

**From:** Vesna Handren

**Sent:** June 7, 2020 5:49 PM

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

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

**Subject:** Re: Petitions from Grand Harbour - 2 Toronto Street - Submission for Public Meeting June 8th regarding Official Plan and Zoning By-Law Amendments - Smart Centres/Barrie Lakeshore Developments

Attachment available until Jul 7, 2020

Attention: Celeste Kitsemetry  
City Clerks Office

Please find attached the Petitions signed by residents of 2 Toronto Street regarding concerns of the proposed development of 51 - 75 Bradford Street and 20 Checkley Street in Barrie. Please note that there are two copies of the same original petition. One contains 77 signature and the second 47 signatures totally 124 signatures for the same petition which equates to approximately 65 to 70 percent of the owners/occupants of Grand Harbour Condos at 2 Toronto Street. The second petition, which is the email I submitted to you on June 2nd, contains only 27 signatures as it was posted late in the process. However, I can attest that as a result of numerous phone calls, all of those owners that signed the original petition also support the second petition.

Leslie Hart has advised me that she has already submitted the original petition electronically. However, I have resubmitted them again as new individuals have signed the petition since her submission.

We will also drop off all original hard copies of these documents in the drop box at the Collier Street entrance to City Hall.

Should you have any concerns or questions regarding our submission please contact me at 647 504 1951.

Sincerley,

Ric Handren

*No 1*

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

Attention:  
Celeste Kitsetmetry - 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, 5- -75 Bradford Street & 20 Checkley Street, Barrie  
(File: Dog-OPA078, D14-1692)

The undersigned are resident owners of condominiums at both 2 Toronto Street and 6 Toronto Street and wish to express our deep concerns over many aspects of the proposed plan.

### **Height of Towers**

Tower 1 is 6 stories higher than the other buildings on the waterfront. The height should be reduced to match its surroundings. The set back from Lakeshore should be approximately 50 meters to comply with 2 and 6 Toronto Street. This will also improve the aesthetic of the buildings and help it conform with the other buildings on the waterfront.

According to the Plan Package- All Submitted Plans, the 4th submission shows a 6 story terrace adjacent to 2 Toronto Street. The requested minimum side yard setback requested is 2 meters. This means that 3 levels of the condo will be in constant shade and get no sunlight. We believe it will also adversely affect air circulation. There will also be several layers of parking adjacent to 2 Toronto Street. We believe that this will very negatively affect the owners. We believe the minimum side yard setback adjacent to 2 Toronto Street should be a minimum of 40 meters. We also believe that the height of the terrace on Tower 1 should not exceed 2 stories which would conform with the neighboring buildings, all of which have 2 stories of above grade parking. It is not clear from the drawings but we do not see why a 16 story building would need 6 stories of parking.

We do not have an issue with the shadow study for this structure once it is reduced to 16 stories.

### **Towers 2, 3 and 4**

We believe that the current zoning is 22 stories for these properties. We have requested clarification from the city regarding this but have not had a reply at this time.

The maximum height for all 3 towers should comply with existing zoning, specifically 22 stories. We are very concerned by the shadow studies as this will affect a very large area of the waterfront from the Marina to Centennial Beach. Another area of major concern is the parking structure attached to Tower 2. This is a 6 story structure which will mean approx. a 90 foot wall directly across from both condos at the 6 story level. We do not believe that 6 levels of parking will be required once the height is reduced to 22 stories. We request that the parking structure be reduced to 2 stories to comply with the existing structure that is part of the adjacent condos. Having a 6 story parking structure will negatively impact the residents of both 2 and 6 Toronto street. Specifically, we believe the cars will pollute the air, cause excessive noise and the structure will reduce natural light to a portion of the units backing on to the structure.

## Traffic on Lakeshore

We do not believe Lakeshore road access should be granted to this development as the traffic is already very busy on Lakeshore. There is already excessive noise on the street and traffic congestion. The city has already spent a great deal of money developing the roadway and additional traffic would compound the existing problems.

The first goal of the Site Plan Control Goals in Section 6.3.1 (a) of the Official Plan, is to ensure that the massing, appearance, scale and exterior architectural design of development is aesthetically pleasing and generally compatible with the adjacent use and the natural environment.

We believe that we have provided constructive suggestions and will arrange for representative to be present at the June 8th meeting

Name	Unit Number	Signature
Petition received by Legislative Services Branch containing 151 signatures.		

June 5, 2020

City of Barrie

Development Services -Planning Department

70 Collier St. P.O. Box 400

Barrie, Ont. L4M 4T5

Attention: Celeste Kitsemetry, Senior Planner

**Public Meeting June 8<sup>th</sup> 2020- Proposed Development File D09-OPA078,D14-1692**

This letter will serve to advise the Planning Committee with the many concerns we have with regards to the proposed development at 51-75 Bradford St and 20 Checkley St., in Barrie.

- 1) Access should not be permitted to Lakeshore Dr. The two current 2 condo residence known as Grant Harbour & Water view are located at 2 & 6 Toronto Street, and have access from Toronto Street not Lakeshore Drive. The traffic lights permit both left and right turns. We believe that allowing a Hotel, Commercial property and 1900 residential units to have access to Lakeshore Blvd would be a grave mistake. I know for a fact the Fire Trucks and Ambulance's and Police vehicles, currently are having a problem with egress/access along the throughway and being detained while trying to manoeuvre along the very narrow street, which impedes their time sensitive emergency services.
- 2) We have a major concern with the proposed Parking requirements. We live at Grand Harbour Condo and we currently have 160 parking spaces for 133 units, plus 12 visitor & 3 accessible parking spots and a lot of the time our parking lot is full and visitors have to park at the city parking lots at a cost.

*Paul & Jan Landry*

June 5, 2020

City of Barrie

Development Services -Planning Department

70 Collier St. P.O. Box 400

Barrie, Ont. L4M 4T5

Attention: Celeste Kitsemetry, Senior Planner

**Public Meeting June 8<sup>th</sup> 2020- Proposed Development File D09-OPA078,D14-1692**

This letter will serve to advise the Mayor, Council members and the Planning Committee, with the many concerns we have with regards to the proposed development at 51-75 Bradford St. and 20 Checkley St., in Barrie.

First, we would like to compliment the City of Barrie for their foresight in having such a good and complete Approved Official Plan and supporting Zoning By-law documents serving as guidelines for development. Furthermore we suggest that By-Law 2009-116 as approved by Council on June 22, 2009 specifically as it pertains to this property should be enforced. Council had many lengthy discussions at that time and subsequently adopted the revised Zoning By-Law, again specifically for this site and therefor the owners/developers should be obligated to still develop this location as vision at that time.

Currently our main concern is with regards to phase one (lakeside unit) and the height and the shadowing affect as well as of the second, third and fourth phases shadowing affect on our building (Grand Harbour) and Water View.

We think that the overall size and height of this proposal is not in keeping with the current City Official Plan. Our concerns over these 4 proposed buildings on this site, as it will affect us are.

a) the shadowing to the adjacent Grand Harbour residential condominium and to some extent Water View

b) parking requirements

c) traffic patterns

d) vehicular access to Lakeshore Dr.

e) front, side and rear yard setbacks

f) access and egress to property

g) delivery of supplies

h) noise with commercial space and hotel

i) garbage

j) the overall environment impact of this site, even more importantly the environmental impact on Bunkers creek and the retention/detention pond area in the south portion of the proposed development lands is of great concerns. This marshy area is currently being used by a verity of birds, beavers, muskrats and humans using the lookout and floating dock which is frequently used by nature lovers and observers.

Some comments on the various issues of concerns are.

- 1) Access should not be permitted to Vehicular traffic onto Lakeshore Dr. The two current condominiums residential buildings known as Grant Harbour & Water View are located at 2 & 6 Toronto Street, and have access from Toronto Street not Lakeshore Drive. The traffic lights at the end of Toronto St., at these condos permits both left and right turns, when leaving these units at the lights you turn left to access Toronto Street to go north, or right to access Lakeshore Dr. going south. Similarly, Nautica Condo and Marina Bay Condo do not have access to Lakeshore Dr. We believe that allowing a Hotel, Commercial property and 1900 residential units to have access to Lakeshore Dr. would be a grave mistake.

The addition of potentially having another 2000 + vehicles or so on a daily basis accessing Lakeshore Dr. will further congest the now heavy traffic on Lakeshore Drive. I know for a fact the Fire Trucks, Ambulance's and Police vehicles, currently most time are having difficulty and many problems with egress/access along the thoroughway as it is only one lane wide in this area and therefore they are being detained by the heavy traffic accessing the Lakeshore while trying to manoeuvre along the very narrow street, which impedes their time sensitive emergency services.

- 2) We have a major concern with the proposed Parking requirements. We live at Grand Harbour Condo and we currently have 160 internal parking spaces for 133 residential units, plus 12 visitor & 3 accessibility outdoor parking spots and a lot of the time our parking lot is full and visitors have to park across the road at the city Marina parking lots at a cost to each individuals. Our concern with this large proposal is there is insufficient parking allotment being proposed for this overall development. 152 room hotel plus staff and visitors will probably require 200 parking spots by itself, let alone the proposed commercial endeavors. According to their review the current city Zoning By-Law requires a minimum of 2476 parking spaces, yet they are only proposing 2055 which is a reduction of 421 spaces. Plus, they are not allowing for any visitors parking to the 1900 residential units. I'm sure with 1900 units someone will be visiting from time to time.

Having said that we don't think that the city should not allow more than a maximum of two storied of above ground or at grade parking with appropriate landscaping and fencing in each builds, again similar to the interior parking garages at Grand Harbour, Water View, Nautica, and Marina bay condos. So, the alternative is to have more underground parking and/or reducing the height, size & number of units in each building to match the Zoning By-Law of 2009 and the city parking requirements.

- 3) We are also concerned with all the yard setback but particularly with the rear yard & north side setback (Lakeshore/east & northern section of the property areas) the proposed phase one will have a major impact on Grand Harbour regarding views and shadowing from noon to sunset. As owners of a condo at 2 Toronto St. facing south we are very concerned by the shadow

even if they think that *“The shadow impacts in our opinion are reasonable and appropriate for a new high density”* we purchased this unit so that we would have daily sunlight. With this new proposed building being so closed to both Lakeshore (east side) and the northern boundary it shows that our unit would be in the shadows from a minimum of noon to sunset, this is not reasonable for a new developer to say in their opinion it is reasonable - it's NOT SO and we object to their proposed location and site of the phase one building, we believe than a minimum of 50 meters would be more appropriate along both the east and north boundaries.

- 4) The proposed first phase building height is 6 stories higher than both Grand Harbour Water View and Nautica condo complex. Their proposed height should be reduced to same height to match the condos already in place for the condos along Lakeshore Dr.

Mayor and Council, please consider our noted comments regarding this development. We are very much interested in the proposed development of this property and wishes to be kept advised of any future meetings.

Thanks for taking the time to consider our comments and hopefully we will see good and favourable results from this development.

Thanks for your consideration.

Yours Truly

*Paul Landry*

*Jan Landry*

Paul & Jan Landry



**From:** Wolfgang Holst

**Sent:** June 7, 2020 11:20 PM

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

**Cc:** keenan.alwyn@barrie.ca

**Subject:** Barrie Lakeshore Developments (51-75 Bradford St/20 Checkley Street )

I have been a resident of the City of Barrie for many decades and have seen it grow and develop into a great place to work and live in and retire to as well.

There is now a major development proposal along 51-75 Bradford St and 20 Checkley Street and Lakeshore Drive which after reviewing some of the aspects of the proposal, I feel compelled to express some concerns of mine regarding this development.

Items of concern to me and they are as follows;

1. Access to Lakeshore should be limited to a pedestrian walkway only. Lakeshore is already very busy with traffic and pedestrians.
2. The heights of the proposed towers is totally out of sync with present buildings along Bradford St. and Lakeshore Dr.
3. The setbacks as they are at present must be maintained particularly by the Eco Pond with its natural habitat for a lot of wildlife.
4. I also question the need for four very tall buildings with 1,900 residential located on a relatively small parcel of land.

Wolfgang Holst

**From:** Linda Evans  
**Sent:** June 7, 2020 3:14 PM  
**To:** cityclerks <cityclerks@barrie.ca>  
**Subject:** FILE: D09-OPA078, D14-1692

**Re: "Official Plan Amendment to the Zoning By-law - Smart Centres & Barrie Lakeshore Developments".**

We object to the proposed plans for the following reasons:

Number of towers - the addition of 4 towers in less than ideal site acreage

Height of towers - the heights will be much higher than the immediate four existing 16 floor condominium towers visible from Lakeshore Road

Building shadows - developer's research studies indicate increased encroachment into the marina

Traffic congestion & noise levels - these will be increased with more vehicles and as noise levels on Lakeshore are already an issue;and complaints to the City have been ignored and/or not enforced

Traffic exiting onto Lakeshore from hotel tower will be increased, Lakeshore may not be able to handle this influx,as traffic exiting is only able to go southbound, and is close to the turning lane into the marina.

Environmental Area - proposed encroachment & reduction in site size and unknown effects on the wildlife

Viability of 1900 plus rental units in the immediate area,in ADDITION to the HIP 3 tower Rental Development project, planned for Bradford/Dunlop

The visual effect on the Lakeshore waterfront skyline

The previous prospective developer, Harmony, had similar plans as does this new developer. They were to be owner occupied condominiums,but were rejected and subsequently went bankrupt

Condominium resale values - possible negative effects for the existing condos with the addition of these 4 new rental towers

Property taxes - condominium owners' surely must provide more taxes than these proposed 4 buildings

We appreciate that the City has made a commitment to the Province to develop m

Respectfully,

Linda & Bill Evans

June 7, 2020

The Corporation of the City of Barrie  
70 Collier Street, P.O Box 400  
Barrie, ON L4M 4T5

Attention: Mayor Jeff Lehman  
The Planning Committee of the Council of the Corporation of the City of Barrie  
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**

Dear Mayor Jeff Lehman, The Planning Committee of the City of Barrie, and Keenan Aylwin

The proposed Official Plan Amendment, including the policy changes, and the Zoning By-law Amendment, including the site-specific zoning standards, include many areas that are cause for concern.

### **MAXIMUM BUILDING HEIGHT: TOWER 1**

As proposed:

- **Tower 1** would be well above the 16-storey buildings that currently exist on the waterfront from Simcoe Street to Tiffin Street, and in particular to the adjacent buildings at 2 Toronto Street and 33 Ellen Street. Tower 1 should be “compatible” (meaning “able to exist or occur together without conflict”), and to “fit in” and to be in line with the existing structures.

The Official Plan was written with a long-term vision of our beautiful Barrie’s waterfront, including a maximum building height, for a reason.

**TOWER 1 NEEDS TO BE REDUCED TO 16 STOREYS.**

### **MAXIMUM BUILDING HEIGHT: TOWERS 2, 3 AND 4**

As proposed:

- **Tower 2** would be 26 storeys and exceedingly higher than the existing 16-storey condominium buildings at 2 and 6 Toronto Street. The proposed height is much greater than double the height of the neighbouring buildings!
- **Tower 3 and Tower 4** would be 24 storeys higher and 22 storeys taller respectively, and each proposed tower would still be more than double the height of the neighbouring buildings, and specifically 33 Ellen Street.

The proposed maximum building heights of Towers 2, 3 and 4 are far too great. With these proposed towers backing onto Bradford Street and set back from the lakeshore, it is reasonable to build somewhat taller buildings. It is clear that the difference between the current buildings and the proposed towers is unreasonably and excessively high.

**TOWERS 2, 3 AND 4 NEED TO BE REDUCED TO 22 STOREYS.**

## **SETBACKS**

- **Minimum Side Yard Setback:** Reducing the Minimum Side Yard Setback to 2 metres would seriously impact the owners of 2 Toronto Street. Looking out the window or from the balcony at a 6-level parking garage and tall tower in close proximity is not conducive to positive mental health. Current residents in 2 Toronto Street as well as the future residents of the proposed Tower 1 want to feel like there's room to breathe. No one wants to feel suffocated and hedged in. A reduction in the allowable setbacks would affect the property values of the Toronto Street condo units as well. In addition, having structures further apart would be significantly more aesthetically pleasing from Lakeshore Drive.
- **Minimum Rear Yard Setback:** Reducing the Minimum Rear Yard Setback (Lakeshore Drive) would mean that Tower 1 would not be compatible and blend in with 2 Toronto Street. The setback should be in line with the existing structure at 2 Toronto Street.

**THE ALLOWABLE SETBACKS SHOULD NOT BE REDUCED.**

## **SHADOWS**

Shadow Studies were done “to ensure that an appropriate level of solar access is maintained.” Upon examining the shadow studies, it is clearly apparent that the existing condominium building at 2 Toronto Street is most severely impacted by the shadowing that would be caused by the proposed development.

Specifically, the shadow studies reveal the following negative impacts:

April 21<sup>st</sup>

- 7 out of 9 diagrams show shadows impacting on 2 Toronto Street
- 6 out of 9 diagrams show shadows impacting on 2 Toronto Street's south side
- 5 out of 9 diagrams show shadows impacting on 2 Toronto Street's west side

June 21<sup>st</sup>

- 5 out of 6 diagrams show shadows impacting on 2 Toronto Street
- 4 out of 6 diagrams show shadows impacting on 2 Toronto Street's south side
- 4 out of 6 diagrams show shadows impacting on 2 Toronto Street's west side

September 21<sup>st</sup>

- 7 out of 8 diagrams show shadows impacting on 2 Toronto Street
- 6 out of 8 diagrams show shadows impacting on 2 Toronto Street's south side
- 5 out of 8 diagrams show shadows impacting on 2 Toronto Street's west side

December 21<sup>st</sup>

- 5 out of 5 diagrams show shadows impacting on 2 Toronto Street
- 5 out of 5 diagrams show shadows impacting on 2 Toronto Street's south side
- 2 out of 5 diagrams show shadows impacting on 2 Toronto Street

The studies clearly show that 2 Toronto Street and, in particular the south side of 2 Toronto Street, is severely shadowed with this proposed development as presented. Shadows negatively impact 2 Toronto Street 24 out of the 28 diagrams. Shadows adversely impact the south side of 2 Toronto Street in a majority of cases, 21 out of the 28 diagrams. It is also clear that the west side is also affected in 16 out of 28 diagrams. It is additionally important to note that as the days get shorter in the fall and through the winter, the impact of the shadowing is most pronounced. In the fall, the south side of 2 Toronto Street is impacted by shadowing for most of the day, and in the winter, it is negatively impacted for all of the day.

It is stated in the Planning Justification Report 3.8 that “Due to the nature of the built form proposed some shadowing is to be expected”. The shadow study clearly shows that there is a great deal more than “some shadowing”. The shadow impacts are NOT “reasonable” and NOT “appropriate”. The development as proposed would definitively cause reduced sunlight from the south and west in particular. Sunlight has been shown to boost mood, which makes for healthier, happier and more productive citizens of Barrie.

In order to mitigate this excessive and adverse shadowing effect:

- **TOWER 1 SHOULD BE REDUCED TO 16 STOREYS.**
- **TOWERS 2, 3 AND 4 SHOULD BE REDUCED TO 22 STOREYS.**
- **INCREASE THE SIDE YARD SETBACK SUBSTANTIALLY TO INCREASE THE DISTANCE BETWEEN TOWER 1 AND 2 TORONTO STREET.**
- **SIGNIFICANTLY INCREASE THE REAR YARD SETBACK (LAKESHORE DRIVE).**

## **DENSITY**

I am not opposed to development nor am I opposed to the revitalization of our downtown city core. The density resulting from the proposed development is far too great. Increasing the density of downtown Barrie does not have to happen all on this one particular site!

Our lakeshore and park are well-used, and it is already very busy especially from May through September. Summer weekends and weekends with special events are even busier and are already crowded. Many residents who currently live on the lakefront and in the neighbourhood regularly use the boardwalk and walkways along the waterfront and through Centennial Park. Many other Barrie residents also come regularly to the waterfront to enjoy Barrie's gem.

With the proposed development, I am concerned that the current public spaces, i.e. the recreation area existing on the lakeshore, including the boardwalk, the walkways, the bike paths, the beach, the playground, and the grassy areas of Centennial Park are insufficient to sustain current and future residents in the neighbourhood and well as citizens in all of Barrie who like to come to the waterfront to enjoy this renowned public space.

Barrie's waterfront is the jewel of our city!

As a responsible citizen, I am proud to express my views in opposition to the Official Plan Amendment and to the Zoning By-law Amendment with respect to the proposed development.

Respectively submitted,

Bonnie L. Gill

**From:**

**Sent:** June 7, 2020 8:10 PM

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

**Subject:** Public Meeting Monday, June 8, 2020 - Official Plan Amendment & Amendment to Zoning By-Law-51-75 Bradford Street and 20 Checkley Street, Barrie

## Re: Barrie Lakeshore Development (BLD)

### Opening Remarks

- Rudimentary comments as insufficient time to prepare.
- No time to do research. Unable to talk to anyone at City.
- Seems developer had over a year to prepare proposal; City staff took about 6 months to do some preparatory work but taxpayers have 3 weeks to comment.
- This tight deadline, which is draconian to say the least, raises suspicions as to what is going on.
- In contrast, Governments have extended deadlines because of Covid19 due to its impacts.
- The City's somewhat unrealistic deadline will result in very few residents being able to make submissions.
- Factual information to be given re traffic woes, deteriorating wetlands (Eco system), pollution, based on observations the past 10 years as condo residents facing Lakeshore Drive.

### Proposed Buildings

- Want to squeeze 4 towers into a postage stamp sized lot; probably should only accommodate 2 - 3 structures.
- Heights of buildings will be totally out of context with existing condos; buildings would have to be so close together, raising issues of privacy among other matters.
- Proposals would eliminate present views up to 70% - 80% for some residents on lower floors at Nautica; my wife and I would lose about 30% - 40% of views from our location on the top floor.
- Proposed tower closest to the Eco system will be about a stone's throw away from Nautica.
- Suggested heights will probably block views for future residents in approved 2 - 3 condos N/NW of Bradford Street.
- Existing Lakeshore Drive condos are 8 - 14 floors high; Nautica's first complex with 16 floors. Existing structures are spaced sufficiently to maximize panoramic views.

- (BLD) development will have little or no green spaces, and will be a heavily congested complex due to about 1,900 residential units which is in stark contrast to existing condos with 150 units each. The density of the project will affect the amount of sunshine to existing condos and the Eco pond.
- No more than 2- 3 towers should be allowed in any approval with heights conforming/complimenting with existing structures in the area- i.e. 12 to 20 floors with adequate spacing.
- Traffic, pollution and wetlands impacts will be very dire; each will be dealt with under separate headings.

### Traffic Woes

- 10 years ago Lakeshore Drive traffic was steady and busier during rush hours. Today volumes of vehicles/motorcycles/panel trucks, etc. have increased about 100% from the first year of our stay at Nautica.
- A major contributing factor was the remake of Centennial Park and refurbishing of Lakeshore Drive that significantly increased volumes because it was so much easier to commute from any location in Barrie with Blake/Simcoe/Lakeshore (BSL) being the main commuting route.
- Traffic emanating from 2 - 3 condos already approved will be contributing an estimated 10% - 20% increase in volume; over 90% of drivers will take the BSL route (those travelling north/south direction).
- Proposed development which hopefully will be scaled down significantly will easily add 20% - 30% increase in traffic activity.
- City does not seem to have planning guidelines to incorporate green spaces, parks and other features which enhance the quality of life for people.
- Major need to develop traffic routes to accommodate increased vehicular movement now and for the future.
- Another not so obvious cause of traffic is that more and more Barrie residents from all over the place gravitate to BSL to use renovated park/beach facilities at Kempenfest Bay.
- Existing traffic on overused BSL needs immediate attention. To start, Bradford Street should be redone so that commuting traffic flows from Simcoe Street to expanded Bradford Street with two left turn lanes to accommodate volumes; Tiffin/Essa/Bradford Streets should have two left turns so the flow of vehicles goes along the south/southwest Lakeshore Drive which has little residential density (also the only area with lots of green space).
- Several more road arteries need to be developed so that drivers use them rather than exclusively taking the BSL corridor.



- Lakeshore Drive, between Simcoe and Tiffin, should primarily be for the local and growing condo population and for the rapid increase of people and pets using the beach/park areas.
- Speed limit on BSL should be reduced to 40 km to somewhat slow the high volume of irresponsible speeders and to reduce the road carnage of wildlife such as squirrel and other rodents in the area.
- Proposed retooled section of Lakeshore Drive would also accommodate increased numbers of boaters using the Bay.
- Lower BSL speed will reduce the number of accident close calls when people exit from cars to use Centennial Park facilities.

### Wetlands/Eco System

- Sad to see how dangerous it has become for wildlife in the diminishing deteriorating Eco system.
- Evidence of significant flooding during heavier rains; pond overflows 15 to 30 feet on north side (almost to dirt lane of Developer's property; less obvious is the flooding at the back of the wetland north of the creek near Bradford Street (water is under vegetation growth).
- Wildlife - avian and animals - is still abundant but less due to increased traffic noise, air and other pollution.
- 4 to 6 pairs of geese annually use the Eco system to raise their broods. Due to encroachment, less and less area is available for wildlife. Food has become very scarce, especially for geese who need succulent grass and leaves.
- This year 4 pairs of geese produced 22 goslings; only 1 pair of geese with 4 goslings remain as others somehow got into the marina area and eventually found the boat ramp to exit into Centennial Park after being harassed and frightened by inconsiderate people and their dogs; have not seen the three families with 18 goslings since they left the Eco system because of dwindling grass to feed on. We fear for their safety and demise of some.
- Wetlands should really be expanded to better accommodate wildlife and provide more grazing areas.
- If the developer is given the requested Eco System land north of Bunker's Creek towards Bradford Street, that area being subject to periodic flooding, it will further reduce the wetlands property. Such a decision will probably spell the end of the Eco System if enough space is not provided for wildlife as there would be even less food/grass for sustenance. It would also bring into question whether such action meets the provincial guidelines for wetlands.

### Pollution

- The past 10 years has seen major increases in air, noise and water pollution because of massive traffic increases due to many inconsiderate drivers who speed, honk their horns, use oversized, noisy mufflers day and night. These unruly drivers seem to thrive in making as much noise as possible and travelling at unlawful speeds detrimental to residents and wildlife. Lakeshore, Huronia and Mapleview are the main "Indy 500" thoroughfares in Barrie - speeds of 60 - 100 km are the norm; noise well over the recognized safe decibel levels are usual when speeding: more and more vehicles/motorcycles have oversized exhaust systems. Motorcycles are the loudest and can be heard miles away.
- Progressive cities in the U.S. and a few in Canada have enacted noise bylaws and banned use of oversized mufflers within city limits. Edmonton, with a population of about one million, is the latest to implement such a by-law.
- Redefinition of Lakeshore Drive use between Simcoe and Tiffin, implementation of lower mileage (40 km) and ban on loud mufflers and greater police enforcement would greatly be appreciated by affected tax payers/residents.
- Bunker's Creek has become a significant polluter of water flowing into the Eco pond and eventually the Bay.
- Creek used to have clear water and one could see minnows/smelts migrating into the Bay in the Spring; beavers and blue herons were easily seen in the waterway. The water is now quite murky because of pollutants emanating from the north and it seems irresponsible companies may be the culprits. Polluted water is driving some of the wildlife away and the recent heavy rains have dumped most of the pollutants/debris into the Bay which will eventually affect our drinking water. The dirty effluents could be seen almost a mile out in the Bay after the most recent downpour.
- City should identify the polluters so that cleaner water returns for the sake of the wetlands and quality of our water.

### Other Matters

- Whatever City Council approves for the developer should have taxpayer input who elected Council members with one of the important mandates being "Government for the people".
- The BSL thoroughfare has also experienced major traffic snarls from out of town drivers on their way to and from cottage land on week-ends especially during the summer. We have experienced backups as far out as the intersection of highways #11 and #93 and more and more drivers speed through local neighborhoods to avoid BSL backups resulting in greater air/noise pollution and anger on the part of residents.

- Developer is asking a lot - hugely oversized condo buildings; the suspicious inclusion of a hotel and seemingly little regard for quality of life. Financial greed appears to be the prime driving force for this outrageous proposal.
- City needs to have revised long term development guidelines with particular attention to heights and quality of life issues being incorporated such as having green spaces as part of new projects.
- City staff need to update their somewhat dated impact studies so that taxpayers and decision makers will have more relevant information.

#### Closing Comment

- This epistle would have been more reasoned, researched and professional if there was not such a draconian deadline for submissions. It seems the City has underestimated some of the major impacts of Covid19 pandemic on the vitality of people, especially senior taxpayers living in the Lakeshore Drive condominium alley. Few have the mental strength to respond to such a short deadline so submissions will be nominal.

John and Ruth Wisocky

**From:** Deanne Arn

**Sent:** June 7, 2020 11:30 PM

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

**Subject:** Barrie Lakeshore developments, 51-75 Bradford St./20 Checkly St.

In addition to what we have already written, I would like to add the following

I was amazed that the company ignored the style of Barrie's waterfront and designed a massive commercial development.

I would hope that the local government maintain a sense of pride in achieving a healthy recreational environment they helped realize over the years. It would be sad if at this time, they prioritized increased tax revenues instead of pollution-free visual beauty.

I support growth in Barrie, but there are other areas nearby, for large commercial businesses to thrive, without distorting green spaces.

The waterfront is not a resort to warrant the type of proposed commercialism. Surely the developers are cognizant.

Thank you for your attention.

Deanne Arn

**From:** Wendy McElroy

**Sent:** June 8, 2020 7:54 AM

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

**Cc:** keenan.alwyn@barrie.ca

**Subject:** Barrie Lakeshore Developments (51-75 Bradford St/20 Checkley Street)

Good Morning:

Our names are Dane and Wendy McElroy and we reside at . We are writing this letter today to address our concerns regarding the Barrie Lakeshore Developments.

We both agree with all of the comments made at the last two meeting held this past winter. Right now the traffic on Lakeshore Drive is currently quite busy as the waterfront attracts not only residents of Barrie and but other townships as well to drive, walk, bike or roller blade down to the take advantage of our beautiful waterfront and the ongoing attractions throughout the summer and well into the fall.

Having this new development would create chaos in this area. Please find another location for this development project.

Thank you

Dane & Wendy McElroy



City of Barrie  
Attention: City Clerk  
70 Collier Street, PO Box 400.  
Barrie, ON L4M 4T5

June 3, 2020

(via email: cityclerks@barrie.ca)

Dear City Clerk and Councillors

**Re: Barrie Lakeshore Developments , 51-75 Bradford Street, 20 Checkley Street**

Nautica Condominiums is a community of 303 home owners adjacent to Bunker's Creek and the subject property. Many of our owners and residents will undoubtedly communicate to you directly with their particular concerns about the four building mixed-use complex arising as their next door neighbour.

As Board members of the two Nautica towers at 33 and 37 Ellen Street, Directors are charged with the responsibilities of managing the affairs of the condominium corporations. One of our duties is to safeguard the corporations' assets and, in this case, the common elements of our property as discussed below.

1. Property Flooding

For years Bunker's Creek has been an under serviced flood zone that spills over well beyond the creek, eco-pond and into the field. Even with the 2016 redevelopment of the Lakeshore and the reservoir pools, the banks often overflow creating considerable run-off that eventually drains muddy water into the marina. As recent as the end of May, the area was flooded with storm surge just up to our property line.

We are concerned that the 15-20 year construction period, when the soil is disrupted, flood management will be further impacted and unwanted water will flow onto our land and potentially into our ground floor garage. The online floodplain analysis is preliminary and does not address the persistent flooding on the subject property. We require assurance by the City that the final plan be completed and the potential for flooding our property is addressed.

## 2. Pathway

There is a community path between our complex and Bunkers Creek. This path currently runs from the Lakeshore sidewalk westerly until it ends at our property. It does not continue through to any street. The only way to utilize this path is to trespass on our sidewalk or our visitor parking lot.

We have generally tolerated the individual users of the path as the usage is low except when waterfront festivals, such as Canada Day and Kempenfest, bring crowds to the area. However, with the addition of 1,900 residential units and a hotel, the amount of foot traffic through our property could become an ongoing safety and security problem. While the project proposes an internal pedestrian network to connect Bradford Street and Lakeshore Drive, it is potentially two decades before it's completed. Additionally, the existing footpath through the subject property is used as a year-round shortcut and it will no longer exist when construction commences. People will naturally gravitate to the adjacent pathway rather than follow the municipal sidewalk around our buildings. This does not seem to be addressed in the proposed plans and we cannot accept increased trespassers.

## 3. Visitor Parking

Our visitor lot for Nautica guests and contractors is located on the northwest corner of our property. Our prime location to the waterfront attracts day trippers to park their vehicles in our lot and walk to the park and marina. Tourists find it a great option compared to metered parking along the Lakeshore. On busy summer weekends we are obliged to hire security guards to monitor access to our lot so that invited Nautica visitors can park here.

We understand the developer is requesting reduced parking specifications for the proposed complex and this will stress our visitor parking even further. Given the limited parking options in the area, we oppose any amendments that reduce parking specifications for this site.

Thank you for the opportunity to comment.

On behalf of SSCC#354



President Peter Hedges

On behalf of SSCC#360



President Robert Bishop



(1)

"COPY"

June 3, 2020

Legislative and Court Services  
City of Barrie  
70 Collier Street  
P.O. Box 400  
Barrie, ON. L4M 4T5

Re: File DO9-OPA 078, D14-1692

- (1) Official Plan Amendments - Smart Centre  
51-75 Bradford Street & 20 Checkley Street, Barrie
- (2) Other Property Matters

Dear Sirs:

I am very much opposed to the development of this site for the third time which is still far too large for the size of the property for the following reasons: The height of the four towers do not correspond to the heights of the other towers facing Lakeshore Drive & Toronto Street. They all should be an even height as they are now.

This Council including Mayor Lehman want to create another Downtown Toronto for the City of Barrie by creating large highrise towers forming a monstrous concrete jungle for the waterfront resulting in bad planning for this City. Our Planners are all useless. The number of suites is far too high - 1900 suites thus causing massive future traffic jams year round on Bradford, Simcoe, Toronto, Victoria Streets and lastly Lakeshore Drive. These streets can very carry this amount of traffic now let alone in the future along with other developments.



(2)

being planned for the Downtown. Far far too many suites proposed or should I say, all bachelor (studio) size apartments.

Why oh Why does this Council and the Mayor along with other so called individuals want to put up huge high rise towers in Downtown Barrie and not in outlying areas where there are low rise buildings. Barrie was never built from day 1 to be a high rise metropolis. You are trying to build another Rome in a day which is not acceptable and this COUNCIL DOES NOT GET IT, NOR THE CITY PLANNER ESPECIALLY.

REMEMBER - the night the last development for this site was presented by developer Jack Pong. It was a disastrous three ring circus. The worst Council meeting ever presented in the Chamber. If it wasn't for the current Pandemic this meeting should be open to the Public entirely and not presented via video link ups. WHAT'S YOUR HURRY BOYS & GIRLS + THE MAYOR OF COUNCIL. It appears something is going to happen and try to be approved "under the table". ALL PLANNING MEETINGS SHOULD BE CANCELLED UNTIL THIS PANDEMIC IS OVER.

Blue Sails Developments had the best plans for the site at the time down from 4 towers to 2 towers. Does Council remember that one? If they don't, they have poor memories and should not be serving this City. This was also presented in trying times during the world wide Financial Crisis of 2008/09. Now we have this world wide Pandemic of 2020 and you want to ram all the developments through Council. Hold on and wait until this world wide virus settles down then proceed with caution and consult with current residents of 2 & 6 Toronto Street also along with the Mavica first.

It appears that the Mayor and Council is taking an opportunity to ram everything through NOW and as I said above do it "under the table" now so no one will notice. Where is the democracy here Mayor Lehman?

(3)

(2) OTHER MATTERS

WHERE IS THE PLANNING? I have not seen any actual artists conceptions of the project. Another reason you and Councillor Igluzyn are letting waterfront residents down. This Council is too self centered and will not be in Office come next election time.

Why is there so many highrise developments planned for the Downtown core? You have a tendency to make the Downtown highrise condos and lowrise in the residential and suburban areas. This is not Downtown Toronto and Mayor Lehman wants to make it look like Downtown Toronto and not Barrie. These projects are not for the True Barrie. The Mayor wants to make it like Toronto and even Vaughn for his lasting legacy.

Lastly, since summer 2020 is early upon us, do something about the traffic around the Lakeshore. We now have motor cycles roaring down Toronto Street going through the traffic lights at 1, 2 + 3 o'clock in the morning waking up residents. Some of us like to turn off the HVAC and open the windows. As the Mayor is also on the Police Board he'll have to consult with Mrs. Greenwood and have police cruisers follow these defenders from and to the Downtown area would also help let alone ramming through unwanted developments.

Please keep me informed about any upcoming developments of this particular site whether the outcome is good or bad. I hope it will be had and this Council will pay the price in their decisions at the ballot box.

Yours truly,

Paul Armstrong

**MEMO from:**

Susan Bracken

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May 27, 2020

To: Legislative and Court Services

Re: 51-75 Bradford St & 20 Checkley St.

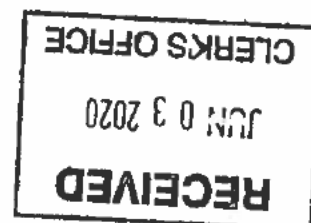
I have no objection to the general plan for development on the site, except for the reduced setbacks, and the potential for vehicular traffic onto Lakeshore Dr.

The setbacks on Lakeshore Drive should align with the setbacks of the already established condo buildings, particularly 2 Toronto St., which would be severely impacted by the proposed setback of 7 metres. Likewise, the garage setback should align with the garage setback in place at 2 Toronto St.

It would be nice if the developer will incorporate wooden trellis on the side of the garage facing 2 Toronto St., as this 6 storey wall will be a graffiti heaven if it is just plain concrete.

The Lakeshore is already under pressure during the spring/summer/fall months and increased vehicular traffic pouring onto that road means gridlock and potential safety issues for first responders. Vehicular exits must be onto Bradford, or Checkley.

Respectfully submitted,



June 1, 2020

Celeste Kit-Semetry  
Senior Planner

CITY OF BARRIE  
**RECEIVED**

JUN 8 - 2020

**PLANNING  
SERVICES**

- I have several objections to the plans submitted by Smart Centres.
1. All the buildings are too tall.  
They will cause a lot of the waterfront to be in the shade
  2. The increase in traffic would be very serious - dangerous and disruptive
  3. The setbacks on both Bradford and Lakeshore are much too small - even people walking will be disrupted
  4. Most of the condos in those places will only have views of the other condos.

I sincerely hope it will be voted down!

Ruth Mhawon