

**From:** john s [REDACTED]  
**Sent:** Tuesday, January 15, 2019 12:19 PM  
**To:** Jordan Lambie <Jordan.Lambie@barrie.ca>  
**Subject:** Re: Urban design?

Thank you for the reply back...greatly appreciated. I was wondering if it could be moved just back inbetween both properites? I just dont want people taking pictures ...you can see where im coming from. I will be at the meeting as i have also started a petition to halt this. There is so much wildlife and green space here that the impact will be devastating let alone the privacy and property value loss the residents of vine crescent will have. Thank you once again.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>  
Date: 2019-01-15 10:48 (GMT-05:00)  
To: john s [REDACTED]  
Subject: RE: Urban design?

Good morning John,

Thank you for your comments on the application for rezoning of 70 & 76 Edgehill.

This application seeks to permit the development of 109 dwelling units in the form of back-to-back townhouses and street townhouses. Some of the supporting reports and materials for the application will be going up on the City's proposed development website a little bit later today, which you will be able to find here:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward4/Pages/default.aspx>

I will ensure that your concerns about traffic flow in the area are included in a Staff Report to Council. I'd encourage you to attend the Neighbourhood and/or Public Meetings to receive more information on the proposed development and for an opportunity to provide feedback. Please note that the applicant has submitted a Traffic Impact Study as part of their application, which the City's Engineering Department will be reviewing.

While I respect your concerns about privacy, the posting of a sign on the subject property to provide Public Notice of a development application and its associated Public Meeting information is a requirement from the Provincial Government of Ontario under the *Planning Act* (*Ontario Regulation 545/06*).

Thanks again for your e-mail and please let me know if you have any additional questions, comments or concerns.

Best,  
**Jordan Lambie**  
Senior Urban Design Planner  
Planning & Building Services Department  
The City of Barrie  
705-739-4220 x4324

Please consider the environment before printing this email.

**From:** john s [REDACTED]  
**Sent:** Monday, January 14, 2019 3:55 PM  
**To:** Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>  
**Subject:** Urban design?

Just a sidenote in your design for 70 and 76 edgehill drive. For one I do not appreciate a sign for this being posted near my home. 2: i would like to know how your design goes into the traffic flow? That area cannot handle the amount of traffic this will bring. Im wondering what the residents of vine crescent are going say when this comes to there attention? The city of barrie and the developers want to head to head with the residents of the area thats what they are going to get. And that sign that was posted near my home needs to be moved to another location by noon tomorrow because with people taking pictures is violating my privacy. And if not moved i wil have appropriate legal action taken to have it moved.

Sent from my Samsung Galaxy smartphone.

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**From:** Jordan Lambie

**Sent:** Tuesday, February 19, 2019 3:05 PM

**To:** 'Jason Murphy' [REDACTED]; Barry Ward <[Barry.Ward@barrie.ca](mailto:Barry.Ward@barrie.ca)>

**Subject:** RE: 70&76 Edgehill Dr

Thank you for your comments Jason – they are noted for the record and I will be sure to capture and address them in my staff report to Council.

Please note that I am unable to speak to the applicant's strategy for organizing financing for development – the City can only assess the application for re-zoning based on its land use planning merits. The owner could be pursuing any number of strategies; the outright sale of the land to another developer/operator as you suggest below, a design/build partnership, or any number of other options. This is entirely speculative and subject to change and ultimately is not relevant to land use planning matters. Each special provision will need to be justified, separate from any market or financial considerations. The previous rezoning process for 76 Edgehill Drive identified that the highest and best use of that parcel of land was a high-rise building in an RA2-2 zone. It is now the responsibility of the applicant and their consultants to justify why this has changed (beyond land economics), now that the development parcel is larger, and demonstrate how the proposed development for both 70 and 76 Edgehill Drive achieves the goals and objectives of the Official Plan.

Lastly, just a friendly reminder that you can attend the Public Meeting at City Hall this coming Monday at 7:00pm in the Council Chambers at City Hall.

Please feel free to contact me if you wish to discuss further.

Best,

**Jordan Lambie**

Senior Urban Design Planner  
Planning & Building Services Department  
The City of Barrie  
705-739-4220 x4324

Please consider the environment before printing this email.

**From:** Jason Murphy [REDACTED]

**Sent:** Tuesday, February 19, 2019 2:21 PM

**To:** Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>; Barry Ward <[Barry.Ward@barrie.ca](mailto:Barry.Ward@barrie.ca)>

**Subject:** RE: 70&76 Edgehill Dr

Jordan,

Thank you for your response to my email.

Your first point is a response, to my position that, “there would not be much of a discussion” for a rezoning of the two properties to RM2. I recognize it would still need proper approvals for the type of townhouse development planned as one would be moving from RA2-2 and the other from R2 zoning. What I meant was that with a proposed apartment complex on the books it would definitely be a more

favourable development and concern from local residents would be minimized. Thank you though for clarifying this.

Your second point is the one that I find more concerning. My understanding of the history of the land to date is that a numbered company originally approached the City of Barrie with a wonderful high density development plan, promising the world related to apartment spaces and new property taxes. Following all of the development reports and consultants they succeeded in having the land rezoned to RA2-2 against what would seem like improbable odds given the amount of high density living already in the area and the impact on the existing residential houses and existing apartment building in the area. The sole intention of this numbered company was to make this vacant property marketable enough to sell and make a profit. The one problem according to their current consultant is that no one could actually make money building the structure they envisioned and the property could not be sold.

The current situation upon us seems very familiar. A numbered company (the same one I believe) and another numbered company with ownership of a residential property would like to re-zone with special provisions two properties for the purpose of development. Likely not their development, but a third party who would see enough financial gain to buy the newly rezoned property. My confusion in this process relates to the “special provisions” to the re-zoned RM2. Outside of making the property more valuable for resale I cannot find a reason why these amendments to an existing zoning bylaw would be necessary.

I believe my position at this point has been clearly stated for the record.

Thanks again for your time,

Jason

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**From:** Jordan Lambie  
**Sent:** Tuesday, February 19, 2019 12:35 PM  
**To:** Jason Murphy [REDACTED] Barry Ward <Barry.Ward@barrie.ca>  
**Subject:** RE: 70&76 Edgehill Dr

Hi Jason,

[REDACTED] Hopefully I can clarify some of the confusion below.

The City would require a zoning by-law amendment for any development on this property for several reasons: 1) Townhouses are not permitted in RA2-2 Apartment zones, and 2) the additional property at 70 Edgehill is expanding the proposed development site and also requires a re-zoning from its current Single Detached Residential R2 zoning. Barry is correct in saying that multiple addresses with development applications is common place. It will be the applicant's responsibility to legally merge these properties and this will be a condition of any development approval - should any be given.

The application is also requesting consideration of special provisions in addition to the proposed re-zoning to RM2. So, you are correct to question whether there is adequate planning justification; both for the principal request to re-zone to RM2, and also for each of the requested special provisions. The Planning Department is currently reviewing the Planning Justification Report that was provided with the application and developing comments and feedback for the applicant to respond to. These considerations will eventually be addressed in a Staff Report to Council as well.

I hope the above helps clarify the application – and please let me know if I can be of further assistance or if you have any additional comments or questions.

Best,

**Jordan Lambie**  
Senior Urban Design Planner  
Planning & Building Services Department  
The City of Barrie  
705-739-4220 x4324

**From:** Jason Murphy [REDACTED]  
**Sent:** Monday, January 28, 2019 2:59 PM  
**To:** Barry Ward <[Barry.Ward@barrie.ca](mailto:Barry.Ward@barrie.ca)>  
**Cc:** Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>  
**Subject:** RE: 70&76 Edgehill Dr

Barry,

I would actually disagree with that perspective. Perhaps I was too convoluted in my first point so allow me to present it this way.

If the owners of the property came to the City of Barrie and wanted to rezone the property to a Residential Multiple Dwelling Second Density (RM2) then there would not be much of a discussion. It is currently zoned for an apartment building as presented multiple times at the meeting.

The current request from 765469 Ontario Inc. and 70 Edgehill Inc. is asking for is a Zoning By-law Amendment. This requested amendment requires several adjustments to the actual RM2 zoning bylaw for the specific purpose of raising the marketable value of the property.

Unless I have misunderstood something that is that not why we are going through this process at the moment?

Jason

**From:** Barry Ward <[Barry.Ward@barrie.ca](mailto:Barry.Ward@barrie.ca)>  
**Sent:** Friday, January 25, 2019 12:10 AM  
**To:** Jason Murphy [REDACTED]  
**Cc:** Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>  
**Subject:** Re: 70&76 Edgehill Dr

Hello

Thanks for the email. I'm not completely sure I understand the point you are trying to make in 1. I don't think it's relevant as to who eventually develops the land. The only thing on the table at this point, as you suggest, is whether or not the plan being put forward is one that is suitable for the property, whether it justifies the rezoning. I'm assuming the landowners want to make money but that isn't a factor to consider, at least from a planning point of view.

As for point 2, Jordan can comment but I wouldn't get too hung up on the multiple addresses. It's normal in this type of planning application. Go to this city page showing Ward 2 developments and you'll see many have multiple addresses because of property assemblies, some up to a dozen addresses.

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward2/Pages/default.aspx>

Barry Ward

On Jan 24, 2019, at 8:57 PM, Jason Murphy [REDACTED] wrote:

Jordan, Barry,

It was with interest that I listened to the information presented tonight related to the proposed amendment to the zoning bylaw for 70&76 Edgehill.

A couple points just for clarification purposes and maybe something to be added to the file.

1. Barry, you made a comment in a conversation following the meeting to the effect that stopping the development was not a reality. I can only speak for myself, although I'm very certain that my Vine Cr. neighbours understand as well, that development of the lands in question will be the eventual outcome.

We attended the meeting tonight to listen to Innovative Planning try to provide justification for their need to amend an existing zoning bylaw on multiple fronts. I personally feel they failed to do that.

They seemed to spend a great deal of time talking about what could have been with the previous development, the one that that proved not to be economically viable at 76 Edgehill Dr.

I personally found some of their information tied to the previous twelve storey apartment proposal irrelevant for the development of these two separate properties in question.

It is very likely that the numbered company that is behind the development (likely sitting in the back of the room tonight) is really only a speculator who plans to sell the property to the next highest bidder who will then recreate a new plan of their own.

I think it is this point that should keep us all grounded on the initial task at hand of considering the "why" in terms of the proposed amendments to an existing zoning bylaw. Is it to develop the land to support the urban plan? Or is it to pad the value for real estate speculators and the eventual sale of the land?

2. Sorry if this last point is a confusing question and maybe Jordan is in a better position to answer it.

This project keeps citing 70&76 Edgehill Dr. Does that property need to be formally joined as one property at some point? Has this already happened? Or is the numbered client hoping to eventually sell them as two separate rezoned properties?

The two addresses has me a little confused on where we are at related to this proposed project.

Thanks for your time,

Jason  
[REDACTED]  
[REDACTED]

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

From: Jordan Lambie

Sent: Thursday, February 07, 2019 9:29 AM

To: Frances McGill [REDACTED]

Subject: RE: amendment to zoning by-law - Innovative planning solutions, 70&76 Edgehill Drive, Barrie

Hi Frances,

Thank you for your email.

Access is being proposed from Edgehill Drive. All of the other information and documents that you are requesting can be found on the City's website at the following link:

<https://www.barrie.ca/City%20Hall/Planning-and-Development/Proposed-Developments/Ward4/Pages/70-and-76-Edgehill-Drive.aspx>

Please let me know if I can be of any further assistance.

Jordan Lambie

Senior Urban Design Planner

Planning & Building Services Department

The City of Barrie

705-739-4220 x4324

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

From: Frances McGill [REDACTED]

Sent: Thursday, February 07, 2019 9:23 AM

To: Jordan Lambie <[Jordan.Lambie@barrie.ca](mailto:Jordan.Lambie@barrie.ca)>

Subject: ref: amendment to zoning by-law - Innovative planning solutions, 70&76 Edgehill Drive, Barrie

Hello,

In regards to File D14-1659, I'm writing to request more information about the proposed zoning by-law changes to the property at 70 & 76 Edgehill drive. Specifically:

1. Are there current architectural or other plans that show the development of this area. If so, where can I find them.
2. I see townhouses are proposed, where will they access their homes? From Edgehill or Anne Street?
3. Is there a proposed layout design for the buildings, if so, I would like to see it.
4. Have there been any environmental studies done on the area, if so where can I find them?

I intend to submit my concerns regarding this project and require the information requested above. If there is any other information regarding this amendment, I would appreciate it if you could also send it to me.

Thanks very much,

Frances McGill

[REDACTED]  
[REDACTED]