbatten, effectively moves the existing intensification corridor from Duckworth Street to Mountbatten Road.
- The closest development with similar density (Student Residence) is at the Duckworth and Grove Street node, where the Official Plan allows for density of this nature.
- I request that council consider the pending change in the intensification of Duckworth. I believe that this change supports the city taking appropriate time to review the impacts that the new Official Plan will bring to the East End. Please do not make a precedent setting decision for future development along the same stretch of Duckworth, which apparently has owner(s) in common.

Design: In order to accomplish this density of build, the proposal is non-conforming with the requirements of OPA44 4.9.2.3 (Design).

- The property fronts onto Mountbatten Road and a blank facade faces the principal street, Duckworth Street, contrary to the Design Policies 4.9.2.3 in the Official Plan.

- Similarly, primary building entrances are solely accessible on Mountbatten, and do not conform with the requirement for primary building entrances to be directly accessible to the adjacent principal street.
- I believe that a development of this density should have minimum of two entrances for safe delivery of emergency services.

The Times: My final comment stems from having worked as a lay person to understand the issues surrounding this proposal. Developers are professionals, and frankly this system of public opportunity to comment is stacked against residents. Despite the best of intentions and desire to work with the city, it takes knowledge, access to money and the ability to speak to neighbours in person in order to collect the type of response that a proposal of this nature requires. ***It is simply unfair on residents of our city given current covid challenges with job loss and the stress of ongoing restrictions.***

In Summary: The Developer is using a request for rezoning to push the boundaries of the residential zoning standards, with no intent for multi-use. If it is approved, one must question the integrity of zoning standards and the city's ability to be the master of its fate in regards to development. I believe that it would be fair and prudent for council to find a way (Interim Control By-Law) to **postpone this planning decision in order to properly plan for this area, given the pending changes in the proposed Official Plan.**

Thank you to all Council members for taking the time to read this letter. I am hopeful that the review of this proposal will result in a rejection of the MU2 rezoning request and that the developer, the city and residents will work together to reach a solution for this property that is fitting for the neighbourhood and respects the pending change in designation.

Sincerely,

Sarah Moore

November 24th, 2021

Jaspreet Sidhu
Planner
Development Services Dept.
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

VIA EMAIL

FILE NO.: D30-019-2021

NOTICE OF COMPLETE APPLICATION IN RESPECT TO A
PROPOSED ZONING BY-LAW AMENDMENT
189, 191, 195 & 197 DUCKWORTH STREET
CITY OF BARRIE

Dear Jaspreet Sidhu:

Thank you for circulating notification with respect to a Notice of Complete Application concerning a Zoning By-law Amendment pertaining to lands municipally addressed as 189, 191, 195 & 197 Duckworth Street to facilitate the creation of two (2) back-to-back townhouse blocks, with fourteen (14) units in each block, for a total of twenty-eight (28) residential townhouse units. A future scheduled public meeting will follow in 2022.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Additionally, staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote walkability.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

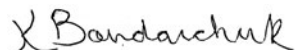
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- If school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points

will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

- Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.
- Once the Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment

From: Steve Marion

Sent: Saturday, January 29, 2022 11:21 AM

To: cityclerks <cityclerks@barrie.ca>; Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>; Michelle Banfield <Michelle.Banfield@barrie.ca>; City Council <Council@barrie.ca>

Cc: Clare Riepma <Clare.Riepma@barrie.ca>

Subject: Duckworth Street Proposed Development, City File No. D30-019-2021

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

My concern with this rezoning and proposed over development of 4 single family homes is out of scale with our neighbourhood.

The vast majority of the older east end consists of single family residential. Near the proposed rezoning at 189-197 Duckworth we do have a 4 unit townhouse at the corner of Penetang and Duckworth and another 4 unit at the corner of Queen St and Duckworth surrounded by single family residential.

We do have the odd 3 unit building located 1 to 3 blocks from this proposed rezoning on Strabane Avenue , corner of Napier and Cook , a six plex building at the corner of Rodney and Napier and across from Strabane Park. Mixed in are the odd 2 unit buildings .

My grandparents moved to Barrie in 1932 , I have lived in Barrie since 1957 and now living on _____ for 32 years having raised our 3 children next door to a triplex. I have witnessed many changes and experienced growth with Barrie.

We are not against growth and multi unit buildings. This proposed rezoning is not what our neighbourhood looks like ! Let's make this a reasonable development. What is concerning are the number and height of these townhouse units the developer wants to squeeze into 4 lots. Secondly, we do not need the mixed use option of Commercial zoning in this location.

I invite council to walk around the block of Duckworth, Napier, Rodney and Mountbatten to get the feel of our neighbourhood and picture how 28 units fit onto this property. After take a drive north where you see the intensification north of Grove St.

The proposed intensification of 189-197 Duckworth is not represented on the south end of Duckworth nor should it be. The Mountbatten exit will make a quiet east end street for decades be no more. Please consider changes to this proposal.

Kind Regards,

Steve and Kathleen Marion

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: Thursday, January 6, 2022 11:20 AM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: RE: Notice of Complete - 189-197 Duckworth St (D30-019-2021)

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

—

ENBRIDGE
TEL: 416-495-5386 | MunicipalPlanning@Enbridge.com
500 Consumers Road, North York, Ontario M2J 1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

PETITION SIGNED BY 480 INDIVIDUALS

Oppose the Rezoning of 189-197 Duckworth Street to Mixed-Use Corridor



 **East End Neighbours - Barrie** started this petition to City of Barrie Planning Staff and 2 others

Oppose Rezoning 189-197 Duckworth Street to Mixed-Use Corridor

On February 8th a public meeting will be held where Cygnus Developments will present their proposal to rezone the properties at 189, 191, 195, & 197 Duckworth Street, effectively replacing four (4) bungalows with twenty-eight (28) townhomes.

The proposal has two components:

480 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be featured in recommendations!

First name

Last name

Email

Barrie, L4N
Canada

- Please share my name and email address with East End Neighbours - Barrie, so that I can receive updates on this campaign and others.
- Display my name and comment on this petition

 **Sign this petition**

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

The proposal has two components:

1) a request to rezone the lands from Residential (R2) to Mixed Use (MU2) that allows for medium and high density buildings that support a mix of residential , commercial and institutional uses within an intensification corridor.

2) The density and design of the proposed twenty-eight (28) 3-storey townhomes, which includes a partially underground parking structure with fifty-six (56) parking spaces, eight (8) surface parking spots and entry and exit onto Mountbatten Road. A number of special provisions or variances have been requested to make this happen.

For the following reasons we ask that council not approve this rezoning application and the proposed design:

- The new draft Official Plan no longer identifies Duckworth Street as an intensification corridor, Multi-Use zoning would not be in keeping with the city's future vision of the neighbourhood
- The proposed design has no intention or future capacity for multi-use, and does not meet the intent of a Mixed-Use development
- The townhouse blocks are situated upon a parking structure that is half above ground. This eliminates any potential for entrances at street level, and is inaccessible to anyone with mobility or vision issues, and a challenge for those with young children.

- The subject lands are within the boundary of the East End Historic Neighbourhood as per the draft Official Plan

As Barrie residents, we understand growth is necessary and is a requirement of the Province's Growth Plan for the Golden Horseshoe. We are asking the City to ensure that new growth considers the proposed revisions to the Official Plan, and integrates well into the fabric of Barrie's existing residential neighbourhoods.

It is our wish to work with the City and developer to ensure the resultant build is in keeping with this stable and established neighbourhood. This development will set a precedent for future development as homes become vacant and developers look to the desirable East End neighbourhood.

To view the complete submission package please visit:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward1/Pages/189-191-195-197-Duckworth-Street.aspx>

You can help us fight this rezoning application by signing this petition and submitting your concerns to the City of Barrie.

Written submissions can be made via email to the City Clerk - cityclerks@barrie.ca

Your attendance at the virtual public meeting on Tuesday, February 08, 2022 is also encouraged. To attend, please register by emailing cityclerks@barrie.ca or calling 705-739-4220 x5500.



*(DRAFT) PRELIMINARY
REPORT ON A
PROPOSED REZONING
OF 189-197
DUCKWORTH ST.*

Prepared by East End
Neighbours

(DRAFT)

PRELIMINARY REPORT ON A PROPOSED REZONING OF 189-197 DUCKWORTH ST.

Prepared by East End Neighbours

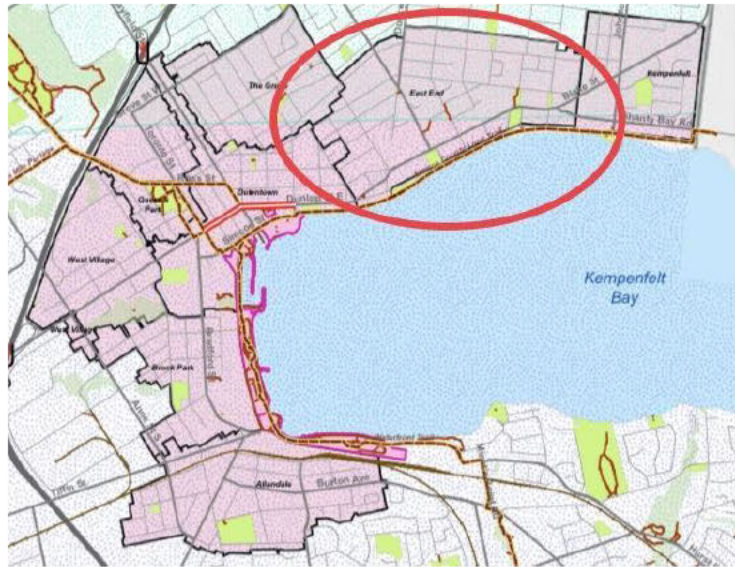
Our report has five parts:

1. PART 1: Our neighbourhood and intensification.
2. PART 2: The Official Plan, Interim Control By-law and our neighbourhood;
3. PART 3: The proposal and our neighbourhood;
4. PART 4: The proposal and compliance with the Official Plan Land Use Policy 4.9 “Mixed Use” and compliance with Barrie’s Intensification Area Urban Design Guidelines
5. PART 5: Summary of our Requests to the City of Barrie

PART 1: OUR NEIGHBOURHOOD AND INTENSIFICATION

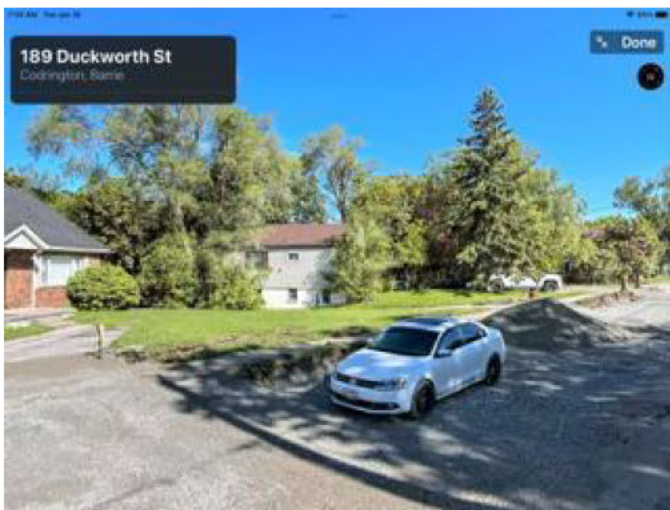
1.1 Our East End Neighbourhood

In the City’s new Draft Official Plan, our neighbourhood is identified in purple on Map 8, “Cultural City Features” as the “*East End Historic Neighbourhood*”. Our neighbourhood is characterized by a mixture of predominantly (1) single storey, bungalows, with some (1½) one storey and a half and (2) two storey homes. Our neighbourhood homes share a similar established building setback from the street on lots with mature trees.

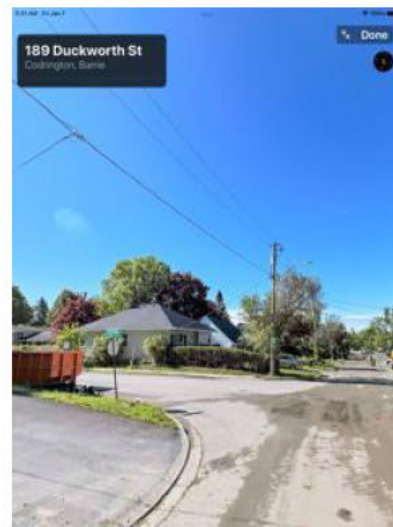


Excerpt from Map 8, Cultural City Features, City of Barrie Draft Official Plan (Dec. 2021)

Here are Google views along Duckworth Streets that demonstrate the low-rise homes, setbacks and mature trees.

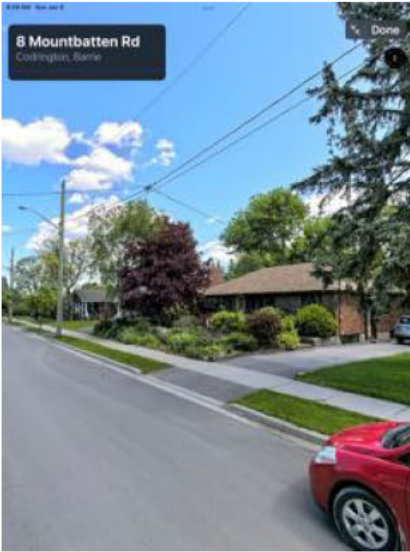


West side of Duckworth St. looking north

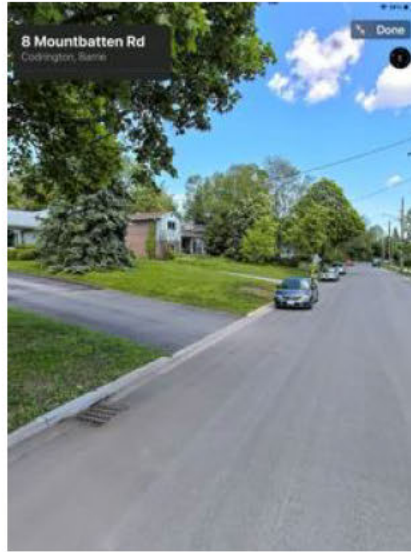


East side of Duckworth St., south of the site

Next, are views along Mountbatten St., a local street. The conceptual plan for the proposed development shows the proposed townhouse structure facing on to Mountbatten St.

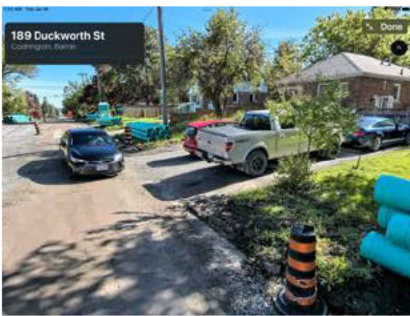


Mountbatten south side

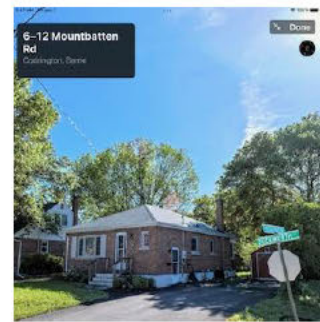


Mountbatten north side

Here are photos of the site of the proposal, showing existing homes and trees.



189 – 197 Duckworth St.



Although there are **medium density homes** in our neighbourhood on Penetang St. at Duckworth St., as noted in the *Planning Justification Report* provided by Innovative Planning Solutions, we believe these homes fit in with the overall height, building setbacks and mature trees in our neighbourhood.

Next, is an air-photo of the surrounding area by Innovative Planning Solutions, indicating the location of the medium density homes. Our arrow in red points to the location of the Google photo of our neighbourhood’s 1 ½ and 2 storey medium density homes. Note the building height, building setbacks and mature trees on the next photo, titled 206 -232 Duckworth St.



Location of photo of existing Medium Density Housing

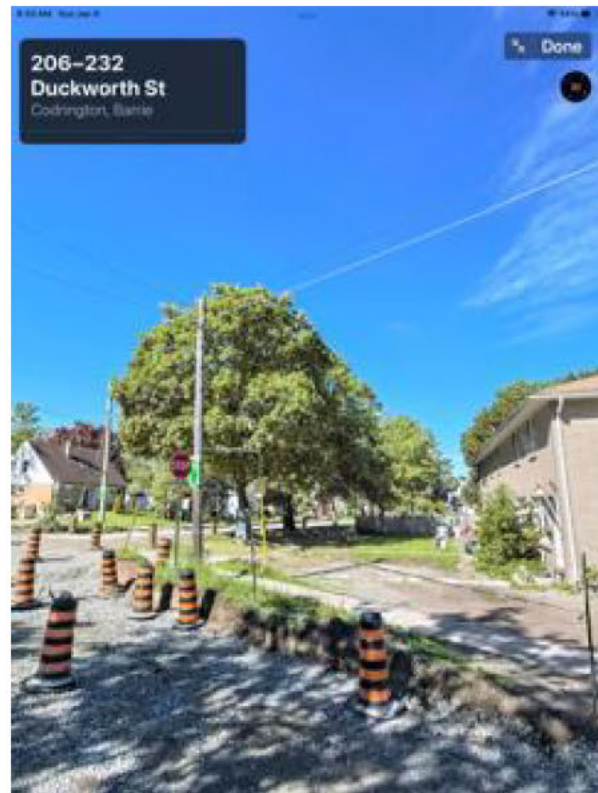
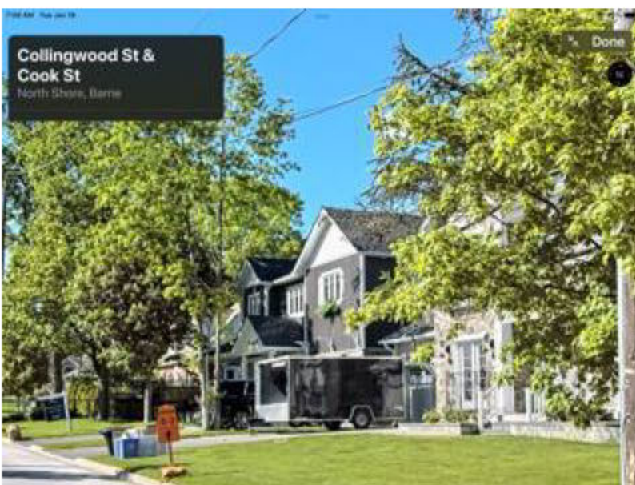


Photo of existing Medium Density Housing at Penetang and Duckworth

1.2 Intensification in our Neighbourhood

In addition to the medium density homes on Penetang St., our East End neighbourhood also has many, small intensification projects.

Here are examples of infilling along Cook St., Highland Ave and Collingwood St. that we believe fits in with our neighbourhood. The new homes have a similar **height, building setback and trees** to existing homes. We've added winter scenes as trees limit views in summer



New homes along Cook St.



Same new homes from Highland Ave



From corner of Cook St. looking east along Highland Ave.



On Cook St. looking east along Collingwood to red brick heritage home.

We believe that in order to respect the integrity of and fit our stable, older residential neighbourhood that intensification homes must have a similar:

- Building height
- Building setback and
- Keep existing mature trees on the lot, as well as plant more trees.

PART 2: THE OFFICIAL PLAN, OUR NEIGHBOURHOOD **AND AN INTERIM CONTROL BY-LAW**

2.1 Intensification Corridor in the Existing City of Barrie Official Plan

The existing Official Plan identifies various Intensification Areas. As shown on the next schedule, Duckworth St. and Codrington St. are Primary Corridors of intensification that are to have a density of 50 units per hectare. Primary nodes, such as Duckworth and Grove St., shown as the purple circle on the schedule below, are to have a density of 50-120 units per hectare.

We question the density of 100 units per hectare in this proposal that is located outside of the primary node of Duckworth and Grove St., the only place where the Official Plan allows

densities of this nature.

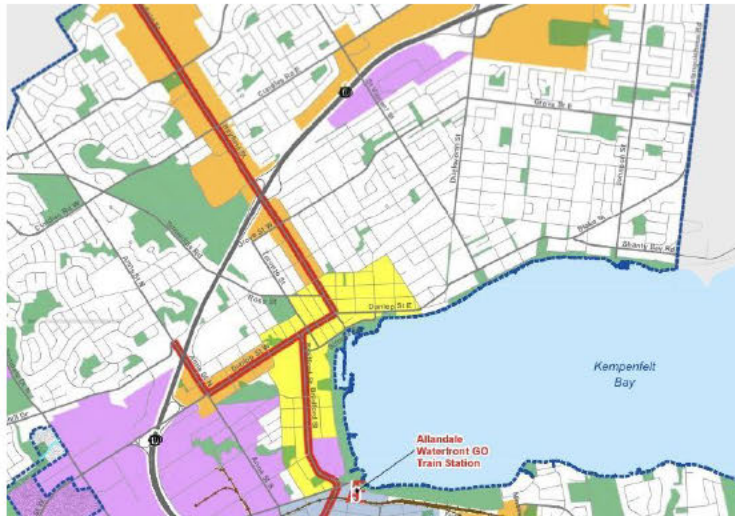


Excerpt from Barrie Official Plan, Schedule I Intensification Areas

2.2 New Draft Official Plan

After several years in the making, the Barrie's new Draft Official Plan has dramatically changed the intensification plans for our *East End Heritage Neighbourhood*. Here is the Draft Map 1, "Community Structure", where our neighbourhood is shown in white is a "Built-up Area" and Duckworth St./Codrington St. is no longer an Intensification Corridor. Bayfield St., in red, is an Intensification Corridor.

We strongly agree with the new Official Plan that Duckworth St./Codrington St. should not be an Intensification Corridor.



Excerpt from City of Barrie Draft Official Plan Map1 Community Structure

2.3 Duckworth /Codrington St. Corridor Interim Control By-law

We recognize that the approval time for the City's new draft Official Plan may be lengthy. As one planning observer quipped, approval times for new official plans can have *"the gestation of an elephant"*.

The current Official Plan Policies 4.2.26 h, 4.2.2.7, and 4.1.2.3 provide for Interim Control and Secondary Plans to properly plan for development in areas like the Duckworth/Codrington St. Corridor.

The Ontario Planning Act also advises that development should proceed in an *"orderly fashion"*, should be *"appropriate for the area"* and should *"promote a built form that is well-designed and encourages a sense of place"*. (See Policies 2.(h), 2.(p) and 2.(r).

We are requesting that the City of Barrie immediately adopt an Interim Control By-law that enables a review of the current Duckworth-Codrington St. Intensification Corridor with a view to preparing either:

- (1) a Secondary Plan establishing detailed intensification design policies; OR***
- (2) an amendment to the Official Plan to delete the Duckworth/Codrington Corridor.***

PART 3: THE PROPOSAL AND OUR NEIGHBOURHOOD

3.1 The Proposal – Conceptual Design

The first image is the proposal fronting on Mountbatten St., a local street. You will see that we have serious questions about the proposal fronting on the local street.

The lower image is the side view on Duckworth St., the corridor.



3.2 Proposed Rezoning

Next, we summarize our neighbourhood issues, comments and requests on the proposal .

ISSUE	EXISTING	PROPOSED	COMMENT/REQUEST
1. PERMITTED USES	<ul style="list-style-type: none">• The current zoning is R2 that permits residential uses such as detached and semi-detached homes	<ul style="list-style-type: none">• The applicant has proposed only a residential townhouse use.• The proposed zoning MU2 SP-XXX, however, would permit over 50 uses including a bus terminal, entertainment establishment, hotel, office, private club, shopping centre, trade centre, courthouse, etc.	<ul style="list-style-type: none">• <i>We request that the permitted uses in the MU2 SP-XXX be restricted to Residential R2 uses and townhouses</i>

New residential development shall fit in with the Neighbourhood

The existing Official Plan policies advise that new intensification projects should support the “integrity” of the existing residential area. (See Policy 4.2.1(g), 4.2.1(f))

We believe that building height, setbacks and preserving existing trees contribute to supporting neighbourhood integrity.

Building Height

The next drawings show the comparative height of a typical 1 ½ storey home and the height of conceptual development design.



The height to the roof of a typical 1 ½ storey home (left) compared to the height of the proposal.

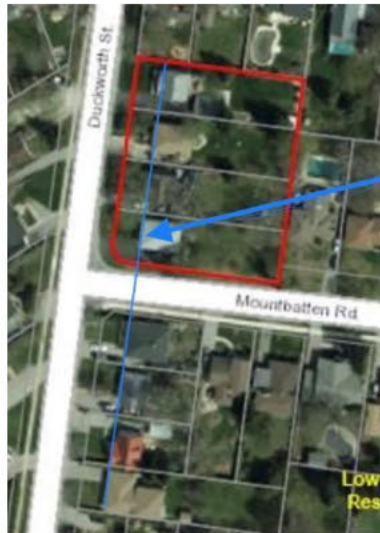
The HEIGHT of a typical 1 ½ storey home from ground to roof top is about 15 feet. The height of the proposed townhouse building is about 50 feet... potentially over three times (3x) the height of neighbouring buildings.

The roof of a typical 1½ storey home would likely reach just first floor of the proposed townhouse blocks.

2. BUILDING HEIGHT	<ul style="list-style-type: none"> • Neighbourhood residences are 2 or less storeys 	<ul style="list-style-type: none"> • The MU2 Zone permits a height of 16.5 metres or 54 feet 	<ul style="list-style-type: none"> • <i>We request that the MU 2 XXX rezoning restrict building height 2 storeys</i>
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Established Building Setbacks along Duckworth and Mountbatten Streets

3. BUILDING SETBACK ON DUCKWORTH ST.	<ul style="list-style-type: none"> • The air photo below with the blue line indicates the established building setback on Duckworth St. 	<ul style="list-style-type: none"> • Currently, the concept plan shows the proposal fronting on Mountbatten and it is located very close to Duckworth St. 	<ul style="list-style-type: none"> • <i>We request that the building setback on Duckworth St. be in keeping with the character of the area.</i>
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Established building setbacks in blue on Duckworth St.

<p>4. BUILDING SETBACK ON MOUNTBATTEN RD</p>	<ul style="list-style-type: none"> • Currently, all the homes on the north side of Mountbatten are setback about 31 ft (9.4 metres) from the road allowance. 	<ul style="list-style-type: none"> • The blue line in the drawing below illustrates where the approximate setback of existing homes • If the proposed development continues to front on Mountbatten, the setback should reflect the existing neighbourhood development 	<ul style="list-style-type: none"> • <i>We request that if the proposal continues to front on Mountbatten, the building setback on should be consistent with the established setback</i>
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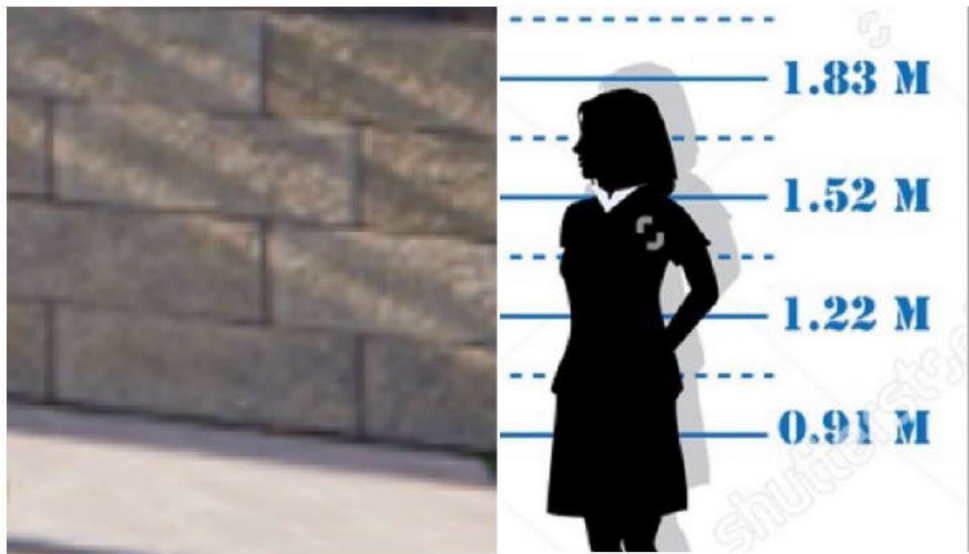


Established Building Setback in blue along the north side of Mountbatten Rd.

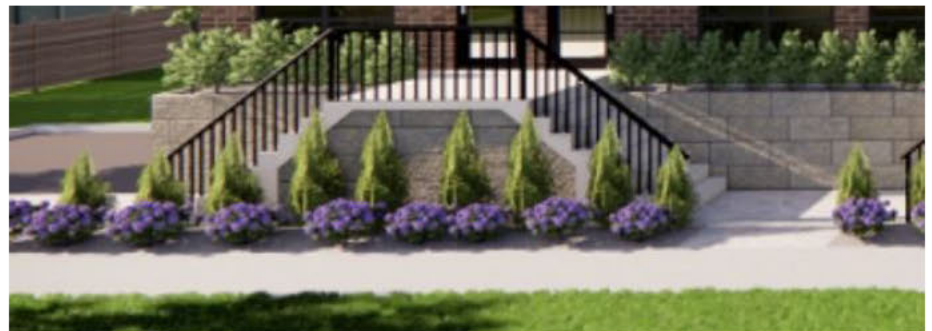
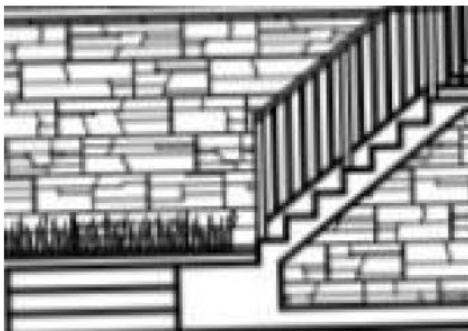
<p>4. FRONTAGE SHOULD BE ON DUCKWORTH ST.</p>	<ul style="list-style-type: none"> The existing homes front on Duckworth St. at addresses 189, 191, 195 and 197 Duckworth St. 	<ul style="list-style-type: none"> The proposal changes the frontage to Mountbatten St. 	<ul style="list-style-type: none"> <i>We request that the proposal front on Duckworth St.</i>
<p>5. IMPACT ON MOUNT-BATTEN STREET</p>	<ul style="list-style-type: none"> Mountbatten St. is a "local street" with 15 family homes between Duckworth and Rodney St. 	<ul style="list-style-type: none"> The proposal of 28 new homes would create a total of 43 new homes on our local street, almost 3 times the existing number. 	<ul style="list-style-type: none"> We consider this level of intensification is "excessive" on Mountbatten St., a local street

Sidewalk and street views

Because of a high water table, the parking garage is partly above ground. Next are conceptual views of the above ground parking garage and stairways at the sidewalk and street levels.



Views along the sidewalk of the above ground parking



Views of the proposed stairways to get to the entrance of the buildings

<p>6.VIEWS FROM THE STREET AND SIDEWALK</p>	<ul style="list-style-type: none"> • Currently, the views from the sidewalk and streets on Duckworth and Mountbatten Street are of front lawns, large trees and homes setback from the roadways. 	<ul style="list-style-type: none"> • The proposed views at street level on Duckworth and Mountbatten Streets appear to be the blank wall of the above-ground parking garage, interspersed by large sets of stairs 	<ul style="list-style-type: none"> • <i>The proposed sidewalk and street views do not fit in with the existing character of our neighbourhood.</i> • <i>The above ground parking garage needs to be removed from the street views</i>
<p>7.PRIVACY</p>	<ul style="list-style-type: none"> • Our neighbourhood landscaping provides privacy and screening. • We note that there are 3 swimming pools that would be overlooked by the proposal. 	<ul style="list-style-type: none"> • The proposal does not consider overlook of existing swimming pools and backyards. 	<ul style="list-style-type: none"> • <i>From the viewpoint of privacy in the neighbourhood, the height of buildings should be limited to 2 storeys with adequate vegetative screening to maintain privacy in our neighbourhood</i>
<p>8.PARKING</p>	<ul style="list-style-type: none"> • Parking for existing homes in the area is in garages incorporated within the homes or at the side or of the homes 	<ul style="list-style-type: none"> • The proposal has an exposed above ground parking structure that is not in keeping with parking in our neighbourhood. 	<ul style="list-style-type: none"> • <i>We request that adequate parking for the individual townhouses be incorporated within the design of each townhouse and that the parking garage not be located adjacent to the street</i>
<p>9.TANDEM PARKING</p>	<ul style="list-style-type: none"> • Tandem parking is common in driveways of homes in our neighbourhood 	<ul style="list-style-type: none"> • Proposed rezoning would permit tandem parking anywhere on this site 	<ul style="list-style-type: none"> • <i>We request that tandem parking only be allowed in the driveways of the individual houses in keeping with the character of our neighbourhood</i>

10. VISITOR PARKING	<ul style="list-style-type: none"> We are concerned that Mountbatten St. will become the “<i>parking lot</i>” for this proposed development 	<ul style="list-style-type: none"> We question whether the visitor parking provided is adequate 	<ul style="list-style-type: none"> <i>We request that there be sufficient area on the site for visitor parking</i>
11. EXISTING TREES AND LANDSCAPING	<ul style="list-style-type: none"> Our East End is noted for its large lots, lovely lawns and landscaping and especially the mature trees that grace our neighbourhood. 	<ul style="list-style-type: none"> Proposal would remove 16 trees 	<ul style="list-style-type: none"> <i>We request that a redesign that would protect more trees and that the proposed landscaping is in keeping with our East End neighbourhood</i>
12. MOUNTBATTEN ROAD SIDEWALK AND THE DESTRUCTION OF TREES	<ul style="list-style-type: none"> Currently, there is one adequate sidewalk on the south side of Mountbatten 	<ul style="list-style-type: none"> The proposed development requires that 15 feet (4.6 metres) be used to construct a second sidewalk on the north side of Mountbatten St. We estimate that the proposed sidewalk would remove about 5 or 6 street trees. 	<ul style="list-style-type: none"> <i>We request that a sidewalk along the north side of Mountbatten St. be removed from the proposal</i>
13. STUDENT HOUSING	<ul style="list-style-type: none"> Our neighbourhood is a special family place where we know our neighbours and frequently get together for a chat. We are working and retired people and share that in common. 	<ul style="list-style-type: none"> The original use proposed by the developer was for 150 student rooms. Due to the lack of adequate public transit, grocery stores, restaurants, health care, recreational facilities, and a pharmacy, this site is not appropriate for student housing. We wonder if this high-density development is just another way of establishing a student housing project? 	<ul style="list-style-type: none"> <i>We request that the site-specific rezoning permit small rooming houses only in detached housing as set out in the Zoning By-law and not in any townhouses built on the site</i>

**PART 4: THE PROPOSAL AND COMPLIANCE WITH THE OFFICIAL PLAN LAND USE POLICY 4.9
“MIXED USE” AND COMPLIANCE WITH BARRIE’S INTENSIFICATION AREA URBAN DESIGN
GUIDELINES**

Official Plan Compliance Policy Section 4.9 Mixed Use

Note: The City of Barrie (“City”) adopted Official Plan Section 4.9 Policy to provide a framework for the design and development of Mixed-Use building throughout the Intensification Nodes and Corridors in the City.

The following chart is a summary of the specifications of this proposal with compliance issues to Section 4.9:

	Compliance Issues
4.9.2 Policies	
4.9.2.1 Permitted Uses	
(a) Mixed Use areas will permit a variety of residential, commercial, and institutional uses. Multiple uses within the same building will be strongly encouraged, including the residential use of upper storeys with active uses located at the ground floor level. Active uses may include, but are not limited to, retail shops, business or personal services, and restaurants.	Proposed are single-use buildings with no potential for future commercial uses.
(b) Private uses, including residential, amenity rooms, or automobile parking should not be located at the ground floor level adjacent to any principal streets within the Intensification Corridors.	Proposal has parking below grade and ½ story above grade.
(d) A variety of medium and high-density residential uses in a range of types, sizes, affordability, and tenure, are encouraged throughout the Mixed-Use areas to increase the resident population, accommodate for the City’s population growth, and to create a local market for commercial uses.	Proposal does not contribute to creating a local market for commercial uses.
(e) Where residential uses are located at the street level in the Intensification Corridors, increased ground floor ceiling height will be provided to allow for the future conversion to commercial uses.	Proposal has reduced ground floor ceiling height to 3m from minimum required 4.5m, and has raised 1 st floor entrance 6 stairs above grade.

4.9.2.2 General Policies	
(e) The City will generally not support rezoning applications that result in a decrease of density or a reduction in the variety of uses on a property within the Mixed-Use areas.	The current application allows for no variety of uses – just residential.

4.9.2.3 Design Policies	
(c) Buildings will be sited to frame abutting streets and sidewalks in order to achieve a generally consistent setback and continuous built form. Facade step backs will reduce the visual and physical impacts of building height and will ensure human scaled development.	The proposed design has “continuous built form” that abuts the streets and sidewalks, but the purpose of this close proximity to the street in the Official Plan is to allow public access into mixed uses on the ground level – which this application does not conform to.
(e) Primary building entrances will be directly accessible from public sidewalks adjacent to any principal street located along the Intensification Nodes and Corridors. Non-residential ground floor units will be designed with transparent glass windows facing the street. Blank facades exposed to any principal street will be avoided.	<p>The building entrance is not accessible from public sidewalks as stairs are needed.</p> <p>Duckworth St is the “principal street” in this context, and this proposal has the side of the 2 townhouse blocks presented along Duckworth, with no direct entry to the units along Duckworth.</p> <p>7 of the 28 townhouse blocks are fronted along Mountbatten, which is not the principal street, with no entrances at grade, and no potential for commercial use.</p>
(f) Intensification should be achieved with development that is compatible with the scale of adjacent properties, incorporating a build form transition from higher density to lower density areas. This can be accomplished through a combination of urban design features including setbacks and stepping provisions.	<p>Proposed height of 50 ft is 3 times height of typical adjacent existing heights of 14ft, and 14 ft higher than one of the area houses of 28 ft.</p> <p>Proposed density of 100 units per hectare is nearly 7 times adjacent property densities of 15 units per hectare (6 Mountbatten Rd is 0.0669 hectares, which is 15 units per hectare).</p>

	Comment
Executive Summary:	
i) Study Overview: To implement the recommendations of these [Corridor Intensification] guidelines, policy and zoning amendments will be required, including: • Require a Minimum Ground Floor Height of 4.5 Metres and Active Ground Floor Uses in the Intensification Areas;	Proposal is 100% non-compliant.

	Comment
Executive Summary, section viii. “Established Neighbourhood Streets” and repeated in section 2.5.3	
Portions of the Intensification Corridors, including Duckworth Street (south of Grove Street) and Dunlop Street (east of Anne Street), are currently well-established residential neighbourhoods. With the exception of the conversion of dwellings, there is limited potential for intensification on Established Neighbourhood Streets. Please refer to the Demonstration Sites on page 96. Key opportunities include On larger-scale sites, opportunities may exist for the incorporation of higher density residential buildings in low to midrise building forms (i.e., townhouses and walk-up apartments), and potentially mixed-use buildings with convenience retail at grade.	This paragraph specifically mentions our area as “ <i>limited potential for intensification</i> ”, and stipulates that if mixed-use buildings are proposed, then they must have commercial uses at grade. The current proposed development has no access at grade, and no potential for conversion to other uses.

We believe, that given the difficulties that the applicant has faced to comply with the Official Plan, it is timely for the City to adopt an Interim Control By-law to review the Corridor designation and Mixed-Use policies.

PART 5: SUMMARY OF OUR REQUESTS TO THE CITY OF BARRIE

Here are our INITIAL REQUESTS:

5.1 That City of Barrie immediately adopt an INTERIM CONTROL BY-LAW that enables a review of the current Duckworth-Codrington St. Intensification Corridor with a view to preparing either:

- a **SECONDARY PLAN** establishing detailed intensification design policies; OR
- an **AMENDMENT TO THE OFFICIAL PLAN** to delete this Corridor.

5.2 These are our initial requested changes to the MU2 SP-XXX, that:

- 1. USES BE RESTRICTED TO RESIDENTIAL R2 USES AND TOWNHOUSES.**
- 2. STUDENT HOUSING BE ALLOWED ONLY IN DETACHED HOMES as set out in the Zoning By-law.**
- 3. BUILDING HEIGHT be restricted to two (2) storeys.**
- 4. BUILDING SETBACKS follow the established building setback on the street that the development faces.**
- 5. TANDEM PARKING only be allowed in the driveways of individual homes in keeping with the character of our neighbourhood.**

5.3 Next are our requested changes to the proposed development in the SITE PLAN;

(1) We request that a FORMAL SITE PLAN BE SUBMITTED along with the Rezoning application to enable our review of the rezoning. The Notice of the Public Meeting that we received from the City only provided a Conceptual Plan.

(2) The DEVELOPMENT FRONT ON DUCKWORTH ST.

(3) The ABOVE GROUND PARKING STRUCTURE BE REMOVED such that views from Duckworth St. and Mountbatten do not face a solid basement wall.

(3) That EXISTING TREES BE protected as best possible, and that the landscaping buffer with adjoining properties be expanded.

(4) That adequate PARKING for each townhome be incorporated in the design of the townhome.

(5) There should be sufficient VISITOR PARKING on the site such that Mountbatten St. does not become the parking lot for the proposal.

(6) That the SIDEWALK ALONG THE NORTH SIDE OF MOUNTBATTEN BE REMOVED; and

(7) That the townhouse DESIGN PROVIDES FOR A MAXIMUM OF THREE (3) BEDROOMS .

(8) That the site plan provides FOR DRIVE-THROUGH, LANE ACCESS from Mountbatten St. to Duckworth St. similar to the townhouse development at St. Vincent St. and Livingston St.

(9) That the GARBAGE FACILITY be moved away from the property line and that the City Public Works Department determine if the garbage facility is sufficiently large to accommodate the proposal should it be converted to student/rooming housing.

We look forward to working with the City of Barrie and the applicants on the Intensification Plans for our neighbourhood.

Mixed Use Zone?

- No access at ground level - no 4.5m ground floor height - no potential for commercial uses.
- Where are the public benefits of active ground floor uses?
- Unprecedented MU provisions – the Essa corridor is not zoned like this.
- If MU approved, no zoning change required for many other types of intensification.
- Application should be amended for a RM2 zoning, as that is the conceptual plan provided.

½ storey parking wall façade all along Duckworth St



430 Essa Rd approved mixed use building



Food ? Shopping ? Services?

- 1.6 kms to No Frills, at Johnson St – no bus service.
- 2.0 kms to Barrie North Crossing - bus stop located 550m walk up St. Vincent.
- 1.1 kms to Pharmacy and restaurants at Grove St – no bus service.
- 3.9 kms to East Bayfield Rec Centre
- Not adequate for high-density.
- Car dependent location. Adequate, convenient parking is critical.
- 150m to Codrington Public School...but proposal is not family friendly.



Future of the Duckworth Corridor

- Duckworth intensification failed to launch.
- Cannot turn a blind-eye to the future - cannot pretend it's 2009.
- Unlikely that future high density zones will connect to this.
- The application should be evaluated as ad-hoc intensification – i.e. it needs to fit current surroundings – cannot rely on future adjacent zones intensifying.



Mayor and City Council of Barrie

When chose this neighborhood because of the closeness to elementary schools. A quite neighborhood. Large backyards so our kids play in. Closeness to the waterfront. No heavy traffic (volume of trucks and cars) as it is a majority a single family. As this is an older part of Barrie it has a lot of mature trees.

The proposed development does not fit in our desirable neighbourhood. Most of the dwellings are mostly 1 story in height. The proposed development is 3 or 4 stories in height. 28 units in total with parking underneath the structures. With the height of the development tenants would be able to see in my backyard. Councillor Morales has gone on record saying a proposed develop in his ward would cause many privacy issues. This proposed development would add additional traffic on Mountbatten and Duckworth. With increased traffic on Duckworth especially during before and after school as our kids are walking to school and going home. This would also cause addition parking and traffic issues on Mountbatten. This arrangement would have tenants being able to see in my backyard as which is not common in the east end. Infrastructure would have to updated to accommodate the addition water and septic users. Meaning roads would have to be torn up as they have already been updates less than 5 years ago. We should do our best to preserve of these mature trees. With the proposed development

My name is Robert Simmonds. Currently I am employed as a Professional Firefighter. After retirement in 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. Nice and spacious residential lots with good sized houses to accommodate a growing family. Another reason we chose this area was the traffic calmness in this area. Codrington School was a small school that we wanted our kids could walk to in safety. High schools were in walking distance also.

What concerns me is the proposed re-zoning. We go from single family to a Mixed-Use Corridor with Special Provisions. As we know the city has recently approved this area as not part of an intensification corridor. The developer is trying to get this passed before the new plan comes into effect. If this is granted and is approved the city will have little to say if the developer changes their minds. We have no idea if they are gong to be if the units will be owned by the people who live in them or landlords (absentee). The package the developer provided did not include a lay out of the townhomes. 2-, 3- or 5-bedroom units. As my property is to the north of this development it becomes a privacy issue. If the project was approved the balconies would overlook our property. I have watched numerous city council meeting when councillors have argued about the lack of privacy with developments going up in their wards. No buffer for noise. We have no idea of how many people will live. Will it be geared towards students? 5 persons per unit X 28 units will equal 140 protentional cars. 140 with only 56 residence parking spaces and 8 visitor parking spots. Where are all the other cars going to park? Let's not mention all the beautiful mature trees that will be destroyed. With the existing structure located on these lands the developer could build garden home to become affordable housing. They could also turn the units so that the frontage is Duckworth with backyards for children and no privacy issues. Good starter homes for low-income families. The current proposed development will not be affordable houses for families. Not a good fit for this area.

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

Thankyou for your time.
Robert Simmonds



189 -197 Duckworth Street

Presentation by

Jeff Garner

Resident of Ward 1 for 59 years

Member of East End Neighbours


Petition – 504 Signatures (and growing)

change.org/p/city-of-barrie-mayor-jeff-lehman-oppose-the-rezoning-of-189-197-duckworth-street-to-mixed-use-corridor

change.org Start a petition My petitions Browse Membership

< Go to my petition's dashboard

Oppose the Rezoning of 189-197 Duckworth Street to Mixed-Use Corridor



504 have signed. Let's get to 1,000!

At 1,000 signatures, this petition is more likely to be featured in recommendations!


City of Barrie Mayor Jeff Lehman: Oppose the Rezoning of 189-197 ...

Share on Facebook

Send an email to friends

Tweet to your followers

Copy link

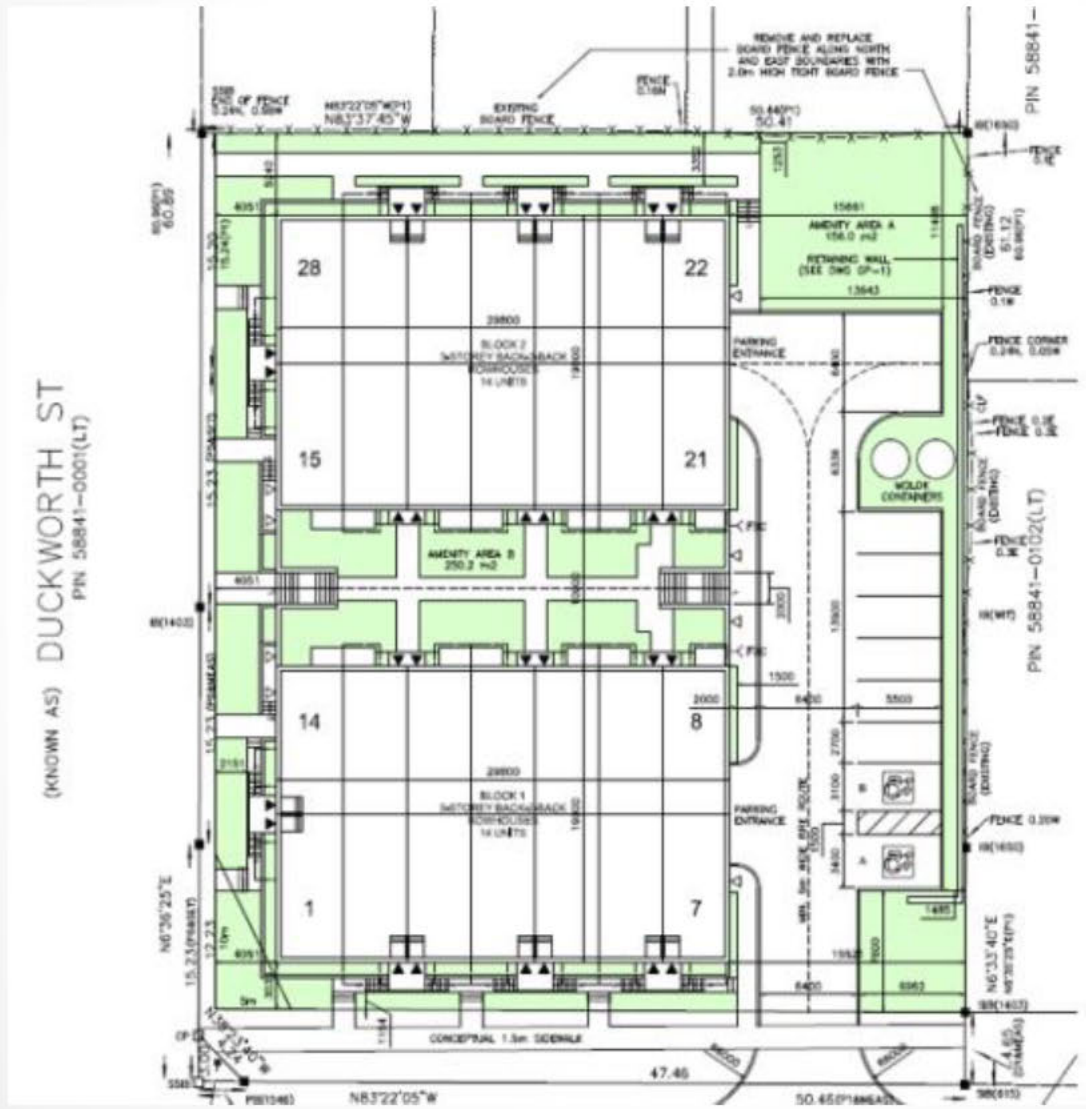
 **East End Neighbours - Barrie** started this petition to City of Barrie Planning Staff and [2 others](#)

Oppose Rezoning 189-197 Duckworth Street to Mixed-Use Corridor

On February 8th a public meeting will be held where Cygnus Developments will present their proposal to rezone the properties at 189, 191, 195, & 197 Duckworth Street, effectively replacing four (4) bungalows with twenty-eight (28) townhomes.

The proposal has two components:

Conceptual Site Plan – Planning Justification Report



Proposed Design Duckworth/Mountbatten Townhouses



Existing Townhouse Complex on Georgian Drive



- Georgian Drive townhouses are located on a 4 Lane Road near Georgian College and RVH
- Proposed development is located on a 2 Lane Street near Codrington St. Elementary School

Possible 3 Storey Townhouse Design







Please do not approve this Rezoning Application

Let's work together for a "WIN WIN WIN"

"Planning is about Compromise"

Thank You

From: Blaney, Cameron (MTO) <Cameron.Blaney@ontario.ca>
Sent: Friday, January 14, 2022 10:37 AM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: RE: Notice of Public Meeting 189-197 Duckworth St (D30-019-2021)

Hello Tina,

189-197 Duckworth St is outside of MTO permit control area and does not require MTO review or permits.

Cameron Blaney | Corridor Management Planner | Simcoe & York

Highway Corridor Management Section – Central Operations

159 Sir William Hearst Avenue | Ministry of Transportation

7th Floor, Building D | Downsview, Ontario | M3M 0B7

416-358-7871

Cameron.Blaney@ontario.ca

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

From: Philip Marinelli <

Sent: Monday, January 10, 2022 1:51 PM

To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>

Subject: Cygnus Developments

We are writing to you today as we are concerned about the changes proposed to 189-191-195-197 Duckworth Street in Barrie. As we understand it, the application is being submitted on behalf of Cygnus Developments. We would like to know the status of this legal entity with respect to whether or not it is a partnership or a corporation. Further, we would like to know who the owner/owners of this legal entity is/are with respect to the issue of conflict of interest. For example, if any members of City Council or the Planning Department or other such related operation have either a direct or indirect ownership in Cygnus Developments, or for that matter, the subject property, that may indicate a conflict of interest and those involved should be excluded from any decision making regarding this proposed change.

We look forward to your prompt response.

Respectfully yours,

Franca Marinelli and Phil Marinelli
Ward One Residents Association.

From: Susan Cadogan <
Sent: Tuesday, January 25, 2022 11:38 AM
To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>
Subject: Re: File: D30-019-2021

Thank you for replying.

The lack of accessibility is also a concern. These townhouses are definitely not being proposed for anyone but the able-bodied, so no small children or the elderly.

Thanks again,
Su

Good morning Susan,

My name is Jaspreet Sidhu, I am the file manger and Planner reviewing the proposed development at 189, 191, 195, 197 Duckworth Street.

Thank you for your comments and concerns, please be advised this matter will form part of the technical review process. Staff are considering all the comments received through the public consultation process and will be reporting on these matters through a Staff report that will be brought forward for Council's consideration at a future date.

Have a great day.

Jaspreet Sidhu, BSc (She/Her/Hers)
Planner
Development Services, City of Barrie
City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5
Office: 705-739-4220 Ext. 5135 | Fax: 705-739-4270
www.barrie.ca

Begin forwarded message:

From: Susan Cadogan
Date: December 2, 2021 at 4:21:52 PM EST
To: cityclerks <cityclerks@barrie.ca>
Cc: Clare Riepma <Clare.Riepma@barrie.ca>
Subject: File: D30-019-2021

Here we go again: the new plan for Duckworth St looks like a slightly less horrific plan for student housing than the original one did.

The traffic this 'development' would generate would have a detrimental effect on the neighbourhood, with the resulting pollution and traffic chaos. It certainly adds to the risk for any child trying to walk to school.

Many of the homes in the area belong to retirees, with young families also moving in. My family has owned our house since 1958, and 7 years ago we invested in a complete renovation/addition to our home, as have many other residents, a considered investment in our future. The residents at the end of Mountbatten, adjacent to the fence, must be sick at the thought of the 'board fence' that is planned to separate them from 'Amenity Area A,' mulch containers, and what looks like 10 parking spots. The home directly across from the driveway exit houses two very young children, and is not what their parents anticipated when they bought in a stable neighbourhood. Gosh, just imagine the joy of garbage trucks idling along the street!

A number of trees would be cut down—and not replaced—to accommodate buildings, driveways, and parking, meaning more runoff into the storm sewers. There is nothing environmentally friendly about the proposal.

Only a few years ago, we lived through the updating of the utilities, curbs, sidewalks, and roadways in the neighbourhood, which was worth the months of chaos. Duckworth St would have to be torn up again if this is pushed through. There are no sidewalks on the east side of Duckworth between Napier and Codrington, and my understanding is that the sewers were not intended for such a dense addition as 28 townhouses. This part of Duckworth was not scheduled for intensification, unlike properties south of Grove St.

A large development is planned for Cook St, between Napier and Codrington, a mere two blocks away. We also have modest homes being bought up, duplexed, and 'accessory suites' added in the backyards. How much can one residential neighbourhood take before any sense of community is lost?

Rumour has it that houses have been bought up by Sergio Morales/Cygnus Development on the opposite side of Duckworth. If this application is accepted, we know what to expect. Should we start packing our bags now?

Sincerely,

Susan Cadogan

From: Lori L <
Sent: Tuesday, December 14, 2021 8:08 PM
To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>
Subject: Re: Concern for traffic safety Duckworth St

Thank you so much for following up with this. I do appreciate it. Its a frightening intersection. They don't seem to park on the lawn but I imagine that the original scope of the paved driveway has been enlarged by the property owner to accomodate the renters on the property who I assume are students.

I believe that as you have suggested the issue is probably a situation of violation of Section 4.10 re Sight Triangles. I believe what used to be lawn has now been made to be a paved driveway.

As part of your assessment I would encourage the assessor to attempt to make a left hand turn (or any turn for that matter) off of Mountbatten onto Duckworth when the driveway is full of cars parked right to the curb with their back bumper right at the curb. Its the only way you could see the obstruction that I am referring to.

Sincere thanks, Lori Levere

On Tue, Dec 14, 2021 at 11:36 AM Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca> wrote:

Hi Lori,

After reviewing the property, I can confirm we do not have a registered two-unit house at 183 Duckworth. The property is also zoned 'Residential Single Detached Dwelling Second Density' (R2), in the City of Barrie's Zoning By-law. Section 5.3.6 Parking Standards allows only a maximum of 50% of the front yard for parking coverage and any part of their front yard that is not used for a permitted purpose shall be landscaped open space. This means that a vehicle cannot be parked in the landscaped area (grassed). Please confirm if they are parking on the lawn as previously mentioned by Service Barrie.

Further Section 4.10 Sight Triangles also requires all corner lots to provide a sight triangle consisting of an unobstructed triangular area on the sides of the street. In this case we require a 5m X 5m sight triangle minimum that must be maintained if they are within this triangle or parking on their landscaped area enforcement may be required.

I have included Service Barrie in our emails to further investigate if they are in noncompliance with our Zoning By-law.

Best,

Jaspreet Sidhu, BSc (She/Her/Hers)

Planner

Development Services, City of Barrie

City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5

Office: 705-739-4220 Ext. 5135 | Fax: 705-739-4270

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Additionally, your concerns have been noted around the traffic and congestion at the proposed development at 189, 191, 195, and 197 Duckworth Street, and will be passed along to the Transportation Department as they review the application (once circulated) and will be included in my review. Please note due to the early stage of this application, further studies, and requirements such as a Traffic Impact Study may be required to better understand and evaluate the site with regards to the movement/level of potential traffic. Staff appreciate your comments and thank you for voicing them as we work together to create a better, sustainable, and safe community for all.

Please reach out should you have any questions/concerns or comments.

Jaspreet Sidhu, BSc (She/Her/Hers)

Planner

Development Services, City of Barrie

City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5

Office: 705-739-4220 Ext. 5135 | Fax: 705-739-4270

www.barrie.ca

From:

Sent: Dec 14, 2021 10:05:12 AM

To: servicebarrie@barrie.ca

Subject: Concern for traffic safety Duckworth St

To Barrie zoning department

I am writing to you today as a concerned resident of Mountbatten Road, regarding the proposed development at 189, 191, 195 and 197 Duckworth Street in Ward 1 of the city of Barrie and an imminent traffic accident waiting to happen.

I wanted to alert you to the fact that I have had several near misses with my car as I try to enter Duckworth St from Mountbatten Rd due to a house at 138 Duckworth St which has far too many cars parked in the driveway thereby obstructing the visibility of oncoming traffic. Its only a matter of time till someone is in a serious accident there. Bylaw officers cannot do anything because the cars are parked right to the edge of the curb. They directed me to contact the zoning department about this issue.

The other point I want to make is that this neighbourhood was designed for small homes with families and 1-2 cars. It simply cannot accommodate the density of traffic that a 28 unit complex proposed for 189, 191,

195, and 197 Duckworth suggests. Even with the parking garage that it proposes there will be traffic congestion of a degree that will bring disaster. A primary school nearby is going to make this risk even worse.

We, as residents of the area do not want this large a townhouse at this location. Students living in the proposed building will tend to gather and reside in multiples far greater than what the original plan envisions. This will prove to disrupt the safety of our neighbourhood.

From: Lori L <

Sent: Thursday, December 16, 2021 1:57 PM

To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>

Subject: Fwd: photo

Hello Jaspreet.

this is a photo of my
see line on pavement)

at the stop sign at Mountbatten and Duckworth. . (

This is what our situation is for lack of safe driving in our neighbourhood due to too many cars parked in a single family unit built in the 60's with no side walks

Lori



From: catharine mercer <
Sent: Thursday, December 30, 2021 12:17 PM
To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>
Cc: catharine mercer <
Subject: Re: 189 - 197 Duckworth Rezoning

Good morning Jaspreet

Thank you for providing the information on Mixed Use Corridor with special permissions.

After reading this information, I don't understand why it would be used in a quite neighbourhood. Our roads are made for limited traffic and all the housing is no more than 2 stories but where many are 1 story. In the new official plan which outlines the future of Barrie this rezoning is no where near an intensification corridor.

Can you please explain why this would have been chosen?

In the examples you provided; one of the examples looks like an apartment building, 3 are empty lots and the 59 and 89 Fairlane Ave went to a USA address. Can you check these addresses again because I would like to go visit them.

Are there planning applications on
440 Essa Rd
685/681 Yonge
233 Dunlop st west

During Christmas week ; I took this picture of what a day in the neighbourhood looks like. A family/families walking to go tobogganing at Codrington School.



Thank you for providing me with information on the rezoning proposal.

Sincerely Catharine Mercer

Sent from my iPhone

On Dec 30, 2021, at 10:06 AM, Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca> wrote:

Good morning Catharine,

Hope you are well.

It was great speaking to you last week regarding the proposal. The City of Barrie's Zoning By-law 2009-141, as amended defines a Mixed-Use Corridor (MU2) by the uses permitted in such zone, below I have included a table of all uses that are permitted within a MU2 zone.

Table 5.4.1		
Uses	Zones	
	Mixed Use Node (MU1)	Mixed Use Corridor (MU2)
Residential Uses		
Walk-up Apartment	X	X
Apartment Dwelling	X	X
Dwelling Unit(s) in conjunction with permitted commercial uses	X	X
Block/Cluster/Stacked Townhouse	X	X
Group Home	X	X
Accessory Uses		
Home Occupation ⁽¹⁾	X	X
Commercial Uses		
Bake Shop	X	X
Bank	X	X
Building Supply Centre	X	X
Bus Terminal	X	X
Bus Transfer Station	X	X
Conference Centre	X	X
Custom Workshop	X	X
Entertainment Establishment	X	X
Fitness or Health Club	X	X
Fitness or Health Club, Local	X	X
Florist	X	X
Funeral Establishment	X	X
Hotel, Motel	X	X
Laundry or Dry Cleaning Depot	X	X
Local Convenience Retail	X	X
Nursery or Garden Supply Centre	X	X
Office, Business or Professional	X	X
Office, Medical	X	X
Outdoor Display and Sales Area	X	X

Table 5.4.1		
Uses	Zones	
	Mixed Use Node (MU1)	Mixed Use Corridor (MU2)
Parking Lot	X	X
Personal Service Store	X	X
Photography Studio	X	X
Private Club	X	X
Recreational Establishment	X	X
Rental Store	X	X
Restaurant	X	X
Retail Store	X	X
Service Store	X	X
Shopping Centre	X	X
Theatre	X	X
Trade Centre	X	X
Veterinary Clinic	X	X
Institutional		
Arena	X	X
Art Gallery	X	X
Assisted Living Facility	X	X
Assembly Hall	X	X
Child Care	X	X
City Hall	X	X
Commercial School	X	X
Community Centre	X	X
Court House	X	X
Library	X	X
Museum	X	X
Place of Worship	X	X
Religious Institution	X	X
Social Services Facility	X	X
Training and Rehabilitation Centre	X	X

The SP-XXX refers to the special provisions requested for this site/proposal against the standard currently required in Section 5.4.3 of the Zoning By-law, the table below outlines the standards the applicant has requested a variance for, all other standards at this time are to be met.

Standards/Provisions	Proposed	Required
Maximum Interior Side Yard Setback	15.7 metre	3.0 metre
Minimum Exterior Side Yard Setback	0.5 metre	3.0 metre

Minimum Rear Yard Setback	5.2 metre	7.0 metre
Minimum Ground Level Floor Height	3.0 metre	4.5 metre
Front Yard Setbacks Areas	Combination of soft landscaping and sidewalks	fully paved and seamlessly connected with abutting sidewalk
Minimum Landscaped Buffer Areas	East side 1.4 metre	3.0 metre
Parking spaces	Tandem parking requested	N/A

Some examples of lands zoned MU2 are listed below:

- 233 Dunlop St W
- 110 Turnberry Lane
- 59 Fairlane Avenue
- 89 Fairlane Avenue
- 685 & 681 Yonge Street
- 440 Essa Road

You may also use the link below to pan through the Zoning map for more MU2 zones using the legend on the right-hand side.

Link:

<https://barrie.maps.arcgis.com/apps/MapSeries/index.html?appid=d3947d78316e40f2ae272ae29ce0ec35>

Further to your question on the Official Plan, it is expected that council will regularly update the official plan to ensure that the plan implements any changes to the Provincial Policy Statement (PPS) or provincial plans. The official plan update is also an opportunity to ensure the official plan continues to address local priorities and changing community needs. This update should be completed ten years after a municipality prepares a new comprehensive official plan or every five years after an update done through an amendment to the plan.

Please let me know if you have any further questions.

Happy Holidays!

Jaspreet Sidhu, BSc (She/Her/Hers)

Planner

Development Services, City of Barrie

City Hall, 70 Collier Street, P.O. Box 400, Barrie ON, L4M 4T5

Office: 705-739-4220 Ext. 5135 | Fax: 705-739-4270

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From: catharine mercer

Sent: Monday, December 27, 2021 5:48 PM

To: Jaspreet Sidhu <Jaspreet.Sidhu@barrie.ca>

Subject: 189 - 197 Duckworth Rezoning

Hello Jaspreet,

Thank you for speaking with me about the Duckworth Rezoning.

The proposed development consists of two (2) back-to-back townhouse blocks, with fourteen (14) units each block, for a total of twenty-eight (28) residential townhouse units. The purpose of the Zoning By-law Amendment application is to amend the zoning of the subject property from 'Residential Single Detached Dwelling Second Density (R2)' to 'Mixed-Use Corridor with Special Provisions (MU2)(SP-XXX)'

Jaspreet, can you assist me with the definition of Mixed-Use Corridor with Special Provisions (MU2) (SP-XXX). Can you tell me where you found this definition and examples of where this zoning has been used in Barrie.

Can you also let me know how long the new official plan will be used for ?

Thank you for assisting me,

Sincerely Catharine Mercer

Intensification at What Cost

189-197
Duckworth

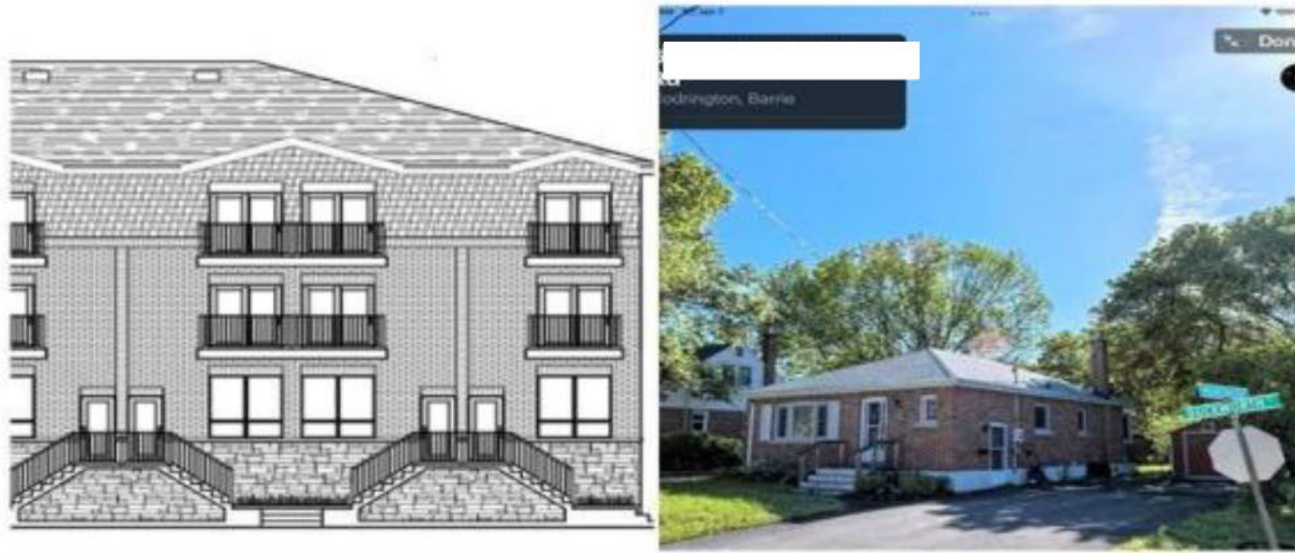
boarding-rooming
character guidelines privacy
communities compatibility new traffic
compliance land-use transitions
density school intensification
principles bylaw families plans trees
houses stable urban
interim-control set-back
neighbourhood official fit
planning design standard

How does this application fit into the new official plan?

How does this application for intensification support the integrity of stable neighbourhoods?



Al McNair and Catharine Mercer



In the City's new Draft Official Plan, our neighbourhood is identified in purple on Map 8, "Cultural City Features" as the "*East End Historic Neighbourhood*". Our neighbourhood is characterized by a mixture of predominantly (1) single storey, bungalows, with some (1½) one storey and a half and (2) two storey homes. Our neighbourhood homes share a similar established building setback from the street on lots with mature trees.



*(DRAFT) PRELIMINARY
REPORT ON A
PROPOSED REZONING
OF 189-197
DUCKWORTH ST.*

Prepared by East End
Neighbours

Facebook Save the
East End for copies



New homes along Cook St.



Same new homes from Highland Ave

Sample of a developer working to ensure new development fits into an established residential street. The new homes have similar height, set backs and trees as their neighbours.

Table 5.4.1		
Uses	Zones	
	Mixed Use Node (MU1)	Mixed Use Corridor (MU2)
Parking Lot	X	X
Personal Service Store	X	X
Photography Studio	X	X
Private Club	X	X
Recreational Establishment	X	X
Rental Store	X	X
Restaurant	X	X
Retail Store	X	X
Service Store	X	X
Shopping Centre	X	X
Theatre	X	X
Trade Centre	X	X
Veterinary Clinic	X	X
Institutional		
Arena	X	X
Art Gallery	X	X
Assisted Living Facility	X	X
Assembly Hall	X	X
Child Care	X	X
City Hall	X	X
Commercial School	X	X
Community Centre	X	X
Court House	X	X
Library	X	X
Museum	X	X
Place of Worship	X	X
Religious Institution	X	X
Social Services Facility	X	X
Training and Rehabilitation Centre	X	X

Table 5.4.1		
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Residential Uses		
Walk-up Apartment	X	X
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Accessory Uses		
Home Occupation ⁽¹⁾	X	X
Commercial Uses		
Bake Shop	X	X
Bank	X	X
Building Supply Centre	X	X
Bus Terminal	X	X
Bus Transfer Station	X	X
Conference Centre	X	X
Custom Workshop	X	X
Entertainment Establishment	X	X
Fitness or Health Club	X	X
Fitness or Health Club, Local	X	X
Florist	X	X
Funeral Establishment	X	X
Hotel, Motel	X	X
Laundry or Dry Cleaning Depot	X	X
Local Convenience Retail	X	X
Nursery or Garden Supply Centre	X	X
Office, Business or Professional	X	X
Office, Medical	X	X
Outdoor Display and Sales Area	X	X

The Site Plan is Conceptual, therefore any of these uses could be selected once the rezoning to MU2 is approved.

If the applicant wishes to build townhouses R2 zoning would be more appropriate.

If they have other plans, then fighting for MU2 is the avenue to take.

Interim Control Bylaw and or Secondary Plan

- An interim control bylaw (**ICBL**) is a tool available to Ontario municipalities as part of the Planning Act. An ICBL places a temporary “freeze” on the development of certain lands while a municipality is studying or reviewing its land use policies.
- Barrie currently has 14 Secondary Plans and we are asking that the Duckworth-Codrington St. Intensification Corridor become the 15 Secondary Plan.

Peter Koetsier

January 31st, 2022

Mayor Lehman, Council, City Planners, Clerks of the City of Barrie
delivered via email

Re: File D30-019-2021 Amendment to the Zoning By-law - 189, 191, 195, 197 Duckworth Street

I am a resident of the east-end of Barrie, having lived two blocks from the subject site for more than 28 years. I do not support the proposed zoning amendment, from R2 to MU2-SP-xxx. Very simply, the proposed development is not compatible with the existing neighbourhood, and represents an inappropriate overdevelopment of this parcel of land. Please consider the following.

It is not logical to zone the property Mixed Use Corridor when the developer has no intention of including any commercial use, as indicated by their design, stated purpose, and their request to exclude the possibility of commercial use through the special ground floor height provision they wish to add.

Interior parking is not appropriate for this site as it requires significant extra density to cover the cost, and results in a very unwelcoming streetscapes with significant accessibility challenges. (I note two accessible parking spots are provided, and yet all units are a full flight of stairs above.) Please note that no renderings were offered of the Duckworth St. face of the proposed buildings. This is important.

The current R2 zoning would allow two six-plex buildings to be erected on this site. Or twelve townhouse units. That would be consistent with the neighbourhood, while allowing a density of three times the current level. That is what should be the re-development goal of this property, in my opinion.

The applicant failed to report what I believe was the number one concern at the Neighbourhood Meeting held November 2019. In response to the 21 unit building proposed at that time, the overall message from the neighbours was the it was too much for the 0.3 hectare sized lot. Their new design of **28** units, with an added full floor of interior parking, makes a mockery of the Neighbourhood Meeting.

The applicant refers to their parking being at 'sub-grade', which is not the case. The parking design results in blank walls facing the streets at eye-level. Further, they reference the Official Plan strategy of intensification encouraging increased use of public transit, and yet their design offers more than double the required parking spaces. This proposal does not fit the neighbourhood, nor the Official Plan goals.

I implore you to not approve the zoning by-law amendment requested by the developer. It does not fit the area. The current zoning already allows for a significant intensification of the property. I would also hope that you would ask the developer to come back with a street-friendly design, that properly respects the quiet residential neighbourhood, within walking distance of the waterfront and downtown, and that fits in with the history, character, and welcoming nature of the east-end of Barrie.

Thank you very much for your careful consideration of this application. And, hopefully, your denial of it.

Peter Koetsier

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TO: ALL MEMBERS OF CITY OF BARRIE COUNCIL

RE: PROPOSED DEVELOPMENT OF 4 LOTS ON DUCKWORTH ST. BORDERING
MOUNTBATTEN RD - FILE D30-019-2021

I am writing to voice my objection to the above noted development – I believe it is inconsistent with the area's nature and character, and offends each and every principle that area residents expect.

I'm a Barrie Boy, born and raised, growing up on the same block being referred to (with marriage, kids, and career I ultimately settled – surprise - in the east end, just a specific area I am referencing.

Others have objected to this project on the basis of the appropriateness of rezoning, the height of the new buildings being proposed, the sheer concentration of both people and vehicles in the area, noise, garbage, the removal of mature trees, inconsistency with the City's Draft Official Plan, vehicles exiting out onto Mountbatten instead of Duckworth, parking for visitors . . . or to the fact that a Barrie Councillor who represents another ward, lives in the direct area, is a partner in this plan and stands to gain financially from its success (this is inappropriate and will be seen by residents as a conflict, regardless of whether the City's ethics advisor sees a problem or not). I also understand that, given that the developer has only submitted a conceptual mock-up at this point, the proposed multi-use zoning would, if approved, allow the developer to never advance **this** proposal but to instead bring forward **a completely different proposal** which could incorporate development beyond residential including business and commercial interests **even more unsuitable** for the neighbourhood. They're going for multi-use only because it would require “less variances” apparently than rezoning to R2 – I for one don't believe that this proposal would be refined to meet neighbours concerns if the precedent was set by approving the rezoning of this area as multi-use.

I agree with all of these concerns that those in this community have raised – I understand that many of them will speak to further at an upcoming Public Meeting. Frankly it **should concern you** that average people - area residents, lay people - are so easily able to create such momentum (with several hundred+ petition signatures already) and make such comprehensive, unified and detailed objections, citing real, genuine concern to the proposal according to **virtually every aspect of it**. That should give you pause and provides a challenge to you to **only** approve advancing a development which is in keeping with, complimentary to, and consistent with the area's historical and existing character.

One look through real estate listings and the appeal and reputation of the East End is evident and the prices often reflect it. These are many of Barrie's most desirable neighbourhoods that maintain, even upon modifications and rebuilds, a relative consistency in model, size and appearances throughout its many well treed streets. They maintain their value and charm, with pride of ownership and a sense of community. But that is threatened with the proposed development cited which is **so fundamentally at**

odds with the areas character. I am NOT against development - instead I hope to influence it, because this proposal as presented would significantly alter the scope, look and feel of this cherished part of town.

Multi-unit dwellings are not uncommon in the East End, but where they exist they have traditionally been designed and developed in consideration of these points. Quaint multi-family residences in keeping with the character of the area maintain this image without throwing the neighbourhood "out of balance". But taking the properties which currently accommodate 4 war-time bungalow-type homes and building 28 family units on the same property? With adequate parking for residents and visitors? Garbage and recycling containers? Snow removal? The differences and resultant impacts from that additional volume of people and vehicles alone are starkly obvious and compel area residents to object to what is currently proposed.

In light of all the objections to virtually every element of the proposal, **please ask questions** about this development now and going forward, and help drive and influence revisions in its scope and direction so it will **add value to, not take away from**, all the tangible and intangible elements that make the area so desirable. Although the developers/partners may not be happy to have to rethink their plan, residents will never believe that they would not still make a profit if they scaled their proposal to meet the reasonable concerns raised by residents. And going forward, **please** reflect on the appropriateness of a City Councillor gaining financially from this project, when the project is **so dependent upon** and will **require so much support, discussion and approvals through the City** and its various processes/departments - zoning, planning, and other community-controlled services (garbage and recycling, police, fire, etc). Regardless of the legalities or ethics advice, the optics of this will never be acceptable to the residents and voters in this area.

Thank you for the opportunity to comment on this. Respectfully,

Paul Mosley

For the following reasons we ask that council not approve this rezoning application and proposed design:

- ✓ The new draft Official Plan no longer identifies Duckworth Street as an intensification corridor, Mixed-Use zoning would not be in keeping with the city's future vision of the neighborhood
- ✓ The proposed design has no intention or future capacity for multi-use, and does not meet the intent of a Mixed-Use development
- ✓ The townhouse blocks are situated upon a parking structure that is half above ground. This eliminates any potential for entrances at street level, and is inaccessible to anyone with mobility or vision issues, and a challenge for those with young children.
- ✓ The subject lands are within the boundary of the East End Historic Neighbourhood as per the draft Official Plan

We ask that the council
Not approve this rezoning
for the above reasons,
and also not only is it
too High, Too big, and UGLY (for this
This is a residential area (Area)
and we want it to stay
that way.
Twenty-eight - 3 story townhomes
with 56 parking spaces, is wrong
This present will become a
race track.
28 townhomes is too many.
replacing 4 bungalows
with 28 townhomes is
out of the question.
entry & Exit onto Mountbatten Road
is wrong & not acceptable.

Bertha Abbott.