



SIMCOE MUSKOKA CATHOLIC
DISTRICT SCHOOL BOARD

Simcoe Muskoka Catholic District School Board
46 Alliance Boulevard
Barrie, Ontario, Canada L4M 5K3
Tel 705.722.3555
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Transmitted VIA EMAIL ONLY

March 24, 2015

Attention: Ms. Dawn McAlpine
City Clerk
The Corporation of the City of Barrie
70 Collier Street, Po Box 400
Barrie, Ontario
L4M 4T5

RE: COMMENT LETTER
Proposed Official Plan and Zoning By-Law Amendment
The Hedbern Development Corporation
233 Ardagh Road (at Ferndale)
Ardagh Planning Area, City of Barrie
File: D14-1581

Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received your notice regarding the above Official Plan and Zoning By-law Amendment anticipating 244 residential units in the form of one - ten storey apartment building, four - six storey apartment buildings and five – fourplex's (stacked townhouse units).

For your information, any pupils that are generated by this development are within the current catchment area for St. Catherine of Sienna Catholic elementary school and St. Joan of Arc Catholic high school both located within the City of Barrie. St. Catherine of Sienna has a Ministry Rated Capacity of 524 pupils, and a current enrolment of 566 pupils.

The Board will provide our conditions of draft plan approval during the draft plan of condominium process, if required.

The Board would be interested in finding out how the development will be marketed to the public and what demographic of the population the developer is anticipating.

Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units. I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. If you have any questions or comments about the Board's response, please feel free to contact me the undersigned at 705-722-3559 ext. 250.

Sincerely,

Kristin D. Pechkovsky, BES MCIP RPP
Planning Officer

Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.
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From: lyndon meredith [REDACTED]
Sent: Thursday, February 12, 2015 6:27 PM
To: Carlissa McLaren
Subject: Outrageous attempt to change zoning at 233 Ardagh Road

Dear Ms. McLaren,

Further to the Ward meeting last night, this is to confirm that we wish to be kept fully advised of all developments/proposed meetings regarding the attempt to change zoning in this area by this developer. The local residents all purchased homes in this area designated as agricultural/low density/EP. While development in some form is inevitable, to jump from this existing zoning to high density is totally unacceptable.

Regards,
Lyndon and Mary Meredith

[REDACTED]

From: lyndon meredith [REDACTED]
Sent: Friday, April 01, 2016 6:55 AM
To: Carlissa McLaren
Subject: Outrageous attempt to change zoning at 233 Ardagh Road

Subject: Proposed change of zoning at 233 Ardagh Road

Dear Ms. McLaren,

Further to the Ward meeting last night, this is to confirm that we wish to be kept fully advised of all developments/proposed meetings regarding the attempt to change the zoning in this area and construction of high density (totally out of character with the area) giant multi storey blocks by this developer. The local residents all purchased homes in this area designated as agricultural/low density/EP and wish it to remain so. While development in some form is inevitable, to jump from this existing zoning to very high density is totally unacceptable.

In addition the road traffic volume during peak hours is already very high especially at the junction of Essa and Ardagh, to add another 400 vehicles with this development will further exacerbate the problem.

Regards,
Lyndon and Mary Meredith

[REDACTED]

From: kim [REDACTED]
Sent: Friday, February 13, 2015 6:44 PM
To: Carlissa McLaren
Subject: Residences at Central Park Proposal

Hello,

I attended the February 11 presentation - Neighbourhood Ward 6 Meeting.

Thank you for the clarification and information you provided at various points during the meeting.

The presenter from Innovative Planning Solutions mentioned a series of studies that were done on the proposed development site, such as traffic planning and environmental impact. I can't remember if those studies are available from the City of Barrie or from Innovative Planning Solutions. If they are available from the City, could they be emailed or are they available for viewing at City Hall or on your website? I'm not sure where to look on your website if they are there.

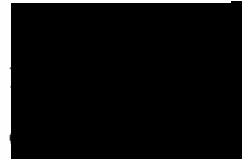
I would like to ensure that I am on the mailing list for the next meeting. I'm not sure if I am within the automatic mailing location. Thank you for including me in the mailing for the Feb 11 meeting.

Thank you for your time,

Kimberly George

[REDACTED]

Mr. Stephen Naylor
Director of Planning Services,
City of Barrie, P.O. Box 400
Barrie, Ontario L4M 4T5



February 4th, 2015

Re: Official Plan and Zoning By-Law Amendment Application- 233 Ardagh Road, Barrie.

Dear Sir,

As I will not be able to attend the public meeting set for February 11th, 2015. I wish to express my concerns with the application by The Hedbern Development Corp; to change land zoned from a Low Density Residential / Agricultural, to High Density Residential. The pressure being applied by the developer for the increase in height and density is simply driven by a desire to maximise return which in turn is based on costs. Increased development rights as -of-right is expected to result in an increase in the cost of land, which will then likely result in applications for high/tall building to be erected beyond the standards of the area or what would otherwise be implemented for such a residential area. I am sure you are aware that the city of Barrie has reviewed a number of rezoning applications over the past several decades that have sought an increase in height above what would be considered the standards of the area being sought for re-zoning. One of the reasons for reviewing these applications in the past; was to assess the possibility of any deficiencies within the current Zoning standards, which may be impeding the development of tall buildings within the city. The results were; that staff were unable to find any such deficiencies.

I understand that there is a need for development in this area but would like to point out that there may potentially be negative impacts resulting from the proposed development. It is hoped that city staff and council are able to work with the applicant to find the best solutions to eliminate or mitigate any of the public's concerns. The city of Barrie must ensure that the interests of the public are protected and best served with open and transparent discussions. In the Ardagh area, the neighbourhood is single-family detached and Barrie had previously rezoned sites originally slated for medium density to single family. It has virtually no medium-density developments. So why designate this parcel of land high density?

One of the most common justifications provided by applicants seeking tall structures is that these buildings are necessary to achieve density targets. High/Tall buildings are certainly necessary for achieving density targets within the City of Barrie, as is discussed in the City of Barrie Intensification Study (2009). However, Barrie already features a number of high-rise zones within the Zoning By-Law capable of accommodating high density buildings, including the Central Commercial, Transition Commercial, and Apartment Residential zones. In addition you are likely aware the intensification Area Urban Design Guidelines (2012) have demonstrated that high density intensification can be achieved through a mix of 4 to 5 storey buildings. (for instance the Ferndale South and Tiffin area). To date no justification has been offered through a rezoning application explaining why the height permissions are insufficient for Barrie to achieve the target density requirements.

It is commonly known within building circles that principles for the construction of tall buildings should follow best practices set out amongst other Ontario municipalities for ensuring the good design of tall buildings. City Council has the tools/policies for determining the merits of this application. I am not wishing to prohibit or discourage any and all development proposals for buildings in the proposed site. Rather, that I am counting on city representatives to ensure that when tall buildings (any building above 3 storeys) are proposed, they the developer can demonstrate that there is a requirement for this type of building to be constructed. It is my opinion that the area being proposed should not be rezoned high density and should be kept a low density zone primarily due to the poor integration of this development within the context of the local urban form. The new proposed development in my opinion is not compatible with the context and character of the local area's existing built form. Putting in 10 storey or even 6 storey buildings adjacent to low-rise residential areas cannot achieve the necessary transition in built form with heights progressing between the tall buildings, and low rise scales. There are no such buildings in the Ardaugh Bluffs at present and any such tall buildings should be kept within the already proposed UGC area. It simply does not fit in with the surrounding neighbourhoods.

COMMUNITY IMPROVEMENT PLANNING (Not)

Affected Streetscape

The construction of these tall buildings 6-10 storeys will not preserve or retained the "Natural Setting". The small EP land buffering the low rise areas and the proposed site are not thick enough to hide or soften the visual impact of these buildings will have on the surrounding area. This proposal does not provide the impression of a city wishing to integrate its construction/housing policies into what would be considered a natural green setting. With the planned 10 storey building to be constructed parallel to Ardaugh Drive will provide poor overall visual appearance to passers -by. The streetscape will be impacted negatively. The area we live in presently is nestled on the slopes of Ardagh Bluffs, and Forest Hill provides an exceptional family lifestyle environment all of which will be threatened with the present proposal put forward by Hedburn.

Affected Wildlife

This proposal does not respect the natural surroundings, does not make good planning sense. This land use is presently properly zoned representing a logical and efficient use of the lands in an area of the City of Barrie where intensification by high density housing is not warranted, appropriate nor required.

How will this re-zoning affect wildlife. What will happen to the wildlife and habitat? Since moving to the area in 2001 I have seen foxes, deer rabbits and a multitude of birds including Canada Geese, Ducks and Blue Heron who regularly use that area as part of their habitat.

Schooling/Education influences

How is the City of Barrie going to deal with the potential influx a children coming to the area who will require attending school? Poor planning could lead to additional overcrowding of the neighbourhood schools. This is already a problem at Ferndale Woods Elementary school and will continue to be depending on how many families with kids move in to the area. The developer cannot predict who will seek these accommodations, retirement type or young people without families. Potential students who could be within walking distance to schools would now be sitting on a bus for extended periods or stuffed in portables in order to accommodate the increase in attendees.

When does a crowded school become overcrowded one? Is there a difference? Probably not. Many would argue that any number of students that exceed the planned capacity of a classroom or a school building impact the quality of instruction and learning because of the stresses that it places on access to teachers and services, not to mention additional wear and tear on the facilities. Planning and funding of

new facilities often gets bogged down in local politics and issues can be debated for years. Money is always an issue as construction of new schools is costly and local taxpayers generally must pay part of the bill.

Traffic Impact Analysis

Is there a proposed traffic analysis by the City or developer? The trip generation of a proposed development is essentially the number of inbound and outbound vehicle trips that are expected to be generated by the development during an average day or during peak hour traffic. Being close to a major intersection (Ardaugh and Ferndale South) what are the accepted thresholds to determine whether a comprehensive traffic analysis is needed. I understand that these studies vary in their range of detail and complexity, but the size of the proposed development will have traffic impact on the present transportation network. A traffic impact analysis in my view should accompany the proposed development. This study would assist those city officials in making land use decisions. The study would also evaluate whether the development proposed by Hedburg is appropriate for the site in question.

The Traffic Impact study would also assist in the following areas of interest to all who reside in the proximity of the proposed development.

- Forecast additional traffic associated with new development, based on accepted practices.
- Determine the improvements that are necessary to accommodate the new development.
- Assist communities in land use decision making.
- Assist in allocating scarce resources to areas which need improvements
- Identify potential problems with the proposed development which may influence the developer's decision to pursue it.
- Allow the community to assess the impacts that a proposed development may have.
- Help to ensure safe and reasonable traffic conditions on streets after the development is complete.
- Reduce the negative impacts created by developments by helping to ensure that the transportation network can accommodate the development.
- Provide direction to community decision makers and developers of expected impacts.
- Protect the substantial community investment in the street system.

Police and Calls for service.

If the city approves the high density project as proposed by the developer it can expect an increase in calls for service within this geographic area. It has been well reported on, that there is no new Barrie officers, no new civilian employees and no extra service beyond core policing. This proposal will add to the tough choices council and Barrie residents have to make in the coming years. According to services board Chairman; Police are now first-responders and officers are responding to a number of requests from the community that could better be settled amongst themselves, such as the noisy parties and barking dogs. This has to be since Barrie's crime rate has consistently dropped during the last few years, but police service calls continue to climb. In 2013 they jumped by 8.6% during the first six months. This is a trend that has continued into 2014 and likely for the foreseeable future. The band aid solution to this problem is to assign civilian staff to certain tasks that will free up police officers for front-line duties. Most also know that the inner workings of the Police office is also the civilian staff's responsibility. At some point there will be blockage at the choke point resulting in a back log of tasks. All this to say that if left for the public to deal with ie: barking dog complaints, and loud parties that this will eventually lead to more serious offences of assault and mischief whereby Police will have no choice but to attend and deal with it.

Conclusion:

Finally one only has to look down the street across from St. Joan of Arc Catholic High School. During the December 2012 discussions neighbours raised an array of concerns ranging from density to design to reduce property values and increased vandalism/crime if rental apartments were built. In this case the developer agreed to build block or cluster townhouses and not the stacked type such as those in Timberwalk. Planner Darren Vella and Ward 6 Councillor Michael Prowse had a large role to play in this compromise. The proposal called for a total of 101 units, including townhomes and eight walk-up buildings. The revised plan reduces the unit count to 94, removed the eight and 12 -plex buildings and a vehicular access to Batteaux street. Mr. Prowse stated "We were able to reach a fair compromise for my residents while still allowing the development to proceed without being appealed to the Ontario Municipal Board." Mr. Prowse is no stranger to these types of negotiations. I would expect Mr. Prowse to continue serving the public's best interest by keeping the present zoning the way it was intentionally meant for. Building and development of the property will then conform to the appropriate bylaw, satisfying both the public who live in the area and the developer.

I wish to obtain further information on this proposal and would like to receive notice of any future meetings, including the statutory Public Meeting in accordance with the Planning Act.

Respectfully submitted for your consideration.

James Nat

