

From: Roy Blair
Sent: Saturday, June 06, 2020 9:48 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>
Subject: Proposed By-law change 51-75 Bradford St, & 20 Checkley St. Barrie

Sent from [Mail](#) for Windows 10

Ref, Proposed By-law change to permit major development of 51-75 Bradford St. and 20 Checkley St. Barrie.

As a resident of I strongly object to the size of buildings being proposed for this area. At 38,40 and 42 stories they are 2 times the height of present buildings along Barrie's pristine Lakefront. Thus becoming an eyesore from any angle or direction. Blocking sunlight to many buildings located nearby and obscuring views of Kempenfeldt Bay.

Proposed residential units of 1900 and Hotel 152 units indicate a potential increase of over 4000 permanent residents and transient persons of 300+ . Also potential of a major increase in pets, dogs cats etc. Many residents have children or give birth to such so where are they going to school, buy groceries, receive Medical care,, public toilet facilities, restaurants. What about fire prevention? What about ambulance service? Garbage disposal. Hotels have extra laundry requirements and supplies often are delivered at night thus more noise to nearby residents. The area at present is in need of Parking to accommodate the multitude of vehicles that come annually to enjoy Barrie's waterfront and ice activities in season. They too bring money into the city. Can Bradford St, handle any major increase in traffic flow?

Thinking of modern times this proposal is increasing the population density of this area by a very significant number and it has been proven during recent months that high density becomes a breeding ground for health concerns around the world. A repetition of Covid 19 or other serious virus that could develop. Do we need that here?

Barrie under normal conditions has a very active Lakefront during Summer months in particular, with boaters swimmers, festivals, exhibitions etc where can participants or visitors, spectators park, sit, enjoy when so much land is going to be developed. This present lot becomes a parking area for numerous boat trailers, cars in the summer. Maybe the City should think of developing that.

Bunkers Creek is a nature reserve that attracts many people in all seasons. It must be protected and preserved.

Access to Victoria St, Simcoe, Toronto and Lakeshore is going to be seriously affected in a very negative way. Note the number of vehicles from Buses , Cars, tractor trailers Motor cycles, pedestrians who use this area at present then add traffic to and from these proposed buildings

and what do you get an Area prone to accidents, traffic delays, frustration for persons already suffering from pressures brought about by modern living.

I acknowledge that Barrie has suffered greatly due to the recent demand made on business, loss of jobs through the world virus alarms. Extra cost and I'm sure you as City officials would love to see potential Tax revenues increase to offset recent expenses. But there are other means that don't drastically spoil a delightful neighbourhood by allowing money grabbing developers to ruin such a pristine area, that, after all, it was Citizens of Barrie who paid for and developed this land initially. Most of Barrie lakefront is reclaimed land. Have sufficient exploratory tests been done to support major development as proposed? Developers have an ingenious knack of bending rules to get what they want!!

Yours truly, R JA Blair,

From: MICHAEL HOLMES

Sent: Monday, June 08, 2020 11:48 AM

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

Subject: Lakeshore Development Highrises

First and foremost we are residents at _____ and have serious concerns for the massive development that has been proposed on the Harmony Village property. While we understand we need more residential units, we certainly do not agree with the 38 to 42 story buildings. The density will be far too much for our existing roads and walkways. We can't understand why Council is even considering these high density proposals.

Mike and Maureen Holmes

From: [Joyce Chun](#)
To: [cityclerks](#)
Subject: Smart Centres Greenwin Development
Date: June 8, 2020 11:51:39 AM

I attended the December meeting with respect to this proposed development, and heard the concerns raised there and considered them. I own property on _____ nearby. I do not oppose development on the land; however I believe it is twice or more the amount of development that this small piece of land should attract. I would reduce the number of buildings to three at most, and keep the height restriction in line with the Toronto Street and Nautilus buildings. Out of respect for the residents of the Toronto Street buildings, I would move the nearest building away, or eliminate it, to allow space, air, sunlight, and birds to continue to flow around the buildings. I would not allow road access to any of the buildings from Lakeshore but require access be only from Bradford or Checkley. I strongly support the developer's plan for a park-like setting. I do not believe this can be accomplished with four buildings. I would encourage realistic, sufficient parking for building residents, most of whom will have a vehicle, and for their guests. Finally, because this is prime lakeshore real estate, the quality of the structures and their design should be quite appealing. Barrie is gateway to the north. There should be an emphasis on beauty. This should be a gem to set off the beauty of Kempenfelt Bay, which the City has been improving and investing in year by year.

Joyce Chun

To Whom It May Concern:

We are writing in regards to the public meeting that the Planning Committee intends to hold this Monday, June 8th, at 7:00 p.m. to review an application by Smart Centres on behalf of Barrie Lakeshore Developments for an Official Plan Amendment and Amendment to the Zoning By-law for 51 - 75 Bradford Street and 20 Checkley Street, Barrie.


It was with absolute horror when we read of the plans for this project, including a driveway access to Lakeshore Drive, structures which would ridiculously tower over the entire city, the potential for a population explosion of residents and hotel guests, unnecessary retail space that would detract from our present downtown zone, in short, nothing that would have any positive benefit for this neighbourhood or the City of Barrie.

We wish to register our vehement opposition to any changes to the current Zoning By-laws that would allow for the proposed development which would be in our opinion an absolute blot on Lakeshore Drive and Barrie's waterfront. What is proposed has absolutely nothing to do with the character of our neighbourhood. There is no place for structures of this magnitude on Lakeshore Drive. The impact would be tremendously negative for the citizens who choose to live in this neighbourhood. Many of us presently residing along Lakeshore Drive chose to live here in Barrie, a tranquil, beautiful, picturesque lakeside city rather than Toronto. Does the City of Barrie need a piece of downtown Toronto dropped right in the middle of Lakeshore Drive?

We are unable to imagine, it is actually difficult to want to try and imagine, what will become of our neighbourhood. The increase in vehicular traffic will result in noisy, crowded roadways. The increase in residents, visitors and hotel guests will overwhelm and render inadequate Centennial Beach and Park and will significantly detract from the present quality of life enjoyed by waterfront residents. We also have serious concerns about the effects of all of this on the Eco-Park that has been developed in this area.

Again, we wish to register our absolute opposition to this project and the "destruction" it would bring to what we believed to be an idyllic setting when we relocated to Barrie from Winnipeg, Manitoba, five years ago. We chose Barrie over Toronto, don't disappoint us, please!

Glen and Angela Cornick



From: [kenneth forsyth](#)
To: [cityclerks](#); [Celeste Kitsemetry](#)
Cc: [Keenan Aylwin](#)
Subject: Opposition to proposed Official Plan Amendment and Amendment to Zoning By-Law re: Barrie Lakeshore Developments, for 51-75 Bradford Street and 20 Checkley Street, Barrie
Date: June 8, 2020 11:32:46 AM

Dear City Clerks and others,

I am opposed to the City of Barrie, amending the Official Plan and Zoning for Barrie Lakeshore Developments at 51-75 Bradford street and 20 Checkley street Barrie for the following reasons:

1. A 22 storey hotel is proposed , where all other Building on the Lakeshore are 16 stories. In addition a hotel is commercial in what is now a residential neighbourhood!
2. The proposed apartment buildings would have more than double (1900 units), Vs. the approximately combined total for all six condo building currently on the Lakeshore (900 units)! This significant new density would ruin the neighbourhood both in appearance and overwhelm the parks and beaches.
3. The set backs would endanger the Eco Park and it's occupants!
4. The height of the buildings could hinder sunlight and cast shadows over the condo's on the lakeshore, and the Marina thus hindering quality of life and enjoyment of condo amenities, like balconies and boater's at the marina.
5. Parking currently in this area during the summer is strained by visitor as well as current beach and park user's.
6. The proposed buildings also are out of whack with the buildings recently approved for the old school site on Bradford street (10 and 20 stories). I also think these building proposed building would set a prescient , for other vacant land facing Bradford Street in this area!

Please reject these proposed amendments and keep building on the Lakeshore residential and to a maximum of 16 stories and the building on Bradford street to a maximum of 20 stories.

Please also ensure setbacks allow for green area's and landscaping , and that the Eco pond is protected from roadway runoff and noise!

Barrie and this neighbourhood is beautiful. Let's keep it that way for current and future residents!

Best Regards,

Kenneth Forsyth

Sent from my iPad

From: [Peter Hedges](#)
To: [cityclerks](#)
Cc: celeste.kitsmetry@barrie.ca; keenan.alwyn@barrie.ca
Subject: Barrie Lakeshore Development (51-75 Bradford St / 20 Checkley Street)
Date: June 8, 2020 10:44:23 AM

City clerk and Keenan, I am a resident and President of a condo on the lakeshore in Barrie next to this development and I am very concerned as a resident and owner in this area of Barrie.

My concerns relate to 3 issues as follows:

1. Traffic on lakeshore is already an issue and allowing this development to have an in and out driveway will just exasperate an already congested area. Lakeshore is a one lane road that currently only has access where lights exist. Placing a drive way from such a dense development will significantly congest the area.
2. The proposed height of the towers does not fit with what was allowed for earlier developments. I can understand some increase in height but allowing these towers in some cases to be more then 2 ½ times the already existing tallest towers seams wrong in many ways. The shadowing that will result from buildings of these heights will not only affect the other towers but the marina, walking paths and beach area.
3. The density of this development with approximately 1,900 residential units in an area of similar size to other developments that only have about 300 units seams to be out of touch with reality. The amount of increased foot and car traffic will be far beyond any levels we have seen and stress the parks and green space beyond capacity.

I look forward to a development in this space, but I am extremely against this one based on the 3 areas mentioned above. I hope counsel will listen to residence on this as I know many feel very strongly on these issues as I do.

Peter

Peter Hedges

Submission on the proposed Barrie Lakeshore Development

June 8, 2020



The site is a significant piece of our waterfront. It is highly visible and very prominent from several public vantage points.

The scale, height, massing and appearance of development of this property on the waterfront matters to me.

Gary Bell



**View from
Heritage Park**

**View from South
Shore Centre**

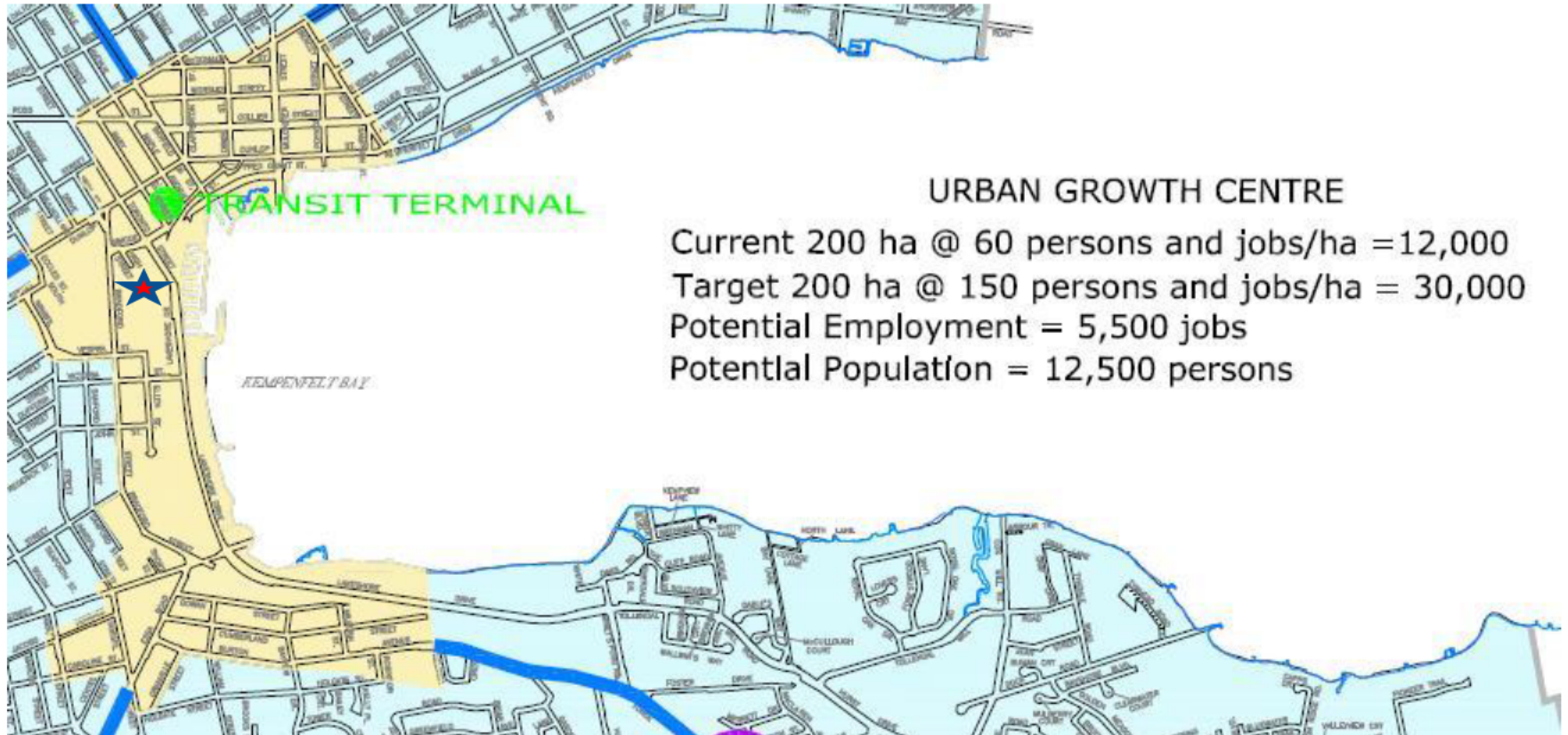
**Asses the impact
on the skyline
from these
perspectives**





**Rezoning of the site
should regulate the
development like
adjacent properties.**

**The proposed buildings are 25, 35, 38 and 45 stories.
This is as much as three times higher than the Lakeshore Drive
existing development.**



Barrie Urban Growth Centre

Intended Intensification

BLUE SAILS Adopted Zoning By-law



590 UNITS in two buildings up to 24 storeys

1100 POPULATION

300 PERSONS PER HECTARE

Barrie Urban Growth Centre

- That is intensification

PROPOSED REZONING and DEVELOPMENT



1900 UNITS plus commercial and hotel space.

Total 163,774 Sq m (1.76 million Sq. Ft.)

**3534 POPULATION (@1.86 p/unit)
1111 Person or jobs per hectare
Plus retail and hotel jobs for 1353
Persons or jobs per ha.**

Barrie Urban Growth Centre
- That is over four times the
UGC target for intensification.



Perspective View Looking North East Along Bradford Street

The desired look for arterial roads such as Bradford Street.



The proposed zoning by-law amendment would permit a scale of development well above what is intended, desired or needed.



The height and density of the proposed zoning by-law amendment are wrong for the site, the area and the City.

I ask that Council refuse this proposed By-law and challenge the proponent to propose a development in keeping with the City and Community values and planning policies.

Good planning and planning decisions should be flexible and fundamentally respect the community and character of the property and neighbourhood.

Thank you for considering my submission.

Yours sincerely

Gary Bell, RPP