

Julia Montgomery

October 15, 2017

Ms. Dawn McAlpine
City Clerk
Corporation of the City of Barrie
70 Collier Street, PO Box 400
Barrie ON

Dear Ms. McAlpine,

Re: Application for the Grove Street YMCA Lands

As mentioned in my email, it would be greatly appreciated if you could please provide a copy of this letter to the Mayor of the City of Barrie, and all Ward Councillors. Also, I would appreciate if you would include a copy of my letter on the circulation list.

I am a resident and I wanted an opportunity to present my concerns regarding the proposed development on the Grove Street West YMCA lands. I realize I am submitting this letter late in the process; however, I do hope that the requested audience will have an opportunity to review my concerns before a final decision is made.

I moved to Barrie in 2014 and bought the property for its residential charm in an older residential neighbourhood surrounded by mature trees and a charm that I felt I could not find elsewhere in Barrie. I hope to outline my concerns of this proposed development below.

Given the scale and scope of the proposed development, I understand that it is standard practice for municipal planners to approach development based on a tiered approach. If this development is approved, the small residential lower tiered homes would be dwarfed by enormous tiered apartment complexes with nothing in between. I understand the city is under pressure to increase rental units; however, surpassing common municipal planning practices would in my opinion greatly affect the local residents on the dramatic differences aesthetically as well as in terms of density.

I have concerns with regards to the traffic that will ensue as a result of the proposed number of apartment units, and in turn population, for this complex. Toronto Street and Grove Street, in my opinion are at capacity in terms of rush hour traffic. I say this as I live directly across from Hillcrest Public School and the congestion and traffic is a safety hazard, especially in light of the number of small children making their way to and from school. It is my understanding that a traffic study was completed and that the amount of rush hour traffic would essentially close to double at the peak morning and evening rush hour times. This to me is not only a safety concern as previously mentioned but also a congestion concern. I commute daily to the 400 North and the Grove Street and Bayfield Street intersection in my opinion would be unable to effectively handle this traffic (especially given that there would only be one point of access to these

apartment complexes). The lack of a sidewalk on the North side of Grove Street is another public safety hazard and I have witnessed first hand some very close calls of vehicles turning the corner from Bayfield Street onto Grove Street, coming very close to hitting pedestrians making their way to the YMCA. On this topic of congestion, the reduced proposal for parking spaces will also further compound my concerns. As I have seen from many apartment complexes, vehicles will park on the surrounding streets in the neighbourhood, Toronto Street being the primary. As a resident, I have concerns with vehicles parking on Toronto Street as it is simply not equipped to handle these added overflow parking and congestion pressures (again especially in light of the elementary public school just around the corner from the proposed development).

It is also my understanding that there are concerns with regards to adequate space for children to attend schools in the area if this proposal is to be approved. I am an expecting mother, and the idea of having to bus my child from the inner core of the City to the outer is absurd. If such a large complex with a large population of people is to go forward, the City should ensure that adequate services are in place to meet the needs of the local residents' families.

The thought of this development moving forward and the lingering 10-year time frame for construction, is also a great concern. Ten years of construction would result in 10 years of disruption in terms of noise, dust, congestion, and more noise. If I wanted to live in a high-density area surrounded by high rise buildings I would have chosen to live close to the waterfront where these complexes are the norm. This drastic proposal to amend these lands for large apartment complexes will alter this area and affect all of the local residents, with absolutely no benefit to them. I heard the argument that these apartment complexes will support the proposed infrastructure at the identified "node" at the Bayfield Street and Grove Street intersection. I disagree with this as in my opinion people coming to Barrie want to go directly to the waterfront for shopping and sight seeing etc. especially in light that to my knowledge there are no plans for adequate parking to support this proposed infrastructure.

Thank you for taking the time to read this letter. I simply wanted to opportunity to voice my concerns for this development as a local resident.

Regards,

Julia Montgomery