

From: Lisa Henderson <
Sent: Monday, April 17, 2023 3:00 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: FILE REF.: D30-007-2023

Good day,

We are writing in reference to the proposed development on Napier St and Cook St (FILE REF.: D30-007-2023). We will be in attendance at the meeting and would like to raise the following concerns:

- spillage of parking onto streets creating blind spots for walkers (our children walk to and from school everyday)
- increased traffic (already an issue)
- decreased green space and tree removal (already occurred)
- multiple 3 storey structures not in accordance with neighbourhood

Thank you,

Lisa Henderson and Chris Sherry

From: Angela Andrews

Sent: Tuesday, April 11, 2023 4:15 PM

To: cityclerks <cityclerks@barrie.ca>

Cc: Randy Kielbasiewicz

Subject: Notice of Complete Application & Public Meeting | 95 Cook Street and 103 & 107 Napier Street

To Whom it May Concern,

We live on the back side of the newly proposed development Currently we have a number of large standing cedar trees, what is the intended plan for these trees?

Has it been determined which lot owns these trees, and what is the by-law in regards to their removal, given that the tree limbs overhang and provide privacy and habitat for wildlife for lots along the Weldon Street side.

Thank you,

Angela Andrews and Randy Kielbasiewicz

From: Blaney, Cameron (MTO) <

Sent: Thursday, March 30, 2023 3:25 PM

Subject: RE: Notice of Complete Application & Public Meeting - D30-007-2023 (95 Cook St & 103/107 Napier St)

Hello Melissa,

D30-007-2023 (95 Cook St & 103/107 Napier St) these sites are outside of MTO permit control area and do not require MTO review or permits.

Cameron Blaney | Corridor Management Planner York & Simcoe (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7

Telephone: 416-358-7871 Email: cameron.blaney@ontario.ca

Ontario 

From: Mark Handy

Sent: Monday, April 17, 2023 7:35 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: 95 Cook Street and 103 & 107 Napier Street, Barrie. – FILE REF.: D30-007-2023

To whom it may concern,

Re; **Applications for an Official Plan Amendment and Amendment to the Zoning By-law** - Innovative Planning Solutions Inc. on behalf of 255605 Ontario Inc., **95 Cook Street and 103 & 107 Napier Street, Barrie. – FILE REF.: D30-007-2023**

I have lived in the Historic East end of Barrie for 33 years. I've traveled the world and settled down ½ a block from my childhood home to raise my now 5 year old son. There is no place like home.

I object to the proposed zoning changes and request for special provisions in our neighbourhood and backyard.

RM2 zoning does not fit the character of the Historic East end.

Too many people, too much traffic, too many out of character buildings, too close together. There are currently 29 houses on the block. 35 more are proposed. The traffic in front of Codrington Public School is already overwhelmed.

The city of Barrie's Official Plan for historic neighbourhoods (ours being the best one of them all) states the importance of preserving mature trees. Upon ownership, the first thing the developer did was clear cutting the entire property of all mature trees.

The other developments in the neighbourhood that the developer has been part of noticeably stick out as insensitive. The actual construction is the only prescribed path (known as the cheater path) that is the cheapest and least energy efficient and will soon be removed from building code. (no continuous insulation etc)

The residents of our home have maintained our current property line for over 45 years. Yet, we now risk losing the back 8m. We've invested significantly in the yard as well as the legal battle to try and keep what is rightfully ours.

I applaud keeping the original church space as a public hall. I see development as positive. My suggestion; rezone the institutional to R2 and permit 5 or 6 tasteful family homes.

Mark Handy

From: Patricia Cross

Sent: Monday, April 17, 2023 3:16 PM

To: cityclerks <cityclerks@barrie.ca>

Cc: Melissa McCabe <Melissa.McCabe@barrie.ca>

Subject: RE: Notice of Complete Application & Public Meeting - D30-007-2023 (95 Cook St & 103/107 Napier St)

Good day,

I have several comments related to the Application proposal at 95 Cook St & 103/107 Napier St., about setbacks, density, parking and traffic.

The development of row townhouses next to existing residential buildings which are predominantly 1 story can have an impact on the private enjoyment of the existing residents. This may be especially intrusive for a 3 story townhouse overlooking the yard of a bungalow owner. Any reduction in relevant setbacks must consider this impact. A six foot fence is a good start, but being overlooked from the second and third stories can be intimidating and needs to be mitigated.

Increasing the gross floor area of the townhouse units from 60% to 91% seems excessive. Is the density appropriate in a community classified as NL1 low density in the proposed new zoning bylaw?

I am not sure of the impact of allowing tandem parking, but congestion within the development would seem to be a potential problem. Will this overflow to surrounding neighbourhood streets?

I note that the traffic study addresses the traffic flow on Cook St alone. What is the wider impact on Napier and the flow through to intersections at Duckworth St and Penetang, Rodney and Blake or Cook and Grove for example?

I believe that some development of this property is a good thing. Respect for the character of the neighbourhood in terms of the scope and details of the development should be carefully considered in the approval process. I will attend the public meeting, probably virtually, though I do not wish to speak.

Regards,
Patricia Cross

From: dragan kosanovic
Sent: Monday, April 17, 2023 10:14 AM
To: cityclerks <cityclerks@barrie.ca>
Subject:

To who it may concern

I'm writing in regards of development project Ward 1
95 Cook Street and 103 and 107 Napier Street

I'm the owner of the house number

!

I WOULD LIKE TO ADDRESS THAT ORIGINAL PROPOSAL WAS FOR 35 TOWN HOUSES NOW IT'S 41!!!
THE REAL ISSUE IS THERE'S ONLY ONE ACCESS AND IT'S RIGHT XXXXXXXX!!!
SO LET'S SAY THERE'S 40 TOWN HOUSES WITH ONE AND A HALF CAR PER HOUSEHOLD THAT'S 60 CARS
COMING IN AND OUT ON ONE DRIVEWAY !!! NOT TO MENTION GARBAGE REMOVAL SNOW PLOW...
SO THAT CAN'T BE ALLOWED!!!
SO THE ONLY WAY TO SOLVE THIS ISSUE IS TO MAKE AN EXIT ON NAPIER STREET!!!
ONE WAY OR ANOTHER THERE HAS TO BE ONE WAY IN AND ONE WAY OUT SO THE TRAFFIC IT'S NOT
OVERLOADING ONE STREET!!!
THANK YOU
REGARDS

Notice of objection

103 Napier Street and 107 Napier Street, and 95 Cook Street
Request for rezoning on behalf of 255605 Ontario Inc. for an Official Plan
Amendment and Amendment to the Zoning By-law

April 16, 2023

For the reasons outlined in the subsequent pages we object to the proposal as noted.

PETITION SIGNED BY 13 RESIDENTS

Institutional block

We oppose the proposed zoning changes regarding the institutional property at *103 Napier Street and 107 Napier Street, and 95 Cook Street*

Rational:

- A lack of parking and traffic assessment that indicates the potential impact on the community of any traffic associated with its potential use. As per the traffic brief the requirements for parking will be set on **confirmation of the land use**.
- No clear land use has been defined in any of the proposals.
- No urban design report or other document has been provided to support the final plan design and appearance for the property, it is clear however that from the recent demolition that occurred as well as the conceptual site plan that additional construction is intended on the church building, yet no architectural drawings renderings or other material have been provided in support of a proposed build or for this work.
- In addition, for the reasons above it is impossible to form an educated position on how the two properties while interact with each other and the neighborhood.

For this reason, we object to the setback proposals for 95 Cook Street and specifically the institutional setbacks.

We would note that if the developer were to change the parking and access to an area along the north side of the church building as well as create a common entry

for both properties off of Cook street as well as relocate the amenities area to the front of the church the majority of the variance requested would be unnecessary The area could then be replaced with mature trees to assist in replacing the tree canopy destroyed by the developer. In addition, it would off a play are for any day care operation, something which seems lacking in the plan.

Applicants support documents:

Traffic Brief for 2556055 Ontario Inc.

Type of Document: Final Report Project Number: JDE – 21161 Date Submitted: December 20th, 2022

Executive Summary

The report assesses the impact of traffic related to the development on the adjacent roadway and provides recommendations to accommodate this traffic in a safe and efficient manner.

4.1 Traffic Generation

For the purpose of this study, the existing church building has been assumed to be repurposed as a child care facility, consistent with the permitted uses for an institutional zone within the City's zoning bylaw.

5.4 Parking

The requirements for the repurposed church building will be reviewed upon confirmation of the proposed land use

Official Plan and Zoning Bylaw Amendment City of Barrie OPA and ZBA City of Barrie Page 19

The Traffic Impact Study does not address the parking ratio, as the proposed ratio meets City zoning bylaw requirement. Restricting parking to one side of the street along Cook and Napier is something the City could consider imposing.

Residential Block

Proposed build form

We are opposed to the design concept as provided it does not compliment enhance or augment the character of the neighborhood and can best be described as bland banal and boring and is in complete conflict with the surrounding and existing homes.

In addition, we oppose the 3M setback request on Cook Street to accommodate units 1 and 2 of the plan.

***Official Plan and Zoning Bylaw Amendment
City of Barrie PLANNING JUSTIFICATION REPORT 103 Napier Street, 107 Napier Street,
and 95 Cook Street City of Barrie***

The setback fits with the character of the rest of the street where similar and further reduced setbacks are found to the south and north of the property along the same block as the proposal.

We disagree in full, there are no setbacks on Cook Street with short setbacks.

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Neighborhood. These three buildings assist in maintaining the neighborhood character. Further, the proposed built form will provide complimentary designs to the surrounding area.

We disagree in full there are no residential units of a similar design anywhere in the area. In addition, as previously noted, NO design information has been provided for the adjacent Church to demonstrate how all these features will work together.



Finally, no traffic impact study has been provided to account for reduced view angles to the sidewalk during north facing egress which may be caused by this setback. The area and specifically the sidewalk on the side in question is heavily traffic by children, no proper pedestrian risk assessment has been completed to account for sidewalk traffic to and from school. There exists a significant risk to pedestrian traffic from the proposed variance, a similar property around the corner with a proximal setback to the sidewalk results in sharply reduced view angles of the sidewalk for vehicles approaching the stop sign, we are surprised that this was allowed and more specifically in a school area.

One meter setback from curb



Restricted view angle similar

setback

The developer to demonstrate that there is sufficient response time associated with the sidewalk view angles to account for a cyclist traveling from the north at 15 to 30 kph. As previously noted, the area is heavily frequented by children.



Child on bike Cook Street.

URBAN DESIGN REPORT

103 Napier Street and 107 Napier Street, and 95 Cook Street

CITY OF BARRIE OFFICIAL PLAN - URBAN DESIGN GUIDELINES

4.1 BUILDING & SITING

i. Buildings should be designed to complement and contribute to a desirable community character in terms of massing and conceptual design.

i. Large exposed blank walls should be avoided. All visible sides of a building should be finished and treated similarly to the front. Where exposed walls exist, screening through landscaping should be encouraged.

Large exposed blank walls will be avoided through design. Architectural elements will be incorporated to provide visual unity along all building exteriors, and enhanced landscaping will be provided to add visual interest to the built form.

We disagree and are in opposition to the large exposed white wall proposed for unit 1 on Cook Street, the community does not believe the design threshold has been met. In addition, if the setback is restricted to 3M as requested no space will be available for trees or other green space which might otherwise hide or enhance the overall appearance of the side wall in question.

5.1 PHYSICAL ENVIRONMENT & BUILDING SITING

The built form has been designed and setback at a pedestrian scale, to contribute to a desirable streetscape.

While this may be true of the overall build form this is not the case for units 1 and two and particularly 1, the 3 m setback in question will box and dominate the sidewalk with no green space available to offset this issue.

5.4 ARCHITECTURAL DESIGN

• The architectural design is compatible with the existing and developing character of the neighborhood.

No, it is not.

6.1 General Urban Design Policies

ii) Development that negatively impacts the public realm and local character;

The proposed townhouse development will complement the local character and enhance the public realm through enhancing the streetscape and architecture along Cook Street

We do not believe this to be the case. Particularly in the cases of units 1 and to a lesser extent 2 which are proposed to loom over the public spaces.

Undesirable building separation distances resulting in shadow impacts, inappropriate over-look conditions, or which significantly negatively impacts access to daylight; and,

the proposed development maintains appropriate setbacks, which reduces the conditions of shadowing, over-look conditions and access to daylighting.

6.2.1 General Built Form Development Criteria

- a) To design and develop a connected and vibrant public realm, the city will:*
- c) Blank facades facing a street, open space, or park shall be strongly discouraged.*

As noted above, the townhouse fronting Cook Street will have an enhanced façade.

We disagree; nothing has been provided to support this statement.

h) Dwellings should be sited with a consistent setback to provide human scaled streets

The townhouse development proposes a 3m setback to the street from the flank age of the dwelling along the street. This setback is consistent to the required exterior side yard setback and assists in enhancing the street scape.

We disagree with anything in the proposed setbacks which encroach on the existing streetscape.

ii) Development that negatively impacts the public realm and local character.

The proposed townhouse development will complement the local character and enhance the public realm through enhancing the streetscape and architecture along Cook Street.

We disagree nothing has been presented to indicated that the overall design adds or compliments the neighborhood. The developers have on page 20 of the UBR already been thoughtful enough to provide alternative design approaches that appear more consistent with the existing streetscape.

Figure 5. Precedent Townhomes – Attractive Landscaping & Strong Street Presence



From: Dan Fox <

Sent: Wednesday, April 19, 2023 1:34 PM

To: Clare Riepma <Clare.Riepma@barrie.ca>; Andrew Gameiro <Andrew.Gameiro@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Office of the Mayor <OfficeoftheMayor@barrie.ca>; Melissa McCabe <Melissa.McCabe@barrie.ca>

Subject: Re: 95 Cook Street and 103 & 107 Napier Street, Barrie

Thanks for the response Clare.

I may not be able to attend the meeting on the 26th, and don't see any details for it being broadcast similar to the last meeting. I am wondering what happens now with the letter that I already presented in opposition to the development. I am in favour of progress on the church property but see this as the wrong fit for the fabric of the community. I would like to know that what I have provided already will mean something and be presented in opposition to the proposed zoning by-law amendments.

Kind regards,

Dan Fox

From: Clare Riepma <Clare.Riepma@barrie.ca>

Sent: April 17, 2023 4:21 PM

To: Dan Fox <>; Andrew Gameiro <Andrew.Gameiro@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Office of the Mayor <OfficeoftheMayor@barrie.ca>; Melissa McCabe <Melissa.McCabe@barrie.ca>

Subject: Re: 95 Cook Street and 103 & 107 Napier Street, Barrie

Thank you for your comments Dan. There is a public meeting on April 26 to discuss this proposal. I hope that you will make your comments known at that time also.

As the church is no longer functioning, it is clear that something will happen on the property. We need to be sure that whatever happens there, fits into the community well.

Happy to discuss further

All the best

Clare Riepma

Councillor Ward 1

705-739-4271

From: Dan Fox < **Sent:** April 17, 2023 9:48 AM

To: Andrew Gameiro <Andrew.Gameiro@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Office of the Mayor <OfficeoftheMayor@barrie.ca>; Melissa

McCabe <Melissa.McCabe@barrie.ca>

Subject: 95 Cook Street and 103 & 107 Napier Street, Barrie

Good morning all,

Please see the attached letter in response to the development being proposed at 95 Cook, and 103/107 Napier Street. The City needs to have the developer rethink their approach to this site. It is not a fit for the community and this neighbourhood. The proposal is squeezing significantly higher density into the lot than existing neighbouring uses. The 3 storey structures are a wild imposition to existing residents. We will literally be staring at a wall of development in our backyards, and will be dealing with nearly 100 additional cars within the block. This development is a really poor fit for the neighbourhood and needs to be revised. The City should not be accepting the zoning by-law amendments as proposed, as they are a substantial imposition to the way we live, and will affect the quiet enjoyment of our property. Though the existing by-law allows for three storey structures, its entirely different when structures sprawl the majority of a lot.

I urge the City to reject this proposal based on proposed heights, proposed variances to the by-law and the vehicular hazards that will be imposed on the existing residents of the community.

Please don't brush this aside as NIMBYism, it seems to me that this developer seems to have the luxury of not living in the community that they are proposing to alter significantly, and as such is able to ignore the impacts imposed.

Please reach out to me for further conversation regarding this development.

Kind regards,

Dan Fox.

April 17, 2023

BY EMAIL ONLY

City of Barrie
City Hall
1st Floor, - 70 Collier Street
Barrie, Ontario, L4M 4T5

**RE: 95 Cook Street
Zoning By-law Amendment Application & Public Meeting**

Dear Mr. Andrew Gameiro, Mr. Clare Riepma, Mr. Alex Nuttall, and Mr. Robert Thomson,

Following receipt of an email from Melissa McCabe regarding the proposed development at 95 Cook Street and 103 & 107 Napier Street, I have completed a review of the background materials provided by the City, as well the documents publicly available on the City of Barrie's planning and development website. These documents included the Architectural drawings, the landscape package, planning justification report, and urban design report for this development. In thorough review of these documents, I believe the City needs to decline the zoning by-law amendments, in favour of the existing residents, and have the developer revisit their plans for developing this property.

I am fundamentally opposed to the development being approved on several issues in its proposed state. Any of these issues that I have raised in isolation is cause for concern, but in aggregate the issues caused by this development proposal are egregious to the existing land use, and residents of this block. Of particular concern is the additional traffic pressures that will exist during construction, and following the completion of the development, and the invasion of privacy imposed by the proposed structure heights and setbacks requested in the Zoning By-law Amendment (ZBA) application. I outline my specific concerns in greater detail in the sections following this introduction. I urge the City of Barrie to reject this ZBA in its current form, and to ask the Applicant to consider alternatives to their land use to be more in line with the existing neighbourhood use, and a more cohesive fit for the community.

This submission is maximizing densification on a small plot of land, similar to other unfitting developments within the neighbourhood that have taken down older homes to be replaced with multiple residential units that aren't respecting the reason why the East End of Barrie is an attractive community. The large lot sizes and ample yard space that the majority of East End homes enjoy are not respected by this Applicant, seeking to impose towering structures that invade the privacy of existing residents.

1. HEIGHT

The proposed height of 3 storeys on its own, with existing zoning by-laws is an imposition on its own. Most homes within the block are bungalows and 2 storeys, but maintaining setbacks to lot lines, those that are taller are not an imposition to the private lives of their neighbours. The townhouses that are being proposed are towering structures that are a poor fit for the neighbourhood. There are some taller structures within the block, but they don't sprawl the

entire lot, as is proposed in this development. The heights of these buildings should not be allowed to exceed 2 storeys.

2. ZONING BY-LAW VARIANCES

- 2.1. Both the front and rear yard setbacks are proposed by this applicant to be changed to an unacceptable zoning provision. The existing by-law has a 7 m setback in a rear yard which is assumed to be imposed on developments to ensure the privacy of a neighbouring property. The proposed change to 2 m, especially with the heights proposed is particularly appalling to existing residents within the block. The home that has been in my family for nearly 4 decades has enjoyed peaceful, private use of our backyard during that time. This development is an imposition to the privacy of our home, and yard space. Once these are developed I will be staring at a wall of houses instead of what was once a canopy of trees.
- 2.2. I have developed a Google Earth Model as shown in **Figure 1** based on an assumed height of 12 m (typical of 3 storey buildings), and 8 m for the 2 storey houses, and traced the outline of the development within the property boundaries to depict what the buildings will look like. Though unrefined, and with some inaccuracies based on Google earth, and assumptions on height, it doesn't take much to see the impact that these buildings will have on the neighbourhood.

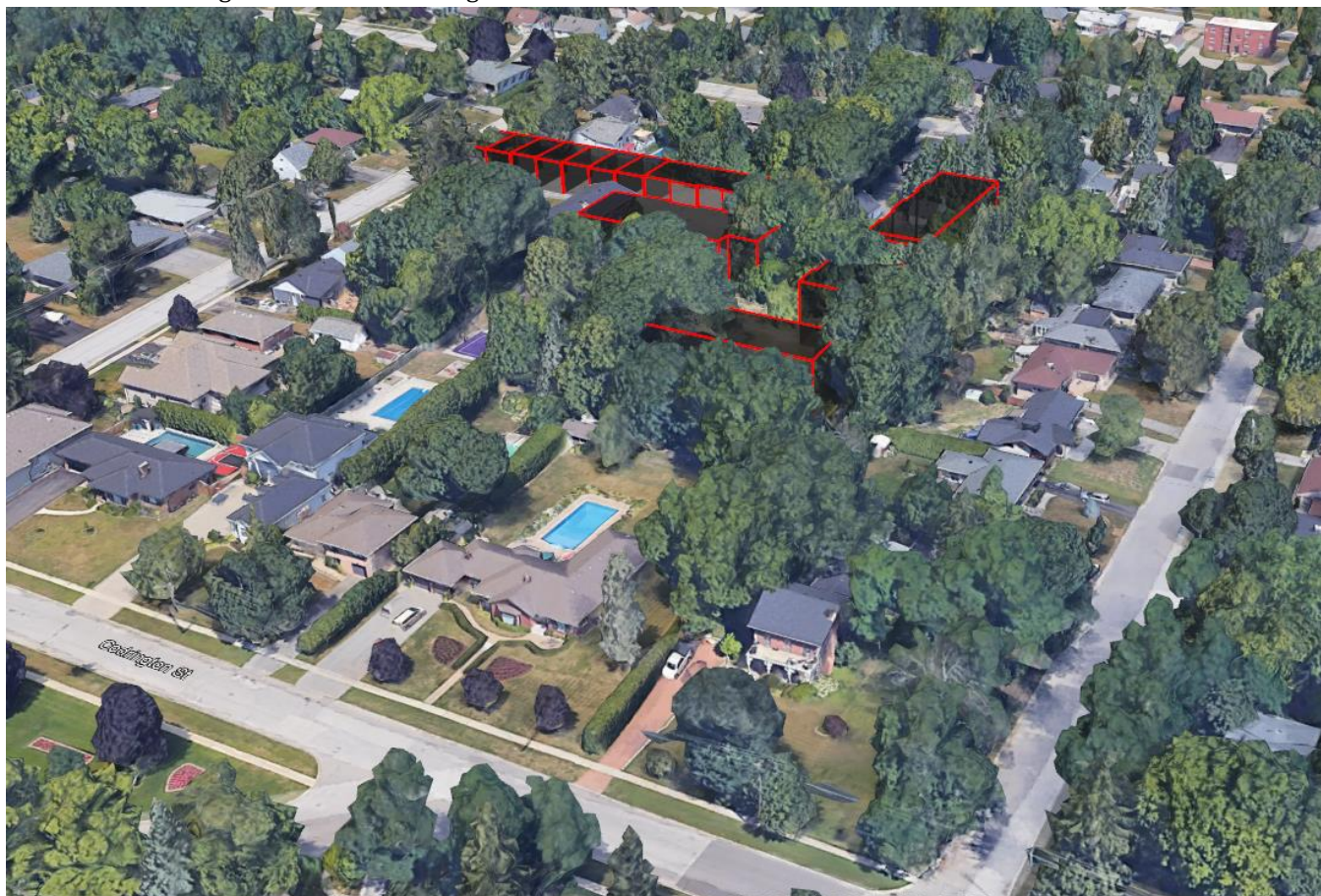


Figure 1 - Google Earth Model of 95 Cook Townhouses in Relation to the Neighbourhood

- 2.3. This development and its proposed zoning amendments will not provide any green space for the residents of the townhomes, or buffer between the adjacent neighbours. The development as proposed will not be cohesive with the rest of the community. With a lack of outdoor space, these buildings will become merely a transient home for residents, I'd expect that there is a high rate of turnover within the individual units, as the buildings are cramming tenants on top of each other, proposing very little space outdoors for the residents. **The proposed amendment to the zoning by-law for setbacks to property lines should be rejected for this type of development.**
- 2.4. The gross floor area (Max percentage of lot area) of this development is seeking zoning by-law amendment from 60% to 91%, again appearing to completely ignore the requirements of the human inhabitants. People and their pets need green space, 9% of the lot being undeveloped does not make sense with the context of the existing neighbourhood. This does not demonstrate that the developer has any sense of care for the lifestyle or wellbeing of its residents.

3. URBAN DESIGN REPORT

Page 20 – Figure 5 of the Urban Design Report shows a number of “Precedent Homes”, it is presumed that these are indicative of the type of look that the developer is looking to achieve. Within this figure, and the reference under subsection 4.7 – Landscaping, the report identifies that these developments have a “Strong Street Presence”. These may be great for Toronto, or New York, but its not aligned with the neighbourhood. I am sure I am not alone in saying I don't want a Strong Street Presence as my view from the backyard.

The developer needs to rethink their approach to this development. Squeezing these tall structures into peoples backyards is not a fit.

4. LANDSCAPE PACKAGE

The landscape package provided is interesting, as it was completed after the majority of mature trees and landscaping had been razed by the Applicant. I didn't see any notice of tree removal or hear any discussion that works would include the removal of what was once a densely treed area. The aerial imagery from Google Earth paints a picture of what once was. Without due consultation or consideration for the tree canopy that is coveted in Barrie's East End, the Applicant has completely clear cut what was in the way of their development.

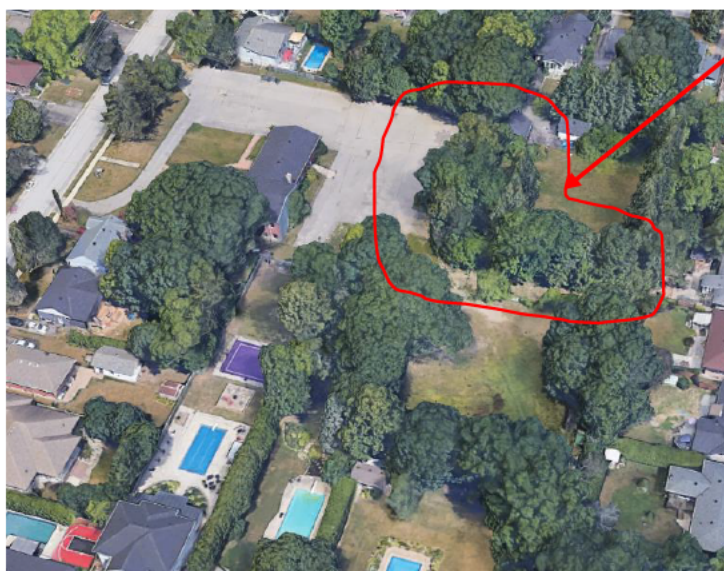


Figure 2 - Trees Already Removed

- 4.1. The Landscape Package should be considered under the eye of what was, prior to the removal of trees on the lot. I believe the Applicant should have the burden of reparations of the lot to what was once dense with vegetation. The Landscape package identifies a number of trees that are left along the perimeter, which are ranked in either poor, marginal or fair condition, with a further group identified for removals. The mature tree canopy is part of the charm of the east end of Barrie, and all remaining trees should be kept.
- 4.2. The City of Barrie should be prescribing a number of trees to line the property to enhance privacy for adjacent neighbours.

5. COMMUNITY FIT

In addition to the concerns regarding zoning by-law amendment, I believe there are quite a number of other concerns are unmitigated, and don't see how they could be mitigated given the existing proposed development.

- 5.1. Additional vehicular traffic pressure is a significant concern. Codrington Public School is about a block from this development site, and the community is full of young families, with small children. My family being one of them. The number of large construction vehicles that will be present during development will cause a short-term safety concern for existing residents. The addition of 35 Townhouses literally in the middle of the existing block will cause a more significant, and long-term pedestrian safety concern on Napier, Codrington, and Cook streets. Not just from the residents of these houses, but all the additional service vehicles, friends, families, and guests that will be visiting the site.
 - 5.1.1. The Urban Design report indicates that there will be 78 parking spaces, up to 99 parking spaces if the optional parking is included. That is a significant number of vehicles putting additional pressure on the road network that the City has rightfully been trying to calm with speed bumps and community safety zones. The sheer number of additional vehicles accessing and servicing the site is staggering, and really just unacceptable.
- 5.2. This proposed development does not appear to have a sense of place with the greater context of the neighbourhood in mind. I understand the need for densification, and that not everyone wants, needs or gets a single family detached home on a large property, but there needs to be a better balance with existing land use. This proposal just does not respect the existing land uses, or privacy of the neighbours. The 3 storey townhouses are showing a second level deck within the Architectural plans that will look right over existing hedges and trees and into neighbouring yards.
- 5.3. This proposed development is similar to new developments on Lakeside drive and Cook Street which provide no yard space and have maximized height at the expense of their neighbour's privacy. How those on Lakeview were approved, I will never know. Those on Cook Street are great homes but seem to be perpetually listed for sale. I imagine the lack of outdoor space has some influence on this.

April 17, 2023
95 Cook Street and 103 & 107 Napier Street, Barrie

6. CONCLUSION

The development as shown in these architectural diagrams with the zoning by-law amendments proposed does not respect existing neighbouring land use. It will subject existing residents of the neighbourhood to increased traffic and pedestrian safety concerns. The zoning by-law amendment would put an oppressively slim buffer between the neighbours and this development, noise from 6 of these townhouses will now fill our backyard, where we once had an idyllic natural landscape to enjoy.

The City of Barrie needs to reject this proposed development as it is not a fit within the existing neighbourhood and is an imposition to those currently living here. I urge the City of Barrie, and its staff to deny the zoning by-law amendments as proposed, and to push this developer to find solutions that are not maxed out within the property boundaries, and not built to three storeys where they would be an egregious imposition to neighbouring residents.

Should you have any questions or need further clarification, please do not hesitate to contact the undersigned.



Dan Fox

CC: *File Manager: Andrew Gameiro*
Ward 1 Councillor Clare Riepma
Mayor Alex Nuttall
Deputy Mayor Mr. Robert Thomson