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From: Teresa Larman

Sent: Thursday, February 2, 2023 5:17 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: 49 Collier St (File: D30-028-2022)

Good evening,

After reading the page in the paper & the online plans, I think this is an okay way to send in a written submission. My apologies if it is not.

I think the proposed building plan for this site will be too tall for the area. It will not fit in to the area well.

Keeping the original amount of minimum loading spaces would be beneficial, or at least keeping 2 or 3 would be better. Ensuring there is ample space for multiple loadings/unloadings happen at a time.

There appears to be plenty room in the plans but ensure that there is enough room for the ground level exterior doors to open into the sidewalk area without disturbing pedestrian traffic.

February 3, 2023

Barrie City Hall
70 Collier St.
P.O. Box 400
Barrie, Ontario
L4M 4T5

File Ref: D30-028-2022

Application for Amendment to the Zoning-By-law submitted by Weston Consulting on behalf of Collier Owen Developmet Corporation for lands known municipally as 49 Collier Street, Barrie.

Attention: City Clerk

I understand that the proposed zoning amendment seeks to facilitate the development of a 32 storey residential and commercial mixed use building with a total of 253 residential units.

Are the proposed residential units to be condos? apartments? What is needed, especially in our downtown core, are affordable rental units, not more condos or luxury apartments; and by affordable I do not mean units whose rent is about 80% of market rent, an amount that is certainly not affordable with current average rents in Barrie of \$1600/\$1700 for a one bedroom apartment.

There needs to be some adjustment to the formula for the planned residential units to be truly affordable. There needs to be clarity in any proposal for just what exactly is meant by "affordable".

Sincerely,
Mariane Cancilla

A handwritten signature in cursive script that reads "Mariane Cancilla". The signature is written in black ink and is positioned below the typed name.

From: Steve Posluns

February 4, 2023 1:34 PM

To: Jordan Lambie <Jordan.Lambie@barrie.ca>

Subject: Re: 49 Collier Street

Hi Jordan,

Thanks for the information you previously shared regarding my questions and the proposed development at 49 Collier Street.

The Notice just distributed this week lists several proposed zoning amendments:

Standard

(C1-2) vs (C1-2)(SP-XXX)

Maximum Gross Floor Area

600% of lot area. vs 947% of lot area

Maximum Height

45 metres vs 98 metres

Podium Height

10 metres within 5 metres of the front lot line and the lot flankage vs 14 metres within 5 metres of the front lot line and the lot flankage

Parking Spaces

a minimum of 1 parking space per dwelling unit vs a minimum of 0.92 parking space per dwelling unit

Loading Spaces

5 loading spaces vs 1 loading space

Landscape Buffer

a minimum landscape buffer of 3 metres along the side and rear lot lines vs no landscape buffer along the side and rear lot lines

As 1495086 Ontario Limited and 1495085 Ontario Limited are immediate neighbours, we have concerns about the zoning amendments.

We strongly prefer all of the minimum landscape buffers of C1-2 and the side lot line minimum landscape buffer in particular.

From the materials I've seen, I can't determine the impact of 1 loading space vs 5 loading spaces on neighbouring properties. What is the reasonable expectation of impact from the difference?

We want to ensure there's no impact on the immediate public parking availability by the reduction in parking spaces per dwelling unit. In addition to resident parking, are there zoning standards for guest parking and what is proposed for guest parking? What is the expected peak time for guests to visit? What is the expected peak number of guest parking spaces that will be used in the vicinity of but not within the proposed development?

Will the proposed maximum gross floor area, maximum height and podium height amendments have any physical effect on neighbouring properties? What will be the the impacts on future development requirements, by-laws, etc. for neighbouring properties, especially the immediately adjacent properties?

I look forward to the successful completion of the proposal with minimum impact on other properties. Please let me know if there are any other considerations of which we should be aware and when the proposed amendments will be discussed in a public forum (assuming that forum is not the March 2 meeting).

Thanks,

Steve Posluns

On Mon, Nov 21, 2022 at 4:24 PM Jordan Lambie <Jordan.Lambie@barrie.ca> wrote:

Hi Steve,

Yes, from a pure zoning by-law perspective, that is correct. Buildings are permitted to develop right to property line. These conditions are found throughout our downtown and along Collier and Dunlop Streets. A few street view screenshots illustrating this condition are below:



City staff are currently in the process of circulating and reviewing application materials for 49 Collier Street. A staff report including a full planning analysis and recommendation will be presented to Planning Committee in due course.

As described below, the C1-1 zoning standards also apply to your property, and developments are reviewed on a site-by-site basis. If you have any concerns about potential development impacts being created by the proposed development at 49 Collier Street on your property, then 1495086 Ontario Limited may wish to consider retaining an independent professional Planner to assist in identifying and representing its interests.

A statutory Public Meeting for the 49 Collier Street application is still to be scheduled - but will likely occur in Q1 of 2023. Public feedback and/or concerns about the development proposal will be heard by Council at this meeting. Items brought up at this meeting will also be addressed in any future staff report. A Notice for this meeting will be circulated closer to the date.

All the best,

Jordan Lambie

Senior Urban Design Planner

Pronouns: He/Him/His

Development Services



City of Barrie: City Hall, 70 Collier Street, P.O. Box 400, Barrie, ON, L4M 4T5
Office: 705-739-4220 ext. 4324 | Fax: 705-739-4246
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From: Steve Posluns
Sent: Monday, November 21, 2022 12:47 PM
To: Jordan Lambie <Jordan.Lambie@barrie.ca>
Subject: Re: 49 Collier Street

Hi Jordan,

Just to make sure I understand correctly, both the building proposed at 49 Collier Street and any future building built on the lane immediately to the east of 49 Collier Street can be built to the line separating the properties with zero setback.

Please let me know if there is any development limitation on adjacent properties based on the 49 Collier Street proposal.

Thanks for the quick reply.

Steve Posluns

On Mon, Nov 21, 2022 at 10:26 AM Jordan Lambie <Jordan.Lambie@barrie.ca> wrote:

Good morning Steve,

The block is zoned as Central Area Commercial, First Density (C1-1), which does not require side yard setbacks. Please see the commercial standards table below for reference.

6.3 COMMERCIAL STANDARDS

6.3.1 The uses permitted in the Commercial Zone are subject to the development standards referenced in Table 6.3.

Table 6.3						
		Central Area Commercial (C1)	Transition Centre Commercial (C2)	Shopping Centre Commercial (C3)	General Commercial (C4)	Convenience Commercial (C5)
Lot Area (min.)		-	-	5000m ²	450m ²	450m ²
Lot Frontage (min.)		-	-	45m	15m	15m
Front yard (min.)		-	-	15m	6m	6m
Side Yard (min.)		-	3m ⁽¹⁾⁽³⁾	5m	3m ⁽³⁾	3m
Side Yard Adjoining	Residential Zone (min.)	6m	6m ⁽¹⁾	15m	6m	6m
	Street (min.)	-	3m ⁽¹⁾	15m	5m	5m
Rear Yard (min.)		-	-	9m	7m	7m
Rear Yard Adjoining	Residential Zone (min.)	7m	7m	15m	10m	10m
	Street (min.)	-	-	15m	6m	6m
Lot Coverage (max.)		-	-	30%	50%	50%
Gross floor area (max. % of lot area)		600%	400%	60%	-	-
Building Height (max.)		15m	15m	14m	9m ⁽²⁾	9m

6.3.2 Additional Standards for Commercial Zones

	Central Area-1 (C1-1)	Central Area-2 (C1-2)	Transition Centre-1 (C2-1)	Transition Centre-2 (C2-2)
Maximum Building Height	10m within 5m of the front <i>lot line</i> and the lot flankage, 30m beyond 5m of the front <i>lot line</i> and the lot flankage. ⁽¹⁾	10m within 5m of the front <i>lot line</i> and the lot flankage, 45m beyond 5m of the front <i>lot line</i> and the lot flankage. ⁽¹⁾	10m within 5m of the front <i>lot line</i> and the lot flankage, 30m beyond 5m of the front <i>lot line</i> and the lot flankage. ⁽¹⁾	10m within 5m of the front <i>lot line</i> and the lot flankage, 45m beyond 5m of the front <i>lot line</i> and the lot flankage. ⁽¹⁾
Minimum Coverage for Commercial uses (% of lot area).	50%	50%	50%	50%

An application for a Zoning By-law Amendment was just deemed complete last week. Public Notices will be going out shortly and the project page will be updated this week with relevant development application information and submission materials:

<https://www.barrie.ca/planning-building-infrastructure/current-projects/development-projects/49-collier-street>

Thank you, and please let me know if you have any further questions.

Jordan

From: Steve Posluns
Sent: Monday, November 21, 2022 8:53 AM
To: Jordan Lambie <Jordan.Lambie@barrie.ca>
Subject: Re: 49 Collier Street

Hi Jordan,

1495086 Ontario Limited along the lane running south from Collier Street. What are City's setback requirements and has any application been made for an exception?

Thanks,

Steve Posluns

On Wed, Oct 12, 2022 at 9:56 AM Jordan Lambie <Jordan.Lambie@barrie.ca> wrote:

Good morning Steve,

We will be sure to keep you informed of future public meetings.

A recording of the neighbourhood meeting from September is available on the project page - along with a PDF copy of the presentation materials. Link here:

<https://www.barrie.ca/planning-building-infrastructure/current-projects/development-projects/49-collier-street>

A formal development application is pending, but project materials and corresponding public meeting dates will also be posted to the page as they become available.

All the best,

Jordan

From: Steve Posluns
Sent: Wednesday, October 12, 2022 8:25 AM
To: Jordan Lambie <Jordan.Lambie@barrie.ca>
Subject: 49 Collier Street

Hi Jordan,

Please share any information available now and in future regarding the proposal for 49 Collier Street. I'm a shareholder of the corporations that own the 49 and 55 Collier Street, the laneway behind and the property at

I'm especially interested in the setback but was unable to attend the September meeting.

Thanks,

Steve Posluns

From: Janet Sauve
Sent: Tuesday, September 13, 2022 4:04 PM
To: Jordan.Lambie@barrie.ca.
Subject: 49 Collier St.

Hi Jordan:

I presume you are a Planner in Barrie. If not please send on my email, but first - I found the link to the meeting tomorrow. Sorry to have bothered you about that. My concern, when I look at plans for Collier St. and in fact the entire city is that we don't have either the medical support for growth this fast, and it takes years to build that many schools. How does the city plan to take care of our health and the education of our children?

At present, we have one small hospital (in comparison with the fast growth projected). People will die. People here can't afford those places and it's Toronto that's moving in after selling their expensive homes in Toronto, but they don't bring their doctors, walk in clinics and hospitals with them. (They probably do what I did for years and use Barrie and Toronto for medical care, but I got too old to drive that far when ill.) The shortage of medical care in Barrie didn't start with COVID at all, but all the growth made it even worse. I nearly talked my Toronto doctor into coming here but he backed off. I don't think they want to work with RVH and I wouldn't want to have those medical dictators either.

The last time I was at RVH, it felt so hostile an environment that I shuddered at the very thought of ever needing them. It takes something like 8 hours and we are bullied for being there. When I needed a CT scan earlier in the summer, they had 75 people lined up in the halls and everywhere by 10:30 am. This time after I had COVID and issues with that, they told me that I could have a bed, but that would be after sitting 3 days in a chair, they said. Now tell me what's the plan with all this growth - a week in the chairs to get a bed? Or is there really no plan. Elastic schools? Teachers from where?

It was always undesirable to live in places like Oshawa which were bedrooms for Toronto. It meant under funding for all services because we need industrial and commercial growth to pay for services. When my husband was on council we were very happy to be too far from Toronto to be its bedroom. Why is Barrie so delighted to be a bedroom for Toronto now?

These are questions I would like to have answered - the questions I have are about people, not just money for Ford's supporters and developers. I would love to hear a discussion about the quality of life this will affect and what that quality of life will be.
Janet Sauve