Comments Summary Matrix: Index of Comments Received

A. Resident Comments

No.	Commenter	Date Received
A1.	**S. Moore**	Sep. 2, 2024
A2.	**J. Riseborough**	Sep. 27, 2024
A3.	**B. Clark**	Sep. 30, 2024
A4.	**S. Murdoch & H. Laur**	Sep. 30, 2024
A5.	**T. & S. Fendley**	Sep. 30, 2024
A6.	**R. Tremblay**	Sep. 30, 2024
A7.	**E. Tracy**	Sep. 30, 2024
A8.	**B. Strachan**	Oct. 1, 2024
A9.	**R. Lehman, F.C.I.P.**	Oct. 1, 2024
A10.	**G. Bell, RPP, Consulting Planner**	Oct. 1, 2024
A11.	**C. Mathieson**	Oct. 1, 2024
A12.	**D. Mckeown**	Oct. 1, 2024
A13.	**D. Shareski**	Oct. 1, 2024
A14.	**D. Mckeown**	Oct. 2, 2024
A15.	**E. Tracy**	Oct. 2, 2024
A16.	**J. Mawson, Architect, OAA, M.Arch., Ted Handy & Associates Inc.**	Oct. 3. 2024
A17.	**C. Eaton & A. Wiles**	Oct. 3, 2024
A18.	**M. McCarthy**	Oct. 3, 2024
A19.	**H. Morris & J. Lawler**	Oct. 3, 2024
A20.	**L. Alkins**	Oct. 3, 2024
A21.	**M. Linseman**	Oct. 3, 2024
A22.	**A. Menzies**	Oct. 3, 2024
A23.	**B. & S. Miller**	Oct. 22, 2024
A24.	**D. King**	Nov. 1, 2024
A25.	**R. Lehman**	Nov. 6, 2024
A26.	**B. McVeigh**	Nov. 10, 2024
A27.	**J. Waddell**	Nov. 10, 2024
A28.	**J. Quinto**	Nov. 11, 2024
A29.	**A. Ivsins**	Nov. 11, 2024
A30.	**T. & J. Hards**	Nov. 11, 2024
A31.	**D. & P. French**	Nov. 11, 2024
A32.	**T. Laurin**	Nov. 11, 2024
A33.	**P. Malik**	Nov. 11, 2024
A34.	**J. Garner**	Nov. 12, 2024
A35.	**G. Shotlander & B. Shotlander**	Nov. 12, 2024
A36.	**R. & M. Bryson**	Nov. 12, 2024
A37.	**S. Cadogan**	Nov. 12, 2024
A38.	**T. MacLaren**	Nov. 13, 2024
A39.	**K. & J. Thompson**	Nov. 13, 2024

A40.	**C. Elizabeth**	Nov. 13, 2024
A41.	**B. Bortoluzzi, Architect, OAA**	Nov. 14, 2024
A42.	**J. & D. Mainowski**	Nov. 14, 2024
A43.	**B. Smith**	Nov. 14, 2024
A44.	**KBJ Mills**	Nov. 14, 2024
A45.	**P. & T. Roebuck**	Nov. 14, 2024
A46.	**R. Brown**	Nov. 14, 2024
A47.	**J. Chabot**	Nov. 11, 2024
A48.	**E. Meyer**	Nov. 18, 2024

Outlook

Feedback on Barrie's New Zoning By-Law

From Sarahmoore [redacted]
Date Mon 9/2/2024 8:16 PM
To New Zoning Bylaw <newzoningbylaw@barrie.ca>

Thank you for the opportunity to provide feedback. I am supportive of the work that is being done to clarify the changes to the zoning by-law, and appreciate the city's transparency on this issue.

Based on the larger development issues that have come to the city over the last several years, I do however fear that zoning rules have not been applied equally to all. It seems that most if not all of the large scale development that has been approved has involved requests for re-zoning and/or special setbacks and exceptions, which in effect makes zoning irrelevant for developers. Private citizens requesting exceptions face a much more stringent application of the rules.

The city's marketing materials state that "construction that does not follow the zoning by-law is not allowed", and I would hope and expect that city council live to that commitment.

Please ensure that exceptions are just that, and not the rule.

Respectfully,

Sarah Moore

Sent from Sarah's iPhone

From: Justin Riseborough [redacted]
Sent: Friday, September 27, 2024 3:30 PM
To: newzoningbylaw@barrie.ca
Subject: Comments about the new proposed Zoning By-law

Hi,

I am a resident in Barrie and I have a few comments I'd like to share about the new Zoning By-law.

Firstly I wanted to say it is great that the City of Barrie is taking steps to reduce the number of zones and complexity of the Zoning By-law.

With that said I think the simplification could go a lot further. After reviewing the Proposed changes I have these comments:

- Zones NL2 & NL3 are very similar and could probably be merged into a single zone (preferring the most open/permissible specifications, usually the parameters in NL3)
    - Honestly I'd prefer NL1, NL2 & NL3 just be collapsed into a single NL zone with the most permissible rules applied.
- Integrate NC rules into NMR & NI, eliminating the NC zone
- Based on the explainer document it also seems like NMR, MR1, MR2 & UT could be simplified into a single zone as well
    - It could be beneficial to roll EN into the above single zone as well, allowing people to live, work and shop in their local neighborhood
        - This could have a big reduction in greenhouse gas emissions and the need for cars in general
    - SEC & SED zones may also be able to be integrated into the above combined zone to increase the amount of Employment and Economic development area (and opportunity) in the City of Barrie

Implementing some or all of these changes should reduce the need for exceptions and re-zoning applications significantly. In turn, that would reduce operational overhead (and costs) for both the City of Barrie and people looking to further develop the City. It should also greatly speed up the time to start on construction projects (residential especially) which could help significantly with both the housing shortage and access to housing that is affordable for Barrie's residents.

Thank you,
- Justin

Brandon Clark

[redacted]

2024-09-30

[redacted]

City of Barrie

70 Collier Street

Barrie, ON L4M 4T5

Sent via email: newzoningbylaw@barrie.ca

Dear Mayor Nuttal and Members of Council,

I hope this letter finds you well. I am writing to express my concerns regarding the recent updates to the zoning by-law, specifically related to the provisions for accessory units. While I appreciate the city's efforts to enhance housing options, I believe the current height restrictions significantly hinder homeowners from effectively utilizing their properties to create additional living spaces, such as detached garages with units above.

The proposed height limitations for accessory structures, including garages, do not align with the provincial policies that encourage municipalities to facilitate the development of accessory units. These units are vital for creating affordable housing options, as they allow homeowners to generate rental income while providing much-needed accommodation for individuals and families in our community.

Barrie, like many Ontario cities, is facing a housing affordability crisis. By making it easier for homeowners to add accessory units, we can take meaningful steps toward addressing this issue. Enabling the construction of detached garages with residential units above would not only enhance the livability of our neighborhoods but also support the objectives of Bill 23 and other provincial directives aimed at increasing the housing supply.

Moreover, facilitating these developments can lead to a more sustainable urban environment. Accessory units contribute to increased density without compromising the character of our neighborhoods, and they can help reduce urban sprawl by maximizing existing infrastructure. This aligns with our city's goals of promoting sustainable growth and responsible land use.

I urge the city to reconsider the height restrictions for accessory units in the zoning by-law update. By adopting more flexible guidelines, Barrie can encourage homeowners to invest in their properties and contribute to a more diverse housing stock. This, in turn, will foster community resilience and support economic growth.

Thank you for your attention to this matter. I hope to see positive changes that will make it easier for residents to enhance their homes while supporting the city's commitment to affordable housing.

Sincerely,



Brandon Clark

[redacted]

Cc: City of Barrie Clerks Office

City of Barrie Planning Department

Notice Regarding Draft 3 City of Barrie Zoning By-law
Proposal to Change Zoning on 114 Blake Street

Submitted September 30, 2024, by:

Su Murdoch and Harry Laur
[redacted]

To:
newzoningbylaw@barrie.ca
Jennifer.Roberts@barrie.ca
Liam.Munnoch@barrie.ca
Clare.Riepma@barrie.ca

We, Su Murdoch and Harry Laur, own the property at [redacted] Our property [redacted] of the property at [redacted]

We are aware that in Draft 3 of the Zoning By-law, the proposal is to change the zoning of 114 Blake Street from Special Provision (Lake Simcoe Motel) to NL3.

The Special Provision (Lake Simcoe Motel) zoning is the result of an Ontario Municipal Board hearing in 1987 that considered the impact of future development at 114 Blake Street. The OMB decision and site plan are registered on the Title of 114 Blake and are endorsed by City of Barrie Bylaw 1987-04.

If you examine the registered site plan, it clearly indicates that its purpose is to direct the building envelope of future development on the property. It delineates a hatched area and parts of the property subject to the height restrictions deemed appropriate by the OMB.

We understand that only the owners of Special Provision zoned properties were informed of any proposed change. Given that the current zoning is an OMB decision, only notifying the property owner, and not those affected by the proposed zoning change is not acceptable.

Please be advised that we are retaining our right to appeal this zoning change.

Sincerely,

Signed

Su Murdoch and

Harry Laur

From: T & S Fendley [redacted]
Sent: Monday, September 30, 2024 8:09 PM
To: officeofthemayor@barrie.ca; Craig Nixon; Clare Riepma; ann-marie.kungl@barrie.ca; amy.courser@barrie.ca; Robert.Thomson@barrie.ca; nigussie.nigussie@barrie.ca; gary.harvey@barrie.ca; jim.harris@barrie.ca; sergio.morales@barrie.ca; bryn.hamilton@barrie.ca; Celeste.Kitsemetry@barrie.ca; Jennifer.Roberts@barrie.ca; New Zoning Bylaw; munnoch@barrie.ca; cityclerks@barrie.ca
Subject: New Zoning by-law

New Zoning Bylaw

Mayor Nuttall, City of Barrie Councillors'

Attention: City Clerk

As a local resident, of a caring concerned neighbourhood, we are fortunate to have a well informed neighbour who informed us of this issue. I wonder how many residents of Barrie are aware of the impact of this proposed change ?

I am concerned and unable to rationalize the impact on my neighbourhood if it is zoned NL 3, which could allow for multiple unit, four story unit without process and community input. In addition, our current home would become non-conforming.

We live at [redacted] which is bordered by [redacted] Our neighbourhood consists of established detached homes, semi-detached homes and townhomes. The homes to the east of [redacted] are zoned NL1. This is the north side of [redacted] I believe our entire neighbourhood should be zones NL1, to be consistent with our extended neighbourhood. This area is essentially family homes.

Any future development of residential housing should proceed with due process for each individual housing change.

We should all be in the same zone within the by-law, and all homes on the north side of [redacted] should be deemed conforming.

Sincerely,
Tom & Shawn Fendley
[redacted]

Sent from my iPad

Outlook

[Draft] Fw: Concerns Regarding Proposed Bylaw Changes to NL3

From

From: Richard Tremblay R.R.C. [redacted]
Sent: Monday, September 30, 2024 7:41:17 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Craig Nixon <Craig.Nixon@barrie.ca>; Ann-Marie Kungl <Ann-Marie.Kungl@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Nigussie Nigussie <Nigussie.Nigussie@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; Bryn Hamilton <Bryn.Hamilton@barrie.ca>
Cc: Michelle Banfield <Michelle.Banfield@barrie.ca>; [redacted]
Subject: Concerns Regarding Proposed Bylaw Changes to NL3

Dear Mayor and Councillors,

I hope this message finds you well. I am writing to express my concerns, along with those of my fellow neighbours, regarding the proposed zoning change from its current designation to NL3. While I understand and appreciate the City Planners' desire to streamline progress, I believe that this change risks silencing the voices of Barrie's residents and homeowners, particularly in matters that directly impact our neighbourhoods.

The current proposal to change the zoning to NL3 limits public input and closes the door to meaningful community engagement. Public opinion is vital to democracy, especially when decisions are being made that will shape the future of our living environments. A process that diminishes resident involvement would be a disservice to the community.

I want to thank Bob and Joan Lehman for organizing today's meeting, which gave us a clearer understanding of the proposed changes and their unintended consequences. Without their efforts, many of us might not have been aware of the full scope of this issue.

I would also like to recognize and extend my gratitude to Councillors Craig Nixon and Clare Riepma for attending the meeting and offering their insights. Their presence, their ear to our concerns, and their valuable input were greatly appreciated by all in attendance. Their willingness to engage with the community on this important matter was reassuring.

While I don't speak for them, I have included some neighbours who are equally vested in the community and who share my concerns. I know they all echo the same sentiments regarding this proposed zoning change.

Unfortunately, I am unable to attend tomorrow's public meeting, but I urge you all to carefully consider the long-term impact of reducing avenues for public input. Progress should not come at the expense of transparency and dialogue with the community. We ask that you preserve our right to be heard and involved in shaping the future of our city.

Thank you for your time and attention to this matter. I look forward to hearing from you and hope that we can find a balanced solution that fosters both progress and community engagement.

Sincerely,

Richard Tremblay

Richard Tremblay R.R.C.

FINANCIAL PLANNER

Tel: 705.812.1322 ext. 4

#206 - 150 Dunlop St. East, Barrie, Ontario L4M 6H1

www.sevenwealth.ca

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient, please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its content. If you no longer wish to receive these messages, please reply to this email.

Outlook

Regarding new zoning bylaw amendments

From Edward Tracy [redacted]
Date Mon 9/30/2024 6:50 PM
To New Zoning Bylaw <newzoningbylaw@barrie.ca>

Currently I live at [redacted] A row of 6 Townhouses.

The proposed new bylaws provisions speak to cluster townhomes which these are not.

In 1.9 Non conforming buildings structures and lot uses

In particular h. 1. Non conforming uses.

It is not clear if in the event these building burn down the City would reapprove the rebuilding of 6 units or demand a cluster of town homes. A distinction of course is Cluster townhomes only have a single entry to the property, Not public road way

Perhaps you can clarify with detail my concern if these properties being raised to the ground by fire or natural disaster would the current proposed by law amendments have, Can we rebuild exactly as currently standing

Kind regards

Ed Tracy
[redacted]

Brent Strachan

[redacted]

October 1, 2024

City of Barrie

Planning Department

70 Collier Street

Barrie, ON L4M 4T5

Sent Via Email: newzoningbylaw@barrie.ca

Dear Planning Department,

I hope this letter finds you well. I am writing to urge the City of Barrie to consider revising the zoning by-law to allow for accessory dwelling units above detached garages. As a homeowner in our community, I believe this change would not only support families like mine but also contribute to addressing the pressing housing crisis we currently face.

I am looking to build an accessory unit for my mother-in-law above our existing detached garage. This arrangement would provide her with a comfortable and independent living space while simultaneously freeing up her current unit for the housing market. This aligns with the provincial objective of increasing affordable housing options in our communities.

Unfortunately, the existing zoning by-laws are quite restrictive and make it challenging for homeowners to navigate the process of adding such units. The complexities involved can deter many from pursuing these beneficial developments, which ultimately limits our ability to provide affordable housing options for family members. Furthermore, the need for parking has become a significant issue in our neighborhood, especially with recent infill

developments. It seems counterintuitive to force homeowners to choose between maintaining a garage and adding an accessory unit, particularly when both can contribute to the community's vibrancy.

It is worth noting that carriage houses and similar structures have historically been a common feature in older neighborhoods, including parts of downtown Barrie. Many of these existing units exceed the proposed height restrictions, highlighting a disconnect between the by-law's intent and the realities of our urban landscape.

As we face a housing crisis across the province, it is crucial for municipalities like Barrie to facilitate housing starts and encourage diverse housing options. By allowing for accessory units above garages, we can create more opportunities for families to remain close together while contributing to a more sustainable and affordable housing market.

I kindly request that you consider the benefits of such a change and the positive impact it could have on our community. Thank you for your attention to this important matter. I look forward to your response.

Sincerely,

Brent Strachan

[redacted]

Cc: Mayor Nuttal

Councillor Nixon

LEHMAN
& ASSOCIATES

October 1, 2024
Wendy Cooke
City Clerk
City of Barrie

SENT ONLY BY EMAIL

Dear Ms. Cooke:

Re: Draft #3 Zoning Comments

I am writing to provide input to the City's zoning by-law review. My wife and I live at [redacted] My comments are as follows:

Introduction of as-of-right permissions for four storey apartment buildings in any residential area of the City

The draft by-law would permit a four storey apartment building on any property zoned NL1, NL2 or NL3 in the City. There are approximately 40,000 such properties in Barrie, basically all of our residential neighborhoods. I would support the development of any form of housing if the location was appropriate. However, I don't believe that every residential area of the City is the right place for the construction of a four storey apartment building.

The City' current planning policies require that impacts such as access, shadow, overlook and heritage impacts be addressed, which cannot be done if an approval is granted in advance of a specific application. In addition, the Official Plan directs that all development must appropriately respect:

> "the scale, height, massing, lot pattern, building type, orientation, character, form, and planned function of the immediate local area"

I do not believe that a four storey building could be permitted as-of-right in any location and at the same time have potential impacts considered and character/form addressed. I

would ask that development of this scale continue to be subject to the rezoning process so that the official plan and impact criteria can be applied.

Of greater concern is that if Draft 3 is approved the public will be shut out of the planning process. There are approximately 40,000 ground-oriented dwellings in the NL1, NL2 and NL3 zones. Under the proposed by-law the residents of these homes would have no right to notice of a new four storey building and no formal opportunity to speak to Council. And of course, Council would have no authority to approve or deny such a building, having granted the permission in the comprehensive by-law.

In summary the proposal for as-of-right four storey apartments in the NL zones does not conform to the Official Plan and removes resident involvement in planning their own community. It is disrespectful to those of us who care about our community and want to be involved in its growth and development.

Intensification in our neighborhoods should continue in locations that are good for both future and existing residents. This should be done through a collaborative planning process involving the neighborhood and Council, not as an arbitrary and blanket permission affecting 40,000 households.

I note that the explanation by staff for this permission in part is the intent to remove 'exclusionary zoning' from the City. I believe that Council has already accomplished this objective by permitting four dwellings on any residential property. The NL zones also permit a variety of dwelling types and would in no way be exclusionary.

The creation of an unknown number of non-conforming uses and buildings.

The proposed by-law has significantly changed the use permissions and building standards for many property owners in Barrie. One example is the NL3 zone which no longer permits detached dwellings. The north side of Blake Street east of the Downtown is zoned NL3 and consists of a row of large detached dwellings, which would not be permitted by the proposed by-law. In addition, non-conformity can create issues when a property is transacted or mortgaged. There is an easy fix by including in the by-law a statement that any property legally constructed would continue to be a permitted use on that site.

Best practices in other municipalities often involve the transparent identification of all properties where non-conformity has been created such that owners are aware of the circumstance.

The need for a comprehensive planning rationale for the many changes to zoning standards and permissions

It is common practice in Ontario for municipalities to prepare a detailed and

comprehensive report on the options available to address issues in a zoning by-law review. Such a report identifies the issues and then canvasses best practices to provide a planning rationale for all proposed changes.

There are many changes proposed in Draft #3 that are without rationale or explanation. I would ask that some form of report be prepared that provides the background, context and explanation for the proposed changes. As an example, the introduction of permitted building forms is without precedent in Ontario, and to the best of my knowledge not supported by the Planning Act. Some rationale for this change would assist the public and development industry in knowing why this was done.

At the other end of the scale the by-law introduces a new standard that any front door must be no more than 1.2m above finished grade. This will increase construction costs and it should be supported by a technical explanation and rationale. There are many new standards that should be explained and supported in this manner.

I have attached a brief presentation with graphics illustrating some of the points in this letter. I would appreciate if you could distribute both the letter and attachment to Council members.

I am available to discuss these issues at your convenience.



Robert Lehman F.C.I.P.

From: Gary Bell <gbell.consultingplanner@gmail.com>
Sent: Tuesday, October 1, 2024 10:26 AM
To: newzoningbylaw@barrie.ca
Cc: Michelle Banfield
Subject: Proposed Draft Comprehensive Zoning By-law for Barrie

Hello Mayor Nuttall and Council

The draft new comprehensive Zoning By-law proposes a fundamental shift in the way that new Neighbourhood residential development or redevelopment would be managed.

There are many concerns with the proposed changes:

1. The permission as of right for four storey residential buildings in the NL zones, is a significant departure in use and process for most of the City.
2. The web page advises *" The City of Barrie is creating a new comprehensive Zoning By-law, which will be designed to implement the vision and policies of Barrie's recently adopted Official Plan."*
3. There is little or no indication in the Official Plan of the vision that would create neighbourhoods of four storey buildings with no further local input to compatibility, amenity, fit etc.
4. This extent of change should have workshop input from knowledgeable and affected professionals and groups such as local Planners, Realtors, Appraisers and Builders and School Boards and the utilities.
5. The consequences, intended and unintended, of this across the board change need much further careful assessment.
6. One specific observation- a Low rise building of 4 storeys in the NL zones would at 60% coverage maximum be a building of 240% gross floor area. That is overly intense for traditional, but of course changing, neighbourhoods.

The same building in an NI zone would at 4 storyes with a maximum lot coverage of 50 % be 200 % gross floor area which is less than in NL

Please consider this much more before final planning advice is formulated and decisions are made.

Yours truly

Gary Bell

Gary Bell, RPP
Consulting Planner
gbell.consultingplanner@gmail.com
[redacted]

From: Craig Mathieson [redacted]
Sent: Tuesday, October 1, 2024 2:32 PM
To: newzoningbylaw@barrie.ca
Subject: Comments - New Zoning By-law

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom this may concern.

I have recently moved to Barrie and have purchased a home on the east end. We chose to live in this area due to the proximity to the water, and because of the unique character of the neighborhood. We visited a number of neighborhoods throughout Barrie, but the east end was unique, it had community feel, unique style of housing and charm, and was a location we wanted to raise a family in.

I acknowledge that Barrie is subject to grow substantially over the next few years, anticipated to double in size by 2050. I am an urban planner by trade, and I am all for intensification, however, this intensification needs to occur in the right locations. Intensifications needs to occur along transportation corridors which offer opportunities for public transit. Intensification needs to occur close to amenities to enable opportunities for active modes of travel (i..e allowing people to walk to shops etc.). This is not achieved in the east end of Barrie.

Blanket rezoning represents a shotgun approach to re-development in established areas and will not achieve the volume or type of development the city desires. This is best accomplished through comprehensive and contextually appropriate planning.

I have seen this first hand in my home City of Auckland New Zealand. A blanket shot gun approach was applied to zoning throughout the city, and resulted in undesirable outcomes. If you do not have the infrastructure or local amenities to support intensification in a certain locality, there will be a raft of issues, namely the ability to get around and infrastructure capacity to name a few.

Smart growth, focused intensification is the most appropriate way forward. It will provide the outcomes the city seeks to achieve with respect to provision of housing, and will provide existing home owners with surety that their neighbourhoods will not change for the worse.

I would like to reiterate that I am for intensification, it needs to happen to cater for forecasted population growth, but this intensification needs to be targeted in the right areas. The east end of Barrie, in my opinion, is not the right location for this type of growth.

Kind regards,

Craig - [redacted] Resident.

From: Dorothy Mckeown [redacted]
Sent: Tuesday, October 1, 2024 12:47 PM
To: cityclerks; newzoningbylaw@barrie.ca
Subject: Seniors, starter home Affordability and new Zoning

Good morning Mayor Nuttall, and members of Council,

I hope the Built Forms zoning for on-street rowhouses include 2 bedroom bungalows on smaller lots for seniors and starter homes, for middle income people, in the $300,000's range? And do detached houses include pre-fabricated, modular homes on smaller lots? Perhaps in the appropriated lands from Innisfil, more of these types of homes could be promoted to developers.

I am a retired senior with some mobility issues due to arthritis in my knees. I have a pretty good income, totalling 48,000 per year when including the government pensions. I am still paying a mortgage due to house maintenance issues, and my previous working income.

My house is a bungalow with 4 bedrooms, and 2 bathrooms if the basement is included. If I look down my small street, there are 5 other houses with one person, or 1 couple in them. If we could find smaller, affordable homes, we could free up ours for families!!

But I can't afford to move, and pay rent. Or buy a condo townhouse of 2 stories due to the stairs and my arthritis.
There are trailer, modular home parks near Midland and Orillia, that are affordable, but none near Barrie.

Thanks for your consideration,

Outlook

RE: Rezoning of [redacted]

From cityclerks <cityclerks@barrie.ca>
Date Tue 10/1/2024 10:26 AM
To Damon and Kim Shareski [redacted]; cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; Michelle Banfield <Michelle.Banfield@barrie.ca>

Good Morning

Thank you for your email. Your name has been added to the list of speakers for tonight's Public Meeting at 6pm. Meeting takes place in the Council Chambers 2nd Floor, City Hall 70 Collier Street, Barrie, ON. Your comments below will also be included with those received from the Public meeting.

All those wishing to speak at the Comprehensive Zoning By-law Public Meeting will be provided a time limit of 5 minutes to give comments, this is to ensure that all those who wish to address the matter will be given the opportunity. All matters raised will be addressed in a response matrix whether provided in writing or by speaking at the public meeting.

Presentation material cannot be displayed in the chamber but can be provided together with any other written submissions to the Legislative Services staff via cityclerks@barrie.ca for circulation to City Council and appropriate staff in advance or after the meeting.

Thank you

Tammie Maynard
Legislative Coordinator

Legislative and Court Services Department 1st Floor

Barrie

City of Barrie: City Hall, 70 Collier Street, Barrie ON, L4M 4T5
Office: 705-739-4220 x 4414 Fax 705-739-4243
www.barrie.ca

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From: Damon and Kim Sharesk[redacted]
Sent: Tuesday, October 1, 2024 10:12 AM
To: cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Subject: Rezoning of [redacted]

To Whom it May Concern,

I am writing to protest the possible rezoning of the area in which my freehold row townhouse at [redacted] is located.

I am also requesting to speak at the meeting at 6:00 pm on Tuesday October 1st, 2024.

The NL3 zone does not permit detached homes or row townhomes.

The consequences are that any detached homes on [redacted] and [redacted] will be non-conforming as they are not permitted uses in the NL3 zone. Also the existing townhomes are not permitted either as only 'cluster townhomes' are allowed. Being non-conforming can create issues with banks as mortgages are usually dependent on conformity with the zoning by-law.

There may be negative tax and insurance implications to such a major change of property zoning from Residential to NL3.

I understand that an amendment can be added to ensure that existing properties such as my townhome remain as conforming to negate any difficulties with resale, securing mortgage financing, or with the prospect of rebuilding should the property be destroyed or damaged by any cause.

I am deeply concerned with the implementation of a process that changes a property's status without consent of those directly involved. This essentially changes and removes existing property rights of legal tax paying citizens unilaterally. I am also deeply concerned with the removal of "democracy" from the steps and process that used to be in place to bring forward changes such as this, to unilateral decision making with no consultation at all.

Can you please respond to this email and explain exactly how my property will be affected in terms of conforming to the bylaw, tax implications, and resale or rebuilding of the property should it be fully or partially destroyed. Will my property be "grandfathered" so that the bylaw will only affect someone wishing to tear down and rebuild a different building? Also, why is my row townhome suddenly nonconforming, as only cluster townhomes will be allowed. Can you also provide a list of properties on [redacted] and the surrounding area that will become nonconforming as a direct result of this bylaw being passed. I understand there is an appeal process should this bylaw be passed and I am writing this to maintain my right of appeal and to get clarification on exactly what this means for my property moving forward.

Thank you for your kind attention,

Damon Shareski

Outlook

[Draft] Fw: New Zoning, 5.3.5 Landscape and Open Spaces

From

From: Dorothy Mckeown [redacted]
Sent: Wednesday, October 2, 2024 11:04 AM
To: cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>
Subject: New Zoning, 5.3.5 Landscape and Open Spaces

To: Wendy Cook, City Clerk, City of Barrie
e: Comments on New Zoning By-Law Proposed Changes

> 5.3.5 Landscape and Open Spaces - City Wide Community & Design Guidelines
>
> We would respectfully request that the City of Barrie makes it a REQUIREMENT, not a suggestion, that all new developments (residential or other) be required to plant NATIVE trees and plants, to build a local eco-system that supports native ecosystem restoration. It is great that new subdivision builds are required to plant and support boulevard trees, but we need to tell them what species of native trees to plant, to ensure our native pollinators and birds can still thrive as the city grows.

Our grandchildren should still be able to see the butterflies and birds that we enjoyed seeing in the past!!

Thank you for your consideration.

> Dorothy McKeown
> [redacted]
> Bird friendly city certification team

Outlook

Re UT zoning proposal

From Edward Tracy [redacted]
Date Wed 10/2/2024 9:30 AM
To New Zoning Bylaw <newzoningbylaw@barrie.ca>

To whom it concerns
The proposal to rezone the north side of Kempenfelt, south side of Dunlop to a UT (Urban Transition) zone, allowing a wide range of uses, including body rub parlours, funeral homes, gaming establishments, hotels, breweries, and more, all "as of right," with no notice or process. Has to stop.
The proposal is audacious and an outrageous attack on otherwise well established residential neighbourhood and a much needed part of download social fabric. The very life of any downtown is its people.
Why drive them away.

Granting permissions without full due process is flawed. The UT zoning permits anything, threatening established residential neighborhoods. While condo buildings are protected by their own rules, this puts the burden on freehold properties, allowing disruptive businesses to be established.

This must stop. The valuations of your properties are under threat and the right to live peacefully without the threat of commercial
operation establishing next door in a residential property is not acceptable.

Regards

Ed Tracy
[redacted]

From: Jessica Mawson <jessica@thandyarchitect.on.ca>
Sent: Thursday, October 3, 2024 2:49 PM
To: newzoningbylaw@barrie.ca
Subject: New Zoning By Law Comments

-Understand need for densification
-We have seen many ARUs in our neighbourhood pop up over the last few years.
-Some of these units are being placed on sites with little consideration to the neighbours, parking and green space.
-At a minimum having neighbourhood review of 4 storey/unit developments will give neighbours a chance to react and comment on the development.
-Is the City more concerned with density than how parking 4+ cars on a small site will work? And how it will affect the street? Garbage collection, Noise, Traffic, Safety….
-The approved ARUs in our neighbourhood – logistical considerations where not considered. Parking for the rear ARU can be blocked in by front and lower unit. By-law is accounting for each unit having 1 car…. But there is potential for each unit having 2…. Then what? How will this work in the winter when on street parking is not allowed?
-Zoning should not dictate architectural elements.

Thank you,

Jessica Mawson
Architect - OAA, M.Arch.
TED HANDY and **ASSOCIATES** Inc., **ARCHITECT**
76 Mary Street, Barrie, ON L4N 1T1
Phone: (705) 734-3580 x 129 | Fax: (705) 721-0265
jessica@thandyarchitect.on.ca
www.thandyarchitect.on.ca

Notice Regarding Draft 3 City of Barrie Zoning By-law
Proposal to Change Zoning on 114 Blake Street

Submitted October 3 2024, by:

Chris Eaton and Ally Wiles
[redacted]

To:
newzoningbylaw@barrie.ca
Jennifer.Roberts@barrie.ca
Liam.Munnoch@barrie.ca
Clare.Riepma@barrie.ca

We, Chris Eaton and Ally Wiles, own the property at [redacted] Our property [redacted] the property at [redacted]

We are aware that in Draft 3 of the Zoning By-law, the proposal is to change the zoning of 114 Blake Street from Special Provision (Lake Simcoe Motel) to NL3.

The Special Provision (Lake Simcoe Motel) zoning is the result of an Ontario Municipal Board hearing in 1987 that considered the impact of future development at 114 Blake Street. The OMB decision and site plan are registered on the Title of 114 Blake and are endorsed by City of Barrie Bylaw 1987-04.

If you examine the registered site plan, it clearly indicates that its purpose is to direct the building envelope of future development on the property. It delineates a hatched area and parts of the property subject to the height restrictions deemed appropriate by the OMB.

We understand that only the owners of Special Provision zoned properties were informed of any proposed change. Given that the current zoning is an OMB decision, only notifying the property owner, and not those affected by the proposed zoning change is not acceptable.

Please be advised that we are retaining our right to appeal this zoning change.

Sincerely,

Signed

Chris Eaton

Ally Wiles

Outlook

New Zoning Bylaw

From Mike McCarthy [redacted]
Date Thu 10/3/2024 10:37 AM
To New Zoning Bylaw <newzoningbylaw@barrie.ca>

City of Barrie
Planning Department

As I understand it, the City of Barrie is in the process of creating a new comprehensive Zoning By-law, which will be designed to implement the vision and policies of Barrie's recently approved Official Plan of (May 2024). The City is proposing to rezone the north side of Kempenfelt Drive to a UT (Urban Transition) zone, allowing a wide range of uses including gaming establishments, breweries, hotels, body rub parlours. If allowed to happen, this would begin to destroy existing neighbourhoods with the goal in mind of increased density. As I understand it, this is part of "as of right" with no notice or due process.
This is a MAJOR change. No other municipality in Ontario has gone this bylaw route. I am very much not in favour of this. Granting permissions without due process is flawed. Every Barrie taxpayer that I have spoken to is opposed to this change once they have it explained to them and the implications to the city.
Early this week we had a neighbourhood ad hoc driveway meeting to discuss this issue. Two counselors were invited and were present as well as 37 concerned taxpayers. 37! Every attendee was opposed to this new zoning bylaw!
Let's rethink this!!

Mike

Mike McCarthy
[redacted]

From: Heather Morris [redacted]
Sent: Thursday, October 3, 2024 4:02 PM
To: newzoningbylaw@barrie.ca; Jennifer.Roberts@barrie.ca; Liam.Munnoch@barrie.ca; Clare.Riepma@barrie.ca
Cc: [redacted]
Subject: Proposal to change zoning on 114 Blake St.

Notice Regarding Draft 3 City of Barrie Zoning By-law
Proposal to Change Zoning on 114 Blake Street

October 2, 2024
From:
Heather Morris and John Lawler
[redacted]

To: Ms. Jennifer Roberts
Mr. Liam Munnoch
Mr. Clare Riepma

With my husband John Lawler, I own the property at [redacted] which [redacted] of the property at [redacted]

We are aware that in Draft 3 of the Zoning By-law, the proposal is to change the zoning of 114 Blake Street from Special Provision (Lake Simcoe Motel) to NL3.

The Special Provision (Lake Simcoe Motel) zoning is the result of an Ontario Municipal Board hearing in 1987 that considered the impact of future development at 114 Blake Street. The OMB decision and site plan are registered on the Title of 114 Blake and are endorsed by City of Barrie Bylaw 1987-04.

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We understand that only the owners of Special Provision zoned properties were informed of any proposed change. Given that the current zoning is an OMB decision, only notifying the property owner, and not those affected by the proposed zoning change is not appropriate.

Please be advised that we are retaining our right to appeal this zoning change.

Sincerely,
Heather Morris and John Lawler

From: Liz Alkins [redacted]
Sent: Thursday, October 3, 2024 4:00 PM
To: newzoningbylaw@barrie.ca
Subject: Objecting To Rezoning To UT (Urban Transition)

Good Afternoon,

I strongly oppose that the City Of Barrie is proposing to Rezone the North Side of Kempenfelt Drive to a UT (Urban Transition) Zone Allowing for Commercial Use

[redacted]; but also oppose every other Rezoning to UT (Urban Transition) in the City of Barrie)

Every single homeowner (including myself) takes great pride with our own homes in this Prestigious Established Neighbourhood.

To interfere with the quiet enjoyment and piece of mind of a safe existence is totally wrong.

Allowing even one business to proceed; or prezoning to five storey apartment buildings threatens the whole community.

Our home values will significantly decrease, with more traffic, and more crime.

I personally enjoy seeing the lifestyle of everyone from young families at [redacted]; To The Seniors enjoying a stroll along [redacted], To The Bicyclists,The Dogwalkers, The Joggers, And The Abundance of Nature, along the Peaceful [redacted]Year Round!

(Recreation is more important than ever in today's world.) (Socially, Physically, and Mentally)

Our community; I am proud to say is well buffered and this would all change with a proposed rezoning!

Plus it is not the City's due diligence to preserve and protect the waterfront?

Also, there is a clear lack of infrastructure to support further development in this zone!

Any resident can tell you the backlog of vehicles trying to access Dunlop Street on any given Sunday.

The roads, while recently repaved, do not support heavy traffic.

Furthermore, the negative impacts of high density living will strongly affect this area who are already seeing issues the multiple condominium buildings under development in the downtown core.

Therefore, to sum this all up; once again; I am Objecting To the Rezoning To Urban Transition; On, Around or Near Kempenfelt Drive.

Thank You, Elizabeth

From: mike linseman [redacted]
Sent: Thursday, October 3, 2024 11:41 PM
To: newzoningbylaw@barrie.ca
Subject: proposed new zoning by-law

Hello,

We think the city of Barrie would be making a huge error and a disservice to its citizens by relaxing zoning restrictions to allow 4 storey buildings virtually anywhere in existing residential neighborhoods. The following are our thoughts on an otherwise solid, forward looking proposed zoning by-law.

regards,

Mike and Wendy Linseman

To paraphrase Nobel prize winner Friedrich Hayek: **"Emergencies have always been the pretext on which safeguards have been eroded"**

In a mistaken attempt to address the housing affordability crisis, Barrie is proposing to weaken density safeguards within the proposed city zoning regulations. The new proposed blanket density (four storey building anywhere) is an irrational, knee-jerk reaction that will nullify years of local infrastructure and servicing plans, to jam in a set of arbitrary, top-down changes to local zoning and development controls.

If implemented, Barrie would throw away decades of sound, sensibly crafted community planning. Overriding carefully designed zoning regulations to allow “one size fits all” city wide blanket density will be useless in addressing the housing affordability crisis. It will harm many Barrie residents' quality of life since the existing neighbourhoods do not have the supporting infrastructure and essential community amenities to adequately absorb the increase.

Targeted density does have ecological merit in designated growth nodes near mass transit or high-volume thoroughfare interchanges. Conversely, blanket density only inflates land values and worsens affordability. Cities that relax zoning regulations allowing increased blanket density see land values rise, housing and rent prices increase, and affordability worsen. It’s abundantly clear from numerous studies that blanket density does nothing to address affordability but only enriches land speculators and developers.

Blanket density does nothing to address the real culprits of the unaffordability crisis:
- excess investor and speculator demand (commodification of housing due to too low interest rates).
- unsustainable demand increase caused by reckless federal immigration policies that spiked permanent resident, temporary foreign worker and foreign student levels.
- a lack of federal and provincial government investment in non-market housing.

Instead, Barrie needs to act, and lobby both the provincial and federal government to reduce investor and speculator demand, moderate immigration levels, and massively invest in non-market housing.

https://kareemk.substack.com/p/more-supply-alone-will-not-solve

https://www.cp-dr.com/articles/does-density-lead-affordabaility#:~:text=They%20are%2C%20according%20to%20Condon,new%20supply%2C%22%20said%20Condon.

https://www.smartcitiesdive.com/ex/sustainablecitiescollective/illusion-local-why-zoning-greater-density-will-fail-make-housing-more-affordable/278321/

From: ANNE MENZIES [redacted]
Sent: Thursday, October 3, 2024 1:23 PM
To: newzoningbylaw@barrie.ca
Subject: Proposed Draft Comprehensive Zoning By-Law for Barrie

Dear Mayor Nuttall and Council,

I am very concerned about how the proposed Zoning By-Law might affect neighbourhoods in Barrie. A Jane Jacobs type of neighbourhood operates best for everyone. I live in a wonderful area that works well as a neighbourhood combining single family homes with apartment buildings and a mall that has a No Frills store and a drugstore. The proposed zoning plan does not safeguard or protect the desirable qualities of neighbourhoods.

Please consult with our local planners and other knowledgeable groups before taking any further steps in this direction.

Sincerely,

Anne Menzies

[redacted]

From: Brian Miller [redacted]
Sent: Tuesday, October 22, 2024 2:53 PM
To: newzoningbylaw@barrie.ca
Subject: Four storey buildings

I am writing to express our serious concern regarding what we understand is being proposed in residential neighborhoods. We do not support four storey buildings being built in an existing residential neighborhood. The last thing we want is to live in our neighborhood for 30 years, only to have some developer buy the house next door, tear it down, and build a four storey structure without our say and no public consultation. That's alarming. Leave our existing residential neighborhoods alone.

Brian & Shari Miller
Barrie, Ontario

Outlook

[Draft] Fw: NEW ZONING BY-LAW

From

Draft saved Wed 4/2/2025 4:06 PM

From: Donna King [redacted]
Sent: Friday, November 1, 2024 12:57 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; cityclerks <cityclerks@barrie.ca>
Subject: NEW ZONING BY-LAW

Good day - I would like to make the following comments re the new proposed zoning by-law.

I'm against the proposal to permit four storey apartment buildings in all of the residential areas of Barrie without any public meetings. I understand that Barrie needs more housing but allowing four storey apartment buildings in all residential areas of Barrie is not the way to go. I do not believe that four storey apartment buildings will fit in with the current residential buildings in every neighborhood. I think they should be reviewed on a case by case basis. I also think that public opinion is a very important part of the process.

Thank you,

Donna King
[redacted]

November 6, 2024
Wendy Cooke
City Clerk
City of Barrie

SENT ONLY BY EMAIL

Dear Ms. Cooke:

Re: Draft #3 Zoning Additional Comments Regarding Large-Scale Prezoning

My comments are with regard to the proposed by-law's use of prezoning. That is, granting approval for significant development with no public or Council process. There are areas of the City where 4, 8, 12, 20 and 25 storey apartment buildings are proposed to be permitted as-of-right. There would be no further Planning Act requirement for Council approval or public input to permit development in these areas. The proposed by-law would be the effective approval.

The lands proposed for prezoning include all of the NL1, NL2 and NL3 zones which cover about 40,000 homes in the City. All of these lands would permit a four storey apartment building as-of-right. Examples of what this might look like on Blake Street, Royal Oak Drive, Columbia Road and Gaskin Court are provided in Appendix A to this letter. Each of the four examples would meet the proposed zoning requirements and only need site plan approval to be granted a building permit. There would be no public meeting and no Council consideration of the development.

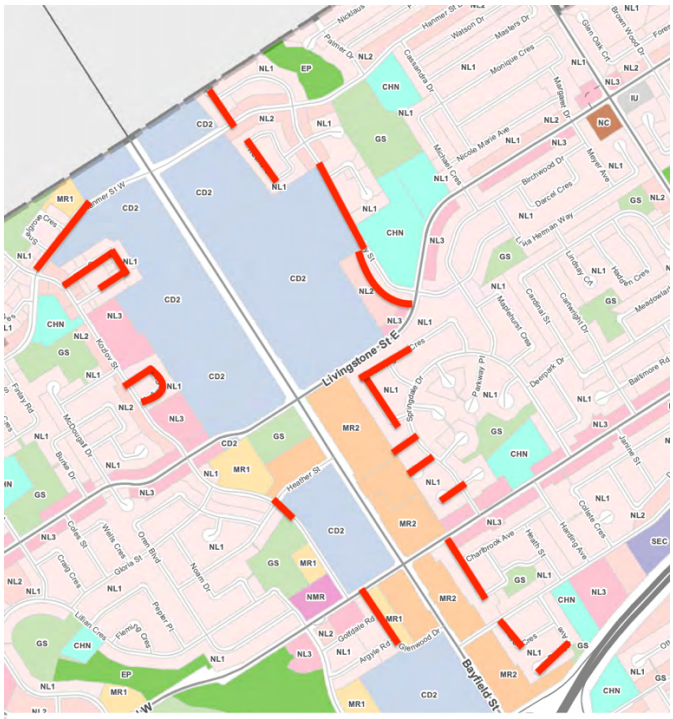
In addition there are major areas of land along Bayfield Street, Dunlop Street West, Allandale, Bell Farm Road, Huronia/Yonge, Big Bay Point/Yonge, Bell Farm Road and several plaza sites which would all allow/approve the construction of medium and high rise apartment buildings. I have calculated the potential population of these areas and using extremely conservative assumptions, including retaining the existing commercial space as required by the by-law, the yield would be about 73,000 people.

Maps of each of these areas where prezoning is proposed are shown in Appendix B to this letter.

The current outstanding approvals that remain unbuilt in Barrie total approximately 16,000 units which would yield a minimum of 40,000 people. It is my understanding that the rated capacity of the wastewater treatment plant is already exceeded by the existing approvals, much less by another 73,000 people. Put another way, if this by-law is approved the City will have committed to an additional growth of 73,000 people with no further public meetings or Council consideration.

Some of the potential development on these sites may be appropriate and can be dealt with through the normal rezoning process. However prezoning does not truly inform or involve the neighborhoods impacted. An example of the interface between the prezoned high rise

permissions and the adjacent low density streets is shown below. Each of the red lines indicates a street with homes backing or fronting onto the areas proposed to be prezoned.



Interface Between Low Density Dwellings and 12-20 Storey Buildings

Some of the streets of detached and semi-detached homes that abut the areas proposed for 8, 12, 20 and 25 storey buildings are listed below. All of the people living on these streets should be notified of the proposed changes should Council determine that pre-zoning is a reasonable concept.

Bayfield from Highway 400 to North city limit

Rosedale Place
Chestnut Court
Aspen Drive
Farmingdale Crescent
Stanley Street
Trevino Court,
Duval Drive
Piercy Crescent
Lyfytt Crescent
Livingston St.,
Kozlov Street
Glenwood Drive
Gulfdale Road
Argyle Road
Patricia Avenue
Baker Crescent
Ferris Lane
Carlton Road

Bayfield St., South of Highway 400

Lount Street
Drury Lane
Maple Avenue

Adjacent to the Blake St., Plaza

Shanty Bay Road
Varden Crescent
Downsview Drive
Napier Street

Johnson Street

Adjacent to Wellington Plaza
Donald Street
Henry Street he
Sent from my iPhone

Adjacent to Essa Plaza
Strongly Street
Mapleton Avenue
Coughlin Road
Leslie Avenue

Allandale
Holgate Avenue
William Street
Granville Street
Innisfil Street
Adelaide Street
Centre Street
Caroline Street
Anne Street
Short Street
Sandford Street
Brock Street
John Street
Victoria Street

As a final comment, it is my experience that pre-zoning as planning tool is impossible to revoke. It is forever. Permissions are granted that people rely on in making decisions to purchase properties or to locate businesses. Taking away those permissions is a political nightmare. For these reasons I would ask Council not to take the prezoning approach in the new by-law.



Robert Lehman
[redacted]

Appendix A

Renderings of Four Storey Apartment Buildings

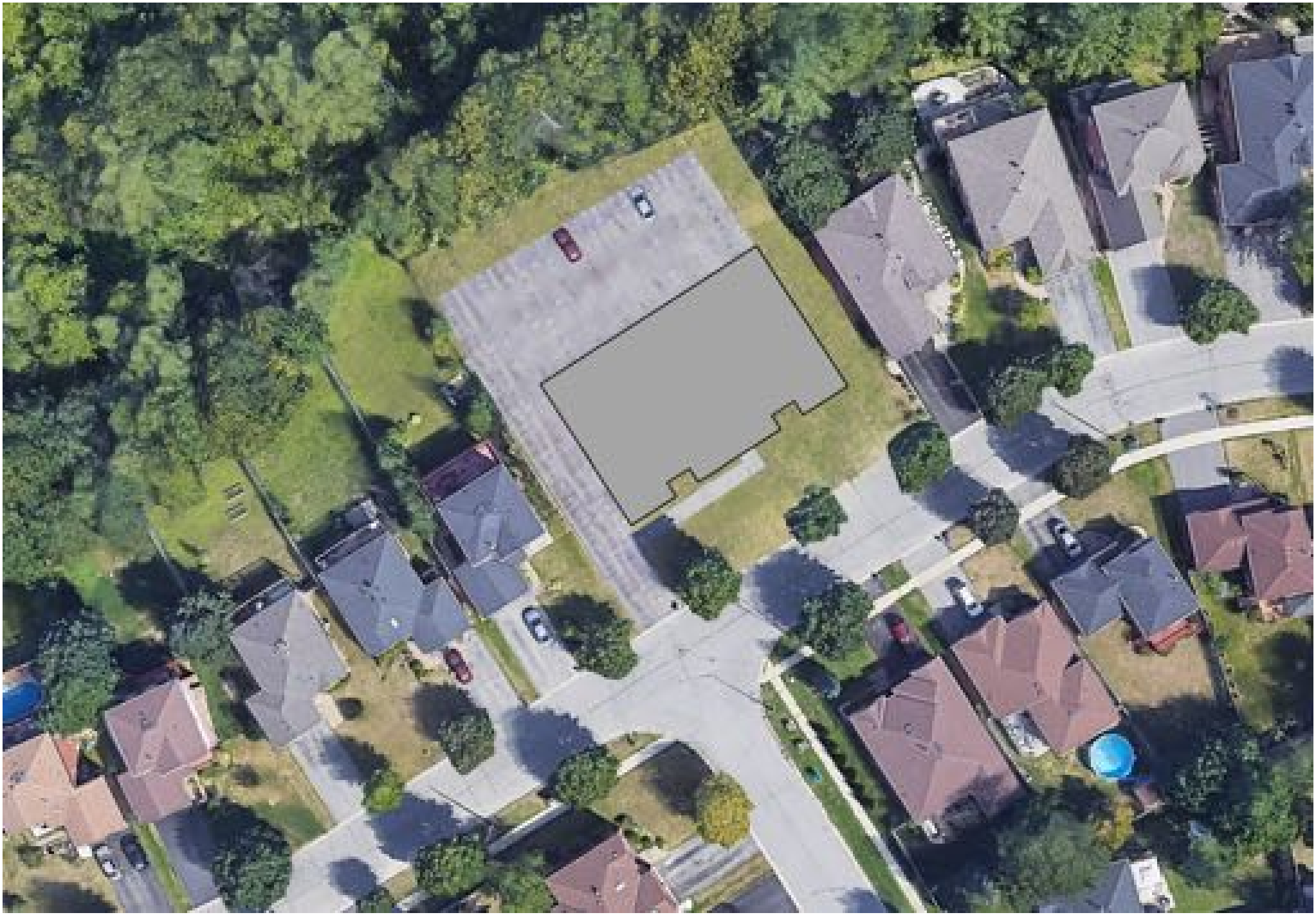
Blake Street
Royal Oak Drive
Gaskin Court
Columbia Road


54 Blake Street




54 Blake Street
Blake St.


Royal Oak Drive




30 - 32 Columbia

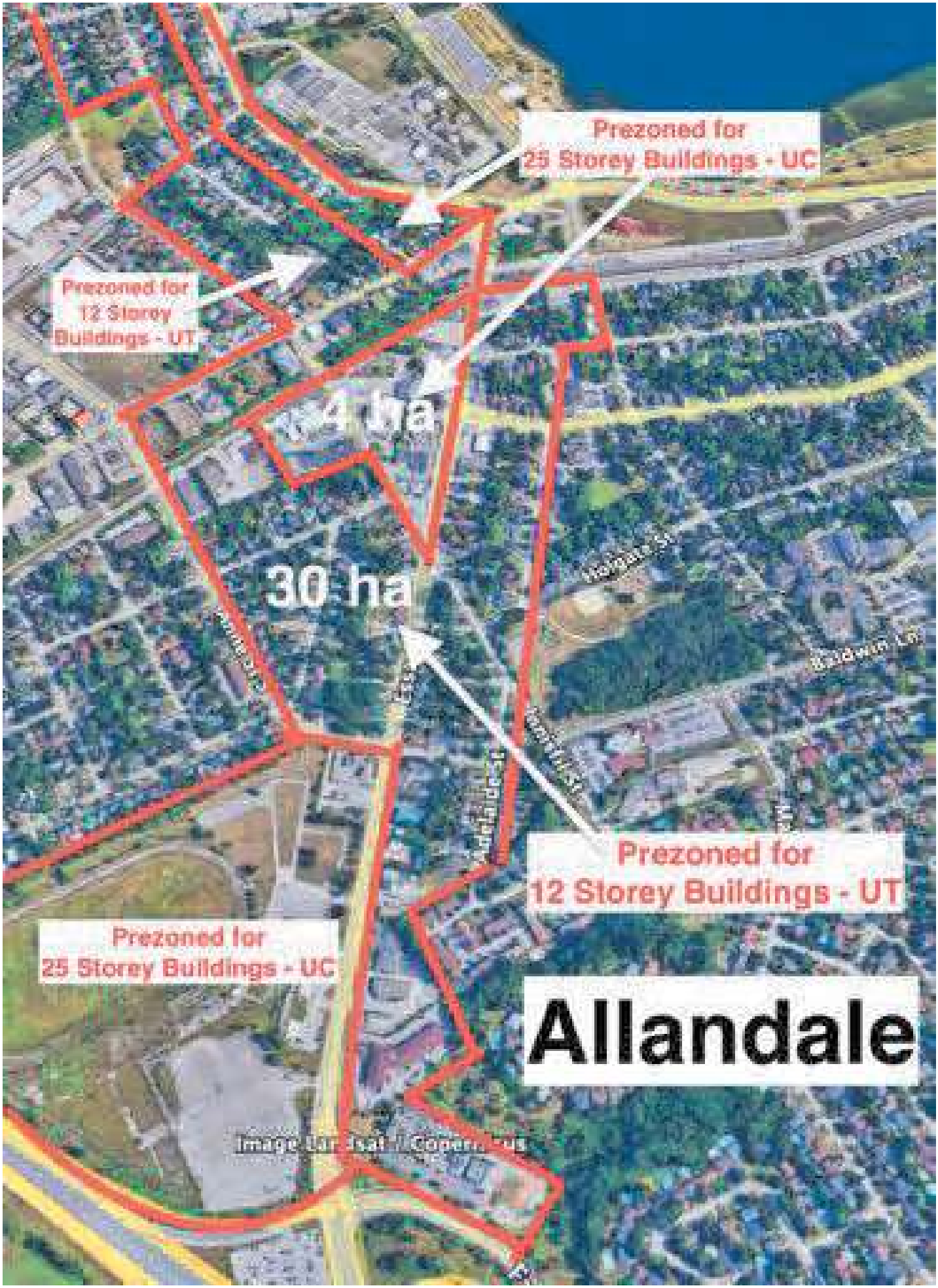

8-10 Gaskin Court


8-10 Gaskin Court

Appendix B

Areas Proposed for Prezoning for 8,12,20 and 25 Storey Apartment Buildings

Bayfield Street
Dunlop Street West
Allandale
Bell Farm Road
Huronia/Yonge
Big Bay Point/Yonge
Bell Farm Road
College and Hospital
Wellington Plaza
Blake Street Plaza
Essa/Mapleview Plaza


Prezoned for
25 Storey Buildings - UC
Prezoned for
12 Storey
Buildings - UT
4 ha
30 ha
Prezoned for
12 Storey Buildings - UT
Prezoned for
25 Storey Buildings - UC
Allandale


Bayfield - 400 to Cundles
CD2 - Prezoned for
20 Storey Buildings
12 ha
CD1 - Prezoned for
12 Storey Buildings
2 ha
7 ha
CD1 - Prezoned for
12 Storey Buildings


Bayfield- Cundles to Livingstone
CD2 - Prezoned for
20 Storey Buldings
8 ha
CD1 - Prezoned for
12 Storey Buldings
10 ha
Image Landsat / Copernicus

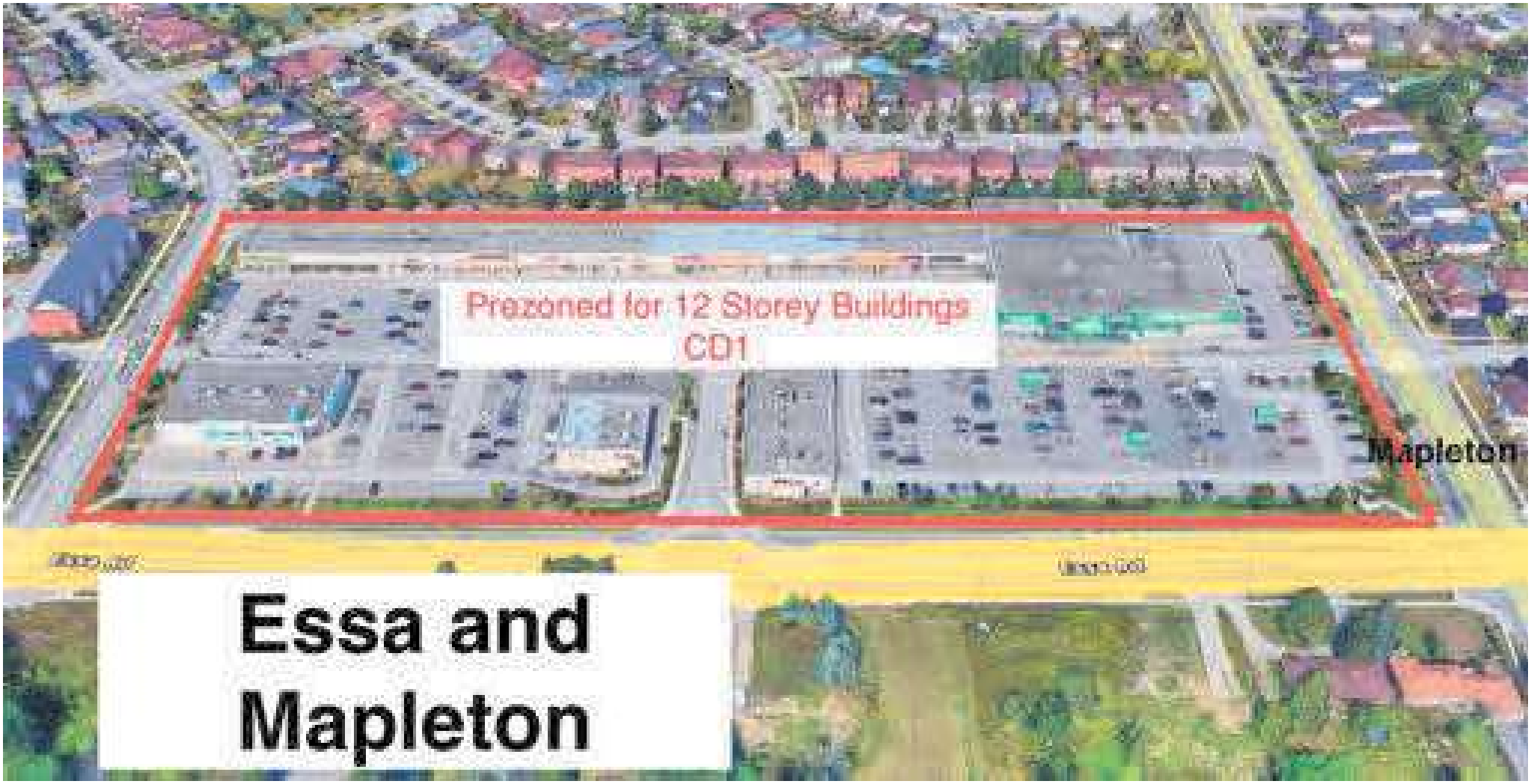

Bayfield Livingstone to Hanmer
CD2 - Prezoned for
20 Storey Buildings
25 ha
CD2 - Prezoned for
20 Storey Buildings
30 ha


Prezoned for
12 Storey Buildings - CD2
Yonge and Huronia
Image: Landsat / Copernicus


Dunlop Street West
Prezoned for 12 Storey Buildings
17 ha


Big Bay Point
and Younge
MR1 - Prezoned for
8 Storey Buildings
12 ha
CD2 - Prezoned for
20 Storey Buildings
12 ha
MR1 - Prezoned for
8 Storey Buildings


Click to loo
Blake
Plaza
Prezoned for
12 Storey Buildings



Essa and Mapleton


Wellington Plaza
Wellington St W
Prezoned for
12 Storey Buildings
Donald St


Prezoned for 8 Storey Buildings
1.3 ha
Bell Farm Road


College and Hospital
Prezoned for 8 Storey Buildings - SEC

Outlook

[Draft] Fw: New City-Wide Zoning Bylaw to replace 2009-141

From

Draft saved Thu 4/3/2025 11:34 AM

From: barbara mcveigh [redacted]
Sent: Sunday, November 10, 2024 2:25 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: New City-Wide Zoning Bylaw to replace 2009-141

Due to covid infection, I am unable to attend council meeting in person.
However, I would like to register my opposition to the new city-wide zoning bylaw and make my opposition known to all councillors and decision-makers to vote down this change.

The citizens of Barrie have spent their whole lives investing in their homes and maintaining them to keep their neighbourhoods nice for all. Most people also reviewed the zoning regulations in their neighbourhoods prior to purchasing to ensure there would not be any significant changes to their neighbourhood, without proper due process given to all impacted residents.

Understanding that the City of Barrie is now wanting to replace existing bylaws that currently respect all property owners with a new bylaw that does not control the use of land, buildings, and structures and has absolutely no regard for existing property owners and neighbourhoods is unacceptable.

Property owners should not be going to bed every night concerned with how their street could change to their detriment over-night. They should not need to worry that their neighbours could be selling out to developers who could suddenly tear-down perfectly good homes to replace with multi-storey structures – with absolutely no input from the neighbourhood – and in every neighbourhood in our city.

It is absolutely unacceptable that a few developers could carte blanche destroy a neighbourhood and no longer allow homeowners the right to have unencumbered enjoyment of their properties.

It is disgraceful our city councillors want to take away the right every resident has previously had to have public input, and discussion as to whether or not change should proceed in their neighbourhood.

Why is city council even considering this?
Are they trying to reduce council workload for building and site approvals?
Are they trying to reduce the need for more city Planning staff, and at same time, reduce city staff?
Are they being lobbied, compensated, or given early buy-in opportunities in some way by developers?
Could some council members or their family members either own or sell rental properties or homes? Could some members or family have business interests in planning and developing residential areas? If so, those councillors should be declaring a conflict of interest, recusing themselves from all discussion, and not voting. (At a recent round-table meeting in the Mayor's office, Mayor Nuttall advised his new in-law family is in the development business. As a result, I would expect that he has already withdrawn himself from all discussion about changes to this bylaw.)

Thank you,
Barb McVeigh
Barrie, Ontairo

Outlook

[Draft] Fw: New City-Wide Zoning Bylaw to replace 2009-141

From

Draft saved Thu 4/3/2025 11:36 AM

From: Joanne Waddell [redacted]
Sent: Sunday, November 10, 2024 5:25 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: New City-Wide Zoning Bylaw to replace 2009-141

Due to prior commitments, I am unable to attend council meeting in person.
However, I would like to register my opposition to the new city-wide zoning bylaw and make my opposition known to all councillors and decision-makers to vote down this change.

The citizens of Barrie have spent their whole lives investing in their homes and maintaining them to keep their neighbourhoods nice for all. Most people also reviewed the zoning regulations in their neighbourhoods prior to purchasing to ensure there would not be any significant changes to their neighbourhood, without proper due process given to all impacted residents.

Understanding that the City of Barrie is now wanting to replace existing bylaws that currently respect all property owners with a new bylaw that does not control the use of land, buildings, and structures and has absolutely no regard for existing property owners and neighbourhoods is unacceptable.

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Thank you,
Joanne Waddell

Barrie, Ontairo

Outlook

[Draft] Fw: Comments to Proposed by law zoning change

From

From: Joe Quintc[redacted]
Sent: Monday, November 11, 2024 12:27 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Comments to Proposed by law zoning change

To All Barrie Councillors,

I am writing to express my comments regarding the City's zoning By-Law review.

This By-Law would allow a four story apartment building on any property zoned as NL1, NL2, and NL3 in Barrie.

Although I am not against the ability for developers to help accommodate the increasing population of the City of Barrie, I am concerned that this will detract from the attractiveness of the City of Barrie and the ability for residents and potential residents to choose the residential environment in which they desire to live in.

The main issue with this proposal, in my opinion, is the removal of the input of residents to maintain their residential landscape.

Without public input, as well as other 'checks and balances' the proposal could lead to a drastic change in the living environment that people have chosen to raise their families in. In fact, I would have grave concerns about moving to a city that would allow the unrestricted ability of developers to severely affect a neighbourhood that is currently desirable to me.

I am unclear as to why the City would choose to remove an oversight that would preserve the City's ability to control its future housing needs.

Sincerely

Joe Quinto
Barrie Resident

Nov. 11, 2024

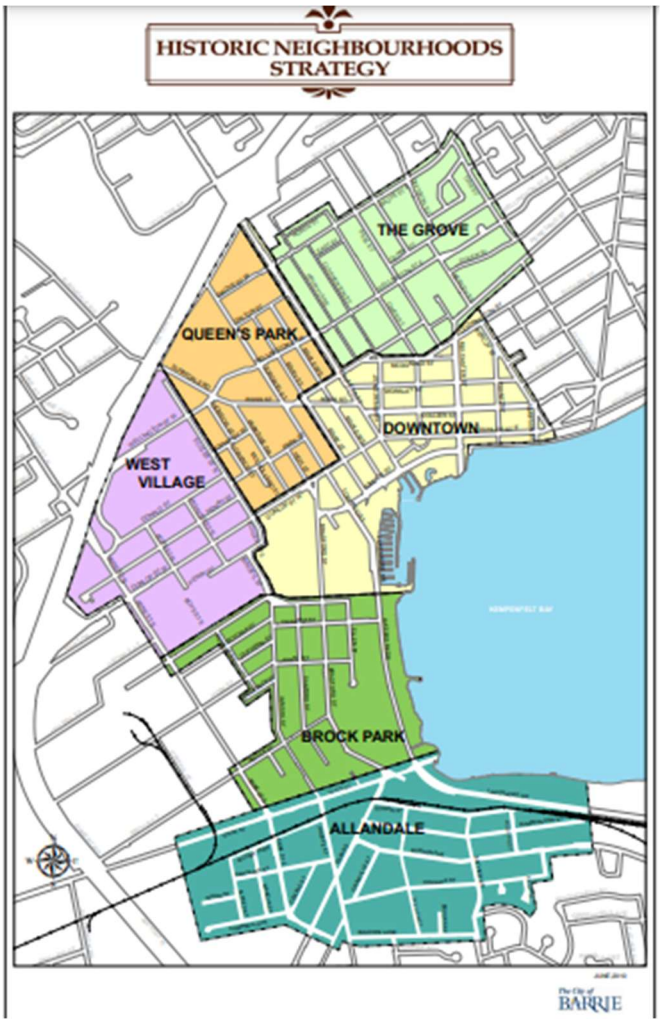
Comments on 3rd Draft of Barrie's New Comprehensive City-Wide Zoning By-law

November 14, 2024 Public Meeting - Affordability Committee

Dear Mayor and members of Council

As a former member of Heritage Barrie, I am quite concerned with respect to the proposed By-law changes, and its effect on our Historical Neighbourhoods. We, as a committee, came up with a desing and a plan to protect our older neighbourhoods, and designated areas for protection, as can be seen in the following diagram, taken from the City of Barrie's website:

https://www.barrie.ca/Historic-Neighbourhoods-Strategy.pdf



As one drives through The Grove Area, intensification has already not only been initiated but developed beyond the goals of the intent of the by-law in protecting Historical Neighbourhoods. By allowing 4 storey apartment buildings in ALL neighbourhoods, this will destroy whatever character older neighbourhoods still maintain. As is the norm, these older areas of a city contain lot sizes that are larger than newer builds in the City. But that shouldn't be the driving force, impetus or the reason to fill them with these large developments. I would recommend that as the City continues to grow and expand its borders, that these types of builds that encourages affordable housing be built in these are newer parts of the city.

I ask that the City take into consideration the intent and purpose of its own Historical Neighbourhood Strategy that was adopted many years ago in order to protect and preserve the character of these areas.

Respectfully,

Arnie Ivsins



From: Tom and Joanne Hards [redacted]
Sent: Monday, November 11, 2024 1:32 PM
To: newzoningbylaw@barrie.ca
Subject: Proposed Zoning By-law

Dear Mayor Nuttall and Members of Council -

We wish to add our voices to the many who have cited the deep flaws in the proposed new Zoning By-law.

Among the provisions we specifically oppose is the ability to build four story apartments in residential areas now comprised of single family, duplex and townhouses without notice, public meeting, right of appeal or ability to comment to Council.

This is just wrong and not in the spirit of a healthy dialogue on the future of neighbourhoods.

Barrie is blessed with many capable planning experts whose voices should be heard before Council creates another hornets nets like the South Shore playing field fiasco.

Respectfully,

Tom and Joanne Hards
[redacted]

Outlook

[Draft] Fw: Draft 3 Zoning Bylaw

From

From: GustosailGustosail[redacted]
Sent: Monday, November 11, 2024 4:20 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Draft 3 Zoning Bylaw

Attention: City Clerk
Comments on Draft 3 City Zoning Bylaw

This plan would address the need for substantial additional housing on lands within the city. However, the inclusion of 4 storey multi-residential units in existing low density neighbourhoods NL1, NL2 and NL3 would create unacceptable change and challenge for these neighbourhoods.
Along with additional affordable housing, Barrie will continue to need lower density neighbourhoods. Allowing townhouse and semidetached homes where detached housing has traditionally been located will increase density and still leave neighbourhoods' streetscapes and community character mostly intact without creating excessive noise, shadow and parking difficulties for residents of surrounding properties.
The built form of **4 Storey Multi-residential Housing should NOT be included in the final Zoning Bylaw for Zones NL1, NL2 and NL3.** Rather they should be incorporated into higher density zones that ideally are near parks or green spaces so that occupants of these housing units can easily access natural areas.

Sincerely,
Deborah and Paul French
[redacted]

Sent from my iPad

From: Laurin, Tammy [redacted]
Sent: Monday, November 11, 2024 11:56 AM
To: newzoningbylaw@barrie.ca
Subject: absolutely opposed to new zoning bylaw

Hi There,

I live in the [redacted] of Barrie and I am absolutely opposed to the new zoning bylaw. I don't understand why we want Barrie to become grid-locked like Toronto. By allowing these new zoning bylaws you are changing the city that we chose to live in and pay taxes in for many many years.

I cannot believe anyone would be in support of this!

Tammy Laurin
[redacted]

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Subject: FW: Submission Concerning New City-Wide Comprehensive Zoning By-law

From: Petr Malik [redacted]
Sent: Monday, November 11, 2024 2:33 PM
To: cityclerks <cityclerks@barrie.ca>
Subject: Submission Concerning New City-Wide Comprehensive Zoning By-law

To Whom It May Concern,

In order to help to resolve the current housing availability crisis, I strongly believe, we need to first and foremost focus on increasing density in already developed areas with existing infrastructure (as also concluded by the Ontario Housing Affordability Task Force).

We need to work on enabling more mid and high density, family-friendly and transit friendly development in the existing zoned areas.

That's why I'm urging you to support amendments that would end exclusionary zoning by:

- allowing for fourplexes and four storey walk-up apartments in neighbourhoods as of right
- allowing for mid-rise developments ranging from six to 11 storeys on transit corridors and main streets

That will ultimately be more beneficial in tackling the housing supply shortage by effectively utilising existing resources and providing more affordable and transit-friendly options to families that may not be able to afford (or rent) a single-detached house.

Sincerely,
Petr Malik,[redacted]

Outlook

[Draft] Fw: I say "NO" to permitting four (4) storey apartments in all neighbourhoods

From

From: cityclerks
Sent: Tuesday, November 12, 2024 11:27 AM
To: jmrdgarner jmrdgarner; cityclerks; New Zoning Bylaw
Subject: RE: I say "NO" to permitting four (4) storey apartments in all neighbourhoods

Thank you for your email. Your correspondence will be forwarded to members of Council, file manager and will be included with comments received for the Public Meeting

Tammie Maynard
Legislative Coordinator

Legislative and Court Services Department 1st Floor

City of Barrie: City Hall, 70 Collier Street, Barrie ON, L4M 4T5
Office: 705-739-4220 x 4414 Fax 705-739-4243
www.barrie.ca

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From: jmrdgarner jmrdgarner [redacted]
Sent: Tuesday, November 12, 2024 11:05 AM
To: cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>
Subject: I say "NO" to permitting four (4) storey apartments in all neighbourhoods

Dear Wendy Cooke, Mayor Nuttall, City Councillors and City Planning Staff,

For the record, I do not agree that the new zoning bylaw should permit four (4) storey apartments in all neighbourhoods in Barrie. This is poor city planning.

Please do better. This is over intensification. Please change the new zoning bylaw accordingly.

Thank you

Jeff Garner

[redacted]

Life long Barrie resident

Outlook

[Draft] Fw: Regarding third draft of the new Comprehensive Zoning By-law

From
Draft saved Thu 4/3/2025 12:22 PM

From: Gail Shotlander [redacted]
Sent: Tuesday, November 12, 2024 6:42 PM
To: cityclerks <cityclerks@barrie.ca>
Cc: Barbara Shotlander [redacted]
Subject: Regarding third draft of the new Comprehensive Zoning By-law

To whom it may concern,

I wish to make a formal objection to the comprehensive zoning by-law that permits 4-plexes in nearly any location in Barrie.

I have lived in Barrie for 10.5 years. My mother has lived in Barrie for 20+ years. I lived with my mother for 9 years, in her owned and rare-to-find bungalow. Over time, I have helped her physically and financially equip the home to be elderly friendly. This is good for my mother and any future owner. Due to the odd layout of land, her property connects directly to 6 other properties, which means that we have already had to take action to ensure her privacy and enjoyment of her house. We have completed intentional plantings and installed triple-pane windows so she can live without concern about neighbours. This has the side benefit of enhancing her home value.

[redacted] Drive is becoming increasingly a renter's location. We have never complained about this, but the impact is real. Front yards being paved over, and cars lining the street every day (often so close to her driveway that exiting the driveway has compromised clear views). While these are real inconveniences, eye-sores and risks, we understand the importance of rentals and homes split to upper/lower units.

I hope the above shows you that Mom (and I, as her support and past co-occupant) has invested in her home to support the elderly - an increasing need in our society. And I hope that the above shows that we are not against supporting housing needs.

What we adamantly object to is the 4-plex change in the by-law. Without neighbourhood consultation and opportunity to object, it opens the window for her home to be surrounded by potentially multiple 4-plexs, reducing her (and my) hard-earned investment into her property and supporting future needs of elderly living. I hear the same concerns within the media - we are not alone in our objections and concerns.

I have given my concerns and objections to other building projects public hearings in the past, and felt that my voice (which was echoed by others) was ignored and disregarded. Is this another case? Will Barrie's councillors and the Mayor hear our objections (and those of others) to this specific portion of the bylaw and remove it? I hope so.

Please add our names to a formal objections to these clauses in the by-law.

Gail Shotlander



and with her joint composition of the e-mail and permission, also include:

Barbara Shotlander



From: [redacted]
Sent: Tuesday, November 12, 2024 7:43 AM
To: newzoningbylaw@barrie.ca
Subject: East End Barrie

To whom it may concern:
We have received the information on the new bi-law proposals.
We have no issue with the larger grouping of townhouses and multilevel homes in new or open areas of Barrie but these do not fit into the East End of Barrie.
We have lived in the same home at [redacted] for 45 years and have seen many changes to the open areas to the North, South and West areas but thankfully not the East End. This is an area of established homes and small apartments and town houses and new buildings should stay in uniform size of the current style. As well, we have several designated Heritages homes on Blake Street and surrounding side Streets that would be at great risk of the construction process at the corner of Rodney & Blake and Nelson Square & Blake. We are concerned for increased traffic as well.
We question why the City has designated these homes Heritage as well as special "antique-style"street name signs if no attention or concern is given to the welfare of these homes and this areas.
Barrie has grown a great deal since our arrival in 1979 and we have welcomed and adapted to many of the changes, however, we are greatly concerned for the impact the new proposal would have in this particular portion of the City.
Thank you for allowing us this venue to discuss this matter and we hope our concerns will be considered for the benefit and future of our established East End.
Sincerely,
Ray & Marilyn Bryson

Sent from my Bell Samsung device over Canada's largest network.

Outlook

[Draft] Fw: New zoning bylaw

From

Draft saved Thu 4/3/2025 11:39 AM

From: Susan Cadogan [redacted]
Sent: Tuesday, November 12, 2024 3:41 PM
To: Mayor Alex Nuttall <mayor@cityofbarrie.ca>
Subject: Fw: New zoning bylaw

I sent this email to the city clerk, but it was rejected, saying 'access denied.' Trying not to take this personally. Hope you can take time to read it…
Begin forwarded message:

On Tuesday, November 12, 2024, 12:46 PM, Susan Cadogan [redacted] wrote:

> Hello,
>
> I live in the house my parents bought in 1958, in Barrie's [redacted] Since my husband and I bought the house from my mother in 2014, we have renovated it, and included many improvements to make it more environmentally friendly, including replacing doors and windows, purchasing a heat pump, and working on a native garden to help birds, bees, and other critters, while minimizing runoff.
>
> Now council wants to be able to drop a 4 story apartment building anywhere? The east end is already home to many rooming houses, secondary suites that are supposed to help reduce the housing crisis—but are far from affordable—and big new houses being built on every available small lot. Townhouses are coming to Duckworth St at Mountbatten, and a large development on Cook St, on the site of a former church.
>
> Now you want to plunk a 4 story apartment building down anywhere?!
>
> Nothing being built is affordable, or protected by rent controls. It's all a question of the rich getting richer and the homeless being bullied into hiding. This is not the kind of city I want to live in. Already, front lawns are being torn up to add parking spaces, and cars are parked on roads on both sides, making it difficult to get through. Yes, let's add more overcrowding, instead of respecting an established neighbourhood.
>
> Please, stop!
>
> Sincerely,
>
> Susan Cadogan
> [redacted]

Sent from Yahoo Mail for iPad

From: Tanis MacLaren [redacted]
Sent: Wednesday, November 13, 2024 10:23 AM
To: cityclearks@barrie.ca; newzoningbylaw@barrie.ca
Subject: Bylaw Changes to be Discussed on November 14th.

Dear Wendy Cooke

I am writing about the proposed zoning bylaw changes that would as of right give approval for up to a 4 storey apartment building (or maybe just a four-plex, the details are anything but clear) and prohibit building of single family houses on property along arterial roads in Barrie. I understand the laudable objective: building more residential buildings that (we hope) would be affordable for more people. I'm just not convinced that (a) wholesale, sweeping changes that do not take into account any local factors (like is it on a bus line, are there nearby schools with capacity, will the building overwhelm nearby houses?), and (b) applying that to roads that are already busy, is the best way to go.

The "as of right" building permission may speed up starting development projects and reduce some costs, but are these enough to really make the new apartments affordable? Given property values, can you build a four storey apartment for a cost that would result in affordable rents or purchase prices, absent government subsidies? Is the City proposing to provide these subsidies? Does the City even know whether a developer is interested in building these types of residences and how many people would/could buy them?

Further, given the City's recent experiences with building in-law suites etc., are the automatic approvals to be free of any of the usual set-back, space between dwellings and parking requirements that otherwise would (and should) apply?

Given the way Barrie has developed over the past 50 years or so, the proposed changes will have much greater effect on the older parts of town – downtown, Allandale and the East End. The more recent neighbourhoods, with their suburban winding roads and cul-de-sacs will largely be exempt. And then there is the question of how many properties would be big enough to accommodate a smallish apartment building. If multiple houses would have to be purchased and torn down to get a big enough lot, then the costs multiply and, at least for a few years, the number of residences fall. Not a recipe for more and more affordable housing I would think.

The changes – particularly the prohibition on building or rebuilding single family homes – also seem to be more draconian than any other Ontario city that is working to open up more opportunities to build housing and to obtain the federal funding on offer. While I own property in Barrie and have for close to 40 years, my principal residence is in downtown Toronto where the demand for housing is far more intense. Not even our city government has gone this far.

These changes are also going to negatively affect property prices for houses along the arterial roads. Will the City recognize this and adjust these property values when calculating municipal taxes owed?

Finally, until this week, I have heard nothing about these proposed changes, which makes me wonder how extensively the community has been consulted on this proposal. I regularly get official notices of proposed minor variances to properties near mine in Barrie. Why did I get no official notice of this proposal? Does the City have hard numbers on how many properties could actually be built?

There are too many questions and not enough answers available at this point. I would strongly recommend that the City withdraw this proposal at this time. It needs to be subject to a great deal more thought and a lot more review and consultation before these kind of sweeping changes are made to the planning bylaw.

Tanis MacLaren

Kempenfelt House Consulting Inc.

[redacted]

From: Kathy Thompson [redacted]
Sent: Wednesday, November 13, 2024 2:50 PM
To: newzoningbylaw@barrie.ca
Subject: New zoning bylaw proposal

My wife and I have resided for many years in the [redacted] of Barrie, on an established street with families, nearby schools and parks. We are upset to discover that this may change due to the proposed new bylaws. Developers will be allowed to tear down existing homes and replace them with 4 storey apartments and condos. We are not NYMBYs, but feel that older neighborhoods which have larger lots such as ours, as well as those in historic Allandale should be left as is. If the master plan is for Barrie to grow exponentially, the new development should be implemented in the downtown core and to the south end in currently undeveloped designated areas. Road safety is a primary concern as is the strain on services and infrastructure. Newer developments can be planned to accommodate these issues.
No other city in Ontario has implemented such extreme measures. Not enough thought about all the repercussions has gone into this plan.

James Thompson
[redacted]
Sent from my iPhone

Outlook

[Draft] Fw: Comments Re: Nov 14 Rezoning

From
Draft saved Thu 4/3/2025 11:41 AM

From: Colleen Elizabeth [redacted]
Sent: Wednesday, November 13, 2024 11:02 AM
To: cityclerks <cityclerks@barrie.ca>; Wendy Cooke <Wendy.Cooke@barrie.ca>
Subject: Comments Re: Nov 14 Rezoning

Hello,

I would like to have the following comments presented at the Rezoning Meeting on Nov 14th.

Let me preface my comments by stating that I am not against development, and I am not against development "in my backyard". I believe that many good things *can* come from development; increased diversity, strengthened communities, new small businesses, and the flow of increased community resources to name a few.

I am however against giving all the power to developers. Developer's goals are not to strengthen communities or ensure the spaces they create provide a sense of well being. A developer has zero interest in ensuring everyone has a stable and affordable home, a developer is only interested in how they can maximize their profits.

By creating a blanket rezoning, developers are given all the power. Profits dictate what our communities will look like. This blanket rezoning gives the existing community no opportunity for input or appeal. Developers and profiteers should not be in control over how our communities grow.

It is absolutely necessary for the growth of our communities to involve *thoughtful* urban planning, not the removal of it.

When profits are in control, the people do not benefit. To parade this re zoning as a path to affordability is farcical, which either means city officials are ignorant and short sighted, or that 'the city' believes the constituents are nieve.

Paul Kershaw, a Public Policy professor at UBC and the founder of an affordability advocacy group has long acknowledged that supply is not the path to solving affordability, and the biggest source of housing demand comes from an increasing number of investors - profiteers. This same advocacy group has created a Housing policy solutions framework with strategies that go beyond the outdated and incorrect notion of 'supply and demand' as it applies to the housing sector.

I'm not saying necessarily that this framework is the best one; I have not done my due diligence *however* I do absolutely expect my council to do theirs.

A blanket rezoning requires minimal effort, minimal planning, minimal thought, and minimal research. It is not hard work, it is the absence of hard work, and I expect more of my council. It is not enough to parrot the half a century old *economic* battle cry of “supply and demand”.

I urge the council to reject this rezoning, to reject profits controlling our communities, and to demand thoughtful urban planning and long term, sustainable solutions from our city officials.

Thank you

November 14, 2024
By Email Only to:
cityclerks@barrie.ca
Ms. Wendy Cooke, City Clerk
Barrie City Hall
70 Collier Street, Barrie, ON L4M 4T5

Attention: Mayor Alex Nuttall and Members of Council

RE: Draft Three of the Proposed Zoning By-Law and its application on Henry St between Eccles and Anne

Dear Mayor Nuttall and Members of Council:

I am writing this letter to you with regards to the Draft 3 proposed zoning By-Law currently under review and slated for discussion at the Public meeting on November 14th 2024. For context I am a lifelong resident of Barrie and am currently resident and homeowner in [redacted] Beyond this I am a licensed architect working on projects across the province and currently with a number of projects in the City of Barrie. While my professional experience means that I do have an inherent relationship with Zoning By-Laws and applying them on a range of project types and properties, I am writing this letter not in my professional capacity but rather as a concerned citizen.

While I believe there are larger concerns with the zoning by-law which others are writing similar letters on and delivering deputations at the Public Meeting, I am writing specifically with a concern with how the zoning is applied to Henry St. between Eccles and Anne St. (***the area in question***) and specifically the split between the North and South Sides of the street. My concerns are primarily with the mapping boundaries with branching concerns into Section 3 – General Standards and Provisions, Section 5 - Neighbourhood Zones, Section 10 – Strategic Employment Zones. I am not writing this from the perspective of resistance to change, rather I am writing this from the perspective of good planning, fairness, and transparency to residents of Barrie. Particularly my concerns are expressed in 4 primary areas; 1- Incongruent use with the surrounding context under the new zoning, 2- incongruent size of development with the surrounding context, 3- misalignment with the current direction of the neighborhood both existing and proposed, and 4 – the creation of a large number of existing non-conforming properties.

In the current zoning (figure 1) the two zones impacting the area in question is labelled as RM1 with the Dunlop facing side of the block indicated as RM2. In this case the split in zoning exists primarily in the rear yards of the properties on the South side of Henry and the North side of Dunlop. By placing the split in this location Henry Street and Dunlop Street are both permitted to maintain a consistent character on both sides of the street and in both cases this is a residential focus. Looking at the map circulated as part of Draft 3 (figure 2) you will see the two zones in the area are NL1 and SED. In this case you will note that the entire block on the South of Henry and North of Dunlop is indicated as one zone. While as an on paper exercise this split may appear to make sense by keeping the blocks consistent given how different these two zoning categories are this will contribute to a disjointed Henry St with incongruent scales, programs and development on either side of a local residential side street.

Brandon Bortoluzzi
[redacted]



Figure 1- Current Zoning By-Law Map in the Subject Area

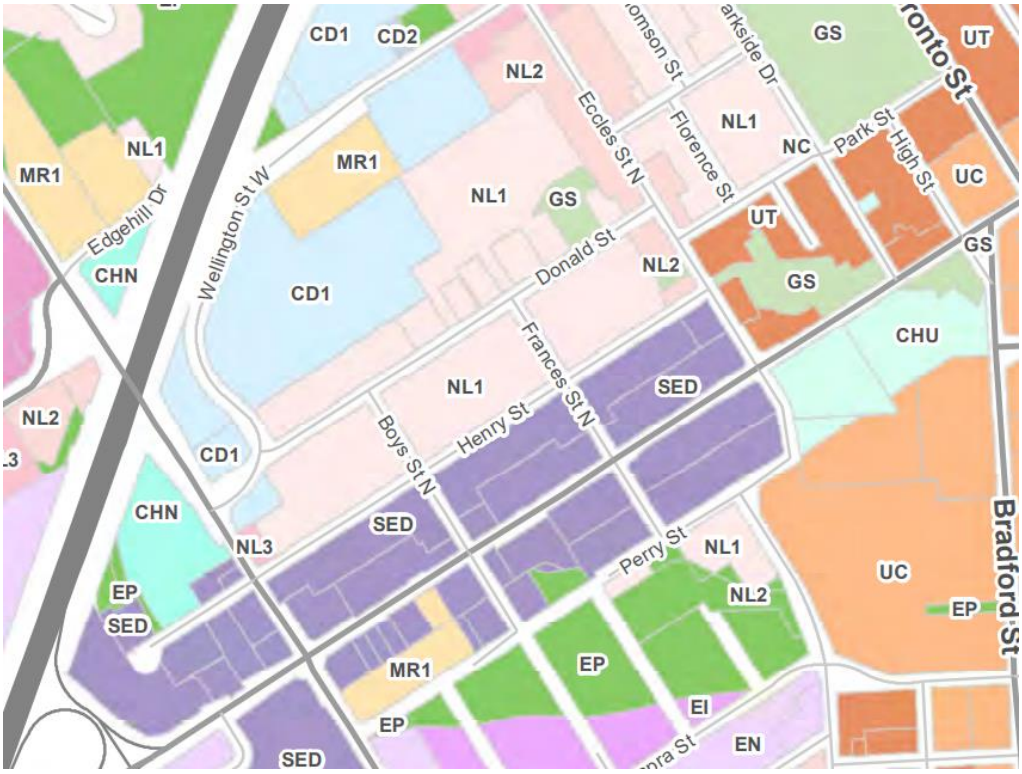

Figure 2- Proposed Draft 3 Zoning By-Law Map in the Subject Area

Incongruent Use:

While I have not copied the Permitted Use tables into this letter they can be found as *Table 22* (for NL1) and *Table 62 (for SED)* in the proposed Draft 3 By-Law. Reviewing these tables and the language in adjacent paragraphs of the By-Law (and their legends) it becomes clear that the NL1 and SED zones were not developed with the thinking they would front onto the same street directly across from one another. The NL1 zoning proposed on the North side of Henry has uses that are mostly residential or accommodation based (bed and breakfast, hospice etc), along with small commercial and neighbourhood occupations which would not be out of place in a primarily residential area. This zoning is not all that different than the RM1 zoning currently in place along Henry St.

In Contrast the SED zone is seeking to increase employment opportunities by allowing for retail stores, offices and larger scale commercial uses, automotive repair and service uses amongst a whole host of other uses not desirable on a residential side street. In the SED zone residential use is permitted only as an accessory use and exclusively on upper floors.
While the zoning of the NL1 allows some larger scale residential than the current primarily single detached and semi-detached character of the street the RM1 allowed for this as well and the neighbourhood still has not trended towards this direction.

Change in use will also have the potential to change the character of the traffic in the neighbourhood where the infrastructure of a local road (Henry) will not have the capacity to take on programming suited for a tertiary road (Dunlop). This is discussed in further detail below as too are the associated changes in scale (discussed later in this letter).

These incongruent switches of uses may make sense if they were in line with the growth of this neighbourhood however this is not currently the case.

Neighbourhood Trends and Context:

Beyond the issues with these differing uses fronting onto a small-scale local road there are other issues in how this relates to the current development in this part of the City. As previously identified Henry Street currently has only residential use, primarily in the form of single detached with some semi-detached homes. Some have second suites and/or multiple apartments but in all cases they are low rise residential. This is currently true on both sides of the street and no significant development or proposals appear to be in the works along Henry.

Looking at the properties in this area along Dunlop, these too are not trending in the direction that this zoning is pointing. There are some small businesses in this area (all that would seemingly be permitted under the NL1, but these primarily occupy buildings in the form of existing former single detached homes; new development in this area has also shown to be primarily residential. Currently, on the south side of Dunlop just east of Boys there is a new 8 storey residential building which under the SED zoning would not be permitted, as residential is not an accessory use but rather the primary use in this facility. The introduction of some of these activities this far up Dunlop and onto side streets and local roads seems at odds with the number of underutilized vacant commercial space there is available along Dunlop closer to the downtown core.

There are 2 new proposed developments both on the Dunlop side of the block in the subject area which do take on a mixed use with both commercial and residential programs, however it is important to note that

these are on the already busy Dunlop where they will not amplify traffic as Dunlop is identified as an arterial road, whereas Henry St is a local road with less capacity to facilitate this increase. It should also be considered that one of these is proposed at 4 storeys and the other at 5 storeys indicating that even along Dunlop the need for such significant increase in height and scale does not seem to be a priority.

Incongruent Scale:

Beyond the prospect of new large-scale development changing the use of the street and contributing to concerns on traffic, safety and security there are additional issues with the scale permitted. Currently the homes on Henry St are primarily 1 or 2 storeys under the single detached and/or semi-detached typology. Under the NL1 these are permitted to be as tall as 4 storeys but are also permitted to maintain their existing scale (this is identified in *Table 25: NL1 Building Standards*).

In contrast, the rules around scale in the SED zone are less straightforward. By referencing *Table 67: SED Building Standards* it is identified that the parameters surrounding the building size are dependant on the type of structure being built as it identifies flex buildings, low-rise and mid-rise as acceptable built forms. Considering the 2 extremes, the built form under the SED can range from 2 storeys (7m) (flex building) up to 12 storeys (42m) (mid-rise). In attempting to better understand the impacts of this a diagram highlighting the worst case scenario of what this could look like is included in Figure 3 below. Cross referencing with Section 3 – General Standards and Provisions it is unclear how the angular plane rule applies when the zone transition is across the street and there is no shared property line so it has been shown from the NL property line and centreline of road in an effort to most fairly represent this case. This diagram which highlights a realistic scenario under this zoning is clearly not congruent in scale.

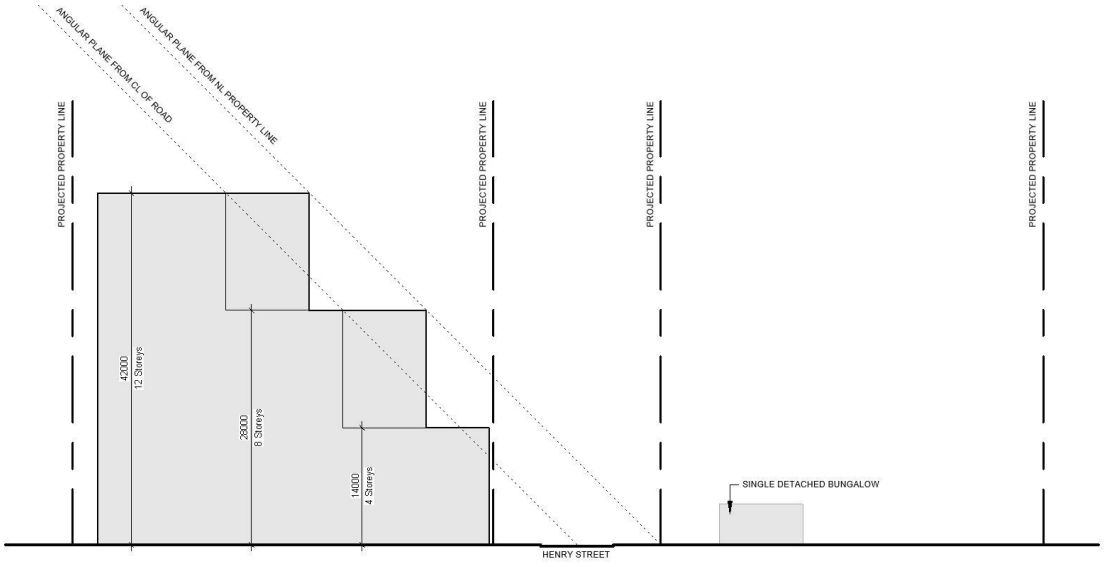

Figure 3 - Diagrammatic Section of Potential Scales along Henry St.

Of course, this is diagrammatic and without a particular property and project identified it is difficult to further refine these examples. It should be noted that while scale needs to speak to more than height it was not possible to better grasp scale in terms of overall building area and footprint as the language in Section 10 – Strategic Employment Zones and particularly *Table 66: SED Lot, Yrd and Amenity Standards* does not define minimum lot areas or frontages, nor does it identify maximum lot coverages all of which are concerning as it

means the identification of a total buildable area is very loose and open to a wide range of applications and interpretations so long as other requirements of the by-law can be met.

Existing, Non-Conforming:

As a homeowner and resident [redacted] my greatest concern is the new status of our properties as existing non-conforming which would be the case for the south side of Henry St. under this by-law. As a homeowner we received documentation letting us know about the new proposed Zoning By-Law, as did all residents of Barrie, but no effort was made by the City to inform us in particular that our homes would be considered non-conforming under the new By-Law. As outlined in the previous section the new zoning of SED does not match up with the scale, type of construction, or programming of the vast majority of properties within this corridor. Since the new zoning by-law does not currently have any language to allow residents homeowners, and property owners in this area to continue with their existing single detached home it would become not possible to make renovations and/or additions to existing properties without falling out of zoning compliance through the permitting process.

Under the current Zoning RM1 there is a provision that allows existing single detached homes to be renovated or expanded in line with the requirements of the residential zoning. At a minimum I believe similar language needs to be added to this by-law or else we face the prospect of getting stuck in the middle ground where homeowners are unable to expand or renovate but are also not in a position to redevelop under the new zoning.

Conclusion:

I want to thank you for taking the time to read my letter and review its contents. I hope you will be able to appreciate the magnitude of this new Zoning By-Law and the potential impact it has on both new investment and development into our city but also the residents who call Barrie home. I believe with the right By-Law Barrie can be encouraged into being the growth center that it has the potential to be without alienating those who already call the City home but this will require further review and revisions to the proposed By-Law as it currently sits.

Sincerely,



Brandon Bortoluzzi

Architect OAA

[redacted]

Copy to: Liam Munnoch, Planner
Celeste Kitsemetry, Supervisor of Growth Management
Jennifer Roberts, Manager of Strategic Initiatives, Policy and Analysis
Michelle Banfield, Executive Director of Development Services
Councillor Craig Nixon, Councillor Ward 2

From: Dianne Malinowski [redacted]
Sent: Thursday, November 14, 2024 10:36 AM
To: cityclerks@barrie.ca; Garyharris@barrie.ca; newzoningbylaw@barrie.ca
Subject: Zoning Bylaw Change

I have been a resident of Barrie since 1965 and a taxpayer for this city.
I appalled at the possibility of Barrie residents having our rights stripped with the change to zoning N1 and N2. This is not right. Established neighbourhoods will have their privacy taken away, noise increased and a decrease in property values when you have units incredibly close to property lines. A good example of this is close to Little Avenue and Chieftain Crescent. Two buildings towering over others properties too close to the property line.
Please consider the rights of existing residents of Barrie instead of more building at all costs and at the expense of current taxpayers of Barrie.

Sincerely,
John & Dianne Mainowski
[redacted]

Presentation to the Affordability Committee by Brian Smith - November 14, 2024

First of all, I understand that the City wants to adopt a Form-based zoning model. I don't object to that new approach per se, but it must be undertaken in a way that 1) reasonably aligns with the existing land use across the City, and 2) respects and protects the character of our existing residential neighbourhoods. Unfortunately, the draft document, as it stands, does not achieve either of those outcomes.

For example, Livingstone St., an arterial road, (not in my backyard by the way) which is almost entirely comprised of one and two storey homes, will now be designated as NL3, which specifies only 4 storey row houses or 4 storey low rise buildings. It bears absolutely no resemblance to what is actually there today! At the other end of the spectrum, on any local road or collector road, designated NL1 and NL2, it's essentially "build anything, anywhere". Four storey buildings across the entirety of our residential sector! This Neighbourhood zoning model, based on road type, could probably work for new subdivision developments, but it just doesn't overlay cleanly onto our existing residential fabric.

Furthermore, I have not found a single municipality anywhere in Ontario that has taken such a simplistic approach to residential zoning, based only on road type.

You know, I read with great interest, the City's Urban Design Guidelines document dated August 2024, which seemed to offer some protection against the "build four storey buildings anywhere" approach. For example, Section 5.3 states that "Neighbourhood areas may intensify through "gentle intensification" (whatever that is) with building type characteristics of 1 to 3 storeys". It further goes on to say, and I quote: "Limit height difference to 1.5 storeys between new development and the existing immediate context." "Projects should … be designed to fit within the general character, scale and massing of the existing neighbourhood. The problem is that none of those guidelines have seen the light of day in your draft zoning by-law.

So, what are my recommendations?

1. Go back and thoroughly read your own approved Urban Design Guidelines document and ensure that your new Zoning by-law, adheres to the guiding principles that you have committed to.
2. In particular, include an explicit requirement that all new in-fill developments must not exceed the height of any current surrounding building by more than 1.5 storeys.
3. Have a look at a hybrid model, that protects the investment that residents have made in our existing neighbourhoods, but allows for a more intensive approach for new subdivisions.

Finally, I'm concerned about the lack of public input going forward, if "build anything, anywhere" becomes the new regulation guiding residential development. There will be no need for a Public Notice or a Public Meeting. Convenient for City staff and Council I'm sure, but we, the citizens, will lose a fundamental component of our local democracy.

One final point. Our experience with our Waterfront Sports Field issue this year, has shown us that the citizens of Barrie care deeply about our city, and that City staff and Council don't always get things right the first time. If staff and Council take the time to fully digest the input that you have received this evening, I'm confident that you can bring back a fourth draft Zoning document that aligns with the overwhelming public concerns on this critical matter.

Thank you.

Brian Smith
[redacted]

November 14, 2024

Mr. Mayor , City Councilors and Affordability Committee,

New Bylaw proposals related to increased coverage on existing lots.

I have a lot located at [redacted] which is currently a fully detached bungalow with a walkout basement which has a fully legal apartment which I do rent out. I live in the upstairs portion and have done so for 23 years. My lot is larger than those in newer developed homes. This allows me to have a lovely back yard to enjoy the surrounding fauna in the middle of town.

Your amendments are aimed at increasing the density of larger and even smaller lots to allow in my case up to a four-story building or four living units under a N1 designation. By allowing these units such as Tiny Houses to be positioned on these lots, this will increase the density of the lot yet create a multitude of challenges such as;

- Parking, where do cars now park? On cement or asphalt pads on the street side lawns?
- If so what happens to the green space that I purposely bought a detached dwelling for.
- Now that there is no grass either front or in the back yard, Where does water flow?
- By allowing these smaller units in a rear yard, How is water and sewage dealt with?
- Are we creating the possibility of a slum environment as there will be people that do it correctly but there will be people that will not.
- Does the city have the resources to ensure that building code & health standards are maintained. I know of several locations that are currently being built without real amenities that the city was not aware of.
- I look at the new developments in the South end of Barrie where you can hardly get up a street due to cars parked on both sides of the streets. In a minor rainstorm the water accumulating on the streets overpowers the sewers at the end of the street.
- Can our electrical grids accommodate the extra loads?
- I'm in the older part of town and I know that when the is major rain, the river going through Bercy park goes from a trickle to a real river. That happens now. How about with the extra accommodations.
- I bought in a quiet neighborhood, which has become overrun with unfortunate people who have affected our way of life, taking over parks, defecating, littering, etc whereby the City has closed the park to the people that paid for the park and maintenance of it.
- The city has a number of Condo and other projects that would be very successful if the City was able to clean up the streets and make it a safe place to live and enjoy like we used to.
- A place for tiny houses in an area that the appropriate infrastructure can be put in place, could support many tiny homes of the for the good of all.

In summary I do not support the introduction of increased density in areas that have been developed many years ago.

Regards

KBJ Mills,

[redacted]

[redacted]

From: Patricia Roebuck [redacted]
Sent: Thursday, November 14, 2024 11:43 AM
To: cityclerks@barrie.ca; newzoningbylaw@barrie.ca
Subject: Objection to City of Barrie Draft Zoning By-Law

We, Patricia J. Roebuck and Timothy James Roebuck have lived in our east end Barrie home for 38 years.

Today, we are registering our complete disagreement with Draft 3 of the Zoning By-law which could allow 4-storey apartments in this relatively quiet neighbourhood. We are adjacent to an area that is already being targeted for complete redevelopment and have appreciated the fact that we were able to give public input to a developer's radical plan. It seems that no such input would be allowed or welcome if this new Zoning by-law were to pass.

This new by-law would allow developers to decide where these apartments would be built which would substantially erode the character of this and many other Barrie neighbourhoods. This is a proposal that does not seem to be happening anywhere else in this province and appears to contradict the the City's new Official Plan. It disregards the scale, height, building type, character, and function of the immediate area.

Please reconsider this Draft by-law and allow further input from knowledgeable professionals before any changes are made.

Thank you for your consideration,

Patricia J. Roebuck and Timothy James Roebuck

[redacted]

[redacted]

[redacted]

From: Renee B-C [redacted]
Sent: Thursday, November 14, 2024 6:02 PM
To: cityclerks@barrie.ca; newzoningbylaw@barrie.ca

Good evening,

As a lifelong Barrie resident and a long-time resident of [redacted] I wanted to express my concerns surrounding the City of Barrie's proposal to allow four-story apartment buildings on any residential street in the city without allowing public input. As a taxpayer and citizen of a democratic society, I feel this proposal is a gross overreach of power on behalf of the City of Barrie. Ultimately, this decision, if allowed, will benefit the interests of developers over city residents.

I understand that there is no other municipality in the province that is currently proposing, or has already chosen to exclude the input of residents in this manner. The people living in the City of Barrie should be permitted the opportunity to provide input on decisions about growth and change within their neighborhoods. The future vision of neighborhoods should be decided by City Council, after respectful public consultations, and not by developers.

Over the past few years, and certainly over the past several months, City Council has made several decisions that have raised the ire of the citizens of Barrie. Many current Council decisions have had to be revisited and/or re-examined after public protests. The sense of distrust and dissatisfaction with the current Council continues to grow as the citizens continue to feel left out of decisions that impact their daily lives and the community.

I implore Council members and City staff to look carefully at the impacts that passing a proposal to allow developers the opportunity to build apartments without public input and appropriate studies being conducted. I hope that your conscience will lead you to understand the damage that such a proposal could cause if passed, and that you will speak up against allowing this proposal to pass.

Thank you for your consideration and time,

Renee Brown

[redacted]

Outlook

[Draft] Fw: Zoning changes

From

From: Yahoo Mail!_-No_reply [redacted]
Sent: Monday, November 11, 2024 5:10 PM
To: Office of the Mayor <OfficeoftheMayor@barrie.ca>; Clare Riepma <Clare.Riepma@barrie.ca>; Craig Nixon <Craig.Nixon@barrie.ca>; Amy Courser <Amy.Courser@barrie.ca>; Robert Thomson <Robert.Thomson@barrie.ca>; Nigussie Nigussie <Nigussie.Nigussie@barrie.ca>; Gary Harvey <Gary.Harvey@barrie.ca>; Jim Harris <Jim.Harris@barrie.ca>; Sergio Morales <Sergio.Morales@barrie.ca>; bryn.hamiltin@barrie.ca
Subject: Zoning changes

I am adding my voice of concern and discontent to a long list of other Barrie citizens who have expressed their disapproval not only to the new zoning but also to the heavy handed and undemocratic way in which it is being foisted on us.

I totally agree with the comments expressed by Robert Lehmann and Seaghan Hancocks which appeared in the news. It frustrates and saddens me that citizens once again have shown more insight and concern than Barrie's Planning Dept and our elected representatives.

It is reprehensible to allow property developers to manage the growth of Barrie and totally shape and reshape established neighbourhoods. It is even more galling that some council members involved in real estate and property development have bought up established houses with the knowledge of zoning changes in order to line their own pockets.

Yes, we need mixed housing and yes, we need affordable housing but banning single housing and permitting only multiplexes on arterial streets will not solve the situation we are in. This plan only appeals to property developers and will turn all our entrances into the city into a hodgepodge of established single dwellings mixed in with town houses and mid rises disregarding any sense of aesthetics, history and cohesiveness.

I am totally disillusioned and disgusted knowing that in the past I and my neighbours have attended incouncil and zoom meetings to voice our concerns and suggest alternatives to building proposals when it was all a shame.

Shame on Barrie council and shame for not caring about your constituents.
Jean Chabot

Outlook

[Draft] Fw: New Zoning By-law comments

From

From: Eva Kouril [redacted]
Sent: Monday, November 18, 2024 4:17 PM
To: cityclerks <cityclerks@barrie.ca>; New Zoning Bylaw <newzoningbylaw@barrie.ca>
Cc: Craig Nixon <Craig.Nixon@barrie.ca>
Subject: New Zoning By-law comments

Dear City of Barrie officials:

With respect to the proposed New Zoning By-law, the most troubling aspect is the removal of public and municipal government input.

From The Barrie Official Plan 2051; Page 10

1.3 Founding Principles

The community vision statement is supported by a series of founding principles that were developed through dialogue with the community. Each of the principles, when combined with the “one city, one vision, one plan” philosophy, will have a positive effect on development, social cohesion, the economy, and the built and natural environments. As such, these principles underpin the policies of this Plan.

Design Excellence
Throughout the public consultation process community stakeholders consistently voiced the need for a high standard in urban design. If all new development responds to the framework for design in this Plan then we will achieve a city that is even more attractive than it is today. A broader commitment to finding creative ways to animate public streets through placemaking will make the pulse of Barrie stronger throughout each community.

As highlighted above, The Barrie Official Plan 2051 recognizes the importance of public consultation. If the OP is to align with the Zoning By-law, why would the city planning department have public input removed? What is the purpose of taking away municipal input from city planning? One can only deduce that the purpose is nefarious.

This new Zoning By-law deserves to be obliterated and completely rewritten; the best suggestions made for development at the public meeting were from the common citizenry and even developers and architects were quick to point out the overreach of this Zoning By-law.

The proposal to eliminate the democratic process from the citizens of the city, as they pertain to the growth and development of this city, is quite simply abhorrent.

Shame on the City of Barrie for even considering such a vile proposition.

Eva Meyer