

**From:** Luanne Kerry [REDACTED]  
**Sent:** Tuesday, February 25, 2025 4:40 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Re: Youtube Channel to watch the Public Meeting

Hello Danielle,

Thank you very much for providing the Youtube link to the meeting.

As an owner at Bayshore Landing, please be advised that I am opposed to the building of a 25 storey development at 149, 151 and 153 Dunlop Street East and 5 Mulcaster Street.

Regards,  
Anne L. Kerry

[REDACTED]

On Tue, Feb 25, 2025 at 10:09 AM cityclerks <[cityclerks@barrie.ca](mailto:cityclerks@barrie.ca)> wrote:

Good afternoon,

As per your call we just received here is the link for you to be able to watch tomorrow night's Public Meeting virtually.

[Affordability Committee Meeting | February 26, 2025](#)

Thanks, and have a wonderful day.

**Danielle Glenn**  
**Legislative Coordinator**  
Legislative and Court Services

**From:** cmlovesbooks [REDACTED]  
**Sent:** Wednesday, February 26, 2025 1:57 AM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Proposed amendments to planning Act

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RE: Notice of Complete Application and Public Meeting, by the Blackthorn Development Corp. on behalf of Dunlop Developments (Barrie) Inc. for the lands known municipally as: **149, 151 and 153 Dunlop Street East and 5 Mulcaster Street, Barrie ON**, which is scheduled for **Wednesday, February 26, 2024, at 6:00 p.m.**

I sent a detailed written response to this proposal for the Neighbourhood meeting held about a year ago. I'd like to reiterate that I am strongly against this proposed building for the following reasons:

- The building is far too big for the space.
- The impact on local traffic during construction would be atrocious and after completion, that many more people/vehicles would permanently and negatively impact the traffic flow. Also, the proximity of the proposed driveways to both the busy intersection of Mulcaster and Dunlop Street as well as the Bayshore Landing entrance will cause continual congestion.
- Too few parking spaces for residents will worsen the competition for the already limited parking downtown for local businesses and nearby waterfront parks and trails.
- Turning right from Simcoe/Mulcaster to Dunlop Street East would be more dangerous with the building being right up to the sidewalk – whereas now the existing building is set back for frontal parking, allowing drivers greater visibility of oncoming traffic.
- Large sections of Bayshore Landing residents' views will be obliterated, privacy, light, and peace and quiet will be permanently encroached, with property values adversely affected.
- That size of building will generate an enormous amount of garbage and recycling. With the building filling every inch of the available space, where is all this refuse going to be placed weekly for pick up? Will it be visible to waterfront/North Shore Trail users? What a visual blight that would be.
- Where will moving and delivery trucks park to unload? Right now, at the Lākhhouse Condominium, trucks are seen completely blocking one of two **live lanes** of traffic on Dunlop Street – bad enough hazard a block away from a very busy intersection but untenable within meters.

Please submit my comments for the public meeting.

I would like the following comments to be included too, but while I believe this is a valid viewpoint, you may judge it not appropriate for inclusion at this time, but please do include the points delineated above.

Internet commentators on stories of this building proposal (and others) (as in Barrie Today) state that opposition by residents is an effort to impede progress and accuse thoughtless NIMBYism. They diminish and disrespect the genuine dismay that people whose homes, a sanctuary for themselves and their families, and their largest life investment, are being threatened by real issues caused by inappropriately proposed developments. No one is trying to stop progress, but progress must be well-reasoned and appropriate to a site and a neighbourhood. These cavalier responders would likely experience huge reactions and resistance if **their** homes and peace of mind were being threatened by 25 or 29 story monstrosities within mere meters of their windows.

More thoughtful consideration and a modicum of human compassion for real people being suddenly faced with the possibility of the loss of something precious would be appreciated.

This isn't Tokyo or downtown Toronto, there is no need to cram huge buildings into every available inch of space, especially on our beautiful waterfront.

The majority of these issues and comments are equally valid concerning the 29-story building proposed to the East of Bayshore Landing at Dunlop and Poyntz.

Submitted by Cindy Madden

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Evelyn Bell-Frappier [REDACTED]  
**Sent:** Wednesday, February 26, 2025 9:57 AM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Next election

Please make clear that IF COUNCIL PASSES ANY MORE CHANGES TO OUR ACCESS TO THE WATERFRONT INCLUDING THE CORNER OF DUNLOP STREET EAST AND MULCASTER FOR A 25 STORY CONDO THE MAYOR AND COUNCIL WILL BE HELD ACCOUNTABLE AS THE MAYOR PROMISED WHEN HE WAS RUNNING THAT THAT WOULD NOT HAPPEN. SOME OF US ARE NOT ABLE TO ATTEND THE MEETING AT CITY HALL DUE TO AGE AND MOBILITY.

**From:** Elaine Helwig [REDACTED]  
**Sent:** Wednesday, February 26, 2025 10:25 AM  
**To:** Michele Freethy <[Michele.Freethy@barrie.ca](mailto:Michele.Freethy@barrie.ca)>  
**Subject:** Proposed downtown condo building 149-153 Dunlop st

Hi Michele not sure if this concerns means much. But a building this magnitude of size will absolutely ruin the beauty of seeing Barrie's number one attraction, its waterfront! [REDACTED]  
[REDACTED] this size of building will not only be an eyesore, but will block views and sunlight we even get to see from other buildings. This will be a rich attraction for the wealthy and not considerate to the others that call downtown Barrie their home, and leisure home as this would impede in the beautiful walkway we have and lakefront!

Thanks,

Elaine Helwig Barrie resident

From: bob luffman [REDACTED]  
Sent: Wednesday, February 26, 2025 10:41 AM  
To: cityclerks <cityclerks@barrie.ca>  
Subject: Condos being built across from Bayshore landing against

Sent from my iPhone against it

**From:** Erin Steingard [REDACTED]

**Sent:** Wednesday, February 26, 2025 11:57 AM

**To:** cityclerks <cityclerks@barrie.ca>

**Subject:** Concerns regarding new build for 149,151,153 Dunlop st E and 5 Mulcaster st

Dear Sir/Madame,

I am writing this to express my strong opposition to the new build proposal for 149, 151, [153 Dunlop St. E](#) and 5 Mulcaster. As a resident [REDACTED] I have deep concerns with the negative impacts this new build will have on our infrastructure. Barrie already has multiple high-rise condos along the waterfront and downtown. I fear adding more condos will only continue to negatively impact the residents of Barrie. Safety being an enormous concern. The risks this proposal poses to pedestrians, especially families and children as a result of an increase in traffic is terrifying. Dunlop and Mulcaster have significant pedestrian traffic year-round. This can be seen at city hall with family skating in the winter, the farmers market, in addition the many other events and attractions downtown Barrie offers year-round. The foot traffic only intensifies in the summer when Barrie and neighbouring residents spend their days downtown by the water and the Dunlop strip.

Adding another condo to Barrie's waterfront only takes away from the city's historic charm. The serene waterfront, once known for its beauty and tranquility, will soon be overrun with pollution and worsening traffic, resulting in an increase in accidents that large cities face. If this proposal is approved, the beautiful waterfront once enjoyed by all, will soon become a distant memory for the residents of Barrie.

I recognize the need for additional housing in a city that is growing rapidly. However, incorporating multiple high-rise condos along the waterfront does not offer the residents of Barrie affordable housing. Instead of helping the city of Barrie and its residents, this proposal will aid in the destruction of the heart and soul of this beautiful and historic city. Please reject this proposal and help protect Barrie's attractive and charming desirable waterfront.

Thank you for your time and understanding with this important issue.

Sincerely,

Erin Steingard

**From:** Gayle Parsley [REDACTED]

**Sent:** Wednesday, February 26, 2025 3:08 PM

**To:** cityclerks <cityclerks@barrie.ca>

**Subject:** Protesting a the ZONING BYLAW that is trying to build 25 story buildings at 149, 151, 153 Dunlop st east & 5 Mulcacter street

This is absolutely ridiculous to think that the people living in this area want to have this bylaw passed. [REDACTED]

[REDACTED] I know that the city wants to make money but the people of Barrie should count. To put building of that size in the worst spots in Barrie will cause nothing but trouble there are lots of other places available but these locations have the worst traffic especially at Dunlop and Mulcacter. It is hard enough to get regular parking, the availability for ambulances, and you would completely destroy our park area and this is too close to the lake. Our area of Barrie is not equipped to handle any more traffic as well as the trouble getting up the lakeshore and Mulcacter in the winter. Putting up a 25 story building would be such a dangerous thing to do we are also having problems with all the parking needed with the buildings we already have and in the summer time part of Dunlop street gets down to 2 small lanes when the patios open up.

Please make sure that this message gets seen. We are just ordinary people and are seniors trying the best we can to get around and a BYLAW like this will make it even harder. Most people moving into these buildings most have 1 or 2 cars let a lone visitors and even the waist management trucks and delivery trucks would cause more trouble for people in our area.



From: Kaitlyn Minnings <[REDACTED]>  
Sent: Wednesday, February 26, 2025 5:53 PM  
To: cityclerks <cityclerks@barrie.ca>  
Subject: Zoning bylaw change

I am emailing to state my strong opposition to the zoning change proposed for a 25-story building downtown. I think it will compromise the lifestyle of many downtown residents and businesses with heavy traffic and block nature views. I believe it will also interfere with the natural beauty of Barrie's waterfront and clash with the rest of the city. Let's keep Barrie beautiful and preserve the unique small city feel!

-Kaitlyn Minnings