



## **Simcoe County District School Board**

1170 Highway 26 West  
Midhurst, Ontario  
L0L 1X0

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[www.scdsb.on.ca](http://www.scdsb.on.ca)

April 26, 2017

Ms. Carlissa McLaren  
Planner  
City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

File: D14-1596

Dear Ms. McLaren:

**ZONING BYLAW AMENDMENT  
GREEN VALLEY CONSTRUCTION CORP.  
101 KOZLOV STREET  
CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted rezoning application. The application will rezone 101 Kozlov Street from the Multiple Residential Dwelling Second Density (RM2) Zone to the Multiple Residential Dwelling Second Density Special (RM2-SP) Zone to permit the development of 92 stacked townhouses in addition to the existing 7 storey (129 units) apartment building on the subject lands. The existing parking area on the site will be reconfigured and expanded to include a total of 288 spaces on site.

Planning staff have no objections to this rezoning application.

The Board requests that the following notification clause with respect to the availability of public schools and bussing be inserted into all purchase and sale or lease agreements: "Purchasers, renters, lessees are warned that there are no schools planned in proximity to this development, or within walking distance of it and that pupils may be accommodated in temporary facilities and/or directed to facilities outside of the area."

Should you require additional information, 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

**From:** Irene Markush  
**Sent:** Monday, May 01, 2017 12:05 PM  
**To:** Dawn McAlpine  
**Cc:** Carlissa McLaren  
**Subject:** Letter of Concern, Amendment to the Zoning

Dear Dawn McAlpine,

My name is Irene, I'm a resident of \_\_\_\_\_ I'm very disturbed and concerned about possibility of future re-zoning of the territory known municipally as 101 Kozlov Street.

In a letter from City of Barrie from April 12, 2017 we received revised plan of the proposed dwelling, which is not better than previous one.

Now behind the houses of Livingstone Street and Kozlov Street Zelinka Priamo Ltd. proposing to build two lines of parking lots and a 3-storeys building, parking lots will be right behind our backyards. That doesn't make the situation any better, that triangle of green land and trees behind us must be untouched, for privacy purposes, ecological meanings and be able to have proper rest after hardworking day. We have busy street in front of us, windows of the bedrooms on the back, where parking lot is proposed within 3m of the fence!!!! I don't see that as any resolution to take our interests into consideration!!

In your letter it stated RM2 zoning does not permit the existing apartment building on site, but because its already there grandfather law applies, so our homes are grandfathered too, we already there! Proposition basically put us in between two constant traffic zones: one from the street and another one on the back. We will be exposed 24/7 to engine exhaust, alarm system of the cars, a lot of noise and traffic lights. I absolutely disagree to live such way; it's unhealthy, stressful and ecologically unacceptable. Then, another great matter: density of proposed plan. It's far too big for existing technological supports as of water, sewer system and transportation/traffic supplies. We already have huge problem with the traffic, to accept such proposition means jeopardize safety of people on a daily basis. In case of emergency accessibility could be very hard with such amount of structures and cars.

Water pressure is another problem, off the Kozlov street people experiencing troubles as of today, to add 94 units will make it realistic everyday problem.

Conclusion is as follows:

1. If proposition will be accepted, or in any positive decision toward Zelinka Priamo Ltd, green zone must be kept behind private houses of Livingstone and Kozlov Streets.
2. Density and amount of units must be downsized and max height of buildings no more than 10m.

I hope you will take all mine and my neighbours concerns into consideration in your decision. I will continue to fight for better living and promoting healthier environment for my neighbourhood.

Sincerely Yours, Irene Havrylchyk.

Dawn McAlpine  
City Clerk  
Corporation of the City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

Re: Submission on Proposed Amendment to the Zoning By-Law - Green Valley Construction Corp., 101 Kozlov Street, Barrie

I would like to voice my concern about the application before the Council submitted by Zelinka Priamo Ltd. on behalf of Green Valley Construction on the re-zoning of the property at 101 Kozlov Street, lot 20, Concession 5 and Part 1, Registered Plan 51R-6468, City of Barrie, located within the Sunnidale Planning Area.

The property is registered as Multiple Residential Dwelling Second Density (RM2) in accordance with the City of Barrie By-law 2009-141. The builder, Green Valley Construction, is asking for approval to re-zone the land to Multiple Residential Dwelling Second Density Special (RM2-SP).

I understand the owner of the property wants to maximize the space and erect as many units as possible. The proposed plan calls for 41 more units per hectare than the current allowed 53 units per hectare. I feel a compromise on the number and type of dwellings erected on this property is the answer. This type of compromise could benefit both the City of Barrie, the owner of the property, and the current and future residents of Kozlov Street. A compromise in the number and type of dwellings would lower the amount of people and traffic, and ease the strain on the current infrastructure. If the owner agrees to a compromise, the current zoning would not need to be changed.

If a compromise cannot be achieved, I am asking the Council not to approve this change to zone RM2-SP. Past City Planners chose this type of zoning for this area for a reason, because it works and makes sense. The current zoning is what is appropriate for this area. The proposed plan will generate excessive traffic, noise, congestion and put a strain on current infrastructure in an area already zoned a high-density area.

I understand your mandate as the Planning Committee in respect to urban environments is to ensure that they are developed in a convenient, safe, efficient, and aesthetically pleasing manner. I sincerely hope that you see that this change in zoning for this property is not convenient, safe, efficient, or aesthetically pleasing for both current and future residents of Kozlov Street.

Respectfully

Sheryl Ranton

CC: Carlissa McLaren  
Planner

## Tina Gonneau

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**From:** Carlissa McLaren  
**Sent:** Thursday, February 18, 2016 2:02 PM  
**To:** BRUCE MacGREGOR  
**Cc:** BRUCE MACGREGOR; Tina Gonneau; Dawn McAlpine  
**Subject:** RE: re proposed development in Ward 4

Thank you for your comments, Mr. MacGregor. I will be sure to add you to the circulation list for all future meetings/correspondence concerning the proposed development.

Regards,

Carlissa McLaren, MCIP, RPP  
Development Planner  
Ext. 4719

· Please consider the environment before printing this email.

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

**From:** BRUCE MacGREGOR  
**Sent:** Thursday, February 18, 2016 1:57 PM  
**To:** Carlissa McLaren  
**Cc:** BRUCE MACGREGOR  
**Subject:** re proposed development in Ward 4

DIA-15916

Good Day Carlissa

I have lived at . I have seen the Kozlov Mall, Bayfield Mall and Bayfield Street turned into kms of commercial developments.

My strong objection to the project is that the city will allow the developer to amend the planning for the site. More cars, people, noise and on and on descending on a small bit of real estate. There certainly not enough parking in place, there is a seniors building behind it, more noise.

I am a senior and cannot attend tonight to make my points because of illness. I would be most appreciative if I may hear from you regarding tonights hi lights and any upcoming public information.

BRUCE MACGREGOR

BARRIE, ON

April 19, 2017

Carlissa McLaren  
Planner  
City of Barrie  
Engineering Department  
70 Collier Street, PO Box 400  
Barrie, ON L4M 4T5

Dear Carlissa McLaren,

Re: Zoning By-Law Amendment  
Green Valley Construction Corp.  
101 Kozlov Street  
City of Barrie  
File No.: D14-1596

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



**Allison Sadler**

Municipal Planning Advisor  
Distribution Planning & Records

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**ENBRIDGE GAS DISTRIBUTION**  
TEL: 416-495-5763  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Integrity. Safety. Respect.**

AS/jh



Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555 Fax 705.722.6534  
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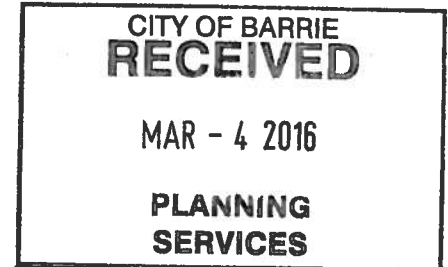
**Transmitted VIA EMAIL ONLY**

March 4, 2016

**Attention: Ms. Dawn McAlpine  
City Clerk**

The Corporation of the City of Barrie  
70 Collier Street, Po Box 400  
Barrie, Ontario  
L4M 4T5

**RE: COMMENT LETTER  
Proposed Zoning By-Law Amendment  
Green Valley Construction Corp.  
101 Kozlov Street  
West Bayfield Planning Area, City of Barrie  
File: D14-1596**



Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received the notice regarding the above Zoning By-law Amendment anticipating the creation of 120 new townhouse units while permitting the existing 129 apartment units on the same property.

For your information, any pupils that are generated by this development are within the current catchment area for St. Marguerite d'Youville Catholic elementary school and St. Joseph's Catholic high school, both located within the City of Barrie. St. Marguerite d'Youville has a Ministry Rated Capacity of 349 pupils, and a current enrolment of 271 pupils.

The Board has no objection to this development application.

I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. If you have any questions or comments about the Board's response, please feel free to contact me the undersigned at 705-722-3559 ext. 250.

Sincerely,

Kristin D. Pechkovsky, BES MCIP RPP  
Planning Officer

cc. Stephen Naylor, Director of Planning Services – City of Barrie (via email only [Stephen.Naylor@barrie.ca](mailto:Stephen.Naylor@barrie.ca))

N:\Municipal\Circulation Responses\BARRIE\2016\D14-1596 101 Kozlov March 2016.doc

**From:** Mike Wagner  
**Sent:** Monday, February 15, 2016 3:02 PM  
**To:** Stephen Naylor  
**Subject:** File# D14-1596 Amendment to zoning By-law 101 Kozlov St

File# D14-1596 Michael Waggoner

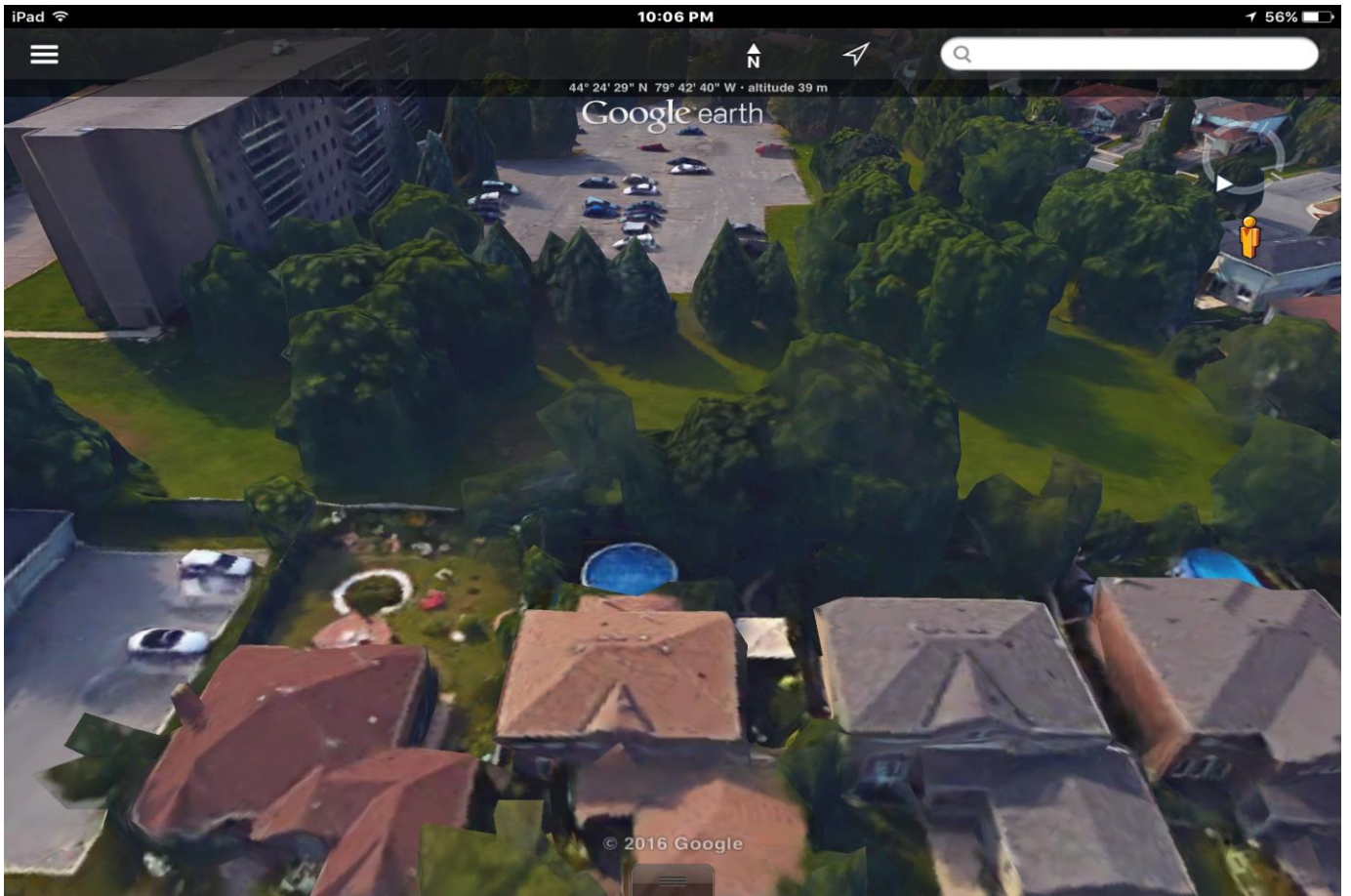
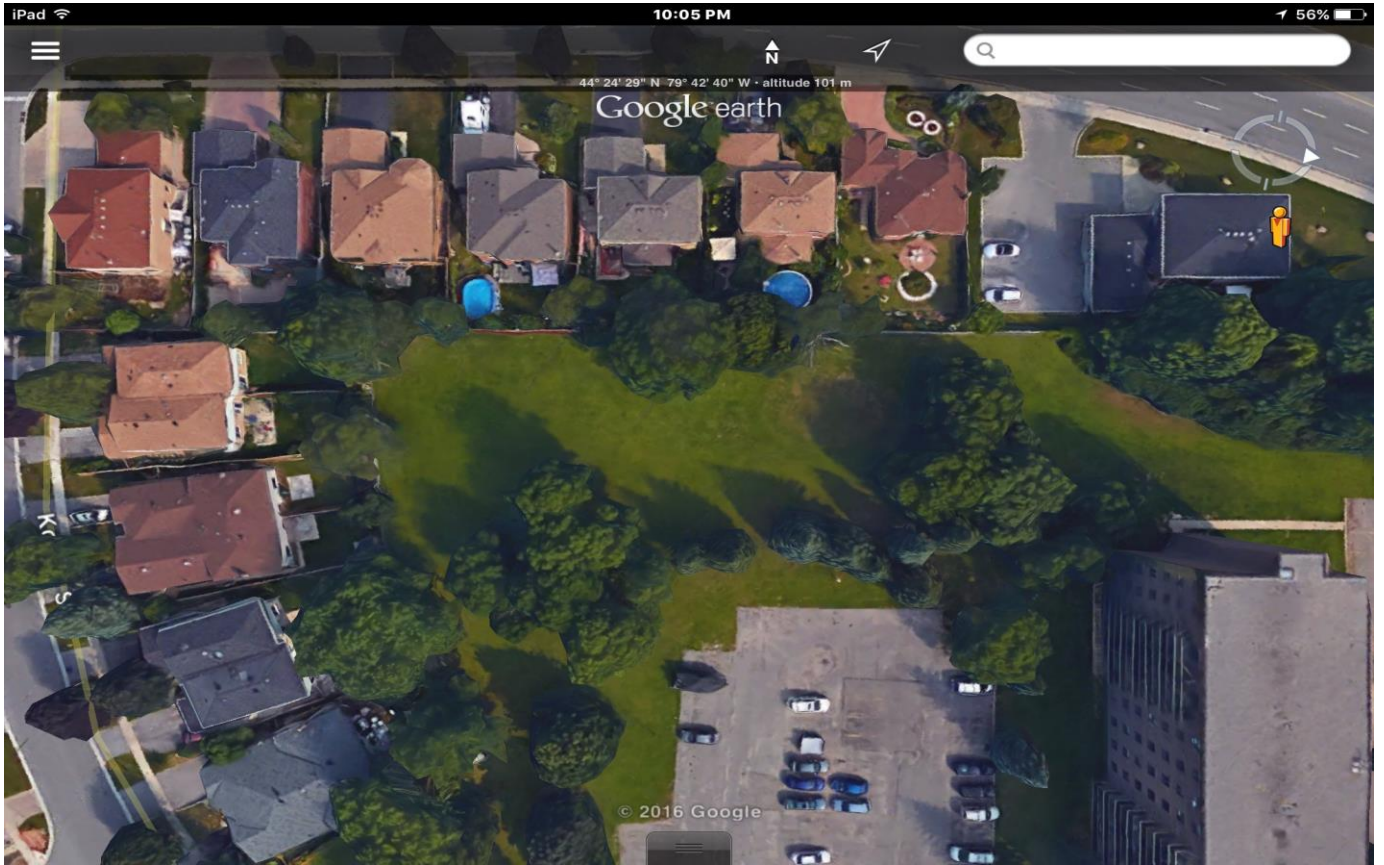
This rezoning is absolutely ridiculous you want to double the Density we as a neighbourhood will not allow this. It's far too busy now the traffic at Kozlov and Livingstone on weekends is backed up.

What distance from back property line to townhouse,  
Hvac noise  
Was told by architect no balconies  
Trees at least 20' on landscape strip  
All existing trees at back fence not touched

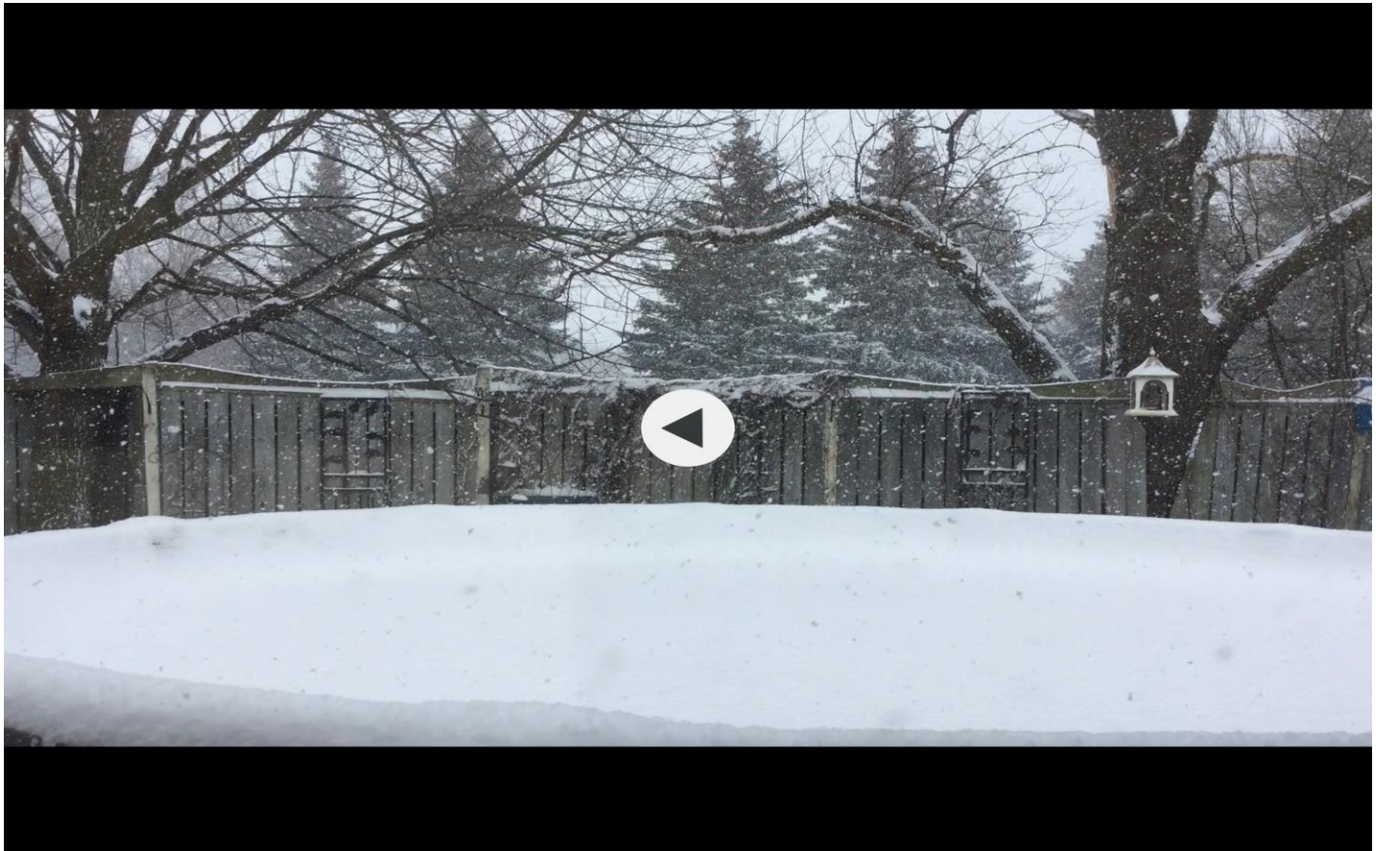
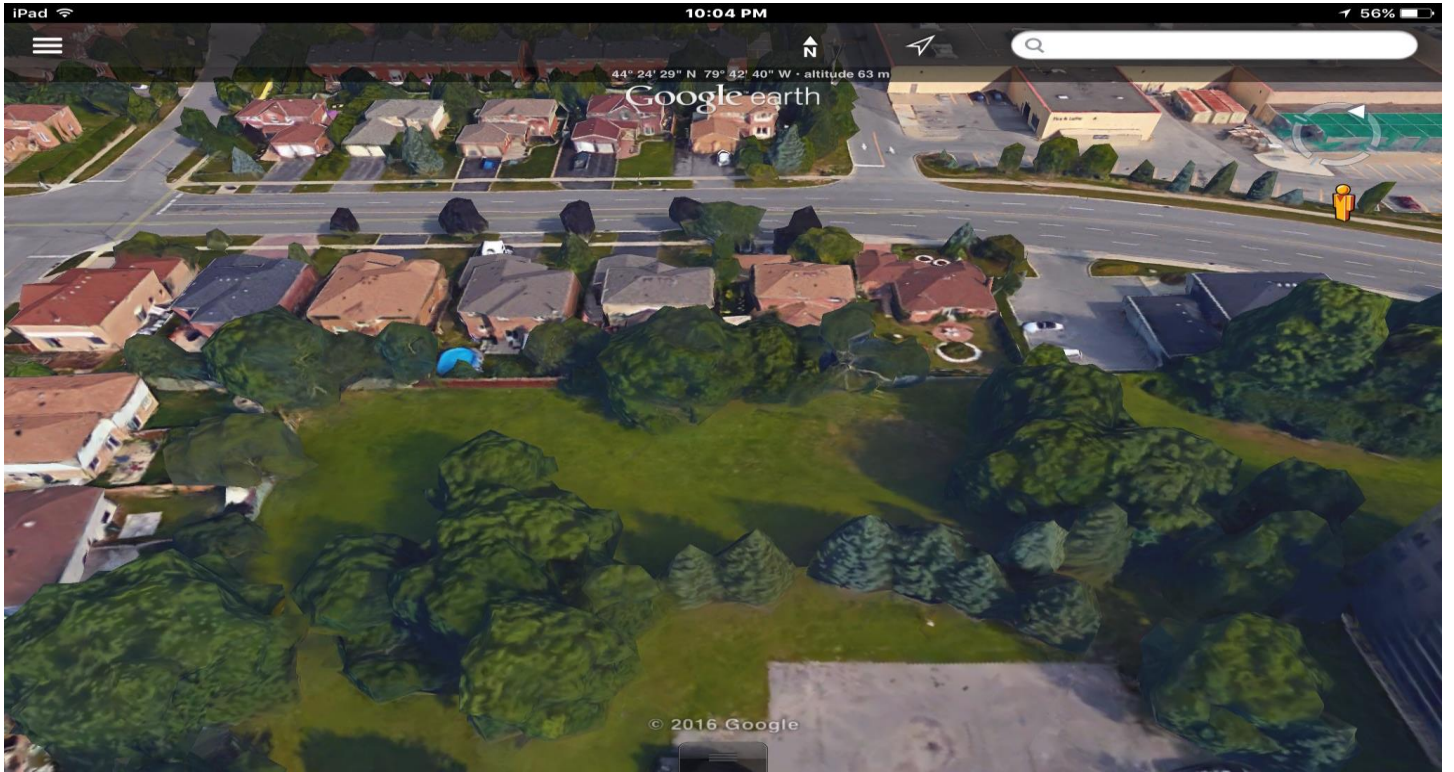
Relocate existing trees.  
New higher fence  
Garbage pickup  
The roads are clogged now especially on the weekends  
Traffic backed up from Kozlov to the walmart store they sit  
Stopped counting at 40 beautiful mature trees  
This is why we stayed here for 18yrs those  
Evergreen trees are 40-50 ft high I stopped counting at 40 trees they completely block out the existing apartment building.











**From:** Chengsong Zheng

**Sent:** Sunday, May 08, 2016 8:23 PM

**To:** Stephen Naylor

**Cc:** Carlissa McLaren

**Subject:** Amendment to the Zoning By-law--Green Valley Construction Corp., 101 Kozlov Street, Barrie

Dear Sir / Madame who may concern,

My name is Chengsong Zheng, owner of \_\_\_\_\_, Barrie. I didn't attend the Neighborhood meeting on Feb.18, 2016. I'd like to be notified of the decisions in respect of the proposed amendment and any further information. In my personal opinion, I'm against the proposal as it'll increase the population density too much at this small area. Anyway I'm looking forward to hearing from you.

Many thanks.

Chengsong Zheng

May 8, 2016





Sent by Email: [carlissa.mclaren@barrie.ca](mailto:carlissa.mclaren@barrie.ca)

February 19, 2016

**File No: D14-1596**  
**IMS No.: PZOA632C3**

Ms. Carlissa McLaren  
Development Planner  
Planning Services Department  
70 Collier Street, Box 400  
Barrie, ON L4M 4T5

Dear Ms. McLaren:

**Re: Zoning Bylaw Amendment**  
**Applicant: Green Valley Construction Corp.**  
**101 Kozlov Street**  
**City of Barrie**

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Thank you for circulating the Lake Simcoe Region Conservation Authority (LSRCA) regarding this application for Zoning Bylaw Amendment. It is our understanding that the purpose and effect of this application is to amend the current zoning of the property from Residential Multiple Dwelling Second Density (RM2) to Residential Multiple Dwelling Second Density Special (RM2-SP) to permit the development of five (5) 3.5 storey stacked townhouses containing a total of 120 residential units in addition to the existing 7-storey (129 unit) apartment building on the subject lands.

The proposed development is within the Lake Simcoe Watershed and meets the definition of major development as per the Lake Simcoe Protection Plan. As such, LSPP Policies 4.8-DP to 4.11-DP related to stormwater management are applicable to this development application. The subject property is also adjacent to a Level 3 Natural Heritage Feature as identified on Schedule H of the City of Barrie Official Plan.

Based on our review of the application, the LSRCA is satisfied from a watershed management perspective that the Zoning By-law Amendment application is consistent with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), and conforms to the Lake Simcoe Protection Plan (LSPP) and Ontario Regulation 179/06 made under the *Conservation Authorities Act*. As such we have no objection to any approval of this application.

Please note that as part of our review of the subsequent site plan/condominium applications, designated policies 4.8-4.11 of the Lake Simcoe Protection Plan related to stormwater management and Section 3.5.2.4 of the City of Barrie Official Plan related to the Level 3 Natural Heritage Feature will need to be addressed appropriately.

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February 19, 2016  
File No: D14-1596  
IMS No.: PZOA632C3  
Ms. C. McLaren  
Page 2 of 2

Please note that the appropriate fee for our review of this file is \$500.00 as per our current Approved Fee Schedule. Please inform the applicant that this fee is due and payable to our offices at their earliest convenience.

If you have any questions regarding these comments, do not hesitate to contact the undersigned. Please reference the above file numbers in future correspondence.

Sincerely,



Lisa-Beth Bulford, M.Sc.  
Development Planner

LBB/ph