

received
April 21, 2011

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City of Barrie
70 Collier Street
Barrie, ON
L4M 4T5

Dawn McAlpine, City Clerk

Re: File D14-1484 – 145 Bradford Street

The purpose of this letter is to again formally record my objection to the above noted rezoning application. There will be a major negative impact on business operations (as a landlord and for my tenants – including an owned business that has been operating in Barrie for 55 years) during and after such construction if the rezoning is approved and subsequent activity occurs. Business interruption, construction safety concerns, environmental impacts (noise, pollution, etc.) are some of the main concerns.

I would prefer to see a comprehensive development plan that incorporates the whole block if gentrification is the goal. The current layout will only highlight the “mis-mash” approach where older properties are dwarfed in the shadows by high-rise development.

Allowing the proposed development, as presented, will put extreme added pressure on Ellen Street, which can barely support the current traffic levels. Currently when vehicles are parked on both sides of the narrow street, there is only a visually obstructed single lane able to pass thru, which has already resulted in traffic accidents and many near misses. Bradford Street, which is currently designed for high volume traffic, for access to the condo unit should be demanded.

A 65M height allowance (with the tower ~ 50-60 ft directly adjacent to my property) will guarantee my property will be subject to a severe environmental change – blockage of the sun which will result in higher heating costs, impediment to natural snow/ice melt, and will virtually eliminate any chance of solar generated energy projects to help reduce reliance, and ever increasing costs on non-renewable energy sources. The proposed location of the loading dock and garbage areas is also of concern.

Property values for the few remaining houses on Ellen and Victoria will be negatively impacted as a result of being dwarfed by another potential 200-foot building. Desirability for rented space will also be in question, which may negatively impact the ability to run a viable commercial operation as a landlord.

Increased concentrated pollution emission levels from vehicles & daily building operations are among some of the obvious negative environmental impacts.

I look forward to being able to personally present these issues/concerns at the public meeting on May 2, 2011.

Regards,

A handwritten signature in black ink, appearing to read 'Gary Caulfield', with a long horizontal stroke extending to the right.

Gary Caulfield
President
Caulfield Development Corp.
Owen SignCraft Ltd.