

## Andrew Hill

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**From:** McCabe, Dianne  
**Sent:** Tuesday, March 24, 2015 11:41 AM  
**To:** Steven Farquharson; Andrew Hill  
**Subject:** Amendment to the Zoning By-law - 400 & 43- Ferndale Drive South and 134 Hawthorne Crescent, Barrie

Hello –

I am unable to attend the Neighbourhood Meeting tonight but wanted to express my concerns.

I drive to work every day via Bloom Crescent to Cumming Drive to Ferndale South and sometimes the traffic on Ferndale South is so tight that it is hard to get out of the subdivision.

I am concerned that adding 90 more units to this area will add 90+ more vehicles and further impact the traffic congestion that already exists.

Are there any plans for adding traffic lights so that the current residents are able to get out of the subdivision? There are only two ways in and two ways out.

Thank you for the opportunity to voice my concerns.

Sincerely,

Dianne McCabe

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Thank you.

## Andrew Hill

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**From:** Allan Bray  
**Sent:** Saturday, March 21, 2015 5:50 PM  
**To:** Stephen.Farquharson@barrie.ca; Andrew Hill; Stephen Naylor  
**Cc:** Lucy Bray; Michael Prowse  
**Subject:** Amendment to the Zoning By-law - 400 & 430 Ferndale Drive South and 134 Hawthorne Crescent, Barrie

Messrs Farquharson, Hill and Naylor,

The lot indicated above is currently zoned Residential Second Density RM2(SP-82)(H-12) and RM2(SP-191)(H-58), which indicates only a walk-up apartment shall be permitted. Our understanding, when we first bought our house at 196 Cumming Drive, was that the property was to be developed as a 3-story walk-up building, which is consistent with the present zoning.

The owner of the above lot has applied to amend the current zoning from Multiple Family Residential RM2(SP) to Apartment Residential RA1 Special Provision. This represents a doubling of the height of the building to 20 metres (~66 feet), and the creating of a high density apartment building in the middle of a residential area composed of single unit and semi-detached houses.

I note with interest that in the City of Barrie's Intensification Study, Ferndale Drive is neither a primary nor secondary corridor for intensification, and neither is it an urban growth centre.

Ferndale road, in particular the intersection of Ferndale road and Hawthorne Crescent, is not a planned intensification area. The recommendations below apply to intensification areas; would they not also apply to areas that are not planned for intensification? Logically, I would expect that they do. A 6-story apartment building is not compatible with, neither does it transition to, adjacent stable residential neighbourhoods, and the building height does not ensure compatible built form transitions to the adjacent neighbourhoods.

Excerpt from "Intensification Area Urban Design Guidelines", from the City of Barrie website:

### viii. Established Neighbourhood Streets

Portions of the Intensification Corridors, including Duckworth Street (south of Grove Street) and Dunlop Street (east of Anne Street), are currently well established residential neighbourhoods. With the exception of the conversion of dwellings, there is limited potential for intensification on Established Neighbourhood Streets. Please refer to the Demonstration Sites on page 96.

#### Key opportunities include:

- On larger-scale sites, opportunities may exist for the incorporation of higher density residential buildings in low to mid-rise building forms (i.e. townhouses and walk-up apartments), and potentially mixed-use buildings with convenience retail at grade.
- The creation of walkable, complete neighbourhoods through intensification that can support associated retail and community uses.

**Key recommendations include:**

- **As intensification occurs, these areas should incorporate buildings that are compatible with, and transition to, adjacent stable residential neighbourhoods.**
- **Building heights that ensure compatible built form transitions to adjacent neighbourhoods.**

Further, in the City of Barrie Intensification Study, Section 4.2.2.6 Intensification Policies:

*(d) The City's focus on intensification will be directed to the four categories of the Urban Growth Centre (UGC), Intensification Nodes, Intensification Corridors and Major Transit Station Areas.*

*Development applications which propose residential intensification outside of the four (4) Intensification Areas of focus will also be considered on their merits, including consideration of the following evaluation criteria:*

**(i) the scale and physical character of the proposed development and its integration with the character of the surrounding area/neighbourhood;**

*(ii) the adequacy of physical infrastructure, transportation facilities and community facilities and services;*

*(iii) the availability of public transit;*

*(iv) the impact of approving an intensification application on the ability to achieve increased densities and associated benefits elsewhere in the City where it is being focused;*

**(v) sensitive, high quality urban design;**

*(vi) the long term livability and sustainability of the housing project; and*

*(vii) the preservation of heritage resources.*

I will be attending the Neighbourhood Meeting on March 24, at the Holly Community Centre, along with our neighbours. In the meantime, I would like the File Manager in the Planning Department to explain to me how this proposal compares to the density permitted under the current zoning, and the planning merits of that increased density at this location when it is not on an intensification corridor. Furthermore, I would appreciate an explanation of how this requested rezoning would be considered an acceptable city planning practice, considering that it is contrary to the city's own recommendations with respect to building heights and compatibility with existing neighbourhoods, and contrary to the above policy 4.2.2.6 (d)(i, v), and, depending on its relation to other developments in areas planned for intensification, 4.2.2.6 (d)(iv) must also be considered.

I look forward to hearing back prior to the meeting on the Tuesday evening. Hopefully, we will have an opportunity to meet at the meeting and discuss this matter in further detail.

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Allan Bray  
B.A.Sc., P. Eng.

Scouts Canada  
Shining Waters Council  
Simcoe Phoenix Area Commissioner