

From: Marnie Overman
Sent: Monday, September 04, 2017 10:38 AM
To: clerks@cityofbarrie.ca
Cc: Edward Terry <Edward.Terry@barrie.ca>; Marnie Overman David Overman
Subject: Tech Road development

Attention: Legislative Court Services
Re: Tech Road development

To Whom It May Concern:

I am a resident of _____, Barrie. My property backs directly onto the area proposed for development. I have many concerns regarding the proposal to rezone this small parcel of land to an R4 + provisions.

Although I paid a premium for the property I own (because of the green space that currently exists), I always knew there was the possibility of this space being developed in the future. I am not opposed to having homes built behind ours, so long as they are in keeping with the current zoning that maintains the integrity of the neighbourhood. I am officially requesting that the City of Barrie maintain the zoning already provided to ensure the land use fits within the existing subdivision plan.

The proposed plan would allow for oversized homes on reduced sized lots. The scale and balance of these homes would greatly affect the aesthetics of the existing neighbourhood. Not only would they look out of place next to our homes, but the grading would cause them to over shadow many of the existing properties on Auburn Court. A two-storey structure with a walk out 7 metres from the back of our property would feel and look very much like three storeys. It will negatively impact our privacy and ability to enjoy our back yard spaces. These things alone could also have an impact on the value of our property as well.

There are also concerns regarding the the rear yard swales to deal with water runoff. The proposed lots will not be in line with the existing grading on Auburn Court and there is the potential for flooding if new home owners alter these swales during any landscaping projects.

A parking lot is also proposed for this development, as there will be no on street parking with a condo sized road. I am concerned that overflow parking will affect parking on Auburn Court. The parking area is planned to have 7 spaces for the proposed 17 residences. Not to mention how awkward this parking area will look in the middle of this parcel of land.

Rezoning this area is, in my opinion, unnecessary. There is a large area of land across the road (between Ardagh Road and Wright Drive) that is zoned for a future residential area and is, I believe, in the process of planning. It would make more sense to plan a proper R4 area within that space, as opposed to trying to "make it work" in a space that was never intended to be used for that purpose. I hope to attend the September 11th meeting to reinforce my opposition to the rezoning of this development.

Sincerely,

Marnie Overman

From: Emily

Sent: Monday, September 04, 2017 9:11 PM

To: CityClerks <cityclerks@barrie.ca>; Edward Terry <Edward.Terry@barrie.ca>; Dawn McAlpine <Dawn.McAlpine@barrie.ca>

Subject: File: D14-1636

Attn: City of Barrie Legislative Court Services & Planning and Building Services Department

RE: File D14-1636

In reference to the rezoning application and draft plan subdivision for Teck Road, please accept this letter as our formal written submission in **opposition** of the application. As a resident of _____ we feel that the application is not in the best interest of the original subdivision plan – and the material change request will drastically impact the land and established community. The City made a sound and logical plan when zoning of the land was established during the original subdivision development, and to approve the rezoning application at this time would only be in the best interest of the developer, not for the residents living in this community.

We request that the City consider the following points when reviewing the application from the developer:

- Zoning – the current zoning of the land provides for a city serviced road and lots in-line with the established community. The rezoning application (with provisions) would serve the developer to fit as many homes as possible within a small parcel of land. We request that the City does not view the lots as an in-fill application and maintains the R3 zoning and city serviced road to ensure the land use fits within the existing and approved subdivision plan. With the newly acquired lands through recent lot servers (Ardagh Road lots 354, 350, 344), the developer has the opportunity to work within the current R3 zoning to put forth a development plan that will fit within the established community.
- Scale and imbalance – the developer's proposal indicates a plan for 17 homes on reduced lots. With the grading of the land there are significant concerns with scale and imbalance in comparison to the already established homes and subdivision of Auburn Court (proposal is for 7-meter rear yard setbacks, 2 story walkouts). Maintaining the current R3 zoning would ensure the new development fits within the already established community, and would provide the new homes with the opportunity to allow for buffering and space.
- Snow Loads – significant concerns with the management of snow. The developers plan indicates homes with reduced lot frontage resulting in driveways larger than the front yards. Concerns with how the new homeowners will deal with snow removal in addition to how the development would deal with snow removal from the road and parking lot on a non-city serviced road.
- Grading / Water Drainage – the rezoning application would result in lots not in-line with the current homes on Auburn Court. With the land grade, there are significant concerns with water management and drainage. Maintaining the current R3 zoning would provide the developer the opportunity to establish a community with lots in-line with the current homes of Auburn Court.

In summary, we are not opposed to development of the land and Teck Road, however we request that the City maintains the current R3 zoning and works with the developer to establish a plan that is in the best interest of the established subdivision plan and land use. We trust the City will not put the wants of the developer ahead of the residents of the community.

Thank you,

Jason and Emily Grills