

From: Stephen Parker >
Sent: Tuesday, August 23, 2022 10:08 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: Notice of Complete Application and Public Meeting re 303 Cundles Road East

Members of Council,

We moved to Barrie on June 15 this year.

My wife and I are in our seventies. Our daughter, who lives in [redacted] with her family wanted us to move from [redacted] where we had lived for nearly 47 years in order to be closer to her and our grandchildren and great grand children.

They looked for a condominium similar in size to where we lived in [redacted].

They found the perfect unit on the [redacted] of a six story building at Cundles Road East, The Junction, and purchased it for us.

It is a corner unit facing almost due east, catching the morning light and which lasts almost the entire day. There is a lovely view of Little Lake and the natural forest that surrounds it. That view extends to the North East as far as they eye can see and we can only imagine the riot of colour that will be the fall.

You can imagine our surprise and abject disappointment upon seeing the Notice hammered into the ground of the vacant lot next door advising of an application to amend the Zoning By-law to permit 3, 12 storey condominium apartment buildings

To allow the construction of 3, 12 storey condominium apartment buildings directly alongside our, 6 storey buildings will destroy the purpose of our living there. It will block most of the light and practically all of the view.

It will greatly diminish the value of the property for all of the unit owners facing them.

Our unit was purchased on the understanding that the vacant lot at 303 Cundles was designated for future retail development, similar to the complex of restaurants and services that is already adjacent to it.

We urge you, in the strongest possible terms not to approve this or any future Zoning By-law amendment that would permit the construction of multi storey buildings on the lot at 303 Cundles Road East.

Thank you.

Stephen Parker

Stephen Parker-Legal Services

Notary Public

Paralegal Lic# P00037



EMAIL SUMMARY

PRE-POST NEIGHBOURHOOD MEETING (June 9, 2021)

303 CUNDLES ROAD EAST

Received and Redacted of Personal Information by Celeste Kitsemetry

This project is too large a scale for the neighbourhood. It will dwarf the surroundings and cause immeasurable traffic and parking congestion. The construction of the Junction already put a strain on the nearby side streets due to limited overflow/visitor parking. This new proposal is suggesting 556 parking spots is sufficient for 447 units. The whole scheme is laughable. If this was April 1, I would have thought someone was trying to play an April Fool's joke. But this is not funny.

Gavin May

A number of matters have occurred to me and more may occur to me when I am given the opportunity to review the development in detail.

For instance I require the following information,

1. How large will the individual apartments be in the 3 buildings ? ,
2. Am I correct in assuming there will be 2 condominium corporations and there will be appropriate easements to allow occupants of the buildings farthest from the street to drive to their building ? ,
3. What will be the indoor amenities (there are none at 295 or 299 Cundles Road East - the adjacent residential properties) ? ,
4. Will there be adequate parking. The parking at 295 is inadequate, and
5. Will there be an on-site superintendent. There isn't one for either 295 or 299 and it poses problems, particularly during the pandemic.

Barrie is developing quickly and I fear that it may not always have the future in mind when dealing with the present the present. Any help you can give will be greatly appreciated.

William Church Q.C.

I am writing to you today in response to the recent proposal of 3 new 10;storey buildings at 303 Cundles road East.

As the attached article states by another concerned resident, it is a "massive infringement" and I too am very much apposed to it.

I have to tell you that it was a big shock and disappointment to learn that 3, 10 storey buildings could be built so close to the current 2 condos and completely block the beautiful views.

We are in complete agreement with the attached letter from another resident and we also attended the zoom meeting last Wednesday, June 9 to hear many of the same comments about the view, traffic, congestion, noise, parking and other issues such a project would cause.

Barb Coleridge/on behalf of Adam Coleridge

(Article provided under separate cover. CTK)

10 storeys? We have a view that will be totally blocked. We are only on the 2nd floor but we have a view of the plaza right now and we were told when we purchased that they will be constructing other commercial properties there? Nothing of the sort for condos are going to be constructed.

What about the views from the 4-6th floors that paid more money to view the lake. They will totally be blocked and they paid premium prices to be on those floors?

If we don't have a say than at least take them down to 3-4 storeys high at the maximum.

It is hard now sometimes to get out of our parking lot onto Cundles Road especially when schools are in and School Buses are pulling in/out, what is going to happen when 447 more apartments go in? There are usually at least 2 people per unit.

We have a huge problem at the Junction Condos with parking!! Pratt took a lot of the visitors parking and sold them to the residents to make more money! Will there be ample amount of visitors parking and will the Junction be able to share those visitors spots?

The value of our condos have not gained momentum like the Galleries on Essa per say due to the parking problem here at the Junction. It is very hard to sell or rent if you only have one spot to offer. Most people have 2 cars in the family.

Seems like there is obviously a plan in motion. When is the projected start date? Who is the builder? In what order are the buildings going up and the projected year of phases and completion?

Cynthia & Ralph Martino

The most immediate concerns for us would be the impact on traffic congestion and flow in the area. Cundles Road is already busy especially when we are not in shutdown and all the facilities for shopping and entertainment in the mall property are fully functioning. An additional minimum of 450 vehicles coming and going will indeed impact the congestion.

For us, the impact on our home will also be severe. A ten-story building will block out any sunlight we now experience and will severely limit any aspect of privacy we have in our unit.

Please add our voices to those who are objecting to the new development. We realize the property cannot stay empty but do feel the proposed scope of the development is unrealistic for the area.

Mary and Richard Boswell

I would like it to be noted that both my mother and myself are strongly opposed to the development and urge the city to adhere to its master plan and use this land for commercial purposes. Such services are desperately needed for the area.

The rush to hold this meeting and the use of ZOOM as a substitute for an in-council meeting leads me to believe that the city is looking for minimal response from the public on this matter. Extending the timeline and holding an in-council meeting (we're less than two weeks away from the start of the province's re-opening plan) would go a long way toward providing ample time and circumstance for north-end Barrie residents to rally a coherent and collaborative response.

Melanie Franner

(This resident has also submitted a written correspondence, provided under separate cover. CTK.)

My concern is that these buildings are 10 story high and the parking.

My concern with this project would be the parking for 3 buildings. As we already have a parking issue here at the Junction. Could you let me know if this will be addressed and that proper parking supply will be available for all areas?

Who is the Builder that owns this project?

Rose Seidman

We have some questions regarding the development proposal at 303 Cundles Road East.

Firstly, with 447 proposed units and estimating the average Canadian family has 1.5 cars, what does the Developer (Penady (North Barrie) Ltd.) and the City of Barrie propose to do:

A). To control the ingress and egress of 671 additional cars onto Cundles Road? It needs to be pointed out that currently, ongoing development projects on James Massey Way (Lakevu Condos) and Little Lake Drive (The Landing at Little Lake) - will compound traffic congestion even before the apartments at 303 Cundles Road are completed.

B). To keep the streets in the Lions Gate neighbourhood safe - particularly, Lion's Gate Blvd and Pacific Ave - from excessive traffic? It needs to be pointed out that currently, Lion's Gate Blvd requires the City of Barrie to install two speed bumps each year to calm the speeding and volume of existing vehicular traffic.

Secondly, how does the proposed three 10-storey apartments fit with the City of Barrie's Official Plan and the identified primary intensification areas in Ward 3. Can the existing schools in the surrounding area handle the additional children who will be living in these 447 units?

We are not arguing that the City of Barrie doesn't need more rental units. We realize there is a critical shortage of rental properties to address the housing needs of many deserved Barrie families. We are just asking that both the City of Barrie and the Developer need to make well informed decisions that consider the needs of all families in the surrounding Ward 3 community.

Barbara and Archie Marshall

I do not like the idea of building these condos for the following reasons:

1. There will be more traffic. There is already enough traffic as more than 60% of Canadians live under the coordinates 45°, 42°. Barrie is part of this area.
2. Pollution will go up if so many more people and their cars come into our neighbourhood. More people will go to parks and possibly bring more chances of COVID. The alternate option would be staying home and doing stuff on tablets or ipads- which my parents say is not very healthy.
3. Animals will lose their home. Those animals and birds are my voiceless friends and I am standing for them. Lets not take away their home.

Please don't let these buildings be constructed as I do not see any advantages.

Atharv Awasthi

We are not in favour of the decision since it will lead to crowding. Also have already experienced a decline in the flora and fauna around us in the past few years. Let's not make it harder for the birds. Barrie is beautiful and let's keep it that way.

Divya Awasthi

According to the map attached to the info sheet, it appears that all traffic will enter and exit the plaza driveway opposite Pacific Avenue. Traffic is allowed to make left turns from the plaza onto Cundles. There have been several serious collisions over the past years since the plaza has been open. We had brought this matter to the previous Ward 3 councillor who said engineering would look at this issue, and someone would let us know the outcome. He went onto federal politics and no one from the City ever notified us about the investigation. Vehicles cut across the path of a car turning left onto Pacific Ave and cut in behind them and accelerate into the turning lane then cut into the west bound lanes, prior to Livingstone lights.

With 447 units and each unit having at least probably 2 cars that over 800 vehicles daily using this intersection across from Pacific Ave. This intersection must have traffic control lights installed at the developers cost for this project. This road is also constantly used by fire trucks, police and ambulances on emergency calls all day and the extra 800 plus cars will add to the congestion.

I fully support the development but the traffic and parking issues will need to be addressed prior to any approvals.

The parking issue can be problematic. When the Pratt condos went in we had issues with parking from visitors to the condos parking on Pacific Ave. It seemed that the visitor parking which was originally approved by city staff, had changed and the condo board had sold off most of the visitor spots for 15 - 20000.00 per spot. Today there are only 2 visitor spots and 2 visitor accessible spots for the 2 buildings in total. I had brought this issue to Doug Shipley former Ward 3 councillor who brought the issue to council and asked staff for a report.

I had checked with planning and the engineering dept and bylaw and there was nothing the city could do about the selling of the parking spots once they were approved. A simple fix would be to include the number of spots in the site plan agreement which was not mentioned in the Pratt development site plan control agreement that the condo board could not sell off the visitor parking spots. Apparently staff needed to make a change to the parking bylaw. Again Shipley left, the clerks dept was supposed to follow up on this issue and notify us when it went to council, however it was not done and never was sent back to council to consider.

Currently people with multiple cars park in the plaza or schools for extra parking however in the winter they must move to snow removal. A simple site plan control agreement can include the issue of condo boards selling of visitor parking to pocket extra cash. I am sure that this is an issue all over Barrie with new Condo development.

Also one minor point, could you have whoever sends out the maps for these sessions to please make it bigger so that you can actually read them, even with a magnifying glass it is very hard to read the words and specific diagrams showing where the proposed buildings will be located.

Thank you,

Steve and Jennifer Kinsella

We purchased that condo specifically because it was a commercial property in front, which would be an extension of North Barrie crossing. Not a residential concrete condo complex. We paid additional fees to be on higher level with a view of little lake. Three 10 floor condo units would be a eyesore to all residents.

Residents at both condo buildings pay extremely high city taxes already with the intention of a retail lifestyle, with a view of little lake and the greenery that surrounds it through all seasons. Now this lifestyle will be replaced by condo units and balconies.

We are seniors who will be forced to move again if this property is rezoned. Moving is a large expense to a retired couple, legal, real estate and moving costs. This is not something that I imagine will be well received by the surrounding neighbourhood.

Please add my email and contact information to your list to RECEIVE all future notices of meetings and discussions.

One very disappointed tax payer.

Barb Mousseau

Dear Celeste Kitsemetry:

I write to you today to convey my strong objection to the proposed residential development at 303 Cundles Road East.

I have also voiced my objections to Ward 3 Councillor Ann-Marie Kungl via telephone.

My concerns are manifold. However, I will endeavour to be concise and limit my concerns to four points: by-laws/planning, density, traffic, and fairness and quiet enjoyment.

First, this proposal makes a mockery of our planning by-laws. The subject property is currently zoned commercial. It should remain so given the general lack of commercial services in the ward. Moreover, the developers are not content to propose a modest residential development on the commercial site. They are looking to shoehorn three towers on a very small parcel. All kinds of special requests and variances will be required – height, setback, side allowances, parking.

Secondly, as proposed the development will dramatically increase density in the area. This will undoubtedly lead to a great number of difficulties both foreseeable and unforeseen.

The most obvious of these is my third point – traffic. Barrie has an illustrious history in creating traffic nightmares: Bayfield north of 400, Mapleview, and now potentially Duckworth/Cundles. It does not take much of an imagination to foretell the mess that will ensue on Cundles when the residents of the new three towers all decide to travel in their automobiles. One entrance and exit point? Seriously? Let's not forget about the three schools in the area or the fact that Cundles has become a major east-west corridor in its own right, including access to RVH and Georgian College. I am confident that any traffic studies of the area did not contemplate such a development.

Finally, I raise the issue of fairness and quiet enjoyment. The residents at The Junction thought that they were abutting a commercial property. In no way could they have anticipated such a massive residential development. The central tower will block the view of the east side of The Duckworth and create a sun shadow and undoubtedly a considerable wind tunnel. The placing of the service corridor is also especially worrisome. Construction on this scale will adversely affect the quiet enjoyment of the residents for an extended period of time way out of scale compared to any commercial project.

Yes, Barrie needs to grow and a share of new growth ought to find its place in the existing city boundaries. But not this project, at this time, in this place.

I would be pleased to discuss this matter with you further.

Sincerely,

B.E.S. (Brad) Rudachyk, Ph.D.



Zelinka Priamo Ltd.

LAND USE PLANNERS

VIA EMAIL

September 1, 2022

Mayor and Members of Council
City of Barrie
70 Collier Street
Barrie, ON L4M 4T5

Attention: Mayor and Members of City Council:

**Re: September 13, 2022 Public Meeting
Penady (North Barrie) Limited – ZBA Application (D30-018-2022)
Preliminary Comments on Behalf of Choice Properties REIT Ontario
Properties Limited
303 Cundles Road East
Barrie, ON**

Our File: CHO/BAR/22-01

We are the planning consultants for Choice Properties REIT Ontario Properties Limited (“CP REIT”), the owner of lands known as the North Barrie Crossing (municipally 307-637 Cundles Road East) in Barrie, Ontario (the “CP REIT Lands”). The lands are developed with a number of buildings that contain a wide range of commercial/retail uses, including a fitness centre, a bank, various restaurants, a movie theatre, and a Loblaws grocery store, amongst others. The lands are developed comprehensively as a commercial shopping plaza.

The CP REIT Lands are a comprehensively planned and expansive commercial plaza, which abut the lands at 303 Cundles Road East that are subject to a Zoning By-law Amendment application by Penady (North Barrie) Limited (City File: D30-018-2022) (the “ZBA”), on the east side. There is existing civil and road infrastructure shared between the CP REIT lands and 303 Cundles Road East. Therefore, CP REIT has interest in the proposed development under the ZBA.

According to the ZBA supporting materials, the proposal is for 3 Apartment Buildings, up to 12 storeys in height. Approximately 505 dwelling units are proposed. The existing permissions under the Zoning By-law are for buildings up to 6 storeys in height and a maximum of 200 dwelling units.

On behalf of CP REIT, we reserve the opportunity to provide comments in respect of the ZBA at such time as CP REIT and their consultants have had an opportunity to review the ZBA materials. In particular, given the integrated nature of the CP REIT Lands and the lands subject to the ZBA, transportation and engineering related aspects of the additional residential units under the proposed development are under review, along with the relationship between the two sites.

We would appreciate that our office be provided with notice of any and all future considerations of the application and/or decisions related thereto. Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Rob MacFarlane, MScPI, MCIP, RPP
Senior Planner

cc. CP REIT Ontario Properties Limited (via email)

August 31, 2022

Attention:

Legislative and Court Services, cityclerks@barrie.ca

c.c.: Ann-Marie Kungl, Councillor Ward 3, Ann-Marie.Kungl@barrie.ca

c.c.: Celeste Kitemetry, Senior Planner, Celeste.kitemetry@barrie.ca

c.c. Chris Simon, Journalist, Barrie Advance, Chris.Simon@simcoe.com;

c.c. Bob Bruton, Journalist, Barrie Today, bob@barrietoday.com

Please regard this letter as an official response to the Amendment to the Zoning By-law from The Jones Consulting Group on behalf of Penady (North Barrie) Limited – 303 Cundles Road East, File Ref.: D30-018-2022.

It is my understanding from the information provided that there are three zoning amendments at issue regarding the proposed development for 303 Cundles Road East.

I am dismayed to find that all three proposed amendments not only exceed the City of Barrie's existing zoning by-laws but that they do so egregiously.

How can a 7-metre minimum rear yard setback magically be reduced by 100%? A 6-storey maximum residential building height be magically increased by 100%? And a 200-maximum residential unit count magically increase by 152.5%?

Why does the City of Barrie have zoning by-laws in place if not to protect existing communities and to abide by its master plan? Has the City instituted these zoning by-laws simply as a ruse to mislead the public – to promise one thing and deliver another?

What about the residents who bought into that area based on what the City promised to deliver? Is there any regard for how these individuals have been misled, for how their lives will be changed irreparably?

It seems that developers are certainly being given the upper hand in terms of how the City's land can be re-zoned and used.

As a Barrie home owner, I understand and abide by my neighbourhood zoning by-laws. I cannot plant trees or build fences within x number of metres of the road or surrounding my property line. Why do I have to abide by existing by-laws when developers are given carte-blanche to do as they please?

Not only does this encourage developers to buy up land that would (and should) be used for designated zoning – e.g. commercial – but it allows them to purchase inappropriate parcels of land at significantly less value, re-zone them for residential, and build a ridiculously large number of units in a small area.

Or, is the developer intentionally applying for 505 residential units (instead of the allotted 200 residential units) merely to attain a middle number of say 350 units? There is no “giving” here, only greedy “getting”.

The developer is operating unfairly and disingenuously. And the City of Barrie is allowing this type of action to take place over and over again.

Regarding the proposed zoning by-laws amendments for 303 Cundles Road East, there is the additional issue of traffic. Cundles is undeniably a main hospital artery. Allowing this proposed development will clog that artery and detrimentally affect the provision of critical life-savings services.

Additionally, there are two elementary schools and a secondary school in the immediate area of the proposed development. Existing vehicular congestion already poses severe risks to the safety of parents, students and teachers. Adding such a dramatic increase in residential units would only exacerbate an already problematic situation.

And finally, the residential area surrounding North Barrie Crossing is underserved commercially. Residents were promised more commercial services, not more residents.

Intensification in an ordered and considered fashion should complement an existing neighbourhood. We should not have intensification for the sake of intensification, destroying entire neighbourhoods in the process.

I believe that the proposed development at 303 Cundles Road East would do just that: destroy an existing community, threaten the viability of a major hospital artery, put the safety of local schoolchildren at risk, and be a huge disservice to all residents living and working in the north end of the City of Barrie.

Please do not grant these offensive and unwarranted zoning by-law amendments. I urge the City of Barrie to adhere to its master plan and to support intensification in a strategic, reasonable and orderly fashion.

Sincerely,

Melanie Franner
Barrie, ON

PETITION

To:

The Mayor, City of Barrie

The Planning Committee, City of Barrie

Councillor, Ward 3, City of Barrie

Re: Development of a High-Rise Condo Complex at 303 Cundles Road East, Barrie

We, the residents of Ward 3 of the City of Barrie, would like to reiterate our concerns with regard to the above cited development.

The proposed condo complex comprises of 3 high-rise buildings of 8 to 12 stories - that is 505 residential units, against 80 units currently permitted. A six times increase from the currently permitted number of units would negatively affect socio-economic conditions, and the quality of life of the residents in the neighbourhood. Availability, provision and distribution of educational, health, social, cultural and recreational facilities will deteriorate significantly. Environmental impact and the carbon footprint of a six times the permitted units would also be to the detriment of the neighborhood.

In our opinion, this development is against the spirit of the Planning Act R.S.O. 1990, c.P.13 that calls for a sustainable economic development in a healthy natural environment and "an orderly development of safe and healthy communities".

We, the residents of the area, therefore make this petition to register our opposition to any amendment to the by-law that may allow development of more than presently permitted 80 units at 303 Cundles Road East.

PETITION SIGNED BY 54 RESIDENTS