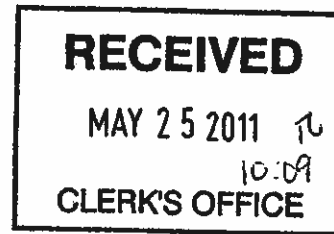


HAND DELIVERED

May 18th, 2011



City Clerk's Office
Corporation of the City of Barrie

RE: RE: ZONING 145 BRADFORD STREET (public meeting re-scheduled June 6/2011)
G.D. COATES HOLDINGS

My name is Ms. Teresa Ricciuti and I am an owner/occupant residing at 65 Ellen Street, Marina Bay, Suite 1210. This unit faces north-west directly in front of proposed Development. (attachment "A" enclosed.)

Following are my comments, and concerns, with areas of opposition regarding the above re: zoning application.

(current commercial C4 in accordance with the comprehensive zoning by-law)

Amendment to:-

(Transition centre commercial C2-2SP with special provisions; proposed mixed use.)

PROPOSED APARTMENT BUILDING HEIGHT

I do not support and I am opposed to the increase of building height for Tower.

Maximum height for the Apartment Tower should be kept in conformity to the existing condominiums which are within the closest proximity to this proposal.

SET BACKS AND BUILDING COVERAGE OF - APPROX. 1.2 HA.

Yard setbacks, reduction of landscape strips, parking area setbacks to minimum of 0 metres (live/work units) with only 50% of landscape buffers.

the proposed project uses every available square metre to buildings or parking Areas. I see no provisions for landscaping (except as proposed by Planner over the Parking garage areas. Good try!! Check by-laws. Do not support any change) there is no greenery, landscaping or even a park bench dedicated to this project whatsoever, I do not support all this building mass in an area Of 1.2 ha. (approx. 3 acres.) The Planner/Owner is proposing a tangled or confused mass. (concrete / asphalt Jungle.)

TRAFFIC

Ellen Street is very narrow with parking on one side of road. It is already awkward for

Winter snowploughing, major traffic and cars at waterfront festivals sponsored by the City.

If at any time there was an emergency :-----

Directly in front of the proposed garage entrances or middle point on Ellen Street during summer festivals, etc.

It would be a very cumbersome situation.

Bradford street is a 4 lane road and should be allowed to accommodate more of the new traffic being created by this project.

COMMERCIAL SPACE MIX FRONTING BRADFORD STREET

The planner, at the open house held on April 19th; explained that there would be approx. 5 stories of mixed usage, i.e.; possibly 2 of commercial and 3 of residential apartments or vice a versa.

Commercial area only would be more compatible on Bradford Street with fewer levels; keeping in mind the many new developments and vacant spaces already existing in the City of Barrie.

I do not support residential apartments above commercial area, due to the already increased amount of people and parking areas again required to accommodate same. I am sure that all condo owners want to protect their investment,,,,,and avoid owner/tenant rental problems that are already happening in certain parts of the City of Barrie.

LIVE-WORK UNITS

Live-work units do not exist in the City of Barrie,

To just throw this proposal in the midst of everything else being proposed is very unjust to the Residences of the area.

The Planner has proposed a list of permitted uses ,

Which include institutional usages--to which I strongly oppose./

i.e.

Crisis care facility, existing by-law---

. (crisis care facility shall be a fully detached building)

I submit that the City of Barrie study and plan a more suitable area for live/work units.

The City can not enforce against breaches of live/work units if there are no standards,, planning,. Policies, zoning, public input and by-laws in place.

CONSTRUCTION AND SITE PREPARATION.SOILS TESTING

Has the Planner carried out soils testing for contaminated soils by an environment consultant??

If so, has the report been published.

Protecting the environment and the people in the vicinity, should of course take priority.

If pile driving method used for deep foundations, developers and contractors should be held Responsible for any structural damage to the existing buildings on Ellen Street . Underground vibrations would be another concern. Monitoring of sesmo-vibrations would ease concerns of many residents in the vicinity of this project.

Of course dust and noise in the course of construction is to be expected.

I ask that the contractors take into account the air we breathe and willingly wash down streets and other areas affected by this proposed project .

Thanking you for the opportunity to address my concerns.

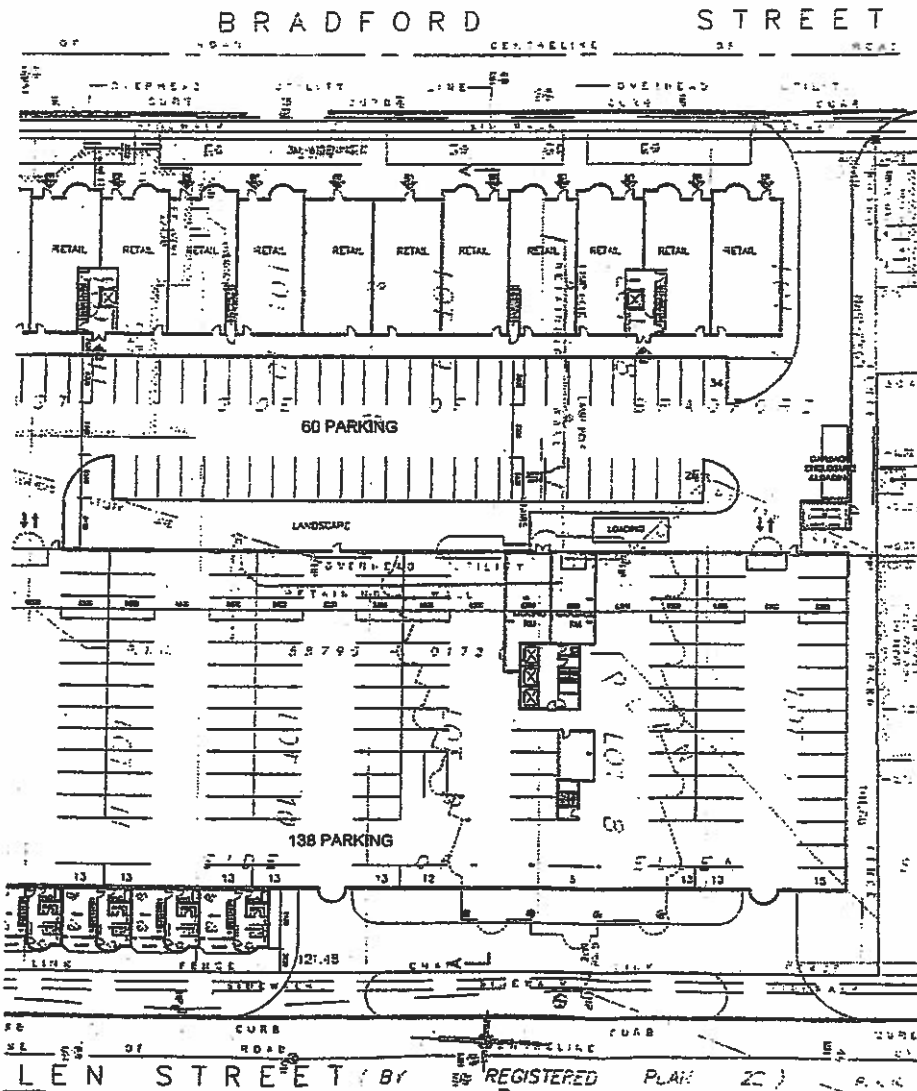
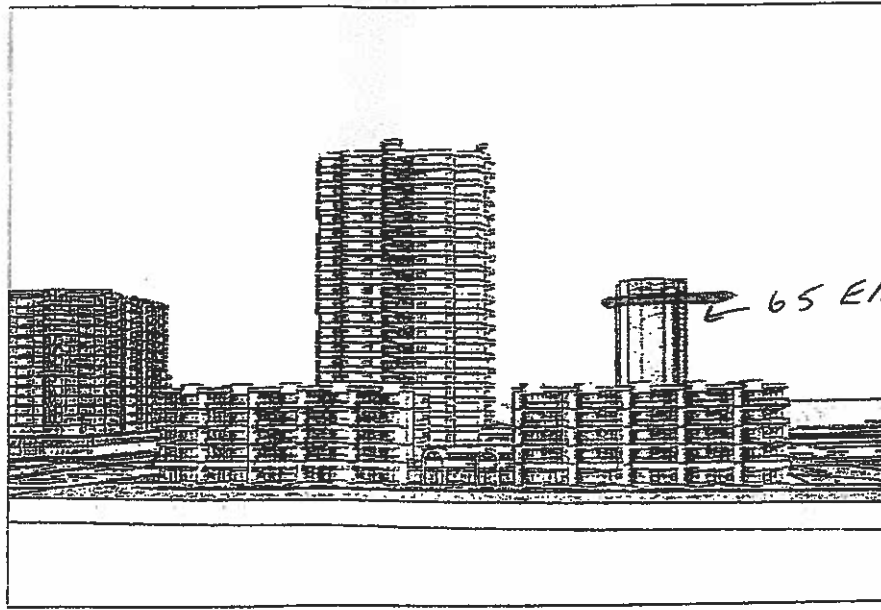
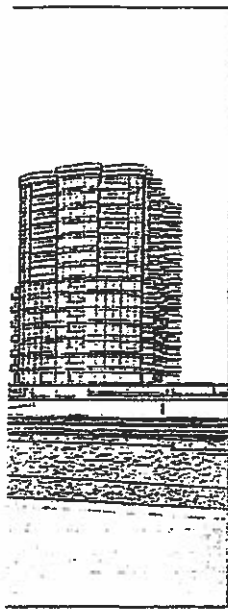
Yours sincerely

A handwritten signature in black ink, appearing to read 'Teresa Ricciuti'. The signature is fluid and cursive, with a large initial 'T' and 'R'.

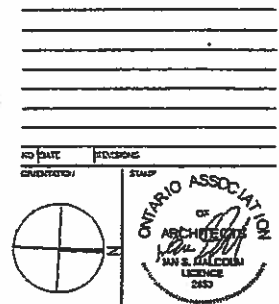
Teresa Ricciuti

Encl. 1

ATTACHMENT "A"



SECOND (L-2) FLOOR PLAN
SCALE 1:400



Do not scale drawings.
The Contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work.

A Detail No.
B Sheet No. where detailed.

IAN S. MALCOLM ARCHITECTS
126 WELLINGTON STREET WEST
SUITE 207, BARRIE, ONTARIO L4N 8J6
705 726-2342 FAX 705 725-5355

PROJECT
ELLEN ST. CONDOMINIUMS

BARRIE, ONTARIO

CLIENT
G. COATES HOLDINGS INC.

425 DUNLOP ST. WEST
BARRIE, ONTARIO TEL 705 7282422

DATE: 01/01/00

GROUND FLOOR PLAN
SECOND FLOOR PLAN

SCALE 1/4"=1'-0"	DATE FEB. 27 2002
DRAWN BY CL	DESIGNED BY MD
CHECKED BY MD	
FILE NO 002516	
CAD FILE NAME 000341-07	

A3.1