

March 13, 2023

**Corporation of the City of Barrie
Legislative and Court Services
Branch 70 Collier Street
Barrie, Ontario
L4N 4T5**

Dear Members of the Affordability Committee:

Re: Application for Rezoning 447, 449, 451, 453 and 455 Yonge Street

City File: D030-039-2022

As adjacent landowners, located at _____ we are writing to register our opposition to the rezoning proposed for the lands located at 447, 449, 451, 453 and 455 Yonge Street.

Our concerns with the rezoning application as now filed are as follows:

- 1- The height of the building is very high and it makes us lose our privacy. Additionally, we are concerned about the rooftop patio. The height of the building casts a shadow over our house and makes our house and backyard visible to dozens of apartments that are built in this building. Please note that, our property is located 5 metres lower than that building, so the impact of the proposed 7 storey building is very significant.
- 2- It is a fact that if the building is built this high, our backyard and the neighbors who are exposed to this building will be almost deprived of the sun, as well as the west facing windows of our houses.
- 3- The proposed underground parking structure is extremely close to the rear lot line, where there is an existing retaining wall. Our concern relates to the construction of the underground parking structure and the likely undermining of the retaining wall.

We believe that this project will have an impact on every facet of our family life. It brings about a lot of noise behind our home, increases traffic in the area, and disturbs our tranquility. Its underground parking will annoy us and will put our retaining wall and

backyard in jeopardy. The loss of our privacy and the building's height and shadow of our home significantly lessen the joy we get from living here. So, we strongly oppose the construction of this project under the existing circumstances. **In addition, due to the shortness of the retaining wall, we are also worried about the security of our house.**

It is our request to the applicant and their consultants, and to the Affordability Committee and City planning staff that:

- **Please reduce the number of floors and remove the rooftop patio.** In this way, our privacy will be preserved, local traffic will be less and less noise will be created. In addition, considering the study of shadow again, the discussion of shadow on our buildings will be re-analyzed.
- The reduction in height would result in less required parking, which presumably would reduce the size of the underground parking structure, thereby moving it farther away from common rear lot line and retaining wall.
- As far as possible, the building should be built at a greater distance to the retaining wall and the privacy of our homes will be preserved. In addition, increased landscaping along the eastern boundary of the subject property would also assist in improving this development project.

Please pay attention to the impact of this project on the privacy, peace, and security of the existing residents along Tomlin Court and reconsider the rezoning proposed for this plan.

We welcome the Committee, the applicant/consultant, and City staff to meet with us on-site so that there is a visual understanding of the change in grade between Yonge Street and Tomlin Court and the impact that a 7-story building will have on the loss of light, enjoyment of our homes and rear yard amenity spaces. In our haste to intensify development, we must not forget about existing residents and future generations.

We will attend the public meeting and ask that our concerns be included as part of the public record.

Sincerely



Shahin Babadi Aghakhanpour



Shervin Jahangiri Babadi

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

From: james.fifield james.fifield <

Sent: Thursday, March 9, 2023 4:50 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: developments at yonge and maclaren av barrie

To whom it may concern: I am writing this to voice my opposition to this development, it is way to big verging on ridiculous. There is alot of development in the area already, soon you will not be able to move around there. I live 4 houses in on XXXXXXXX ,dont you think this will effect our quality of life? this will turn are street into a highway. What kind of compensation will we ever get? I mean your talking almost 2000 people moving in 4houses away! All other buildings in the area were capped at 4stories how is this different? I have lived for 21 years on XXXX, its a nice quiet street, cant we keep it that way? Buildings of this size dont belong in a established neighbourhood 1 would be bad but 2 seems crazy, the developer sure is not thinking of people all ready there. Townhouses would be a much better fit. I am very concerned about this, lets hope common sense prevails. James Fifield av property owner.

March 11, 2023

Corporation of the City of Barrie
Legislative and Court Services Branch
70 Collier Street
Barrie, Ontario
L4N 4T5

Dear Members of the Affordability Committee:

Re: Application for Rezoning 447, 449, 451, 453 and 455 Yonge Street
City File: D030-039-2022

As adjacent landowners, located at _____ we are writing to register our opposition to the rezoning proposed for the lands located at 447, 449, 451, 453 and 455 Yonge Street.

We would like to note at the outset that the proposal, as currently planned, is an improvement to that which was presented at the Open House. Elements that we support are:

- The situation of the proposed building close to Yonge Street,
- The provision of vehicular access only from MacLaren Avenue,
- The elimination of the block townhouses along our rear lot line.

Our concerns with the rezoning application as now filed are as follows:

- The height of the building is too tall for the area, creating issues of shadowing, overlook, and loss of privacy. Our property is located 5 metres lower than the subject property, so the impact of the proposed 7 storey building is very significant. Additionally, a rooftop patio only adds to our concerns about overlook and loss of privacy.
- We have reviewed the shadow study and note that our backyard and those of our neighbours, as well as our west facing windows will be completely shadowed in the afternoons between April and October each year. New residential development that negatively impacts existing stable residential neighbourhoods in this way, is not good planning.
- The proposed underground parking structure is extremely close to the rear lot line, where there is an existing retaining wall. Our concern relates to the construction of the underground parking structure and the likely undermining of the retaining wall.

It is our request to the applicant and their consultants, and to the Affordability Committee and City planning staff that:

- The height of the building be reduced to 3 or 4 storeys, without a rooftop patio/amenity area. This would decrease (or hopefully) eliminate the solar shadow impact and concerns regarding privacy. We request that a new solar shadow analysis be prepared, with consideration to the 5 metre change in grade from Yonge Street to Tomlin Court, and that the updated study be peer reviewed. Similarly, the 45 degree angular plane analysis should be depicted as measured from the rear yard elevations of the Tomlin Court properties.
- Additionally, the reduction in height would result in less required parking, which presumably would reduce the size of the underground parking structure, thereby moving it farther away from common rear lot line and retaining wall.
- Increased landscaping along the eastern boundary of the subject property would also assist in improving this redevelopment project.

As a final point, please know that we are not opposed to the development of this site with a 3 or 4 storey multi-residential building provided proper consideration is given to the impact on existing residents along Tomlin Court.

We welcome the Committee, the applicant/consultants and City staff to meet with us on-site so that there is a visual understanding of the change in grade between Yonge Street and Tomlin Court and the impact that a 7 storey building will have to the loss of light, enjoyment of our homes and rear yard amenity spaces. In our haste to intensify development, we must not forget about existing residents and future generations.

Regrettably, we are not able to attend the statutory public meeting but we ask that our concerns be included as part of the public record.

Sincerely,



Dale MacKenzie



Celeste Phillips