

June 23, 2020

To whom it may concern.

Re: 428 Little Ave and 237 Foster Drive

The residents of the neighbourhood impacted by the proposed development have many concerns with the project and its long-term impacts. It is disappointing to know that there is consideration of intensification on a very small corridor of land between existing residences and the Metro Links Rail line. My property will back onto the proposed site and I have several concerns.

Increased traffic and risk to children on Maclaren Ave and Foster Dr.

Currently there are no sidewalks or pedestrian space on Maclaren Ave and Foster Ave. With increased traffic during the construction process, and thereafter, there is an increased risk to children and families accessing Highland Park or walking in the neighbourhood.

Noise during construction phase.

Removal of trees and the construction process will cause excessive noise, negatively impacting the health and well-being of those backing on to the site.

Potential damage to existing septic beds, and trees.

The existing trees and growth aid in dealing with the run-off and septic drainage from the homes that back onto the site. The construction process and new landscape may adversely impact the water drainage from our properties, and may cause issues with run-off impacting the new properties.

Additionally, the construction process may cause damage to existing mature trees on the current properties backing onto the site. These trees are irreplaceable. Damage or loss to our own trees would be devastating and significantly impact the value of our homes.

Decrease in property value for those on Maclaren Ave backing on to the site.

The properties backing onto the proposed site will suffer a decrease in property value. The private, tree-lined property line that was the selling point for most of the current residents here will be gone, negatively impacting the resale value of our homes.

Dissatisfaction for owners of the newly developed homes.

For those purchasing, vibrations and noise from existing GO trains will negatively impact the owners of the new homes. Currently, we feel the vibration and are woken by the noise of the passing trains at quite a distance away. Those living right along the rail tracks will have a significantly increased impact. They will be extremely unhappy with their purchase new home, likely feeling “duped”. Eventually causing the new homes to become short-term rentals as opposed to long term residences. These residences will be further impacted by any potential increase of the Metro Linx Line throughout this area.

I understand the city’s plan for intensification. However, there are several projects planned for the area currently. The existing infrastructure on Little, Hurst and surround neighbourhoods is insufficient for increased traffic in this area. Building a new subdivision on a narrow strip of land directly along an active rail line, that seeks to double in the future, seems to have more negative impacts than benefits. There will also be adverse effects to the residents of the new homes resulting from their proximity to the rail line. There are several parcels of land in the area more suited for intensification.

I implore the City of Barrie to *not* approve this development.

Regards,

Tamara Gortmaker

Barrie, ON