

May 16/20.

Celeste Kilsometry, Senior Planner  
Development Services Department.  
City of Barrie  
70 Collin St.  
Barrie Ont. L4M 4T5

Dear Ms. Kilsometry;

The following is my response to the proposed development along Bradford St. by Barrie Lakeshore Developments.

1. I am in favour of a large development such as that proposed by Barrie Lakeshore Developments. To go high (42 stories) is better than spreading out and consuming arable land.
2. I am against allowing builders to provide fewer parking spaces than regulations dictate.
3. Also I think that minimum setbacks are too low. Very tall buildings should have greater setbacks than 7.5m, 9.5m and 2.0m.



Yours truly,  
Brian Honey

May 25/2020

To: Legislative & Court Services.  
Re: Official Plan Amendment  
51-75 Bradford St. & 20 Cheeky St. Barrie.

Dear Sirs:

I am very much opposed to the height of these four (4) proposed towers, at 22, 38, 40, & 42 stories.

This should not even be considered by the City of Barrie as it would certainly spoil our Barrie Skyline, Shoreline (etc)

They would look very out of place with the existing Condos, which are 16 stories.

Sincerely  
D.H. McKenzie

DOUGLAS H. MCKENZIE

CITY OF BARRIE  
**RECEIVED**

MAY 27 2020

PLANNING  
SERVICES

May 25, 2020

To: Legislative Court Services

Re: Official Plan Amendment

51-75 Bradford St + 20 Checkley St.  
Barrie.

Dear Sirs:

I am very much opposed to the height of these 4 proposed towers. This should not even be considered by the City of Barrie as it would certainly spoil our Barrie skyline. They would look out of place with the existing condos.



Vera McKenzie

(VERA MCKENZIE)

CITY OF BARRIE  
**RECEIVED**

MAY 27 2020

**PLANNING  
SERVICES**

Legislative and Court Services  
City of Barrie, 70 Collier Street,  
Barrie  
Ontario

**Reference Official Plan Amendments to the Zoning By-Law 51-75 Bradford Street and 20  
Checkley, Barrie.**

24<sup>th</sup> May 2020

Dear Sir/Madam

Whilst supporting the proposed development on the site, several areas of concern still remain even after initial public submissions and reports by Smart Centre on behalf of Barrie Lakeshore and Developments.

Moving forward with the proposed changes to the plan and by-laws will incur a major impact to the current residents of the area. This impact has not been acknowledged by this development plan merely the benefits to Barrie as a whole.

One feature noted is that once the design gets approved we will be subjected to the change order and plan amendments that will be unpreventable until it is too late. The studies and supporting reports are brief and lack precise details for a plan over 16 years!

The size and nature of this project is one of many in the downtown community of Barrie. The Historic skyline will become infected like those multi-family, densely populated, high rises seen along the Gartner Express way in Toronto. Barrie's identity needs to be retained whilst not becoming a larger bedroom community for the GTA.

The current infrastructure for retail is not supported. There is a distinct lack of grocery stores and other stores that sustain life. We have enough coffee stores and restaurants and gift stores already.

Frankly, this particular development can be seen as a legacy project for the current council headed by Mayor Lehman.

**Concerns as noted:**

1.SCHEDULE A, Section1,2.

Boundary of existing conservation area aka Bunkers Creek. Despite the conservationist report details are light as to the number of returning and local species that use this habitat. In its current natural form, the area actively encourages local species to dwell in that area. By amending in anyway will impact the current population of flora and fauna. The report is remiss that the building proposed will not impact the area. It will as the commercial area and the increased foot traffic will sadly drive the existing species out.

**Propose: - NO CHANGES TO EXISTING NATURAL CONSERVATION AREA IN ANY FORM.**

2.SCHEDULE A, Section 3A,3B,

The wording in this section in all intents is to justify several requirements of the councils mission.

The proposed plan supports the Provincial and Municipal policies regarding inner city growth in one blow but over 16 years without respecting the **HISTORICAL HERITAGE BUILDING HEIGHT MAXIMIUMS**. The case to have buildings in excess of 20 stories is incomplete from an athethics point of view is merely subjective to those who are proposing it. This will be a intensely populated building providing expensive condos for the GTA expansion.

The plans need to address the number and style of the condo units with an estimated selling price along with Taxes and fees.. This is something that is not shown. It must be highly profitable in order to propose the size and scale of the project.

What is the breakeven cost of the project as defined by the number floors and occupancy rates of the hotel?

**Propose: Building heights in Phase 2,3,4 to not exceed 22 Stories. Considerations MUST be for the existing heights of condominium blocks in the immediate area.**

**Zone By-Law Amendment:**

**As proposed I disagree with the following zoning standard changes  
Items: 6,7,8,10 (needs definition before a By-law can be passed).**

Yours sincerely

Andrew Stevens



-----Original Message-----

From: Celeste Kitsemetry [mailto:Celeste.Kitsemetry@barrie.ca]

Sent: May 28, 2020 4:16 PM

To: Vesna Handren

Subject: Questions > D09-OPA078, D14-1692 - Smart Centres / Barrie Lakeshore Developments - 51-75 Bradford St & 20 Checkley Street Barrie

Good Afternoon.

Thank you for contacting the City regarding this development proposal. Please consider this response confirmation of you being on the list to be notified of future action on the file. I will review and respond to your questions below as soon as I have the opportunity. In the interim, please note that the details and supporting information submitted for the proposed development can be found on the City's website at: <https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/51-75-Bradford-Street-and-20-Checkley-Street.aspx>.

Regards,

Celeste

Celeste Kitsemetry, RPP

Senior Planner, Development Services

Tel: 705-739-4220 ext. 4430

-----Original Message-----

From: Vesna Handren

Sent: Monday, May 25, 2020 8:46 PM

To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>

Subject: File D09-OPA078, D14-1692 - Smart Centres / Barrie Lakeshore Developments - 51-75 Bradford St & 20 Checkley Street Barrie

Dear Celeste,

which is on the south side, rear unit, which will be among the stack of units closest to the proposed hotel. In preparation for the Public Meeting on June 8th, would you please provide me with answers to the following questions;

1 - Have there been studies conducted on the potential impact of Noise, Light, Density and Shadow from the sun as it relates to Grand Harbour Condos or other condo buildings? if so, would you be so kind as to provide copies of the study results to me.

2 - Have the Smart Centres requested any Variances in their new submission, and if so, may i also have copies of the variances requested.

3 - Could you please define for me the meaning of "setbacks" as it relates to the side setback being only 2 metres. Does this mean that the proposed Hotel need only be 2 metres from the property line of Grand Harbour condos?

4 - In researching online, as it relates to Barrie Zoning Bylaws, I was unable to find bylaws that set out specific requirements for distances between condo buildings or requirements for the building of Hotels. Would you please provide guidance to locate these bylaws online or provide me with the guidelines.

As this is a public meeting, I would greatly appreciate you providing me with the above noted material, so I can be properly prepared.

Thank you very much,

Sincerely,

Richard Handren

**From:** Celeste Kitsemetry [mailto:Celeste.Kitsemetry@barrie.ca]

**Sent:** May 28, 2020 3:45 PM

**To:**

**Cc:** cityclerks <cityclerks@barrie.ca>

**Subject:** RE: Plans for Bradford Street and Checkley Street

Good Afternoon.

Thank you for contacting the City regarding this development proposal. I have shared your email, and will incorporate your comments into the review of the project. Please consider this response confirmation of you being on the list to be notified of future action on the file.

Regards,  
Celeste

The details for the proposed development can be found on the City's website at:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/51-75-Bradford-Street-and-20-Checkley-Street.aspx>

**Celeste Kitsemetry, RPP**

Senior Planner, Development Services

Tel: 705-739-4220 ext. 4430

**From:** William Pedoe

**Sent:** Thursday, May 28, 2020 10:07 AM

**To:** Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>

**Subject:** Plans for Bradford Street and Checkley Street

Dear Ms Kitsemetry,

We wish to state a strong objection to the plans for 51-75 Bradford St and 20 Checkley St as described in your mailing of May 14, 2020.

The size and height of the proposed buildings will overwhelm the neighborhood in several ways:

1. The local streets are not designed for the amount of additional traffic that will be generated.
2. The proposed reduction in parking spaces will mean unauthorized use of the other private lots in the area.
3. Brown water already appears occasionally in buildings near the site. With the increased demand, this is likely to become a continuous problem.
4. We question whether the sewers will be able to handle the volume of material generated.



5. We question whether adequate consideration has been given to other necessities such as electricity and waste management.

6. Reducing the setbacks will spoil the open appearance of Barrie's attractive waterfront and adversely affect the light and views from neighboring buildings.

To build the towers as described in your mailing would be a grave mistake.

Please let us know if we should redirect our comments to any other person or address.

Sincerely,

William and Penny Pedoe

**From:** Gail Sweeney

**Sent:** May 27, 2020 7:13 PM

**To:** Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; cityclerks <cityclerks@barrie.ca>

**Cc:**

51-75 Bradford Street and 20 Checkley St., Barrie

Re: this proposed plan for 4 towers with one tower of 40 storeys and one tower of 42 stories and two other towers of 38 and 22 stories, respectively, not including the proposed hotel and shops.

I work as a Psychologist in Barrie and my husband is a retired cinematographer with the CBC.

We moved to Barrie from Toronto 34 years ago and have never regretted the move. We love how Barrie developed the waterfront and marina area.

Currently, in a 14 story condo building. In fact all the condo buildings along this area of Lakeshore Blvd, between Simcoe St and Tiffin, do not exceed a 16 story limit.

In the back of us, facing Bradford, and to the side of us, south of Nautica condos, is a green area, where birds flock, foxes build their dens and all kinds of wildlife from the Bay are seen foraging for food. It is incumbent on residents of Barrie to provide a green space where there is a large body of water, environmentally and aesthetically.

Moreover, in the late Spring and Summer the beaches are teaming with residents from Barrie and tourists from surrounding areas. We are at full capacity and it is a pleasure to provide this space to people who may not have a chance to enjoy a waterfront like ours.

Nevertheless, I cannot even imagine the population explosion that would occur with 4 high density buildings metres from the lakeshore area. Is there even enough resources with respect to water supply and pressure.

We are not Yonge and Eglinton in Toronto and we do not want to make the same mistakes. There is a proliferation of condos in this area of Toronto with overcrowding, too many pets and very little or no green space.

We are Barrie and we have surrounding land. We do not have to build up and up and squeeze condos together. But here we are looking at a plan to do just that.

June 2, 2020

Development Services Department- Planning  
City of Barrie  
70 Collier street  
PO Box 400  
Barrie, Ontario  
L4M 4T5

Attention: Celeste Kitsemetry  
Senior Planner

Keenan Aylwin- Ward 2 Councillor

**Re: Official Plan Amendment and Amendment to the Zoning By-law- Smart Centres on behalf of Barrie Lakeshore Developments, 51 -75 Bradford Street & 20 Checkley Street, Barrie**  
**(File: D09-OPA078, D14-1692)**

Celeste, as a result of reviewing the documents regarding the above matter, I would like to forward concerns relating to the proposal that both I, and many of the residents residing at both 2 and 6 Toronto Street have raised. We will be forwarding a petition signed by many residents, which will list concerns raised, but I also wanted to respond with more detail on key concerns.

I will refer primarily to the contents/comments within the Planning Justification Report for this submission.

### **Section 3.8 Shadow and Wind Impacts**

Within this section Smart Centres state “ The shadow impacts, in our opinion, are reasonable and appropriate for a new high density, transit oriented development”. They go on to say “ it is anticipated that measures to minimize impacts such as building setbacks, step backs, angular plane projections and tower separations will be followed and implemented throughout the Zoning By-law “amendment” to help minimize shadow impacts, meeting the city’s terms of reference”.

We totally disagree with these statements and recommend that no Zoning amendments be granted that would allow the current requested plans to be put in place, especially as it relates to Tower 1 (Hotel).

- 1) Upon close review of the Shadow Study, regarding Tower 1, it is very clear that the 2 Toronto Street Condo will be greatly impacted.
- In their April 21st time point study, the south side units start to lose sun by 10:55 a.m.. What the study does not point out is that the sun does not reach the south side units until approximately 9 a.m. and the 04 stacking unit numbers, on the far west of the south side does not get the sun until 9:30 a.m.. Then by 12:25 p.m. all south facing units will lose the sun for the balance of the day, other than little snippets of time as the sun moves between buildings. That gives those residents only 3 to 3.5 hours of sunlight per day.

- In their June 21st study time point, it shows that the south facing units will lose the sun by 1:04 p.m. for most of the day, aside from a few moments as it moves between the large proposed buildings at the back. Again if the sun does not come to these units until 9 to 9:30 a.m., it means that the south facing units will get sun for only 3.5 to 4 hours per day.
- In the September 21st time point, the south facing units **will have NO sun for the entire day**, factoring in that sun does not come to the south side until 9 a.m. or later.
- In the January 21st time point, south facing units again have **NO sun all day long**.

Upon review of their own studies, how do they reasonably conclude that the Shadow Study impacts are acceptable based on the negative health and psychological impact of lack of appropriate sun light will have on the owners within 2 Toronto Street.

It is important to note that upon reviewing the shadow study, as it relates to only 2 Toronto St. and 6 Toronto St., which are 40 meters apart and both 16 floors high, that at no time does the shadow from 2 Toronto St. impact upon 6 Toronto St.

### **Set Back Allowances**

Upon review of the various setback distances proposed for this project, we do not agree with the distances as submitted. The set back off of Lakeshore should align with both 2 and 6 Toronto street. This would allow for minimizing both shadow and wind impact between the buildings.

In regards to the side setback distance of 2 meters, residents of 2 Toronto St. believe that this is totally unacceptable due to the negative shadow impact, as noted above, as well as it relates to privacy and quiet enjoyment of one's own residence. From the back of the 2 Toronto St. south facing units it is approximately 14 metres to the property line. In the Smart Centre plans, the Hotel structure will be 7 to 8 meters from that property line. Thus, the total distance between the buildings will be approximately 21 to 22 metres. The distances between condos on Lakeshore are currently around 40 metres which allows for fair and reasonable exposure to the sun, limits noise, light and wind tunnel impact and provides a good level of privacy for the full time condo owners.

To resolve the negative impact on condo owners from the current proposal for Tower 1, the Hotel structure has to be moved 18 to 20 metres south towards the wetlands and away from 2 Toronto Street and the height has to be reduced by 6 floors to match that of 2 and 6 Toronto street.

As previously stated, other issues of concern have been listed in our petition which is signed by multiple owners of 2 and 6 Toronto Street and will be submitted prior to the online meeting.

Also, please consider this my written submission concerning this matter, as well as, my registration to provide oral comments during the meeting. Thus, please provide information on how to make submissions of concern at the meeting.

If, there is an opportunity to attend City Hall, factoring in PPE and social distancing, please let me know as I would like to attend in person.

Sincerely,  
Richard Handren -

-----Original Message-----

From: Alfred Reichenbacher

Sent: May 25, 2020 7:27 PM

To: cityclerks <cityclerks@barrie.ca>

Subject: Barrie Lakeshore developments

My husband and I have lived on the Lakeshore in 2 different condos for 4 yrs We have been very happy here enjoying the pond and open space beside us . We knew one building might go up next to us at some point but what they have planned is way over the top . To put a high rise of 42 stories plus 3 others and a hotel down here is ridiculous We are not Toronto We went down town a few years ago on a bus and felt totally shut in all around by the high rises. we could not wait to get back to Barrie . The population here has doubled since we moved from the Sarnia area in 1988 . The infrastructure is overwhelmed esp the hospital. The traffic is horrendous at times and to think how many more people will crowd the waterfront from 4 high rises They are also building residential homes on the central school property . High rises tend to attract the elderly which we are ,and they put a greater demand on the medical services .Many people can't get family doctors here who have lived in Barrie for several years . The schools could be overwhelmed from the added town houses on Bradford / Dunlop street . We hope you will listen to what the present residents feel about this .We bought our condo in the hope that our view and green space would not be ruined .Dont ruin the waterfront Leave it open for the future residents of this beautiful city.

Sincerely Alfred & Susan Reichenbacher.

Sent from my iPad

**From:** Celeste Kitsemetry [mailto:Celeste.Kitsemetry@barrie.ca]  
**Sent:** June 1, 2020 11:17 AM  
**To:** JoAnne Sandelands  
**Cc:** cityclerks <cityclerks@barrie.ca>  
**Subject:** Public Comment for D09-OPA078, D14-1692 (51-75 Bradford St. & 20 Checkley St. // Barrie Lakeshore Dev.)

Good Morning.

Thank you for contacting the City regarding this development proposal. I have shared your email, and will incorporate your comments into the review of the project. Please consider this response confirmation of you being on the list to be notified of future action on the file.

Regards,  
Celeste

The details for the proposed development can be found on the City's website at:  
<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/51-75-Bradford-Street-and-20-Checkley-Street.aspx>

**Celeste Kitsemetry, RPP**  
Senior Planner, Development Services  
Tel: 705-739-4220 ext. 4430

**From:** JoAnne Sandelands  
**Sent:** Monday, June 01, 2020 9:55 AM  
**To:** Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>  
**Subject:** File D09-OPA078, D14-1692

on behalf of many residents of Waterview condodminium we wish to express our concern regarding the heigth of the condos that might be going up on Bradford St. and LAkeshore.

Although we are pleased that someone is cleanning up our back area - we are very disappointed that Barrie would even consider 40 stories buildings in such a small area which would impact our day to day life with traffic (1900 Capacity)

We strongly suggest that serious consideration be given to this matter and reduce the height of these buildings.

thank you for your co-operation.

**JoAnne**

**From:** Robert Bishop

**Sent:** June 1, 2020 4:59 PM

**To:** cityclerks <cityclerks@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; Keenan Aylwin <Keenan.Aylwin@barrie.ca>

**Subject:** Barrie Lakeshore Development 51-75 Bradford Street and 20 Checkley Street June 8 2020 Meeting

The Corporation of the City of Barrie

Legislative and Court Services

We are Robert and Nancy Bishop, owners of \_\_\_\_\_ facing the Eco Park and the proposed new complex. We have owned our unit for ten years and were fully aware that at some point the neighbouring property would be developed. We do however have concerns about the complex as proposed.

1. We are concerned that allowing a driveway into and out of the complex onto Lakeshore will increase traffic congestion on Lakeshore which is already too great particularly in summer.
2. The height of our condominium is sixteen stories as are others on Lakeshore. We see no justification for the exception of a 22 story building on Lakeshore nor for the extremes of 38, 40 and 42 story buildings on Bradford which are all completely out of syn with our neighbourhood and Barrie in general.
3. The four buildings proposed will hold 1,900 units while their four east and west neighbouring buildings hold only 600 units. This increased density will increase car and foot traffic and strain our nearby park and green space. Covid 19 has shown us that green space is required and we see no increase in these plans.
4. The addition of Hotel and Commercial space will increase noise and artificial light for extended periods of the day in what has been a quiet residential neighbourhood.
5. We are concerned about any change to boundary set backs that would allow encroachment near the Eco Park and the wildlife contained therein.
6. The phased construction approach may work well for the developers finances but it means that we could be next to the noise and dust of a construction site for a decade or maybe two. Our property values and the City's tax revenues from our properties will likely decline throughout this extended construction period..

We do hope that the City listens to the concerns of existing property owners and taxpayers and makes needed changes to the developers proposal.

Sincerely

Robert and Nancy Bishop

**From:** Dave Dupuis

**Sent:** May 31, 2020 2:05 PM

**To:** cityclerks <cityclerks@barrie.ca>

**Subject:** Barrie Lakeshore Developments

To city council

This project is the worst proposal since Harmony Village.

We live on the waterfront and the traffic is horrendous now.

With all the new building proposed we will be living in a nightmare.

The buildings would be way too high and we sure don't want a hotel.

Why does everyone want to destroy the small amount of eco systems  
we have left??

Keep the huge high rises in Toronto where they belong Barrie will be a disaster.

Love our water front let's not destroy it.

Dave & Shirley Dupuis

cc [celeste.kitsemetry@barrie.ca](mailto:celeste.kitsemetry@barrie.ca)



From: Bob  
Sent: Tuesday, June 02, 2020 1:23 PM  
To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>  
Subject: Bradford Street development

I am a resident of [redacted] I am very concerned about the plans to build 3 towers as well as hotel space nearly directly behind my building. I moved here recently and would not have done so if I had known that such plans were in the works. I believe the towers are too high to fit with the existing structures and will block sunlight to many buildings for more than half the day. I am concerned about the added stress on the Lake and possible pollution as well as much more traffic which causes noise and pollution. I left Toronto in part because every inch of space was being grabbed to build huge condo buildings completely changing the nature of the city I moved to 45 years before. The Lake shore and park areas will be badly affected by a development such as this, and there will be added strain on water resources, electricity, and sewage treatment. This part of Barrie is a beautiful and natural area and should not be the site of a several towers development. If the towers were compatible to the neighborhood, and if the retail space included a large grocery store, these would be pluses. I pay nearly twice the property taxes here that I did in Toronto, and if taxes were reduced, that would be a plus. Please preserve the spacious and natural area of the lake shore by either rejecting this plan totally, or cutting it down to size so that it will not be a blight for those of us already living here. This is to say nothing of the dirt, dust and noise created by construction as well as the effect that construction would have on wildlife, the Eco-pond etc.

Thank you, Robert Ebenstein

-----Original Message-----

From: GLADNEY

Sent: Wednesday, June 03, 2020 12:55 PM

To: Celeste Kitsemetry <[Celeste.Kitsemetry@barrie.ca](mailto:Celeste.Kitsemetry@barrie.ca)>

Cc: [keenan.alwyn@barrie.ca](mailto:keenan.alwyn@barrie.ca)

Subject: Re city of Barrie meeting June 8 re 51-75 Bradford st and 20 Checkley

With regards to aforementioned meeting I wish to have my concerns expressed as follows:

1. Height of all the buildings

All buildings around the bay are around 16 -18 stories high. The four buildings going at High Street and Dunlop Street are supposed to be 13 to 20 stories high. The proposed buildings going on Bradford and chuckles are 22,38,40,42. This is far too high. This is not Toronto. My building is 16 stories and these proposed are two and three times higher. All buildings should should be uniformly similar to those around here.

Also, the heights of these proposed buildings will block all sunlight from the surrounding buildings.

2. Eco Park

I live on the south side of the eco park and continually see beavers making dams, grey herons, cardinals, blue jays and other birds. If the proposed setback is 2m this will impact the wildlife and will often be flooded out.

When I bought here 10 years ago there was supposed to be benches, landscaping and walkways around the eco park where people could enjoy all the wildlife. This has not been done.

3. Traffic

Lakeshore Blvd. already is stressed with the density of vehicles. Emergency Vehicles often have to force traffic up on the boulevard to get by. Bradford street is only two lanes each way and with four buildings going at the corner of Dunlop traffic will further stress these roads. The side streets that are in very bad shape will also be stressed.

4. Commercial/Retail

The area is residential and we are in dire need of a grocery store in this area while there is already retail space.

I assume this is the first meeting and that no decisions will be made on June8 without further discussions and meetings involving the surrounding public. Marlene Gladney.