

September 14, 2018

**To: Planning and Building Services Department  
City of Barrie**

I am writing in response to the proposed townhomes to be built on Edgehill Drive in Barrie. I am a representative of the property and residence located at 115 Edgehill Drive, immediately beside/west of the proposed build. 115 Edgehill is not opposed to having a new building complex located beside our property but we do have some concerns that we would like the City of Barrie to consider prior to the approval of the proposed build. Our concerns are summarized below.

**Privacy and Confidentiality**

The building located at 115 Edgehill Drive was designed to provide a high level of privacy and confidentiality for the individuals living there. The property and parking lot is flanked by large, mature trees on all sides that were for this purpose. Some of these large trees are located within the boundaries of 115 Edgehill but a large majority of these tall, mature trees are located where the new proposed build will take place.

With the proposed buildings being 3 storeys in height, the residents at 115 Edgehill may be seen by tenants residing in the upper floors of the proposed townhomes. There was also mention of "roof top gardens" which would greatly expose our residents to onlookers. At the community meeting, it was mentioned that several privacy trees will be removed along the dividing line between our building and the new townhomes. The removal of these trees will again expose more areas of the residence to the tenants in the new townhomes.

**Water Levels at 115 Edgehill Drive and surrounding properties**

115 Edgehill was originally built on a marshy area. The back yard area of the residence contains a deep ditch to redirect water to the south of the property. The back parking lot is continually wet as drainage from the ditch diverts water to this area. We are concerned about the redirection of water flow that may occur with the new proposed build. Because we are aware of the significant amount of run-off on our own property, we are concerned that this new build will affect our water table and increase the likelihood of flooding and excess water. The spring thaw adds additional problems of excessive water and flooding of our back yard.

**Increased Population in a small area**

Edgehill Drive is a very busy street acting as a throughway between Anne Street and Cedar Point Drive. The increase in population in a very small and confined area will only add to the congestion on Edgehill Drive. Children living in our residence are all walked to school. The added congestion to an already busy street adds growing concern about the safety of these children. Edgehill Drive is a very busy street with an obscure and hidden curve that can be unpredictable in hiding oncoming traffic from Anne street Eastward. This is concerning when the amount of vehicles will rise by 78 (based on parking spaces for the townhomes) in this very small area.

Cont'd page .....2

At this time, Edgehill Drive does not permit parking on the street. As this new building proposal is requesting only 1 parking spot per unit (78 in total), we are concerned with the possibility that cars will start to park on Edgehill Drive. We believe that most households have at least 2 vehicles and with children remaining at home for longer periods, there is a greater chance of these new townhomes needing more than 1 parking spot per unit. Parking on Edgehill Drive will only compound the safety risk for children as they walk to/from school. And the nature of the road including the hidden entry way from Anne Street and the speed in which drivers seem to take, only add to the concerns for community safety.

### **Affordable Housing Units**

According to the discussion at the Community Forum, we understand that 10% of the new proposed units will be deemed "affordable" based on calculations from the County of Simcoe. The amount quoted during the community forum seemed to indicate that \$300,000 would be considered an "affordable" housing unit. We wish to express our disagreement if these numbers are correct. We are acutely aware of the tight financial situation for individuals on ODSP and Ontario Works and that affordable housing only consists of basement apartments, boarding homes, monthly hotel rentals etc. It seems highly unlikely that an individual living on the bare minimum that ODSP and OW provides would be able to afford the purchase of one of the proposed townhomes at roughly \$300,000. We apologize if the numbers reflected are incorrect but wanted to make it known that the purchasing of these new townhomes would seem out of reach for anyone on ODSP or OW.

### **In summary**

We appreciate the opportunity to attend the community forum and the Council Chamber meeting on September 24<sup>th</sup>. 115 Edgehill Drive is very open to discussing our concerns with the City of Barrie and potential land developer. We want to be Good Neighbours and promote the expansion of housing in our community while maintaining the privacy, safety, and confidentiality of our residents. We also want to ensure that we don't encounter any difficulties with our water levels as this is an existing issue. We know the City of Barrie is committed to creating new affordable housing options for residence and applaud this movement. But, we would not feel comfortable if we didn't express our concern with the cost associated with these new townhomes and the fact that most individuals on ODSP and OW would not be able to afford to purchase one of these units.

We hope the City of Barrie will consider and recognize the vulnerability of the individuals residing at 115 Edgehill drive and the concerns we have described in this letter. We look forward to further discussions with the City of Barrie Planning Group and the Potential Land Developers.

Sincerely,



Teresa MacLennan



**Date:** July 26<sup>th</sup> ,2018  
**Attention:** Bailey Chabot  
**RE:** Request for Comments  
**File No.:** D14-1653  
**Related Files:**  
**Applicant:** 1980168 Ontario Inc.  
**Location** 105,107,109,111 Edgehill Drive



### COMMENTS:

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

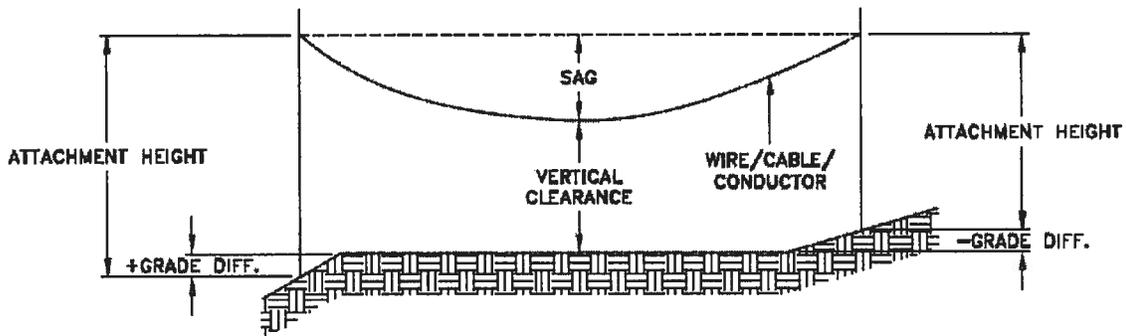
#### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact:

Mr. Stephen Cranley  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 31297  
**Fax:** 905-532-4401  
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/15kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

**REFERENCES**

SAGS AND TENSIONS SECTION 02

**Certificate of Approval**

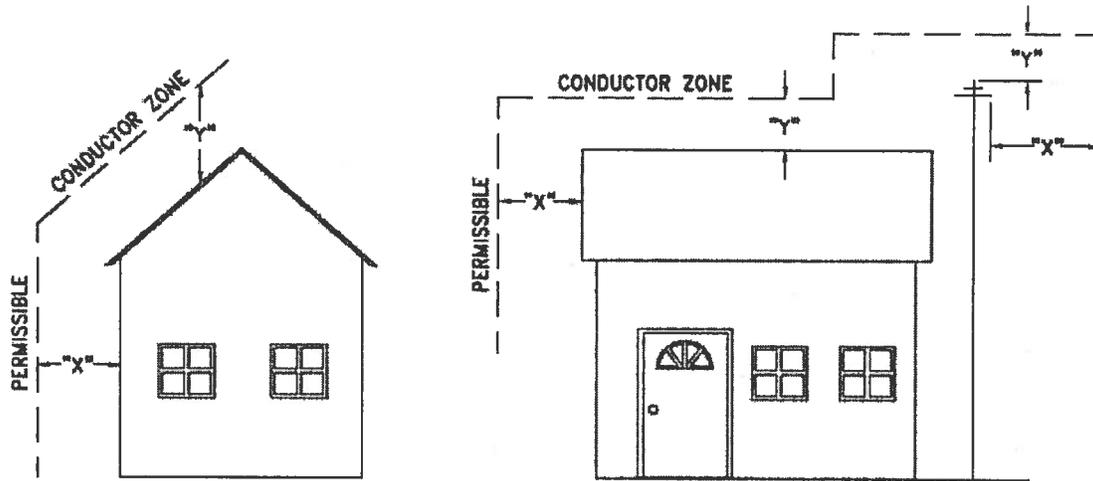
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012/JAN-09  
 Name Date

P.Eng. Approval By: Joe Crozier

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING, WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MA Y-05  
Name Date  
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-03 REVISION NO: REVISION DATE:  
155 System Planning and Standards/Standard Design/PowerStream Standard/PowerStream Standards working files/Section 03-4 03-4 10 May 3, 2010, 09:21:03 AM, 2/10/2010 9:21:03 AM, Access PDF



August 27, 2018

Ms. Bailey Chabot  
Planner  
City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

File: D14-1653

Dear Ms. Chabot:

**ZONING BYLAW AMENDMENT  
1980168 ONTARIO INC.  
105, 107, 109 & 111 EDGEHILL DRIVE  
CITY OF BARRIE**

Thank you for circulating a request for comments on the above-noted rezoning application. The application will rezone the subject properties from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling Second Density with Special Provisions (RM2- [SP-XXX]) to permit the development of 78 back-to-back townhouse units within 5 buildings.

The Board requests that the following notification clause with respect to the availability of public schools and bussing be inserted into all purchase and sale or lease agreements: "Purchasers, renters, lessees are warned that even though there is an existing elementary school in proximity to this development, pupils may be accommodated in temporary facilities and/or directed to facilities outside of the area."

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in cursive script that reads 'Holly Spacek'.

Holly Spacek, MCIP, RPP  
Senior Planner



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

July 27, 2018

Bailey Chabot  
Planner  
City of Barrie  
Planning & Building Services  
70 Collier Street, PO Box 400  
Barrie, ON L4M 4T5

Dear Bailey,

Re: Zoning By-law Amendment  
1980168 Ontario Inc.  
105, 107, 109, 111 Edgehill Drive  
City of Barrie  
File No.: D14-1653

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

**Alice Coleman**  
Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS DISTRIBUTION**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8  
[enbridgegas.com](http://enbridgegas.com)  
**Integrity. Safety. Respect.**

AC/jh