



Simcoe County District School Board

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September 2, 2015

Mr. Stephen Naylor
Director of Planning Services
City of Barrie
P.O. Box 400
Barrie, ON
L4M 4T5

FILE: D14-1586

Dear Mr. Naylor:

**ZONING BYLAW AMENDMENT
OZRENKA BELAVIC & SHERRY HUTCHINSON
424 & 426 VETERANS DRIVE
CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted rezoning application. The application will rezone 424 and 426 Veterans Drive for a four-unit walk up apartment along Veterans Drive. The applicants are also proposing to rezone the rear portions of the lands along White Crescent to Detached Residential Third Density Special Provision R3 (SP) to permit four detached residential dwellings. The retained lands also require a special provision for a reduced lot area in the Detached Residential First density (R1) zone.

Planning staff have no objections to these rezoning applications. Elementary students residing in this area of the city may attend Trillium Woods Elementary School and secondary students may attend Bear Creek Secondary School.

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

Yours truly,

A handwritten signature in cursive script that reads "Holly Spacek".

Holly Spacek, MCIP, RPP
Senior Planner



Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520

May 26, 2015

City Of Barrie
Planning Dept.
P.O. Box 400, 70 Collier Street
Barrie, ON
L4M 4T5

Attention: Stephen Naylor

RE: Zoning Amendment
424 & 426 Veterans Dr.
File No: D14-1586
Bell File No: 51123

Thank you for your letter of April 23, 2015 concerning the above application.

A detailed review of the Zoning Amendment has been completed.

The following paragraph(s) are to be included as Conditions of Zoning Amendment Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
2. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
3. Blanket easement required.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

Should you have any questions please contact Sandra Hugh-Yeun at 416-296-6599.

Yours truly

A handwritten signature in black ink, appearing to read 'Lina Raffoul', with a long horizontal flourish extending to the right.

Lina Raffoul,
Manager - Development & Municipal Services, ON

Date: April 23, 2015

Attention: Stephen Naylor

RE: Request for Comments
File No. D14-1586
Related Files:

Applicant: Innovative Planning Solutions
Location: 424 & 426 Veterans Drive, Barrie

COMMENTS: (BY FAX ONLY)

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

We have reviewed the proposed Zoning By-law Amendment Application and have the following concerns (attached below).

PowerStream has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with PowerStream making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of PowerStream's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. PowerStream will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley
Supervisor, Subdivisions & New Services
Phone: 705-241-7950 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@powerstream.ca

From: Eric Ellis
Sent: Wednesday, September 02, 2015 12:32 PM
To: Stephen Naylor
Subject: D14-1586

Good morning sir,

My name is Eric Ellis and currently I reside on [redacted] I am contacting you in respect to a bulletin placed on my street (subject title containing the file number). As per the bulletin concerned parties were invited to contact you with comments and concerns. Please consider all of my concerns coming from a professional status directly related to public health and safety/ emergency services perspective. I am concerned that the proposed buildings will cause a increase in traffic not only for white crescent but also to the already very congested Touchette drive. I feel that both of these roads are "at capacity" in terms of traffic flow and I can assure you that should the proposed buildings be built the extra parking which will undoubtedly spill in to the street at the location of a "jog". In the event of a emergency the congested road will cause not only a hindrance to civilian drivers but also possibly a impassable point for emergency vehicle (both ambulance and fire vehicles). I feel this will be not only a large hazard but a very large liability. As well with the second part of the proposed reassignment fronting onto veterans dr. to have frontage very closely to a traffic light already controlling the busy street as it is. As well I am concerned about having a driveway of a multi unit dwelling directly in school zone.

I have already seen several close calls of busy motorists rushing through the driveway while school children are left narrowly getting struck as adding another driveway will basically double the chances I feel the risk verses benefit are not justified.

Despite all of my concerns/ complaints I wanted to thank you for taking the time to read this email and thank you in advance for either already having considered similar concerns from others or already had these concerns solved.

Sincerely

Eric M. Ellis

Sent from my iPhone

Joel & Debra Baker

File: D14-1586

Re: Amendment to the Zoning By-Law – Innovative Planning Solutions on behalf of Ozrenka Belavic (424 Veterans Drive) and Sherry Hutchinson (426 Veterans Drive)

Mayor Jeff Lehman

70 Collier Street, Box 400
Barrie, ON L4M 4T5
officeofthemayor@barrie.ca
(705) 792-7900

John Brassard

(705) 739-4217
jbrassard@barrie.ca

We are writing this letter to formally address The Mayor of the City of Barrie and Barrie City Council with respect to the rezoning and development of lands located adjacent to our property. Please consider this letter as a formal record of our concerns.

We wish to convey to you our concerns we have with the development concept and proposed special provisions necessary to approve this project. While we are not opposed to development of this land, we have some specific issues we wish to have addressed prior to Council approving the project. It is our hope that you consider our concerns through-out the approval process. We strongly object to the development in its first configuration as proposed on May 5th 2015 to residents in the area. Further, we object to the second conceptual site plan submitted as part of the application dated July 14th 2015, received September 3rd, 2015 via email.

We have lived on . for 43 years. We have seen significant development in and around our neighborhood over those 43 years and we understand that progress and development can be beneficial and enhance our living spaces. But for the first time in 43 years, we feel compelled to oppose the current proposal based on safety concerns and what we feel are far too many requests for exceptions to our city zoning by laws.

We attended the neighborhood information session held May 5th, 2015 at the Holly Community Center and while we feel the meeting's purpose was sincere on the cities behalf, we came away with very little information and a growing concern that the proposed development is an attempt to circumvent current bylaws to over-develop the site. The density and style of dwellings, along with vehicle access and parking are of great concern. We posed a number of

questions that evening and requested responses in advance of public meeting. We were told the city would review the concerns tabled and respond, however, we feel those concerns have not been addressed. Even with recent amendments to the original site plan, we are still left with many questions.

As Council considering this application, we understand you have an obligation to weigh many factors in assessing the merits of this project and it is our opinion that some of the special provisions requested create safety and esthetic issues for adjacent properties. Further, when reviewing the list of special provisions being requested, it becomes obvious that the site requires much deviation from City of Barrie bylaws in order to accommodate such dwellings. Our question to City of Barrie Councilors is simply 'Why are we altering bylaws established by the City just to accommodate high density housing? Our feeling is that development will occur; we just ask that the developers build appropriate structures that conform to the land, not ask for special exemptions to allow them to pack in as much density as possible.

As property owners boarding the proposed development site, some of the special provision requests impact us directly. The request to have "...relief from having a minimum 2 meter high tight board fence for parking areas in the front yard." It is our request that Council deny this request and enforce by law 5.3.7., which requires a minimum 2 meter tight board fence to be constructed along the lot line. We feel an open parking lot concept without required fencing will create privacy issues, increase noise levels and contribute to additional snow encroaching on our property. We believe the fencing as detailed in by law 5.3.7. provides adequate esthetic and privacy along the lot line boarding the proposed parking lot location. We also feel strongly that this fence should be erected at a cost shouldered by the developer/builder.

We have concerns about additional snow removal created by the private lane/parking area proposed. It is our concern that the additional snow from the new parking lot, when added to the snow that already accumulated from three lanes of roadway, will pose a safety concern entering and exiting our driveway. Additionally, any snow piled or deposited on the development must not encroach on our property, solid or melted.

Additionally, we have previous concerns raised with the City over storm water runoff after the development of lands to the west of our property (White cres.) The proposed development raises those concerns again, as there is no correction for current runoff onto our property.

We have strong concerns that the style of dwelling proposed in Lot #5 and the number of parking spaces required will lend itself to parking along Veterans Dr. and creating an unsafe condition for navigating across multiple lanes of traffic to enter and exit our property. Although

the number of spaces satisfies the requirement detailed in the City of Barrie bylaws, there are many examples throughout the city where parking is deemed sufficient and cars park on roadways, even illegally. We feel this will create a difficult entry and exit to our property where viewpoints will be obstructed.

The Front set back on Lot #5 is concerning from an esthetic standpoint. The Pratt development managed to maintain a lot set back that was in line with existing properties at 424 and 428 Veterans Dr. Required setback is 7.0m, proposed is 4.16m with 1.8m to the fence line of 428. This is further indication that that dwelling chosen by the developer for this lot may not be the best choice if the building is forced to the front of the lot to accommodate parking requirements in the rear. Placement also compromises the required landscape buffer to the north of the proposed laneway in lot #5. We feel the placement and size of this type of structure is not in line with the character of the neighborhood.

Concerns with protection of the trees that dot the North lot line of 424 Veterans Dr. These trees were protected during the construction of the Pratt Development to the north of 424 Veterans Dr and to our understanding the drip line for these trees encroaches on the dwelling to be constructed on Lot #1. The other concern is the Norwegian Pine tree located on our property on the north lot line closest to Veterans Dr. This pine will be approx 2 meters from the foundation of the dwelling proposed for lot #5. It is our hope that study and care has been taken into account for the protection of these trees and building so close does not violate any conditions outlined in the tree protection manual.

As we understand the application provided to us on August 21, 2015, Mr. Belavic of 424 Veterans Dr is requesting to amend the zoning designation for lands to be severed from his existing property from R1 to a proposed zoning of R3-SP. While we believe the special provisions that require a reduction in essentially all aspects of lot size for the type of dwellings proposed is of concern, there is the matter of Mr. Belavic operating a full time business from a R1 designated property without living on the property himself. City of Barrie by laws do provide allowance of home occupations in residential zones, provided the dwelling is resided in by the proprietor. This is not the case with Mr. Belavic. This is not his personal residence and by running a business at 424 Veterans Dr would mean 100% of the floor space in the dwelling is used by business. (This contravenes the call out in section 5.2.10.1 (a) – Standards for Home Occupations... ‘The floor area devoted to the home occupation shall not exceed 30% of the total floor area of the dwelling’)

City of Barrie by law standards for home occupation also states that the home occupation shall *‘not have a negative impact on the residential character of the neighborhood as a consequence*

of parking, noise and the frequency of external contact'. On many occasions, we have communicated our concern for clients of Mr. Belavic using our property to turn around in and driving on our unilock and driveway to avoid backing onto a congested Veterans Dr. Further, we cite by law standard 5.2.10.1 (H) that Mr. Belavic conducts business with more than one client at a time as indicated by the number of cars coming and going during peak times.

We feel Mr. Belavics' application for severance and re zoning is incomplete if he wishes to continue operating a business zoned in a residential area. We feel without Mr. Belavic actually residing at 424 Veterans Dr, he is side stepping City of Barrie bylaws and operating a business outside of the lands intended use. We ask that counsel reject Mr. Belavics' amendment proposal until such time as he submits a development proposal that addresses proper zoning of his land inclusive of his business or satisfies those standards called out in 5.2.10.1 – Standards for Home Occupations.

In reviewing the drawing, we are unsure of the call out for a 1.0m road widening. Our concern is why is that widening required and does that subtract from the front set back? We also have concerns about the northwest corner of lot #1 and where that property line actually falls. It appears the property line falls into an existing driveway off of White Cres. We are concerned with the accuracy of this survey.

As long term residents in the City of Barrie and the property owners of _____ for over 43 years, we have experienced great change and challenge with developments, road widening, municipal service installations and an increase of people in the neighborhood. This letter is not an attempt to halt development; rather it is a letter to communicate concerns and request good judgment when deciding what is appropriate for the lands in question and for residents future and present. We understand it is a difficult task and as our Mayor and City Councilors, we ask that you carefully consider the application before you. We appreciate the opportunity to communicate our concerns and look forward to having our concerns answered.

Thank you.

Sincerely,

Joel & Debra Baker

CC:

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