

From: Sarah Khan <

20, 2023 11:06 AM

To: cityclerks <cityclerks@barrie.ca>

Subject: Fw: Staff Report Notification DEV027-23 - Amendment to Zoning By-law 15 Harvie Road

Hello,

I'd like to submit a deputation request for the City Council meeting taking place on June 21 at 7:30 pm. Please let me know what I need to complete this request.

Sarah Khan

From: Sarah Khan

Sent: Wednesday, June 21, 2023 10:34 AM

To: cityclerks <cityclerks@barrie.ca>; Celeste Kitsemety <Celeste.Kitsemety@barrie.ca>

Cc: Gary Harvey <Gary.Harvey@barrie.ca>; Greenwood, Ed <

Subject: Addition to deputation request for City Council, June 21

Hi Celeste and Tammie,

I have already submitted a deputation request regarding DEV027-23, AMENDMENT TO THE ZONING BY-LAW – 15 HARVIE ROAD

(BARRIE-BRYNE DEVELOPMENTS INC.). However, looking at the agenda, I suspect it will be a longer meeting. Therefore, I'll also share my comments in writing below. If it is not too late, can you please share these with the members of Council?

Concerns Regarding the Staff Report - DEV027-23, AMENDMENT TO THE ZONING BY-LAW – 15 HARVIE ROAD (BARRIE-BRYNE DEVELOPMENTS INC.)

I am writing to express my concerns regarding the proposed mid-rise blocks in the draft plan and their potential impact on the privacy, sunlight, and overall well-being of the members of existing community.

1. **Density:** The Traffic Impact Study Addendum indicates that these apartment blocks will have 539 units, potentially housing 1,400 new residents based on Barrie's average household numbers. While the overall density numbers for this new community fall within provincial guidelines, it appears that these units were not included in the calculations for the Residential Density Analysis. When adding the apartment blocks to the density analysis, this neighbourhood will be high density. While this may work for cities in the GTA, it does not work for Barrie where majority of houses are either detached or semi-detached. Within at least a two-kilometre radius of 15 Harvie Rd, there are no high-density communities. This area does not have the infrastructure to support this increased population.
2. **Privacy and sunlight:** The close proximity of the proposed apartment blocks to the existing houses on Megan Crescent, especially on the south side of Megan, raises concerns about the obstruction of sunlight and compromise of privacy for the residents. Numerous studies from Toronto, Vancouver, and other parts of the world have shown the adverse effects of high-rise structures on neighboring residential areas. According to a study published in the Journal of Environmental Management, "the height of buildings can affect the privacy and sunlight for adjacent residents, leading to negative impacts on their quality of life". For reference, some of these studies are linked at the end of my email, but I am certain the planning office has access to more detailed studies.
3. **Construction Noise:** I would like to highlight the detrimental effects of construction noise on the health and well-being of individuals living near construction sites. Research conducted by the University of Toronto indicates that high noise levels from construction activities can have significant health impacts, including an increased risk of heart disease, cognitive impairment, elevated anxiety levels, and other negative health outcomes. A comprehensive environmental noise study conducted by the City of Toronto also recognized the potential adverse effects of construction noise on the health of nearby residents. These studies are also linked below.

Even though pandemic restrictions have ended, many people in Ontario are either still working from home, or working in a hybrid scenario, similar to this City Council meeting today. This means that people are spending almost 24 hours at home. They don't have the option to leave the house in the daytime. The exposure to significantly higher noise levels due to construction is a matter of concern. The World Health Organization advises that outdoor noise levels during daytime should not exceed 55 decibels to prevent adverse health effects. Unfortunately, during the daytime, when many people are working from home, construction activities will generate levels much higher than this threshold. For reference, construction often generates noise levels in the 80-90 decibels range, well above the threshold, leading to potential health risks for residents in close proximity to the

construction

site.

It is also important to consider the difference in noise generated by building townhouses versus apartment buildings. Constructing apartment buildings, due to their height and materials used, produces higher noise levels than townhouses or semis and detached houses.

I kindly request the City Council to reassess the draft plan and explore the possibility of replacing the apartment blocks with semi-detached or townhouses. Another consideration is to relocate the proposed apartment blocks to minimize the impact on existing residential areas. Relocating the towers to the south of the site, away from the existing houses, would address the privacy and sunlight concerns of the residents on the south side of Megan and the townhouses on Megan. Additionally, it would potentially enhance the accessibility and convenience for the new residents in the apartment towers by bringing them closer to the Caplan and Byrne shopping area.

I want to emphasize that I am not opposed to development and progress within our community. However, it is crucial to strike a balance between growth and the preservation of the quality of life for current residents. By considering alternative arrangements that address the concerns raised, we can ensure a harmonious coexistence between new developments and existing communities.

Thank you,
Sarah Khan

References:

- Title: "Environmental Noise Guidelines for the European Region"
Organization: World Health Organization (WHO)
Link: https://cdn.who.int/media/docs/default-source/who-compendium-on-health-and-environment/who_compendium_noise_01042022.pdf?sfvrsn=bc371498_3
- Title: "Construction Noise - Interim Federal Guideline"
Organization: Government of Canada - Employment and Social Development Canada
Link: <https://www.canada.ca/en/employment-social-development/programs/laws-regulations/labour/interpretations-policies/074.html>
- Title: "Building heights and sunlight: Guidelines for Melbourne"
Authors: P.J. Luvito et al.
Source: Journal of Environmental Management
DOI: <https://doi.org/10.1016/j.jenvman.2020.110541>
- Title: "Effects of Urban Noise Pollution on Health: Issues of Conflicting Evidence from Epidemiological and Experimental Studies"
Authors: T. Stansfeld et al.
Source: Noise and Health
DOI: <https://doi.org/10.4103/1463-1741.189242>
- Title: "Environmental noise exposure and hypertension: the epidemiological evidence from studies of environmental noise exposure and cardiovascular disease"
Authors: N. Sorensen et al.
Source: Noise and Health
DOI: <https://doi.org/10.4103/1463-1741.112372>
- Title: "Urban noise and psychological distress"
Authors: B. Lercher et al.
Source: The Journal of the Acoustical Society of America
DOI: <https://doi.org/10.1121/1.1497624>
- Title: "Environmental Noise Study 2017: Construction Noise"
Organization: City of Toronto
Link: <https://www.toronto.ca/wp-content/uploads/2017/11/8f4d-tph-Environmental-Noise-Study-2017.pdf>

- Title: "Noise Pollution: A Modern Plague"
Authors: R. Berglund et al.
Source: Noise and Health
DOI: <https://doi.org/10.4103/1463-1741.49506>
- Title: "Urban noise pollution: A health hazard"
Source: Global News
Link: Urban noise pollution: A health hazard - Global News

From: Mark Resnick <
Sent: Monday, June 19, 2023 4:10 PM
To: Tammie Maynard <Tammie.Maynard@barrie.ca>
Subject: RE: Webform submission from: Deputation Request

Tammie,

Yes please include me on the list for a deputation. I will be speaking briefly in support of the application and staff recommendations in the staff report.

I plan to the meeting attend in person.

Mark.

MARK RESNICK, Senior Director, Development



3200 Highway 7, Vaughan, Ontario, L4K 5Z5

[LinkedIn](#) | [Instagram](#) | [Twitter](#) | [Facebook](#)

Subject: Webform submission from: Deputation Request

Submitted on Mon, 06/19/2023 – 13:32

Submitted by: Anonymous

Submitted from: <https://www.barrie.ca/form/deputation-request>

Submitted values are:

Council Meeting Date:

Wed, 06/21/2023 - 00:00

General Committee Motion Number:

tbd - General Committee Agenda Item DEV027-23

Subject:

Amendment to Zoning By-law - 15 Harvie Road (Barrie-Bryne Developments Inc.

Name of Person to Appear:

Mark Resnick

Email Address:

Address:

Phone:

Name of Group or Person(s) Being Represented (if applicable):

Applicant (Barrie-Bryne Developments Inc.)

Brief Statement of Purpose of Deputation:

We are the applicant for this file. Purpose of deputation is to be in attendance to answer any questions of Council or to be able to respond to any comments from public if raised.

We support the recommendations of the staff report (DEV027-230621)

Letter Submitted with Request:

No

Subject: Webform submission from: Deputation Request

Submitted on Tue, 06/20/2023 - 14:50

Submitted by: Anonymous

Submitted from: <https://www.barrie.ca/form/deputation-request>

Submitted values are:

Council Meeting Date:

Wed, 06/21/2023 - 00:00

General Committee Motion Number:

D30-010-2022, 15 Harvie Road Development Project, DEV027-23 Staff Report

Subject:

15 Harvie Road Development Project, DEV027-23 Staff Report

Name of Person to Appear:

Ed Greenwood

Email Address:

Address:

Phone:

Home:

Business:

Brief Statement of Purpose of Deputation:

I have three concerns:

- 1) Greenspace
- 2) Population Density
- 3) Traffic Safety

Barrie is known for its beautiful waterfront and its fantastic parks. I don't consider the storm water

management ponds in the developers plan as green space because people can't use them. I believe the developer could have found more creative ways to give Barrie more parks and walking trails so that it is consistent with Barrie's other neighborhoods.

Communities in the GTA have limited space. If they want to develop, they need to increase density. But Barrie doesn't have these issues. For example, we have lots of space over by the South GO station. The new neighborhoods that are being built near the South GO station can be properly designed for higher population density. But our neighborhood () wasn't designed for high density. Our neighborhood doesn't have the appropriate infrastructure (schools, roads, transit, etc.) ... and trying to change the infrastructure (i.e. adding speed bumps) is not something that 131 people in our neighborhood want. 131 is the number of people that signed Sarah Khan's petition as of June 19th to stop the development. Please note that there are probably only 300 or 400 people total in our neighborhood so this is a significant number. The new development being proposed is estimated to have dwellings for over 1700 people in it. This is 4 or 5 times more people than our neighborhood but in a much smaller space.

Tatham is the engineering company that did the Traffic Study. Can we ask them to re-do the Traffic Study? It needs to be accurate. The study was based on data gathered during Covid. Based on the developer's 2022 application Tatham recommended a Neighborhood Traffic Calming Management Plan in our neighborhood. This plan was not updated based on the school added to the developer's 2023 application. However, based on the addition of the school Tatham is now projecting that the volume of traffic will be much higher (now 616 trips/hour vs. only 326 trips/hour in the 2022 version of the plan). Tatham identified their preferred route for traffic through our neighborhood to be along two small streets ... Thrushwood and Brookwood. These streets are small ... only 20-30 ft wide. These streets have parking on both sides but only have sidewalks on one side. Children walk to Trillium Wood Elementary school using these small neighborhood streets. Our neighborhood kids walk between these parked cars on their way to and from school every day during rush hour. The projected increase in traffic in our neighborhood needs to be accurate for our roads to be safe. Can Tatham review this concern and comment on safety because we don't want to see an ambulance in our neighborhood?

Letter Submitted with Request:

Yes

From: Greenwood, Ed <>
Sent: Tuesday, June 20, 2023 3:05 PM
To: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Cc: Sarah Khan < Gary Harvey <Gary.Harvey@barrie.ca>
Subject: Deputation for tomorrow's meetings on "15 Harvie Road"

Hi Celeste,

A copy of my deputation is below. I used the reference number D30-010-2022 and the subject 15 Harvie Road, Staff Report DEV027-23.

Thanks,

Ed

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- 2) Population Density
- 3) Traffic Safety

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