

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

From: Dave Cumming

Sent: Monday, May 16, 2022 6:28 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: 19 Dundonald St. D30-926-2021

The City of Barrie should not approve any amendment to the Zoning By-Law for this property. This property is not suitable for the development of multi-residential buildings. The road is very steep and adding additional traffic would create hazards.

Condos are going up everywhere and progress is good. However, shoving a large building into this hillside lot is insane.

Dave Cumming

**From:** David Won

**Sent:** Monday, May 16, 2022 9:37 AM

**To:** Keenan Aylwin <[Keenan.Aylwin@barrie.ca](mailto:Keenan.Aylwin@barrie.ca)>; Andrew Gameiro <[Andrew.Gameiro@barrie.ca](mailto:Andrew.Gameiro@barrie.ca)>

**Subject:** New condominium on Dundonald st

I just wanted to write and express my dissatisfaction with this proposed building. As a long time resident of I can see many issues. Parking being the number one. There are always cars so over the bottom of Dundonald causing problems. If it's an issue getting out into traffic now it will only get worse. In the winter the hill will be even worst.

Barrie had tens of thousands of homes already supportive but not being built. This isn't needed and will destroy a natural area as well as natural views for all of us that live above it.

There are already areas zoned for high density. I don't see the need to wreck another beautiful area with another unnecessary rezoning.

David and Lisa Won

**From:** Chris Dixon

**Sent:** Saturday, May 21, 2022 4:49 PM

**To:** Clare Riepma <Clare.Riepma@barrie.ca>; Anne Marie Dixon

Andrew Gameiro <Andrew.Gameiro@barrie.ca>; Stop19DundonaldRezoning

**Subject:** Stop Dundonald Street Development

Clare, we want to express our strong disagreement to this proposal - there are strong arguments regarding the foolishness of this project, which include the excess height, the supply of construction projects already on the city's books, the geographic difficulties of Dundonald Street, the existing restrictions on the intensification of Barrie which covers this site. As well, we want to express our very negative thoughts on the effect of traffic on this hill which is all ready difficult : the steepness, the lack of sidewalks on either side, the negotiation of the hill in winter conditions. We cannot imagine the difficulties that will be encountered as vehicles attempt to turn right out of the driveway in winter conditions, particularly as vehicles are attempting to come up the hill in slippery times and with poor sight lines at the top and cars parked at the bottom and top . We also want to make a strong notice of the loss of our friend and neighbour, Giles Robinson, who passed away during the last meeting on this project as he campaigned vigorously against it on behalf of our community. Chris and Anne Marie Dixon.

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**From:** Thomas Mills  
**Sent:** Monday, May 23, 2022 7:34 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** 19 Dundonald Street

The proposed development at 19 Dundonald St. would be a shame. We would lose one of Barrie's few remaining century homes and the tower would be very out of place in the only "old" neighbourhood in the middle of Barrie's steepest hill. There are traffic and environmental concerns but mainly it is simply inappropriate.

Barrie's official plan supports development intensification of corridors and nodes - not neighbourhoods.

This site is in a low-medium density residential area where single detached homes are the makeup of the neighbourhood.

The city has 19,000 approved homes and thousands of more apartment / condominium units under application. A 25 year supply. This building is simply not needed.

Although I hope this building is dropped entirely, the new Official Plan would not allow anything over 4 storeys.

Thomas Mills

**From:** [Dina Wells](#)

**Sent:** May 22, 2022 1:56 PM

**To:** [Keenan.Aylwin@barrie.ca](mailto:Keenan.Aylwin@barrie.ca)

**Subject:** Proposed Development - 19 Dundonald Street

Hello Mr. Aylwin:

We are writing to you today with regards to the above-mentioned proposed development in our neighbourhood. We are seniors and have been residents of \_\_\_\_\_ for the past 24 years and moved here because of its East End charm. As you are aware, the neighbourhood is comprised mainly of single detached homes with a few 3-storey apartment buildings in the mix.

It is our understanding that the new Official Plan would not allow a building over 4- storeys on this particular site. The proposed development is 9-storeys! Also, it is our understanding that the existing Official Plan directs this type of intensification to corridors and nodes, not neighbourhoods. It seems that the City has 19,000 approved homes that are not yet built and that there are many, many more apartment units under application! We would think that, really, is there any need for more approvals?

Approval of the development of a 9-storey condominium building at 19 Dundonald Street and all that this entails would be totally out of character in this part of town. It is just far too high and far too much for this quiet, well established and beautiful neighbourhood. Also the site is situated on an extremely steep incline and traffic issues would surely impact area residents and could cause potential accidents at the already dangerous intersection of Blake, Collier, and Dundonald Streets! We already have added traffic here due to St. Mary's Catholic Church services, funerals, and meetings. Then there is the safety concern for those living in the seniors' complex on Amelia Street who walk the neighbourhood for exercise. Without getting too wordy, there are many reasons why erecting a condo on this site would not be wise.

We both want to make it perfectly clear that we are highly against this proposal!! Please make our comments known so that this proposed development can be stopped!!

We thank you very much for your time.

Regards,  
Greg and Dina Wells

Barrie

Sent from my iPad

From: **Scott Campbell**

Date: Mon., May 16, 2022, 18:20

Subject: 19 Dundonald St rezoning application

To: <[Ward2@barrie.ca](mailto:Ward2@barrie.ca)>, <[Ward1@barrie.ca](mailto:Ward1@barrie.ca)>, <[officeofthemayor@barrie.ca](mailto:officeofthemayor@barrie.ca)>

Dear Mr Aylwin

The proposed zoning change and development at 19 Dundonald St does not meet the standard for this neighbourhood. Despite the incorrect statement by Innovative Planning Solutions, the address of 19 Dundonald St is not in an intensification zone or the city urban core. That fact alone should have the proposal rejected.

Dundonald St is an extremely steep and dangerous hill. This fact is ignored by the traffic survey. The traffic assessment was based on a 2017 traffic study. a 5 year old study that a 3% growth rate is applied too. This is ridiculous when the City of Barrie growth is taken into account over the last 5 years. A large portion of traffic would be funnelled north into a quiet neighbourhood. This fact is ignored by the planners and the focus of the assessment talks about Blake St. The development is not on Blake St. The top of the Dundonald St hill is blind and impossible to see over. This development would create an extremely dangerous situation for turning cars and pedestrians as cars come over the top of Dundonald hill.

There are no sidewalks on Dundonald St. The traffic assessment fails to mention pedestrians, the lack of sidewalks and the dangers of adding a 9 story building into this inappropriate location.

There is an over abundance of development in Barrie with 19,000 units waiting to be built and this development is not necessary. This development should be rejected.

Sincerely

Scott Campbell

Barrie, Ontario

**From:** Brian Cullingford  
**Sent:** Monday, May 30, 2022 10:04 AM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Cc:** Andrew.Gameiro@barrie.ca; Clare.Riepman@barrie.ca  
**Subject:** 19 Dundonald St. Rezoning application - File Ref: D30-026-2021

This is to express our opposition to the proposed zoning by-law amendment at 19 Dundonald Street. We submit that the application should not be approved for several reasons, but in particular, the following:

The proposed 9 storey building would be completely out of character for this neighbourhood. It is well outside of the designated urban growth centre and is not supported by the official plan. A nine storey building would tower over any other building in the immediate area, its effect amplified by the existing higher elevation of the subject property.

The applicant appears to acknowledge that there would be significant negative impact on the neighbourhood character and seeks to mitigate it by buffer zones, retaining as many existing trees as possible, etc., however the fact remains that this proposed building would be predominant and adversely affect the area.

The applicant's plan envisions "right in and right out" access/egress from the proposed development. The traffic study does not appear to take into account the impossibility of negotiating the steepest part of the Dundonald hill during winter months, particularly when having to start out partway up the hill. While priority is given to snowclearing on this street, there are nevertheless several occasions when the street is quite dangerous and virtually impassable. Given the fact that the crest of the hill is a blind spot, turning left from the site would not be a viable alternative. Further, the intersection at the bottom of the street is quite awkward and even a slight increase in traffic flow will cause problems. There are no sidewalks on either side of Dundonald Street at this location and none currently proposed to my knowledge, and it is definitely not "pedestrian friendly".

There are several approved developments yet to be built and many other applications pending approval on much more appropriate sites, hence there appears to be absolutely no necessity to proceed with this rezoning.

We would respectfully suggest that this application be denied.

Brian & Deirdre Cullingford

## COMMENTS ON

### TRAFFIC BRIEF 19 DUNDONALD STREET, BARRIE, ONTARIO

PREPARED BY J D NORTHCOTE ENGINEERING INC

#### 1. DESCRIPTION OF EXISTING ROAD

Article 2.1 defines Dundonald Street as a local road and claims it has a vehicle capacity of 400 vehicles per hour per lane (vphpl) which apparently is a standard rating for a local road.

Assigning this vehicle capacity to this particular portion of Dundonald Street relies on the very broad assumption that all local roads are equal and ignores the severe limitations of this particular section of Dundonald Street being:

- a) It is an exceptionally steep hill which is blind at the north end (top) of the hill to both northbound and southbound traffic.
- b) It is very narrow. The navigable portion is only 20 feet wide
- c) There are no sidewalks or shoulders to accommodate pedestrian traffic
- d) The road itself is in very poor condition with asphalt often washing out from runoff during heavy rains
- e) There is not a proper intersection at the bottom (south end) of the hill.
- f) In winter vehicles often get stuck trying to go up the hill, including the odd snow plow

A true rating for this road based on its actual conditions would be significantly less than 400 vphpl.

#### 2. TRAFFIC DATA

A physical traffic count was not performed. Articles 2.5 and 2.6 rely on **estimated** peak hour volumes based on an old 2017 report claiming volume of 390 vehicles per peak hour. This volume of traffic is totally incorrect. Empirically anyone familiar with the Dundonald hill would know this. From reviewing Traffic Impact Studies that were submitted for nearby developments at 79 and 129 Collier Street these are traffic counts comparable to those of Mulcaster Street, a much busier, wider and better constructed road.

A physical traffic count I conducted on Wednesday, April 20 revealed the following

Morning peak period (7:30 – 8:30 AM)

	North Bound	South Bound	Total
Vehicles	10	15	25

Afternoon peak period (5:00 PM to 6:00 PM)

Vehicles	23	26	49
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A second study performed May 11, 2022 had similar results

Morning peak period (7:30 – 8:30 AM)

	North Bound	South Bound	Total
Vehicles	7	22	29

Afternoon peak period (5:00 PM to 6:00 PM)

Vehicles	27	22	49
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### **TRAFFIC IMPACT REVIEW (Article 3.1)**

The brief indicated additional peak period traffic of 21 AM and 26 PM.

It should be noted that there will be increased traffic all day long with tenants, visitors Amazon deliveries etc.

### **TRAFFIC OPERATIONS (Article 4)**

The report concludes that based on existing (incorrect) hourly traffic volume of 438 vehicles that the additional traffic generated by this development would be minimal. When looking at accurate traffic volumes the increase would be significant.

	Base	Additional	Total	% Increase
AM	25	21	47	84%
PM	49	26	75	53%
TOTAL	74	47	121	63%

The proper conclusion should be that this section of Dundonald Street is lightly travelled and should stay that way. **NO** additional traffic should be encouraged due to the aforementioned physical limitations and safety concerns.

There are also four condo towers comprising 923 units under development on Collier Street which would likely add to traffic on Dundonald Street. No mention is made of any cumulative impact.

## **SITE ACCESS AND DISTANCE (Articles 4.2 and 4.3)**

The report concludes that **MINIMUM** driveway spacing has been achieved and that there are no issues with sight distance. As indicated earlier the report does not mention the blind hill at the north end (top) of this hill and its impact on sight distance and pedestrian safety. If a pedestrian is walking northbound (on the West side of the road) and a southbound vehicle comes over the hill there is nowhere for the pedestrian to safely and quickly step off the side of the road and the vehicle will immediately swerve to the East into the Northbound Lane – and should a vehicle concurrently be turning northbound from the proposed development or proceeding up the hill it is an accident just waiting to happen.

There is also a problem at the south end of the hill where Dundonald Street intersects with Collier. If there are more than two vehicles waiting at the traffic light to turn onto Blake Street a southbound Dundonald Street vehicle does not have room to turn left onto Collier. Also, Westbound Dunlop (Blake) Street traffic exiting to Collier Street does not have to slow down as it is more of a merge than an intersection.

This report is lacking in detail, accuracy and thoroughness and overlooks the significant drawbacks to this particular location.

## **ITEMS NOT ADDRESSED IN THE REPORT**

### **CONSTRUCTION PHASE**

There is no mention of the impact of traffic during the lengthy construction process.

1. **Removal of excess material.** With two levels of underground parking there will likely be excess excavated material to be removed from the site. A fully loaded dump truck heading Northbound would have to crawl up the hill from a standing start and would then have to navigate through residential streets. Dundonald Street has no sidewalks and a northbound outbound truck would need to traverse the entirety of Dundonald Street. Should a fully loaded dump truck leave the site Southbound they would encounter the Collier Street intersection exacerbating the previously noted problems
2. **Delivery of construction material.** The Lakhouse project on Dunlop Street East required the closure on one lane of Dunlop Street to accommodate delivery of construction material. This site does not have the potential to do so. To deliver say a 40-foot trailer loaded with steel it would be unsafe to have a trailer parked in the northbound lane leaving less than a full lane for vehicular/pedestrian traffic. And after unloading would have to proceed Northbound through a residential neighbourhood for likely the entirety of Dundonald Street
3. **Cement Mixers** would encounter similar challenges as dump trucks in addition to accessing the site via a steep hill fully loaded and then exiting the site
4. **Trade parking.** There is no mention of how to accommodate construction trade parking.

## **PEDESTRIAN TRAFFIC**

With potentially 97 residents in the proposed building there will also be a significant increase in pedestrian traffic on the hill. With no sidewalks or shoulders and a narrow roadway this creates a dangerous situation

## **SUMMARY**

This project should not be given serious consideration for traffic and safety reasons alone. There are also numerous other issues with this site including:

1. Lack of existing services readily available at the site including sewer, water, gas and storm water.
2. Exceeding the height allowance contained in the official plan
3. Being outside of the intensification area
4. Being located on a local rather than arterial or collector road.
5. General aesthetics

Official Plans are updated regularly to reflect the changing needs of the community. In between updates there are often situations that can comfortably accommodate site specific zoning exceptions. However, these exceptions should only be granted to ideal sites that have no transportation, safety or environmental issues and located on arterial or collector roads that have sufficient existing services.

**THIS SITE CLEARLY DOES NOT QUALIFY.**

**Submitted by Charles Biehn**

**Barrie, Ontario**

Table 1 – Estimated Peak Hour Volumes

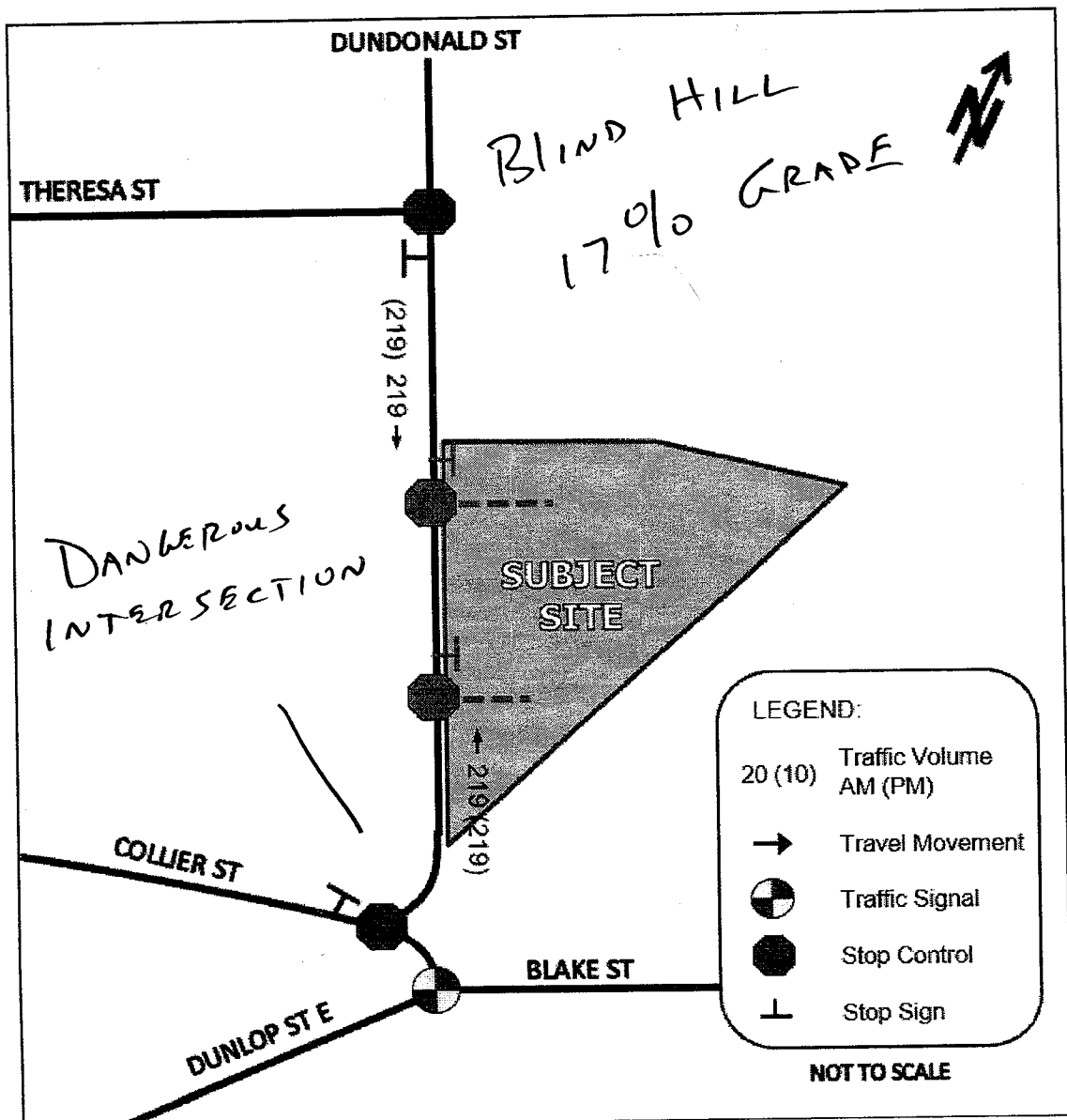
Road	Location	Peak Hour Volume		2021 Peak Hour Directional Volumes
		2017	2021	
Dundonald Street	North of Collier Street	390	438	219N / 219S

TRUE NUMBER  
 IS ONLY 74

## 2.6 Existing Traffic Volumes

The 2021 existing AM and PM peak hour traffic volumes through the study area are illustrated in Figure 3.

Figure 3 – Existing (2021) Traffic Volumes



**From:** Dale & Diane Loyst

**Sent:** Wednesday, May 25, 2022 9:59 AM

**To:** Keenan Aylwin <Keenan.Aylwin@barrie.ca>; cityclerks <cityclerks@barrie.ca>

**Subject:** Proposed rezoning of 19 Dundonald Street

Good morning!

I am writing in response to the proposed rezoning change for the Hargreaves home at 19 Dundonald Street.

We have lived on \_\_\_\_\_ for over forty years and, as a daily walker, I have explored the streets of east end Barrie quite extensively.

What I see are mostly single family homes, a few townhouses and a number of three storey apartment buildings which are in keeping with this residential area.

They do not jar the senses!

This proposed nine storey complex is totally out of scale and character for this area!

I understand that the existing Official Plan does not include intensification in neighbourhoods and that the plan also does not allow buildings of over four storeys.

The site of the Hargreaves family home is definitely not suitable for the proposed nine storey building!

Please keep the existing plan.

Respectfully,

Diane and Dale Loyst

**From:** Donna Winfield - Faris Team  
**Sent:** Friday, May 27, 2022 3:53 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Re: Re Zoning of 19 Dundonald Stree

Good afternoon,

My husband and I have lived at our residence at \_\_\_\_\_ in Barrie for 27 years. I remember when we first arrived the previous owner had left us a message on the kitchen counter. She had written to be careful with the hill with our boys. There had been a deadly accident several years before in which 4 young teenagers had died. We have always been careful of the hill since.

We often saw cars racing around the block with each other on the hill for the first few years of our life here. We live in the middle house \_\_\_\_\_. We often sat on our veranda shuttering as we heard cars racing. We even helped by getting a stop sign at the corner of \_\_\_\_\_ as one of our boys was hit by a car, fortunately all was okay. This has somewhat slowed down some of the racing.

At the bottom of the hill, over the last 4 years traffic has increased. Weekends are extra bad as on Sundays lots of vacationers come into Barrie along the back roads to avoid the traffic stops on hwy 11 +400. It is dangerous trying to turn either from Dunlop across Blake to Collier and the quick turn up Dundonald Street. During some of this time period, parking was also being allowed on Dundonald for the residents of the Bayclub which also made it difficult especially in winter with the snow, and therefore the narrowing of the street.

With all the extra traffic with such a huge construction as the plans we have seen, we feel that this is going to create a very dangerous environment in this location for everyone including walkers, traffic for St. Mary's where they often have parked on Saturday's and Sundays for services.

When one is going south from Dundonald and down the hill, it is difficult to see as one starts down the hill. In icy conditions it will be difficult to stop and will definitely be a dangerous situation.

I have no problem with a smaller development such as a higher end enclave of town homes where there might only be 6 or so of them. It would be far less dangerous as most of the people who would live in these would have ownership, as opposed to the planned building which is so much larger and likely will attract a lot of investors who will rent them out to whoever.

The forest is very beautiful there, and is one of the nicest areas of our city near the downtown. We should not be destroying this for someone's greed to make money. The Hargreaves family have had this property for years, and have definitely enjoyed it and also built up equity in it. It is a beautiful home that would be lovely to be preserved as such. A single lot or two such as what is on the hill on St. Vincent would make more sense from a beautiful neighbourhood view point. We have walkers and runners who often use the hill for exercise, training, going downtown to shop, restaurants etc. Please do not let someone's greed to make money talk and re zone in an area in which we do not have high density zoning, nor do we want it. We love this neighbourhood. We all have invested and updated our homes feeling that this was a family forever neighbourhood. Don't destroy the trees, our views of water as we all walk or drive down the hill. Please don't put safety in the way of someone else's greed. I am sure that Mr. J. Hargreaves would be sad to hear all that is happening to his home and space on the hill. He loved

that place and died grooming the property. I am not sure how family members answer to that. They aren't even here and have no concern for the neighbourhood.

I also understand that environmentally this structure would cause damage to homes below. Plus how does Duckworth Street right of way fit into this. Some day it be needed. Please lot at what is being done to destroy the beautiful neighbourhood and how it goes against the wants of people who live and work here. Please confirm receipt of my letter.

Sincerely,  
Donna Winfield

Sent from my iPad

**From:** Doug and Diane Eves

**Sent:** Monday, May 16, 2022 12:31 PM

**To:** [Claire.Riepma@barrie.ca](mailto:Claire.Riepma@barrie.ca)

**Cc:** [Keenan.Alwyn@barrie.ca](mailto:Keenan.Alwyn@barrie.ca); Andrew Gameiro <[Andrew.Gameiro@barrie.ca](mailto:Andrew.Gameiro@barrie.ca)>

**Subject:** 19 Dundonald St. OPPOSITION!

We are appalled you as a council would even consider this crazy proposal. I guess money talks loud and clear.

Doug and Diane Eves

1. The existing Official Plan directs this form of intensification to corridors and nodes – not neighborhoods.
2. The City of Barrie has 19,000 approved homes that are not yet built and thousands of more apartment units under application (TBC)– this is 25 years supply, there is no need for more approvals.
3. The site is in a low and medium density residential area – there are many single detached homes but also several three storey apartment buildings – that is the neighborhood character – a nine storey building is out of character and scale
4. The new Official Plan would not allow a building over 4 storeys on this site.



**From:** Nick Lougheed  
**Sent:** Tuesday, May 24, 2022 12:36 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** 19 Dundonald st public meeting

Hi, just wanted to make a written submission of comments for the meeting.

Andrew Gameiro was nice enough to meet with myself and some neighbors today. I have discussed these comments with him and told him I would be submitting them.

Firstly, I want to state clearly that I do not have a problem with some sort of development happening on this property. It is a large property that can certainly support more than 1 single family home. My concerns with the proposal are the following:

1. This does not meet the height requirements in the new official plan. In the new official plan development fronting onto a local street "shall be kept to 3 stories or less". Andrew is in agreement with this.
2. The existing official plan does not encourage high density development on this site. It directs high density development to nodes/corridors which this is not. Andrew is in agreement with this.
3. I also would be interested to know how the city is doing in regards to its growth plan. More specifically in the developments approved so far are we meeting targets for the number of units we would require for the city's growth plan. Andrew did not have the numbers for this off hand and said it could likely be addressed at the meeting.

Thank you very much for your time.

Nick Lougheed

## 19 Dundonald Street Re-Zoning Application

June 7, 2022 Public Information Meeting

Comments from Pat Cawley,

Barrie

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Re the application to re-zone 19 Dundonald (R2 Residential Single Detached Dwelling Second Density) to Residential Apartment Dwelling First Density to construct a 9 storey building including a gross floor area (GFA) of 115 percent of the lot area.

As a resident of Barrie, I applaud Council's efforts to increase the housing supply and particularly the supply of affordable housing. Please be clear this is not a case of NIMBY-ism. I support development on the 19 Dundonald property provided it is consistent with the recently approved Official Plan. I understand that this would mean a 3 storey development as the property

- fronts on a local street
- is located in an historic neighbourhood

What is the purpose of an Official Plan if it does not inform planning decisions?

I also note that the Traffic Brief submitted with the application is dangerously misleading. The estimated peak hour volumes (390 in 2017 and 408 in 2021) reflect no knowledge of the realities of this very steep street (lack of sightlines, sidewalks, V intersection at the bottom etc). I question how it would be possible to provide for the safety of pedestrians and cars, especially during the winter.

I urge Council to reject the request for rezoning before you and advise the applicants to resubmit an Official Plan- compliant proposal.

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

From: Joy Thompson <

Sent: Wednesday, May 25, 2022 8:22 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: 19 Dundonald St. Development Proposal

Dear Councillor Aylwin;

I'm writing to express my opposition to the 9 storey apartment building development proposed for 19 Dundonald Street and to ask you to formally oppose the development. In January 2021, more than 100 neighbours participated in the Neighbourhood zoom consultation and expressed their concerns. On June 7th 2022, you will again hear the neighbourhood concerns at the Public Information session.

I strongly oppose this development for the following reasons:

1. The building is too high: the new Official Plan would not allow more than 4 storeys on the site; 2. The site is in a low and medium density residential area; a 9 storey building is out of character and scale.
  3. The city has approved 19,000 homes that are not yet built and 1,000s more apartment units are under application; this is a 25-year supply.
  4. Look across the street to the white elephant which took our grocery store, and was built with great expectations only to prove once again sometimes we act before we think about the ramifications on the final outcome.
  5. Personally, I had gone through this development ( take down the 200 year old trees and pack in as many people as you can) in Toronto. The results were more crime, I had a flourishing career in Toronto but was afraid to walk home due to gangs and eventually a young girl was murdered. This lovely quiet neighbourhood became threatening. I am in Barrie because of these Toronto massive development changes. It is proven in Urban geography that you start taking away green space and putting up high rises and dense populations the crime will spike. Penetang already has its fair amount of crime.
  6. My daughter lives on \_\_\_\_\_ and I am handicapped and there are no sidewalks on Dundonald ( a lot of pot holes) but no sidewalk to traverse. An apartment building on this road will be dangerous for all the residents as it will increase the traffic flow.
  7. I am sure the developers have their own green space and revel in it. Do not take that away from the residents who have invested in this city.
- Progress is good but one has to keep in mind the overall affect it has on the people who want to walk safely and hear the birds occasionally.

Sincerely,

Joy Thompson nee Bainborough

Sent from my iPad

May 30, 2022

Attention:

Clare Riepma, Ward 1 Councillor, City of Barrie

Keenan Aylwin, Ward 2 Councillor, City of Barrie

Andrew Gamero, Senior Planner, City of Barrie

Re: Proposed Development at 19 Dundonald Street

We wish to express our opposition to the proposed development at 19 Dundonald Street based on the following points:

1. The new Official Plan for the City of Barrie would not allow a building over 4 storeys on this site.
2. The existing Official Plan for the City of Barrie directs this form of intensification to corridors and nodes – not to neighborhoods.
3. The City of Barrie has 19,000 approved homes that are not yet built and thousands of more apartment units under application (TBC) – this is 25 years supply, there is no need for more approvals.
4. The site is in a low and medium density residential area – there are many single detached homes but also several three storey apartment buildings – that is the neighborhood character – a nine storey building is out of character and scale.

In addition to the above we have significant safety concerns related to the additional traffic in the area, specifically on Dundonald Street, one of the steepest hills in Barrie, especially in the winter.

We respectfully request that the proposed development at 19 Dundonald Street be denied.

Respectfully submitted,

Mike and Susan Lavcock

# St. Mary's Church

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65 Amelia St., Barrie, Ontario, Canada L4M 1M7  
www.stmarysba.archtoronto.org

Tel. (705) 728-2985 Fax (705) 728-2989  
Email: stmarysba@archtoronto.org

June 1, 2022

City of Barrie  
Clerk's Office  
70 Collier Street,  
Barrie, ON  
L4M 4T5

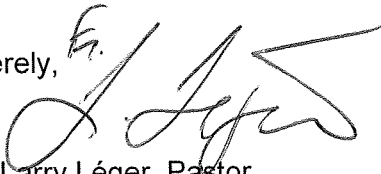
Dear City Clerk,

St. Mary's Parish, 65 Amelia Street, Barrie, Ontario wishes to remain informed of the status of the file reference D30-026-2021 regarding 19 Dundonald Street, Barrie, Ontario.

We wish to retain any rights to make further application and comment on aforementioned file.

Thank you for your assistance in this matter.

Sincerely,



Rev. Larry Léger, Pastor

LL/ss

c.c: Mr. David Finnigan, Archdiocese of Toronto  
Director, Planning, Properties and Housing  
Mr. Keenan Alywin, City of Barrie, Councillor Ward 2  
Mr. Clare Riepma, City of Barrie, Councillor Ward 1  
Andrew Gameiro, Senior Planner, Development Services Department, City of Barrie

**From:** Jeannie Mills

**Sent:** Sunday, May 29, 2022 9:49 PM

**To:** Andrew Gameiro <[Andrew.Gameiro@barrie.ca](mailto:Andrew.Gameiro@barrie.ca)>; Clare Riepma <[Clare.Riepma@barrie.ca](mailto:Clare.Riepma@barrie.ca)>; Keenan Aylwin <[Keenan.Aylwin@barrie.ca](mailto:Keenan.Aylwin@barrie.ca)>

**Subject:** Proposed Development at 19 Dundonald Street

Hello,

I am emailing to join the chorus of voices opposed to this development. Although there are so many reasons to deny the re-zoning application, four primary reasons are as follows:

1. The existing Official Plan directs this form of intensification to corridors and nodes – not neighborhoods.
2. The City of Barrie has 19,000 approved homes that are not yet built and thousands of more apartment units under application (TBC)– this is 25 years supply, there is no need for more approvals.
3. The site is in a low and medium density residential area – there are many single detached homes but also several three storey apartment buildings – that is the neighborhood character – a nine storey building is out of character and scale
4. The new Official Plan would not allow a building over 4 storeys on this site.

I am trusting that the Planning Committee and Council will review the documents submitted by the applicants with a critical eye and will pay close attention to the concerns of Barrie residents.

Jeannie Mills

## 19 Dundonald Street Re-Zoning Application June 7, 2022 Public Information Meeting

### Comments from Nadine Carr

I would like to state my dislike for the re-zoning of this property. I have lived at my present address for 6 years, having moved here from a rural area, just on the outskirts of Barrie.

The beauty of this neighbourhood is that it is a little bit of country in the city! Let's not destroy the feel of the neighbourhood. Let's stick to the Official Plan that council just approved in February. This is a mature, historical neighbourhood. There is no need for a 9-storey condo building in this quiet oasis. A 3-4 storey complex would fit in perfectly. Why destroy one of Barrie's unique neighbourhood?

The hill itself, is dangerous with many pedestrians walking or running up it for fitness, a 58 unit building in the middle of this steep incline, would just be unsafe for everyone.

Please consider all the factors of this development and for goodness sake stick to the Official City Plan

**From:** JULIE DLUGOKECKI

**Sent:** Thursday, June 2, 2022 11:07 AM

**To:** James Hunter <jhunter@ipsconsultinginc.com>

**Subject:** File No. D30-026-2021

With respect to the above noted application for an amendment to the existing zoning by-law for the property located at 91 Dundonald Street, I fully support the amendment to allow the development of this site.

There are a number of reasons why this property should be developed, one of which is it is the right step to take to curb the housing shortage as well as it is already serviced. Properties fully serviced, such as the one in question, should be developed prior to large expenditures being made to provide services to valuable farm land being developed.

The development of the said property would benefit greatly to downtown businesses that have suffered hardships for the past two years. It has access to the entire city, outlying areas as well as to major highways; all of which would make it attractive to people who want to re-locate to a smaller community.

The said property's location, size, accessibility and great view of the lake are ideal for allowing the amendment to the zoning by-law to develop the site, which could and should be enjoyed by many instead of a few.

Taxpayers have entrusted the Council to spend their money wisely and this is their opportunity by amending the zoning by-law to allow the development of 91 Dundonald Street.

Julie Dlugokecki



----- Forwarded message -----

From: **Thompson, Kim** <

Date: Mon, May 16, 2022 at 11:43 PM

Subject: Support of 19 Dundonald Street, Barrie, ON

To:

To whom it may concern,

I would like to express my support regarding the development and growth of 19 Dundonald Street in Barrie, ON. This community development project will certainly empower members and create a stronger and more connected community. Given the current housing shortage, this additionally creates opportunity for additional housing in a desirable neighborhood with access to the lake, hiking trails, schools and close to downtown. Despite the current opposition, it has been reassuring to also see many community members in support of the project; interested in creating a better neighborhood.

Looking forward to learning more about this project in the coming days/months. Barrie is a great, family-friendly city.

*Kim Thompson*

From: **Heather Hargreaves** <  
Date: Sat, May 14, 2022 at 12:28 PM  
Subject: Fwd:  
To: John Hargreaves <

would like to express our support in the development and growth of 19 Dundonald street in Barrie, ON. We are excited and thrilled to learn about the new and exciting developments and projects that the city has to offer. Some amenities we would enjoy as a family living in Barrie include schools, parks, community centres and shopping complexes. We believe Barrie is a great city for a young family to grow, so we look forward to hearing new information regarding such projects.

Sincerely,

Sheraz and Mehek K

From: **Heather Hargreaves** < >  
Date: Sun, May 15, 2022 at 1:45 PM  
Subject: Fwd: 19 Dundonald Street project Letter of Support  
To: John Hargreaves <j

Hello,

My name is Alexander and this letter is to support the 19 Dundonald Street project.

I have visited Barrie many times with my girlfriend, specifically the area and street right where this project is as it is such a convenient location to walk along the water into downtown Barrie. As a young couple planning on getting married and raising a family in the near future, we would love to see a project like this follow through. A lower rise building with nearby water access on the East end is exactly what we are looking for.

I hope to see this project be supported as we would love to start our life in a place like this.

Thank you  
Alexander Lefebvre,

----- Forwarded message -----

From: **Heather Hargreaves** <

Date: Sun, May 15, 2022 at 1:42 PM

Subject: Fwd: 19 Dundonald Street project Letter of Support

To: John Hargreaves <[j](#)

Hello, my name is Peter and this letter is to support the project of 19 Dundonald Street.

I am 26 years old looking to purchase my first home and this project is exactly what I am looking for. I have visited the Barrie area many times and I know this location is perfectly situated near the water and downtown area, both places where I love and want to be. I would love to be on the East end in a building that is not a mega tower, and this is exactly that.

I hope you consider this letter and realize what a great addition this will be to Barrie.

Thank you

Peter Cappucci

To whom it may concern,

May17,2022

I am contemplating moving to Barrie in my retirement. I will be selling my house in Mississauga and scaling down my property investment. I am looking for a location that is close to shops, restaurants, and walking trails. The challenge is that Barrie has a lack of projects that meet my needs.

I was recently in Barrie and noted the development project on Dundonald St. This would be a project that I would be interested in. I support development in Barrie especially condo projects near downtown and the lake.

Sincerely,

Warren Beech

**From:** Henderson, Mark <  
**Sent:** Monday, May 16, 2022 8:07 AM  
**To:** James Hunter <jhunter@ipsconsultinginc.com>  
**Subject:** Support for The 19 Dundonald Street Project

To whom it may concern,

I am writing this letter in regards to 19 Dundonald Street project in Barrie.

I have lived in the Barrie area for 30+ year and plan on keeping my family here for years to come. I have two children who will soon want their own place to live, and condo units are much more affordable to purchase than houses.

Currently finding a suitable condo unit in Barrie is a challenge and the housing market has become more competitive. This project would allow for availability of more affordable units and the opportunity for my family to live in a safe family oriented low-rise building.

I grew up in Barrie's east end and have visited that area many times and love its proximity to the water, the downtown area, as well as the hospital.

Please feel free to contact me any time at

Regards,

**Mark Henderson**

Friday, May 20, 2022

To whom it may concern,

I am writing to express my strong support for proposed rezone for 19 Dundonald Street in Barrie, Ontario. I support this project because of its impact on the housing crisis and its ability to diversify the neighbourhood.

In today's economic climate, affordable housing for the working class is scarce. The 19 Dundonald Street Project will allow for more affordable housing, diversifying the area and providing housing in close proximity to good schools in return.

To reject this proposal is to reject the social and economic growth of Barrie. I am pleased to write this letter in support of the proposal for the 19 Dundonald Street Project.

Sincerely,

Sondra Yanchus

A handwritten signature in cursive script that reads "Sondra Yanchus". The signature is written in black ink and is positioned below the printed name.

May 17, 2022

Good afternoon,

I am writing this letter in support of the proposal for 19 Dundonald Street in Barrie. Creating the needed housing in the East End Neighbourhood, will only improve the area and quality of life for Barrie residents.

This area offers amazing proximity to good schools, beautiful parks, churches and a downtown core that is in need of revitalizing for Barrie residents and visitors. Adding quality housing to the area will only increase our community use of downtown and support our local businesses. With resources going into beautifying the waterfront, walking paths, beaches and summer patios in the downtown core, having additional stable housing built in the neighbourhood, will only increase foot traffic and therefore increase spending in our local businesses.

There is so much building in the south end on pivotal farmland, we as a community should be looking at how to make the inner city more sustainable for housing instead of continually spreading further and further onto the greenspaces that have more and more importance. Please consider this proposal in the best interests of the community.

Thank you

Stacey Larmon (OCT, BEd, HBA)



Thursday, May 19, 2022.

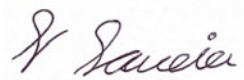
To whom it may concern,

I am writing this letter in support of the proposal for the 19 Dundonald Street Project. I support this project because of its impact on the housing crisis and its ability to diversify the neighbourhood.

In today's economic climate, affordable housing for the working class is scarce. The 19 Dundonald Street Project will allow for more affordable housing, diversifying the area and providing housing in close proximity to good schools in return.

To reject this proposal is to reject the social and economic growth of Barrie. I am pleased to write this letter in support of the proposal for the 19 Dundonald Street Project.

Sincerely,  
Sabrina Savoia

A handwritten signature in cursive script, reading "S. Savoia", written in dark ink on a light background.

Friday, May 20, 2022

To whom it may concern,

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In today's economic climate, affordable housing for the working class is scarce. The 19 Dundonald Street Project will allow for more affordable housing, diversifying the area and providing housing in close proximity to good schools in return.

To reject this proposal is to reject the social and economic growth of Barrie. I am pleased to write this letter in support of the proposal for the 19 Dundonald Street Project.

Sincerely,

Dylan Yanchus

A handwritten signature in black ink that reads "Dylan Yanchus". The script is cursive and fluid, with the first name "Dylan" and last name "Yanchus" clearly legible.

May 17th, 2022

Michelle Greco

Dear Whom it may Concern:

It is my pleasure to write a letter in support of the proposal for infrastructure in Barrie. As a community member from the Barrie area, I write this letter to support the idea of a condominium building at 19 Dundonald Street on the cusp of the downtown core. I believe this project will create some remarkable opportunities in the area.

The design of this type of infrastructure on Dundonald street permits intensification to the area and allows for close proximity to all amenities in the downtown core. With the area within walking distance of amenities and the waterfront, the location is ideal for families and seniors alike. The lush vibrance of the area allows for contact with nature and engaging with public open spaces are important for human health and wellbeing—they promote physical activity and mental health, thus reducing blood pressure, body mass index and stress levels. The site's proximity to schools, parks, shops, and churches boosts opportunities for any inhabitants to flourish. In addition, the convenience, views of the water, and minimal maintenance requirements for tenants make condominium living attractive to buyers and tenants. There would be demand for these condominiums should the project proceed.

Overall, I highly support this proposed project and the lasting impact a building like this in this area could have for the community and its members.

Sincerely,



Michelle Greco

RE: 19 Dundonalds Street, Barrie, Ontario

CITY COUNCIL MEMBER:

This letter is intended to support the proposed rezone for 19 Dundonald Street in Barrie.

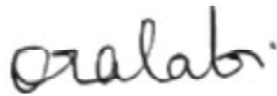
I am confident that the applicant's proposed increase in density is a necessary component of East End Barrie continued success.

East End is an incredible place to live in. An increase in the number of residents within walking distance of downtown shops and businesses means a larger customer base.

My family lives in Barrie and It is in my plan to move to Barrie. The proposed rezoning plan gives me an opportunity to one day be close to my family.

Change is inevitable and your decisions can hinder or help growth. With good planning, well-conceived developments, and proactive solutions when problems do arise, East End can move forward and continue to be one of the most delightful progressive neighborhoods in Barrie.

Sincerely,

A handwritten signature in black ink, appearing to read 'Oralabi'.

Omowunmi Talabi.

**Re: 19 Dundonald Street, Barrie, Ontario**

DEAR city council member:

This letter is to express my support for the proposed rezoning of 19 Dundonald Street in East end Barrie. I am confident that the applicant's proposed condo construction is a necessary component of the continued growth and success of Barrie and the Simcoe region.

As a first-time home buyer having an affordable option like a condo unit within walking distance to parks and lake Simcoe will help with the current affordability problems, we are dealing with in the GTHA.

In conclusion, I urge you to vote yes on this project because it is the kind of redevelopment that is good for east end Barrie and for young buyers looking to own a home.

Sincerely,

Ofei Ukanah

A handwritten signature in black ink, appearing to be 'Ofey' with a stylized flourish extending to the right.

RE: 19 Dundonalds Street, Barrie, Ontario

CITY COUNCIL MEMBER:

This letter is intended to support the proposed rezone for 19 Dundonald Street in Barrie.

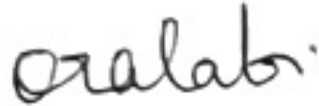
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Change is inevitable and your decisions can hinder or help growth. With good planning, well-conceived developments, and proactive solutions when problems do arise, East End can move forward and continue to be one of the most delightful progressive neighborhoods in Barrie.

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DEAR city council member:

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As a first-time home buyer having an affordable option like a condo unit within walking distance to parks and lake Simcoe will help with the current affordability problems, we are dealing with in the GTHA.

In conclusion, I urge you to vote yes on this project because it is the kind of redevelopment that is good for east end Barrie and for young buyers looking to own a home.

Sincerely,

Ofei Ukanah

A handwritten signature in black ink, appearing to be 'Of' followed by a stylized flourish.

To Whom It May Concern,

I am in full support of the development purposed for 19 Dundonald St. Born and raised in Barrie I have watched the city grow/spread and take over our County's beautiful farm land. 50+ houses now sit on a farm I grew up riding horses on. The city limits now spread into Stroud and Innisfil. The beautiful village of Midhurst - once a hamlet outside the city limits - is being taken over with more subdivision homes. This isn't what residents in the City of Barrie want. We do not want to end up like Durham region where one "city" runs into the next.

We as a city need to grow UP NOT OUT. We have an under utilized downtown core that needs more multi-family affordable units. The buildings that currently exist are either outdated and are mainly inhabited by seniors or they are being built for millionaires. There is VERY little affordable housing in the City of Barrie let alone the east end.

There have also been studies that show generations to come may give up home/land ownership as a goal. As Work From Home (WFH) becomes a more viable option for companies especially after the pandemic many of our next generations will have the ability take their work with them. They will want turn key condos. Condominium ownership will no longer be marketed towards retiree's looking to downsize but rather to up and coming professionals who don't want the burden of home ownership.

I would love to see multiple families enjoy the east end and the City of Barrie rather than one.

Amy Fitzgerald



To whom it may concern,

I am writing this letter in support of the project on 19 Dundonald Street in Barrie, ON. My Dad and Grandparents grew up in Barrie and I visited often as a kid and still do, spending a lot of time where this development is planned. I am scheduled to graduate from teachers college in December and am considering Barrie as an option for seeking employment. As a new graduate, it will difficult to afford a detached home, but the development that is planned could allow me live in an area familiar to me and surrounded by the lake, downtown, restaurants and shopping.

Please feel free to contact me if any discussion is needed.

Sincerely,

Abby Waterhouse

To whom it may concern,

I am writing this letter in support of the project on 19 Dundonald Street in Barrie, ON. My Dad and Grandparents grew up in Barrie and I visited often as a kid and still do, spending a lot of time where this development is planned. I am entering my 4<sup>th</sup> year at Ontario Tech University and once graduated, I will have flexibility in where I will begin my career. It is likely that I will travel frequently. Between this and the cost of a detached home in Barrie, the development that is planned could allow me live with little maintenance and in an area familiar to me and surrounded by the lake, downtown, restaurants and shopping and close to an international airport.

Please feel free to contact me if any discussion is needed.

Sincerely,

Andrew Waterhouse

To whom it may concern,

Please review the following letter supporting the project on 19 Dundonald Street in Barrie, ON. I have lived in Barrie for 55 years. I raised my family here and worked my entire career, as a teacher. During this time, I have seen many changes, including increased population in the south end and limited development in the east end. The proposed project will offer increased opportunities for those who want to live in Barrie and enjoy some the best features including; the downtown core, the waterfront, schools, parks, shopping and dining.

Sincerely,

Bev Waterhouse

To whom it may concern,

I am writing this letter in support of the project on 19 Dundonald Street in Barrie, ON. I grew up in Barrie and attended high school in the east end of the city. I currently spend over half of my time in the city with my partner and family. During my time living in Barrie, I have seen some significant growth and development, making the city a beautiful place to live and visit. The proposed project will offer increased living capacity in an area facing a housing crisis. The plans are similar to surrounding buildings and would promote intensification as the location connect many of the cities most enjoyable amenities.

Please feel free to contact me if any discussion is needed.

Sincerely,

Mike Waterhouse

Begin forwarded message:

**From:** jeremy moore

**Subject:** 19 Dundonald

**Date:** May 20, 2022 at 1:42:54 PM EDT

**To:** "

>

To whole this may concern,

I just wanted to send this email to express my support for the proposed site development at 19 Dundonald St, Barrie. As an employee and resident of the City of Barrie, I support our growth near the downtown community to provide more affordable housing through increased density.

Thank you,  
Jeremy Moore

Begin forwarded message:

**From:** Tomas Sample <  
**Subject:** Dundonald  
**Date:** May 27, 2022 at 12:57:06 PM EDT  
**To:**

I, Tomas Sample support the development of 19 Dundonald and the idea of affordable housing for Barrie residents.

Being a realtor for the last 11 years in the city of Barrie I have seen the importance of affordable housing. 19 Dundonald would be a great site for such development.

Tomas Sample  
Broker  
Century 21 B.J. Roth Realty

**From:** Jonathan Waugh <  
**Subject:** 19 Dundonald Development Proposal  
**Date:** May 27, 2022 at 12:17:28 PM EDT  
**To:**

To Whom it may concern,

I'm writing to support the proposed condo development at 19 Dundonald Street in the City of Barrie.

As a parent I am obviously concerned with the current inflation rates and rising home prices in The City of Barrie and often worry about my boys ever being able to afford a residence of any sort. The majority of Barrie is occupied by established subdivisions and homes and this is especially evident in the North and central portions of the City. The abhorrent rise of housing prices in these areas would make it nearly, to impossible, for a first time homeowner to purchase any residence in this area. Inflation rates have grown to the point that if you don't have a home to sell you can't buy home and we are running out of space for new developments.

Now there is an opportunity to provide people with more reasonable options, in an established area without having to alter the environmental protected areas and forested regions in our area. These areas , Ardagh Bluffs, our north shore trail and more are what make this City so desirable. Slowly but surely permits to build are encroaching on these regions. We have other options! We can redesign existing areas and keep Barrie what it is and not just a commuter subdivision.

I fully support the proposed development for these reasons and hope you will feel the same.

Jonathan Waugh

Sent from my iPhone

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

**Subject:** Housing

**Date:** May 29, 2022 at 4:39:56

To whom it may concern,

We, Maureen Carrel and Brian Tattersall support the development of 19 Dundonald. I believe creating more affordable living for Barrie residents will assist with keeping Barrie a safe and inviting community. Residents who have lived in Barrie their entire lives are now faced with nowhere to live and extremely high rental costs. We need to allow opportunity for families to grow in our beautiful city without having to worry about the harsh reality of homelessness.

Thank you  
Maureen Carrel  
Brian Tattersall



Begin forwarded message:

**From:** Erica Sinclair <  
**Subject:** 19 Dundonald Development  
**Date:** May 27, 2022 at 11:56:49 AM EDT

To whom it may concern,

I, Erica Sample, support the development of 19 Dundonald. I believe creating more affordable living for Barrie residents will assist with keeping Barrie a safe and inviting community. Residents who have lived in Barrie their entire lives are now faced with nowhere to live and extremely high rental costs. We need to allow opportunity for families to grow in our beautiful city without having to worry about the harsh reality of homelessness.

Erica Sample

**From:** Matt Baker <  
**Subject:** 19 Dundonald Development  
**Date:** May 29, 2022 at 9:46:09 AM EDT

To whom it may concern,

As a person who is employed within the City of Barrie, I wanted to write to address my support for the development of 19 Dundonald Street. I don't personally see how this is even being debated, as Barrie is currently in a housing crisis as it continues to grow. This development will add affordable housing in the area of the downtown core, where Barrie needs it most. It appears that the only people who do not support this development are those few residents who live on Dundonald, and selfishly want to keep their neighborhood "the way it is". As a city, we must look beyond the selfish needs of a few and instead support the needs of the entire community. The city needs to approve not only this development, but future similar developments to ensure the community can sustainably grow.

Thankyou for your consideration,

Matt Baker

**From:** Ryan Scott <

**Condominium proposal**

**Date:** May 26, 2022 at 5:57:16 PM EDT

**To:** "

Just wanted to write to say I support the proposal to have a condominium built at 19 Dundonald Street.

Housing costs and rent in the City are extremely high and the only way to really counter this is to increase the available property to rent / buy.

I believe a condominium can help accomplish this goal and it is in the best interest of the City. It also aligns with the City's plan to create more high density affordable housing.

Sincerely,

Ryan Scott

**From:** Ryan Davies <  
**Subject:** 19 Dundonald  
**Date:** May 28, 2022 at 1:00:

To whom it may concern,

In the recent years downtown Barrie has seen exceptional growth with local residents and visitors attending.

On top of this, downtown Barrie is currently in the phases of the development of condominium residences which attract a wealth of new visitors and those seeking to take advantage of all the downtown water front and restaurants and all they have to offer.

The development that is being proposed for 19 Dundonald would be an exceptional development which would support the flourish of what the area has to offer.

I believe this development would be a positive step forward for those looking to seek not only a full time residence but support what downtown Barrie has to offer today and moving forward for the future.

Thank you

Sent from my iPhone

**From:** Benjamin Hayes < >  
**Subject:** 19 Dundonald Street, Barrie, ON  
**Date:** May 25, 2022 at 7:48:02 AM EDT

I am in favour of 19 Dundonald Street, Barrie, ON, being converted into a property that would be best suited for high density and affordable housing.

The population of Barrie is on the rise, however, our city and most notably the “North-end” has been completely developed. To accommodate the expansion of our city we must begin to transform properties that used to accommodate a single family dwelling into larger buildings that are affordable for numerous families and individuals.

19 Dundonald Street is the perfect example of a property that can be converted so more families can benefit from living in our beautiful city at a affordable price.

The cons are limited as the area already has multiple larger condo and apartment buildings that have been proven effective and efficient.

I, Ben Hayes am in favour of 19 Dundonald Street, Barrie, ON, being developed and further align with our cities priorities of providing affordable housing.

**From:** Simon Latham <  
**Subject:** 19 Dundonald St  
**Date:** May 20, 2022 at 3:03:37 PM EDT

To whom it may concern,

I support the application for the development of 19 Dundonald St, Barrie, ON into condominiums.

I believe it will have nothing but a positive effect on the already chronic shortage of affordable housing within the City of Barrie.

I also feel this development will align with the City of Barrie's plans to provide high density affordable housing to the ever growing community.

Yours sincerely

Simon Latham

Sent from my iPhone

To Whom It May Concern,

I am pleased to provide my support for the application for development at 19 Dundonald Street. Affordable housing is urgently needed within the City of Barrie. Any project that helps elevate our housing crisis has my support.

Joe Beleskey

Hello,

My name is Sagar Dawar and as someone who has been a resident of Barrie for the past 4 years, I 100% promote and support the idea of rezoning [19 Dundonald street](#) in Barrie.

Considering the outrageous rise in the housing market, this land can be used to make a development project that will help people currently residing in Barrie and attract more population. The city has been growing; with more people wanting to leave the GTA and live in Barrie, however, there has been much less development in comparison to this.

I have spent my time as a student at Georgian College and have been former employee of RVH; I can say that it was tough for me and my friends to find good housing, some of them even had to move to neighbouring cities due to not enough availability on the market or non-affordable prices.

Rezoning of 19 Dundonald street, will allow us to build in the city instead of using agricultural land. The east end Barrie, needs for intensification, most development is in the south end and this land is close to good schools, water, multiple parks and downtown.

I am hoping that this request will be considered.

Thank you,  
Sagar Dawar



**Dawar (pronouns: he/him)**

Unit Secretary

RCC 3 West

[\(905\) 883-1212 x 7933](tel:(905)883-1212x7933)

[sagar.dawar@mackenziehealth.ca](mailto:sagar.dawar@mackenziehealth.ca)

[www.mackenziehealth.ca](http://www.mackenziehealth.ca)



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