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From: WAYNE CONANT

Sent: Wednesday, September 1, 2021 5:54 PM

To: cityclerks <cityclerks@barrie.ca>

Cc: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>

Subject: Amendment to Zoning By-Law, 520 & 526 Big Bay Point Road

RE: Amendment to the Zoning By-law - Innovative Planning Solutions Inc. on behalf of Morriello Construction Ltd., 520 & 526 Big Bay Point Road

Thank you in advance for taking the time out of your busy schedules to consider the following comments.

We are opposed to the Zoning By-law Amendment seeking rezoning of the lands listed from Residential Single Detached Dwelling (R1) to Residential Apartment (RA 1-2) to develop a six (6) story, 46 unit apartment building along with the purposed 57 parking spaces.

Overall we feel that a six story apartment building will not be a suitable fit with single family homes within the given area and may reduce overall property values. Townhomes would be a more suitable option given the neighborhood of single family homes.

Concerns over 24 hours, 7 days a week environmental noise pollution from various commercial and personal motorized vehicles coming and going from the 57 available parking spaces at the apartment building coupled with the ever increasing volume of traffic of 1440 plus vehicles per peak hour by the year 2031 along the the five lane arterial roadway of Big Bay Point Road. There is also the additional traffic from the already approved townhouse development on the South side at 521 - 531 Big Bay Point Road.

Poor air quality is also another concern over the ongoing vehicle exhaust emissions for neighbors, Warnica Public School and the residences of the purposed apartment building. Some individuals will have the tendency to leave their car idle for extended periods of time during winter months prior to leaving for work.

If approved there is a concern as the adjacent neighbor to the East of the Apartment Building that we will see a diminished Western Sun exposure as well.

Outlined within the Traffic Brief Study for Morriello Construction indicates the following;

"The existing development surrounding the subject site supports a car-free lifestyle. Within 500 metres of the subject site, there is an existing supermarket, pharmacy, post office, library, bank, restaurants, parks, elementary school, high school and a variety of other commercial uses. The subject site is well serviced by transit. City of Barrie Transit Route No. 3, Route No. 4 and Route No. 8 all pass through the intersection of Yonge Street / Big Bay Point Road, with transit stops for all directions of travel within 300 metres of the subject site. The Route No. 8 bus provides access to the Barrie South GO Station, with branching rail node bus service to the Greater Toronto Area. Big Bay Point Road and Yonge Street both have existing sidewalk on both sides of the road. There is currently no dedicated bicycle infrastructure in

the study area. However, as noted in Section 2.2. The City TMP recommends the installation of cycle tracks for Yonge Street in the medium-term (2024 – 2031) and for Big Bay Point Road in the long-term horizon (2032 - 2041)."

The question being if the surrounding area is conducive to a car free zone with cycle tracks, why would Morriello Construction or The City of Barrie pursue vehicle parking spaces in lieu of green / environmental space?

Sincerely,

Wayne & Susan Conant

September 15<sup>th</sup>, 2021

Celeste Kitsemetry  
Senior Planner  
Development Services Department  
City of Barrie 70 Collier Street  
P.O. Box 400  
Barrie, Ontario,  
L4M 4T5

FILE NO's.: D30-006-2021

Dear Celeste Kitsemetry:

NOTICE OF PUBLIC MEETING FOR A PROPOSED  
AMENDMENT TO THE ZONING BY-LAW  
520 & 526 BIG BAY POINT ROAD  
CITY OF BARRIE

Thank you for circulating notification with respect to Notice of Public Meeting for a proposed Zoning By-law Amendment pertaining to lands municipally addressed as 520 & 526 Big Bay Point Road to enable the development of a six (6) storey, forty-six (46) unit apartment building.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations.

Planning staff request that the existing vegetative buffer and boundary trees on the subject lands abutting Warnica Public School be retained and maintained by the owner(s).

Additionally, once available please forward a copy of the Shadow Impact Study for staff to review any impact of shadows on the adjacent school site.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school operated by the Simcoe County District School Board in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be

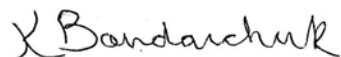
located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

- Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files.
- Once the Agreement has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.
- Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

Please provide the Simcoe County District School Board with a copy of the decision for our files. Once the site plan agreement has been registered, please provide the Simcoe County District School Board with copies in an electronic format.

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

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP  
Planner, Planning & Enrolment

**From:** Bondarchuk, Kandas <[kbondarchuk@scdsb.on.ca](mailto:kbondarchuk@scdsb.on.ca)>  
**Sent:** Wednesday, September 15, 2021 4:13 PM  
**To:** Tina Gonneau <[Tina.Gonneau@barrie.ca](mailto:Tina.Gonneau@barrie.ca)>  
**Cc:** Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>  
**Subject:** RE: Notice of Public Meeting - 520 & 526 Big Bay Point Rd (D30-006-2021)

Good Afternoon Tina,

Please find attached comments re: Notice of Public Meeting for a proposed Zoning By-law Amendment – 520 & 526 Big Bay Point Road.

Note the following additional comments to the standard requests;

- Planning staff request that the existing vegetative buffer and boundary trees on the subject lands abutting Warnica Public School be retained and maintained by the owner(s) as best possible; and
- Once available please forward a copy of the Shadow Impact Study for staff to review any impact of shadows on the adjacent school site.

Thank you

Sincerely,

Kandas Bondarchuk, MCIP, RPP, CAHP  
Planner, Planning & Enrolment  
Simcoe County District School Board  
1170 Hwy 26, Midhurst, ON L9X 1N6  
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[kbondarchuk@scdsb.on.ca](mailto:kbondarchuk@scdsb.on.ca)

**From:** Wendy Bertucca  
**Sent:** Saturday, February 6, 2021 12:56 PM  
**To:** Jim Harris <Jim.Harris@barrie.ca>  
**Cc:** Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>  
**Subject:** Ward 8 - 520& 526 Big Bay Point Road proposed development  
**Importance:** High

Councillor Harris,

I'm writing to you today as a follow-up to the February 3rd virtual meeting for the above proposed development, and in the hopes that you'll take a stand on your constituents behalf.

The city is looking for more rentals due to a shortage, but with the 35 and 40 story buildings approved for construction on Bradford Street, and the large construction underway at the South Go Station, **why** do we need a 6 story building on Big Bay Point between Yonge and Dodson?

**Why** didn't the City consider putting taller buildings (the tallest building is 6 storeys) at the South Go Station location (Yonge Go Village Subdivision), where they would not have had as drastic an impact on residential homes?

**Why** isn't a 6 storey apartment building being developed where the townhouse construction is across the street from this proposal? That development backs onto a plaza and would have impacted fewer residences.

**Why** is 249 Bayview Drive only being considered for a 3 storey condo unit? Where there aren't any residential homes to have a negative impact on, as it's an area of industrial/commercial properties. Isn't this an ideal location for higher density development?

**Why** is 481 Yonge Street only being considered for a 4 storey apartment?

**Why** is 79 Gowan Street only being considered for a 4 storey apartment?

**Why** was 133 Frank's Way only approved for a 2.5 storey apartment building?

**Why** was 196 Burton Avenue only approved for a 3 storey building?

**Why** was 521, 527, 531 Big Bay Point Road only approved for **townhomes**?

**Why** is 428 Little Avenue and 237 Foster Drive only being considered for **townhomes**?

**Why** is 410 Yonge Street and 343 Little only being considered for **townhomes**?

**Why** was 1 Milburn Street only approved for **townhomes**?

**Why** was Big Bay Point and Leggott only approved for **townhomes**?

I could go on, but if you've looked at all of the above, there's a common theme - the majority of the developments are **townhomes**.

**The fact is, there should not be an apartment building on this stretch of Big Bay Point Road (Between Yonge and Dodson) as it will;**

- ***cause light pollution***;- a multitude of lights from the apartments, and from the parking area (which will have to be lit all night), - all of which will shine directly into the yards and windows of the homes surrounding the building.

- ***cause noise pollution***;- garbage trucks, delivery vehicles, snow removal vehicles and personal vehicles accessing the above ground parking and driveway at all hours.

- ***dramatically affect the privacy and ambiance of the residential homes surrounding it***;- residents of the surrounding homes use their backyards ALL THE TIME because of the privacy and ambiance they, historically and currently, enjoy in their backyards. No one wants the occupants of a 6 storey building staring into their backyards and windows.

- ***throw considerable shade on the existing homes around it***;- established residences, behind the building, are south facing and a 6 storey building will result in the majority of their backyards being thrown into shade, directly impacting their ability to have vegetable gardens (as many do) and enjoy their yards. This will also affect the residences directly east and west of the building.

- ***remove an abundance of mature trees***;- new plantings will not reach mature heights in our lifetime, if indeed they actually plant anything that would grow that tall, which is unlikely given the limited amount of green space the building will have.

- ***impact wildlife***;- there are many birds ie; hawks, cardinals, indigo buntings, orioles, blue jays, doves, finches, hummingbirds, chickadee's, sparrows, robins, crows etc., and there are; chipmunks and squirrels etc., all of which nest in the surrounding trees. There are rabbits, coyotes, groundhogs, the occasional deer and other 4 legged creatures.

- ***increase traffic and congestion*** in an already heavily trafficked area, and increase traffic on the side streets as people try to avoid the congestion.

- ***not fit into the architecture / landscape / aesthetic of the area***;- the surrounding homes are predominantly war-time size bungalows.

- ***severely impact property values*** of the existing homes around it;- would you buy a home with an apartment building behind or beside it?

We recognize that growth is necessary, but we ask that you put yourself in our shoes - imagine that this was happening in YOUR backyard. I doubt very much that you'd be happy about it. In fact, you'd likely be furious. Especially when there are so many other land options available.

One has only to drive down Big Bay Point Rd, towards Friday Harbour (a large and exclusionary development that definitely doesn't have any affordable housing factored into it), and any of the surrounding roads in that area, to see the availability of vacant land that could easily fulfill the need for higher density construction. Bayview Drive and Huronia Road also have potential for high density, without the negative impact on established residences.

People move out of big city's, or are long-time residents of small towns, so they can enjoy the quiet and calmer environment small towns offer. Is Barrie's goal to become the next big city? Aesthetically you are certainly gearing up to that. Why can't Barrie City representatives have the integrity and stamina to say - " we like they way we are" - and stop the cash grab?

For us, like you, and every other homeowner anywhere, the purchase of a home is a huge financial undertaking and an investment for the future. People (city employees) who don't live in our area should not get to vote/decide on the fate of our homes and financial futures, they are only looking at the bottom line.

Essentially, the city is promoting growth, and lining their and the developers coffers, on the backs of long standing residents/tax payers.

This letter stands as my objection to the proposed development of a 6 storey building at 520 & 526 Big Bay Point Road or in the vicinity of this location.

With Sincerity and Hope,  
Wendy Bertucca