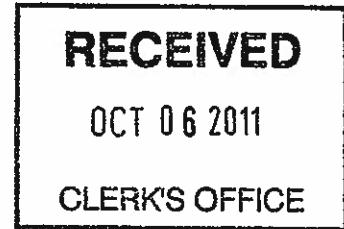


Barrie ON

Wednesday October 7, 2011

Dawn McAlpine, City Clerk
City of Barrie



Re: Rezoning - 185 - 205 Dunlop Street East

Please count us as OBJECTING to the Rezoning Application

When the City's Official Plan was developed, the experts who developed the plan did so after considering the SCALE of the city – the heights of existing buildings, the widths of city streets, sidewalks, and people.

At that time, the C1-1 designation was considered correct for the site under review. We have seen and heard nothing that would indicate the original designation was in error. The scale of the proposed new building WILL NOT fit the scale of Dunlop Street East.

Toronto, in particular, has learned that allowing tall slab buildings to abut the lake front, very effectively cuts the lake from general access. There are tall buildings in Barrie. With almost no exceptions, each is situated well back from the lake shore, with usually a wide buffer of either park land or natural vegetation between the buildings and the water. The building under consideration has no such buffer.

Dunlop Street has a scale that invites people to work, shop, and be entertained along the street. It is narrow, with parking and satisfactory sidewalks. But the buildings aligned along Dunlop Street are generally only three stories. Taller buildings generally have a pediment of about three stories. This scale works for this street.

Dunlop Street, as the city's main downtown street, is suitable for civic parades (Remembrance Day, Battle of the Atlantic, Battle of Britain) and events (Canada Day, Santa Clause, New Year's fireworks etc. A string of over scale buildings will do nothing to enhance these events.

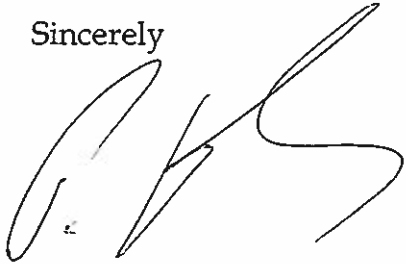
Dunlop Street is not a wide Paris Boulevard, nor a wide New York City Avenue. It is a Victorian age street with attractive three story frontages.

To permit the height restrictions to be varied by (in this instance) 50% today will result in further increases of 50% above the new height in subsequent applications.

As mentioned, we have seen and heard no reasonable reason why the scale of Dunlop Street should be altered by 50% (or even 10% – come to that). We believe the City Plan was designed to keep the feel of downtown Barrie, while allowing for modern growth. The proposed rezoning would effectively destroy the City Plan.

Thus, with regard to the above points, we object to the proposed rezoning.

Sincerely

A handwritten signature in black ink, appearing to be 'P. Walpole', written in a cursive style.

Peter Walpole

A handwritten signature in black ink, appearing to be 'K. Walpole', written in a cursive style.

Karol Walpole

c: J. Foster, Planning Services



**Lake Simcoe
Region
Conservation
Authority**

October 12, 2011

Janet Foster, MCIP, RPP
Senior Planner
City of Barrie
P.O. Box 400, 70 Collier Street
Barrie, Ontario
L4M 4T5

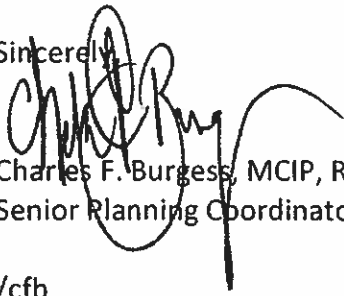
Dear Ms. Foster,

Re: Zoning By-Law Amendment Application
Your File: D14-1521
185-205 Dunlop Street East
City of Barrie

Thank you for providing the Lake Simcoe Region Conservation Authority (LSRCA) with Notice of a Public Meeting with regard to this rezoning application.

The LSRCA has reviewed this application and determined that we have no objection to its approval. We note, however, that our environmental requirements such as coastal engineering studies can be fulfilled through the associated site plan approval process and via Ontario Regulation 179/06 under the *Conservation Authorities Act*.

Sincerely,

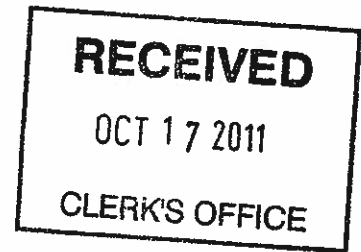

Charles F. Burgess, MCIP, RPP
Senior Planning Coordinator

/cfb

Copy: City Supervisor of Agreements and Notices, Laura Johnston
LSRCA, Ashlea Brown

October 17, 2011

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie Ontario, L4N 4T5



Re: Rezoning-185-205 Dunlop St E
File D14-1521

Dear Ms McAlpine,

As a property owner who will ultimately be affected by this proposed zoning change, I want to let council know my reasons for opposing the change.

Yes, we want urban development in Barrie, but it does not have to go beyond the present zoning and by-laws. When a developer buys a property he knows the zoning and by-law requirements, and he should draw his plans accordingly.

This developer is asking for over 50% more than allowed and RIGHT ON THE WATERFRONT. Surely you can see that an increase in height would set a very bad precedence for future development. If this is granted the next developer could ask for a minor? variance for 200ft in height, and right beside the waterfront.

When the planning study was done it provided a step-up to the Algonquin Ridge, providing the people of Barrie with a beautiful view whether they are boaters in the bay, the Southshore area or on Lakeshore Drive.

We, the property owners voted councilors in, and we hope they will listen to the majority of taxpayers who do not want this. Please, please build anywhere on the north side of Dunlop Street but not right on the water.

Another reason this would be a mistake is the traffic on that stretch of Dunlop Street. ^{SOMETIMES THAT STRETCH OF DUNLOP ST. IS BUMPER TO BUMPER WITH CARS.} We know more buildings are planned along the lakeshore on the south side of Dunlop St, specifically on the east of the Flamingo building and the strip mall where Mac's and Hooters are located. Where will all the traffic go?

Thank you for considering this important decision.

Jean Hedditch
Ray Hedditch



150 Dunlop Street East, Unit #102
Barrie, ON L4M 6H1
705-735-0035

October 18, 2011

Ms. Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, ON
L4M 4T5
E: DMcalpine@barrie.ca

Dear Ms. McAlpine,

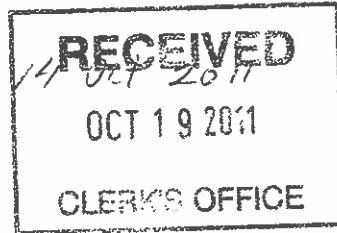
I received notice of a public meeting scheduled for October 24, 2011 concerning this application. I am unable to attend this meeting, however, please accept this letter as my comments toward this application.

I am the owner of Shirley's Bayside Grille along with Mr. Bruce Duncan. This business is a long established restaurant located just down Dunlop St from the proposed development. I have NO objection to this project as our business may benefit from the additional residents in the immediate area that will shop and eat in the downtown. The hotel will bring in visitors to OUR downtown which I'm very much in favor of. This stretch of downtown is in need of investment to anchor this part of the downtown and to have a significant residential component as the major part of the investment should be very beneficial to the downtown core. My primary concern is that this site gets developed. This has been an unattractive hole in the ground for too long and I hope the Council of the City of Barrie will act progressively in seeing this project completed that will undoubtedly have a positive impact on Dunlop St. E. I am aware the proponents are requesting an increase in height for the project and I am in favor of this request. I don't think additional height at this location will have a negative impact on this street or this location. I appreciate you reading my remarks into the record.

Sincerely,

A handwritten signature in black ink that reads "Shirley Dawson". The signature is fluid and cursive.

Shirley Dawson



CITY COUNCIL
and Planning Dept.

Reference: Rezoning

QUESTION: 185-205 Dunlop St. East

① This question is addressed
to both council members and
planning staff who would
care to answer ---

For what reasons would
you as a council member
or part of the planning staff
ignore (The 1989 study - the
vision for this zone & water
front) and decide to
allow ^{OVER} a 50% increase in
height and rezoning (for the
water) to Groupe?

pg 1 of 2

② do this: how we can expect Barrie to do business?

eg. after following the only avenue citizens have of checking city hall for zoning laws - then basing our decision to make substantial investments in homes etc. based on these by-laws - to find they are ignored!

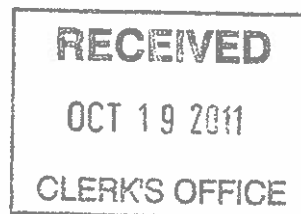
L. Nelson

REQUEST all information including opinions, presentations, reports, documentation etc provided for or at a Public Meeting

pg 26/2

October 13, 2011

Dawn McAlpine, City Clerk
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5



Re: Rezoning – 185-205 Dunlop St E
File D14-1521

Dear Ms McAlpine,

As a property owner who will ultimately be affected by this proposed zoning change, I wish to express my disapproval and concerns to the General Committee of Council.

I agree with members of council that this property needs to be developed and the project appears to be a good step in that direction. However when B E Group originally drew plans for this property, they knew the City's Official Plan and zoning C 1-1 and Zoning By-Law 85 -95 and 2009 -141. They chose to ignore these height restrictions and set back requirements. They requested minor variations on all four set back requirements, and also want the height increased from 30 metres to 46 metres. They also propose using the city owned closed portion of Poyntz St for their access. These requests, to me indicate pure GREED.

Any development of this height directly adjacent to the waterfront will create the effect of a wall around the bay. The original provisions of the existing by-law provided a step-up to the Algonquin Ridge and should be maintained at all costs. Any views from Kempenfelt Bay, Lakeshore Drive or the South Shore would be ruined by a wall of condos/hotels beside the water. If you rezone this property to allow 46 metres height then there will be no way to stop all future developments in that same level from going to 46 metres. Toronto made that same mistake a few years ago. Please respect the good planning decisions previously made and don't repeat Toronto's waterfront mistakes.

Thank you for considering this view.

Maureen Tiedeman
Max Tiedeman