

-----Original Message-----

From: Janet Foster

Sent: Tuesday, June 06, 2017 4:06 PM

To: 'Todd Harrison' >

Cc: CityClerks <cityclerks@barrie.ca>

Subject: RE: Council Meeting, June 12, 2017. SUBMISSION RE: YMCA PROPOSAL

Thank you for your comments. The Planning Department will take them into consideration when formulating a recommendation to General Committee and Council. Your attendance at the General Committee meeting on Monday June 12th will provide you the opportunity to voice your comments directly to General Committee members. I have also forwarded your comments to our Clerks Department so that they can go on public record.

-----Original Message-----

From: Todd Harrison

Sent: Tuesday, June 06, 2017 2:44 PM

To: Janet Foster

Subject: Council Meeting, June 12, 2017. SUBMISSION RE: YMCA PROPOSAL

I am a concerned resident [redacted] who would like to take this opportunity to make my concerns known to Council.

I did attend the meeting on May 3rd at the YMCA site and did voice some of my concerns at that time. I also plan to attend Council Meeting scheduled for June 12th.

My concerns include: sidewalks, a blind corner at Bayfield and Grove Street West, traffic congestion, access and egress (at time of construction and afterwards when project is completed) and quality of enjoyment

1) SIDEWALKS. - Pedestrian traffic on Grove Street West has been an ongoing problem in all seasons of the year. Walkers quite often refuse to use the sidewalk on the south side of Grove Street West (hereafter referred to as GSW). In summer, spring and fall - it is a matter of taking the easiest/quickest way to and from the Y Site to Bayfield Street. There is no sidewalk on the north side of GSW, so they leave the Y Site and walk on the north side of GSW (heading East towards Bayfield Street) on the road (with a curb and embankment from the Y to Bayfield. This puts the pedestrian at serious risk of being hit by oncoming traffic, with nowhere for the pedestrian to move to because of embankment. In winter this problem is magnified by steep snow banks on both sides of the road, making it almost impossible for eastbound pedestrians, who want to use the sidewalk, to do so.

Also, the alignment of sidewalks from Grove Street West and Grove Street East is problematic. (GSW sidewalk is on the south side of the road, GSE sidewalk is on the north side). Could be a potential problem for students attending Barrie North Collegiate.

2). BLIND CORNER - Vehicles traveling downhill, south on Bayfield Street and making a right turn onto GSW do not have a clear vision (because of high embankment on GSW) - quite often having to brake quickly to avoid hitting pedestrians, sometimes with small children balancing precariously on curb. The vehicle braking quickly also has the implication of being rear-ended by traffic following closely behind.

There have been many accidents (rear-enders and in one case, loss of life) and there will continue to be accidents at this corner because of the steep downhill, blind right hand turn onto GSW. These issues DO NEED TO COME UNDER SERIOUS REVIEW!

3). TRAFFIC CONGESTION - There will undoubtedly be more vehicle traffic with the construction of about 900 apartment units. The YMCA suggested that the number of vehicles entering and leaving the Y at this point in time would be about the same. That MAY in fact be the case but what they are not addressing is the fact that most of this vehicular traffic should be occurring between 6:00 and 9:00 AM and again between 4:00 and 7:00 PM. Most probably the bulk of the morning traffic will be going from the Y driveway, past THREE housing sites, making a left-hand turn onto Bayfield North and on to the 400 Highway. The reverse to be expected at end of work day..... From 400 Highway, South on Bayfield, making a right-hand turn onto GSW (BLIND CORNER) to the Y driveway. The morning traffic tie-up on GSW in front of the THREE housing sites (with resulting carbon monoxide fumes, blowing southward from the prevailing north) making a left-hand turn onto Bayfield WILL be extensive. The reverse at night will be a traffic jam-up on Bayfield South-bound. This is not taking into account the pedestrian traffic on GSW, not using the sidewalk, that the vehicles will need to avoid - see concerns re: sidewalks.

Also, the YMCA will continue operations at the existing Grove Street site during this time.

AGAIN I NEED TO STATE THAT THESE ISSUES NEED SERIOUS DISCUSSION!

4). ACCESS AND AGRESS - The present site plan calls for only ONE access/egress to the apartment complex. At present there are two access/egress points, GSW and Toronto Street. This would seem to me that the home owners on GSW would ultimately receive double the traffic that they presently receive! GSW is not a wide avenue, but a narrow street, with bike lanes on the north and south sides of the street (plus the aforementioned pedestrian traffic). With only ONE entry/exit point for the complex, all vehicular traffic WILL move directly onto GSW - all moving vans, delivery trucks, trades people, CONSTRUCTION TRUCKS, CRANES, FLOATS WITH BULLDOZERS AND EARTH MOVERS, ETC. Whether it moves east or west on GSW will not matter..... IT IS A NARROW STREET. My house is directly in the sights of vehicles coming down the ONE access/egress point and this past winter..... A truck leaving this point crashed into the front of my house, causing damage. Perhaps my house should not be that close to the front property line/roadway, BUT there it sits (with planning approval) at the mercy of increased vehicle traffic! Next time perhaps my home will be more damaged or perhaps there will personal injury - not just to members in my home but pedestrians!

5). QUALITY OF LIFE ENJOYMENT - I moved into my home almost 23 years ago, buying into an older, well-established neighborhood. I know that there are no guarantees in life BUT I would have thought that putting such large, densely populated, tall structures into an otherwise quiet, sedate neighbourhood would be the last thing I would think of.

The disruption to the quiet enjoyment of our property is something that needs to be considered. The resulting NOISE, DUST, FUMES, TRAFFIC, SAFETY and DISRUPTION that will result from a project of this magnitude cannot be denied. Even the length of time that this project will continue (the Y's words, "this will be a phased-in development over a period of years" ) will have a very negative impact on its surrounding 'neighbours'. I do understand the saying 'Not In MyBackyard' but in this case I feel very strongly that Council needs to do Its 'Due Diligence' in respect to this proposal by the YMCA. As the YMCA states in their first communication with its neighbours ". What is important to us is what the sale of our property means to the community we have lived in for so long- our neighbourhood". Well, to this

neighbour in particular it means lack of enjoyment of my property, dirt, grime, noise, traffic, construction vehicles, (bulldozers, cranes, earth movers, dump trucks) probable water and electricity disruptions.....not to mention that for the majority of the immediate neighbors, we are an over age 40 group, this disruption to our day to day life enjoyment of our properties will prove to be quite devastating, not just in the lengthy construction phase but for the long-term.

Thank you for taking the time to consider my concerns.

Barbara Harrison



## **Simcoe County District School Board**

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June 6, 2017

Ms. Janet Foster  
Senior Planner  
City of Barrie  
P.O. Box 400,  
70 Collier Street  
Barrie, ON  
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FILE NOS. D14-1630, D09-064

Dear Ms. Foster:

**PROPOSED OFFICIAL PLAN AMENDMENT/  
ZONING BY-LAW AMENDMENT  
YMCA LANDS  
10, 14, 18, 20, 22 & 24 GROVE STREET  
CITY OF BARRIE**

Thank you for circulating a request for comments/conditions on the above-noted complete development application. The proposed Official Plan Amendment will amend Official Plan policy 4.1.1.3 c which restricted the density of the property to 150 units per hectare outside of the City Centre. The amendment will redesignate the subject lands from Institutional and Residential to Residential and Open Space. The amendment will permit the construction of 4 apartment buildings ranging in height from 19 to 22 stories, a 2 storey amenity building and an open space area.

The applicant is proposing to amend the current zoning of the property from Institutional I and Residential Multiple Dwelling First Density RM1 to Residential Apartment Dwelling Second Density RA2-2 SP with Special Provisions and Open Space OS. To accommodate the new buildings, the applicant has requested the following Special Provisions be added to the Zoning By-law standards for this property:

- Substitute Grove Street for the front lot line instead of Toronto Street which is the shortest;
- An increase in the Maximum Gross Floor Area from 200% to 355%;
- An increase in the Maximum Building Height from 45m to 65m;
- A decrease in the Minimum Landscape Buffer Area from 3.0m to 0m for the rear yards and 0m for the parking lot area;
- Where ground level units with secondary means of access, substitute 1.6 metres of landscape open space for units with a ground floor balcony or patio instead of the required 7 metres, and substitute 3 metres for units without a ground floor balcony or patio;
- A decrease in the Minimum Parking Space Requirement from 1.5 spaces per unit to 1.0 spaces per unit, and
- Community centre be a permitted use.

Although staff support affordable housing it presents challenges to our ability to accommodate additional pupils when we do not have access to new school sites in the local area. Planning staff have concerns with the level of intensification on this property and the potential impact on local schools with respect to pupil yields. This type of development may trigger additional attendance area and program reviews. In addition, planning staff will need to consider holding students in schools located in other parts of the community.

The Board requests that our normal notification clause with respect to the availability of public schools be inserted into all purchase and sale or lease agreements.

Should you require additional information with respect to this request, 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