

To: Edward Terry

Barrie City Planning

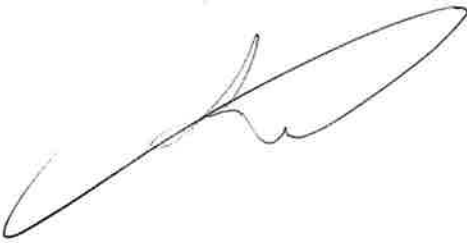
Good afternoon. I am writing to you with regards to the application to build a 5 storey residential building at 45-51 Penetang St. I am the owner of 59 Penetang St. which is three houses down the road from the proposed area. Please see my concerns below as a representation of my opinions on the proposed plan. My assumptions are that the proposed building would be assumed to be occupied close to capacity due to the low vacancy rate in Barrie. Which means that 50 households would live in the building, roughly 100+ people, plus occasional visitors.

- Substantial increased traffic on an already busy residential road, an addition of 50 units on a street with less than 80 houses.
- Increased traffic leading to further deterioration of Penetang St road condition, which is already in desperate need of repair
- Lowering water pressure of local residents as well as increasing chance of sewer back up
- Years of noise and air pollution during construction, as well as bottle necking a single lane street at times for construction equipment
- Partially blocking morning and dusk sunlight for nearby residents
- Insufficient number of parking space provided by the building (barely 1 per unit) means there will be a large increase in street parking of new residents and their visitors. Which leads to further road congestion and less parking availability for local residents. Also causing winter snow removal very problematic
- Reduced soil drainage due to building and parking lot foot print, local flooding possible

In conclusion. I believe that Penetang St is designed for RM2 zoning and should stay that way. The proposed building is way too ambitious for the amount of land available and the street can handle. I urge the owner to reconsider significantly downsizing the proposed building or relocate to somewhere else that can support such a large population addition.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yi Rong Wang', with a large, sweeping loop at the end.

Yi Rong Wang

Kathryn Schramm & Kevin Heacock

April 9, 2019

City of Barrie
Legislative and Court Services
70 Collier Street
Barrie, ON L4M 4T5

**RE: Official Plan Amendment and Amendment to the Zoning By-law – PIVAG c/o Pranav Chauhan,
 45 & 51 Penetang Street, Barrie.**

We are writing to submit our opinions and concerns regarding the proposed five-storey apartment building development at 45 & 51 Penetang Street in Barrie.

We are asking the City of Barrie to be cautious considering the rights of the for-profit developer as a contrast to, and interfere with, the rights of the homeowners and citizens in the affected area. We will support Council's decision regarding the proposed amendments but trust it will use its due diligence in considering the submissions and requests of the applicant.

We attended the presentation when the planners submitted their summary of the effects of the development on the neighbourhood. We had serious concerns about:

1. The reference to an eight-storey building which is in fact tucked into a low-grade area on Peel Street and not visible from the proposed site on Penetang Street. Removing this inaccurate comparison, the proposed development then stands out as an anomaly in the area. Furthermore, it appears that the elevation of the proposed five-storey building would greatly exceed that of the eight-storey building due to the difference in grade in those locations.
2. The omission of the residential properties surrounding the proposed building in the drawings shown during the presentation. This appears to minimize the impact on the surrounding homes. A drawing with existing buildings would provide context and fully illustrate how out of place this proposed development will feel in this particular neighbourhood.
3. The presentation's focus on the nearby multi-storey apartment buildings, while diminishing the presence of the single-family dwellings that make up the majority of the neighbourhood.
4. The fact that half of the zoning requirements for the site must be changed for this project to proceed as proposed.

5. With an underground parking garage, five residential storeys and a mechanical penthouse on the roof, the entire structure will be nearly double the height of the adjacent three-storey buildings.
6. The exceptional reduction of required parking and the potential effect that will cause to Penetang Street, already a major thoroughfare.

As mentioned in the presentation, the area surrounding this proposed site has a number of existing three-storey residential buildings. We feel that the existing three-storey buildings fit with the needs and feel of the neighbourhood and we believe that three-storeys should remain the benchmark for multi-residential development in this area. A five-storey building in this location will be out of place in this neighbourhood.

In summation, we feel a three-storey building similar to those already constructed would be much more appropriate on this site, create a more appropriate density for the neighbourhood, create less variance requirements of zoning by-law, reduce the need for 150% lot coverage, and put much less strain on Penetang Street and the local roads.

As residents of Barrie, we appreciate the need for high density growth in the city. As homeowners in the area, we feel the proposed development is a poor fit in the neighbourhood for the reasons noted above. We respectfully ask you to reject this proposal in its current form.

Sincerely,

Kathryn Schramm and Kevin Heacock