

**From:** Carol Hofman <g  
**Sent:** Monday, May 29, 2023 10:20 AM  
**To:** Logan Juffermans <Logan.Juffermans@barrie.ca>  
**Subject:** Re: Proposed Development Salem and Essa

Thankyou Logan

I am understanding from your email that this proposed development will happen but ironing out the details. Seems like it hasn't been given the green however on Sat they levelled the farm house that was there.

Most of the concerns are the proposed height as our condos are 4 storeys and the proper/ traffic volume to this quiet area

Will I receive a link to the zoom meeting ?

Regards  
1758699 ONTARIO LTD  
O/A GREEN THUMB ADVANTAGE  
Established 1996

CAROL HOFMAN

forwarded message:

**From:** g m <[g](#)>

**Date:** May 17, 2023 at 10:31:51 AM EDT

**To:** [gary.harvey@barrie.ca](mailto:gary.harvey@barrie.ca)

**Subject:** Proposal of 2 buildings Salem/Essa Brown Bear

I want to express my concern regarding the proposal of 2 18 storey towers on Salem/Essa/Brown Bear area.

This is a very congested area as it is and it is very difficult to drive on Brown Bear with parked cars, children playing. Adding so many residents to the area would only create major problems for the safety of all.

I understand the taxes these 2 tall buildings would bring to the city but considering the other 2 condos height in the area would be really appreciated too.

I'm not affected by the lack of sunshine these would create facing North west but a lot of these owners would be in the shadow of these towers.

Murielle Martin

Barrie

Logan Juffermans, Planner  
Development Services

This letter is in response to the neighbourhood meeting for the new proposed development 2 tower condos on Essa and Salem Rd.

We live at \_\_\_\_\_, the closest units to the fence line of this new development. We are very much opposed to this size of condos.

I have lived in Holly for \_\_\_\_\_, and now downsized to the large corner \_\_\_\_\_. I waited till this development was done and when i contacted the city of Barrie prior to buying was told only stores going in this corner.

i have no opposition to 3 story condos or townhouses built here, but we will not let our huge investment in our current residence devalue and lose money due to this monstrosity that is proposed in my window. We obviously loved this south west corner of Barrie as we have been here a long time. My kids and now grandkids go to \_\_\_\_\_

No one can even walk or ride bikes to St. Nicholas school as there are NO SIDEWALKS. I cannot walk to a grocery store down \_\_\_\_\_ and i cannot walk to my church Holy Spirit, as there are NO SIDEWALKS. This is the number one priority for this neighbourhood, not adding thousands of people to a tiny corner at the very edge of Barrie.

As a long time resident of Barrie, I will also note that i have not even been downtown Barrie in at least 5 years. It is becoming an unsafe place to live, to visit, no parking, and unbearable traffic.

So please keep these tall tower condos where it impacts no family neighbourhoods already built. I understand all this land in southwest corner is being demolished, but at least start with the tall buildings so long time tax paying citizens know what is there before buying. This is the first thing that should have been built in Bear Creek Ridge, not the last. I never would have bought in Barrie again.

Build as many condos as you like around the lake downtown, Little Lake along the highway, at the corner of Essa and Hwy 400, Park Place, the huge developments going in at Veterans and McKay Road, all that do not impact an already existing neighbourhood and so close to \_\_\_\_\_ bedroom windows..

There is so many places to build but NOT in a development thats already complete. This will be an eyesore coming up Essa Rd.to see these towers of buildings blocking a beautiful little neighbourhood. I hope all the Councillors and development and decision making people of Barrie take a step back and see how awful this will look and all the hundreds of people already living here who cannot even walk, bike ride or let their kids play, due to the backwards planning and no knowledge of what a city neighbourhood needs prior to adding thousand more people.

Sincerely  
Richard and Judy Hawkins

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

From: Brent Neufeld < >

Sent: Tuesday, March 28, 2023 10:48 PM

To: Logan Juffermans <Logan.Juffermans@barrie.ca>

Subject: 901 Essa Road development timing

Hello Logan. Do you have an idea on the timeline for the high rise development at 901 Essa road?

Thanks!

Brent Neufeld

Hi Logan,

I'm the owner of a home on \_\_\_\_\_, I was unable to attend the meeting on March 9, 2023  
Could you please provide me with the notes from the meeting and any other details on this proposal.  
I would also like to be informed of any future meeting via email [j](#)

Thank you

Jess Francey

**From:** Hugh Johnston  
**Sent:** Thursday, June 23, 2022 11:46 AM  
**To:** Logan Juffermans <Logan.Juffermans@barrie.ca>  
**Subject:** FW: Conformity Review Circulation Email

Hi Logan

Can you send me the conformity review application submission in the Salem Secondary Plan Area at 901 Essa Road, file number D28-033-2022.

Thanks  
Hugh

**From:** Srujana Raavi <[Srujana.Raavi@barrie.ca](mailto:Srujana.Raavi@barrie.ca)>  
**Sent:** Thursday, June 23, 2022 11:38 AM  
**To:** Hugh Johnston <  
**Subject:** RE: Conformity Review Circulation Email

Hi Hugh,

To be able to access the record details, one must be associated to the record as a contact or the record needs to be circulated, I believe. Usually Ryan circulates the records, so at this moment we would need to wait for him to get back.

Thank you!

Regards,  
Srujana.

**From:** Planning Dept <Planning@nvca.on.ca>

**Sent:** Friday, May 19, 2023 12:37 PM

**To:** Melissa McCabe <Melissa.McCabe@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>

**Subject:** RE: Notification of Complete Application & Public Meeting (D30-046-2022) 901 Essa Road

Hi Logan and Melissa,

Thank you for the opportunity to provide comments on the proposed OPA, ZBA, and site plan control on the property located at 901 Essa Road in the City of Barrie.

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the planning application related to the proposed development consisting of two towers at 15-storeys each on a three (3) storey podium within mixed-use building. Staff have determined the subject lands is not within:

- a flood susceptible area;
- a hazardous site (characterized by unstable soils or bedrock);
- an erosion hazard area, or;
- an area subject to this Authority's Development, Interference With Wetlands and Alterations To Shorelines and Watercourses Regulation (Ontario Regulation 172/06).

Please feel free to contact the undersigned should you require any further information or clarification on any matters contained herein. NVCA staff appreciates the opportunity to comment at this stage in the process.

Kindly,  
Katelyn

**Planning Department**  
**Nottawasaga Valley Conservation Authority**

[planning@nvca.on.ca](mailto:planning@nvca.on.ca) | [www.nvca.on.ca](http://www.nvca.on.ca)

**WE'RE GOING DIGITAL! Email your complete permit application submission**

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**From:** Claudia Fein < >  
**Sent:** Thursday, May 18, 2023 11:03 AM  
**To:** cityclerks <cityclerks@barrie.ca>; Logan Juffermans <Logan.Juffermans@barrie.ca>  
**Subject:** Infeasibility of Proposed Amendment -901 Essa Road

Dear Council of The Corporation of the City of Barrie,

The proposed amendment, which suggests reducing parking spaces and increasing the size of the condominium, is not feasible for several reasons. Firstly, the current parking situation is already strained, with insufficient designated parking spaces and existing Bear Creek owners parking in non-designated areas. Most units have multiple cars, making it unreasonable to assume that 0.85 parking spaces per unit would be adequate. It is important to consider that we are in Barrie, not Toronto, where reliance on public transportation is less common.

Additionally, the limited availability of public transportation further exacerbates the issue. The area does not have sufficient public transportation to accommodate the anticipated 325 new units, considering other ongoing projects that will also increase the population. The construction of the proposed building will introduce an additional 900 cars, further burdening the already strained transportation infrastructure. For instance, using public transportation to commute to work, such as to Mhm Donuts or RVH, would result in significantly longer travel times compared to using private vehicles.

The target audience and community of the area heavily rely on cars due to the inadequacy of the public transportation system. Thus, reducing parking spaces in the condominium makes no logical sense, considering the transportation needs of the Barrie residents. Moreover, the area lacks essential services like schools, family doctors, and adequate policing to support such a dense project. The existing strain is evident with W.C. Elementary School already utilizing three outdoor container classrooms. Considering the number of projects in this area and the expected increase in population, the sustainability of such dense developments becomes questionable and burdensome for the community as a whole.

Additionally, the proposed increase in the size of the condominium would undermine the suburban community feel that Bear Creek Ridge currently embodies. Unlike Mississauga, Barrie and specifically Bear Creek Ridge are known for their emphasis on nature and tranquility. The introduction of a larger condominium complex contradicts the essence of the community.

Moreover, the absence of park spaces for children, youth, and adults, including a dedicated dog park, is a major concern. This lack of recreational areas will place additional stress on the roads and create safety risks. Currently, children are already playing on the road of Brown Bear, and constructing a dense apartment block with residents parking on the streets (even if not allowed) and the subsequent increase in traffic will further endanger the safety of children.

These factors, including the loss of the suburban ambiance, inadequate park spaces, and safety concerns, highlight the negative impact that the proposed amendment would have on the community as a whole. It is essential to prioritize the preservation of the neighborhood's character, ensure the provision of adequate amenities, and maintain the safety and well-being of its residents, particularly the children.

Furthermore, considering the aforementioned issues, it is evident that the size of the condominium should be reduced rather than increased. To maintain the harmony and character of the neighborhood,



a maximum height of six stories would be more appropriate and in line with the surrounding area. This scaled-down approach would better integrate the proposed development into the existing neighborhood, ensuring a more seamless transition and minimizing the adverse effects on the community.

By reducing the size of the condominium, the impact on the availability of park spaces, traffic congestion, and safety concerns would be significantly mitigated. It would also contribute to preserving the suburban atmosphere and the cherished nature and tranquility that Bear Creek Ridge offers.

In conclusion, taking into account all the issues raised, it is crucial to reconsider the proposed amendment and opt for a reduced scale in terms of both the size and height of the condominium. This approach would align with the values of the community, address the existing challenges, and foster a more sustainable and harmonious living environment for all residents.

Sincerely,  
Claudia Fein and Giancarlo Pico (