

From: [Melissa Kaye](#)
To: [cityclerks](#)
Subject: Ardagh Rd Amendment Zoning
Date: Wednesday, April 21, 2021 5:54:32 PM

April 21, 2021

Attention City Clerk:

I am writing to you in response to the proposed zoning by-law amendment put forth by Innovative Planning Solutions Inc. on the behalf of Wynstar Bear Creek LP, of the current residential site plan at 189 Summerset Drive.

My family and I are opposed to this amendment. It will increase vehicle volume, pedestrian and vehicle interaction, noise pollution, light pollution and parking issues, to our street and surrounding area. We currently reside at _____ which backs onto the EPA zone containing Bear Creek. Is this Environmental Land actually protected?? Will the development be encroaching onto Indigenous land and environmental land preservation??

With regards to traffic volume, it will significantly increase on all streets surrounding the proposed site including the two school zones located at Wright & Summerset Drive as well as Ardagh Rd. & Wildflower Ct. This can be directly correlated to what will be the increase in residential units-simply put, more people, more vehicles. The increased risk and safety concern that I have for the families and children living on Pennell Drive and McWatt, is what will inevitably be a greater number of vehicles using Pennell Drive, McWatt, Summerset, Wright and Graihawk Drive to enter or exit the proposed site via Summerset Drive. During rush hours and when school buses, parent vehicles are parked on Wright and Summerset drive to pick up children from Ardagh Bluffs School, the potential for cut-through traffic will increase on McWatt and Pennell Drive as those who are exiting or seeking entrance to the proposed residential site will use these streets to avoid traffic or slow moving traffic.

Wynstar Bear Creek LP and The City of Barrie are assuming that families such as mine and the children that live on these streets are willing to assume a greater risk of vehicle and pedestrian interaction which could result in injury or death. We are not. If the by-law amendment is approved and the residential density increases, thereby increasing vehicle count, are Wynstar Bear Creek LP and The City of Barrie now acknowledging the potential legal risk that they would be exposed to should such an event as described above occur?

I note that the Traffic Impact Study conducted by JD Northcote Engineering Inc. used vehicle and pedestrian data for this study that was obtained on October 22nd, 2014, October 6th, 2016 and October 17th, 2017 respectively. Clearly this data is not relevant to the current number of residents and vehicles now existing within the recently built homes of Pennell Drive and McWatt but also the surrounding neighborhoods and school zones.

What current risk assessment and traffic study has been conducted to account for what will be an increase in vehicle and pedestrian traffic due to the proposed

amendment to the site plan?

When my family and I purchased our home in September, 2019, we did so with the knowledge and comfort of knowing that _____ would have minimal noise and light pollution but also light vehicle traffic. We believed that we were buying a home on a safe and quiet residential street. By amending the by-law to increase residential dwellings at the proposed site, all of the above mentioned will increase risk and decrease safety-specifically as it relates to vehicle and pedestrian interaction.

I question why Wynstar Bear Creek LP would seek to amend the zoning by-law at the proposed site other than to "cash in" on the current housing market in Ontario which is booming. Corporate greed should not supersede the safety and quality of life for the children and families living on the adjacent side streets to this proposed development.

As well, with the increased volume of new residents within the school zone limits, how will this affect our children? Will our children now have to be relocated to another school zone because of overpopulation?

I thank you for your consideration with regards to the concerns that I have detailed in this letter. I respectfully ask that you not approve Wynstar Bear Creek LP's request to amend the zoning by-law at 189 Summerset Drive. I hope that the concerns of my family and those of other families who are also writing to you, are taken under consideration when determining as to whether or not to approve this zoning by-law amendment.

Thank you,

Chris Garvin and Mellissa Kaye

Sent from [Mail](#) for Windows 10

April 16, 2021

Legislative and Court Services
City of Barrie
70 Collier Street
PO Box 400
Barrie, Ontario
L4M 4T5

Amendment to Bylaw- 189 Summerset Drive
File # D30-003-2020

I have the following concerns about the proposed development at 189 Summerset Drive.

Forest

The destruction of so many trees on the property is shameful. What was once a large forested tract will now be replaced with solid wall of townhouses or apartments. The arborist's mandate seems to have been restricted to dealing with trees in areas outside of the proposed building construction. It would have been far more attractive to save a section of trees along Ardagh rather than a 150 or so bordering on the existing EP lands.

Traffic

When I moved to Barrie in 2013 Ardagh Road was 4 lanes wide. Changes were made to reduce the roadway to 1 lane in each direction and a turn lane. Bicycle lanes were added to the north and south perimeters of the street.

I don't think there is much bicycle traffic but automobile traffic has certainly increased with the addition of the large development on the south side of Ardagh and Mapleton and now will only increase with the proposed construction of 308 dwelling units. Barrie planning has reduced available lanes and increased housing density, a sure recipe for congestion.

Density

Notwithstanding the various engineering studies that have been commissioned, I fail to see how the citizens of Barrie gain anything positive from the proposed density of housing units in this proposal. The request for zoning changes seems to suit profit motives for the developer more than it addresses any noble motive of increasing housing supply.

Greenspace/Neighbourhood aesthetics

The City already approved the development on the south side of Ardagh and Mapleton that has a dearth of greenspace. While some space between townhouse blocks has some appeal to the occupants, it doesn't add any value to the neighbourhood.

I look forward to hearing how the City responds to changes to the proposed development.

Thank you for the opportunity to participate in the process.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Mike Baumken', with a stylized, cursive script.

Mike Baumken

From: [Celeste Kitsemetry](#)
To: [Sheldon Kiernan](#)
Cc: [cityclerks](#); [Tina Gonneau](#)
Subject: 189 Summerset (D30-003-2021) Comment
Date: Wednesday, April 21, 2021 6:02:14 PM

Good Afternoon.

Thank you for contacting the City regarding this development proposal. I will insure your comments are incorporated into our review of the project. Please consider this response confirmation that you are on the list to be notified of future action on the file.

Project details can be found on the City's website under [Proposed Developments](#) in [Ward 6](#). The Public Meeting **will be held virtually** on May 11, 2021 at 7:00pm. To participate using the Zoom platform, please following the instructions in the [Public Meeting Notice](#).

Regards,
Celeste

Celeste Kitsemetry, RPP

Senior Planner
City of Barrie
Central Ontario's Premier Waterfront Community

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70 Collier Street
Barrie ON L4M 4T5
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From: Sheldon Kiernan

<cityclerks@barrie.ca>; Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>; Tina Gonneau <Tina.Gonneau@barrie.ca>

Subject: Re: Notice of Complete Application - 189 Summerset (D30-003-2021) ATTENTION: City Clerk

Attention: City Clerk

Dear Celeste,

I'm writing to express my concerns with the proposed rezoning of 189 Summerset. As I consider all of the material presented, I have significant concerns with rezoning the parcel of land to (RM2-SP_) and (RA 1-2-SP_).

With the site already zoned RM2, it delivers on the Cities objective to provide more accessible housing opportunities, champion diversity (in all forms), and ensure Barrie remains an attractive and inviting community for future growth. In reviewing all of the material outlined in the Planning Development Proposal, it's very clear that a substantial quantity of high-quality townhomes can be developed on the land, and complement the existing free-standing homes (R3) already developed. The documentation is quite conclusive in demonstrating that there is no need for new zoning requirements. Personally, I feel like the developer is only focused on short-term financial outcomes (more units per sq. ft), thus extracting more value from the site, rather than considering the long-term implications on the community.

The Ardagh Bluffs is one of the most prominent neighborhoods in Barrie. The schools, the parks, the natural habitat & environmentally protected land are all reasons why we chose this neighborhood to lay down roots, and raise our family. The introduction of high-density residential units, many of which are likely to be rental units, has the potential to negatively impact the socioeconomic fabric of the community. I've recently purchased a new home in the area, and we had a commitment from the developer that they had consulted the city, and the high standard would be maintained for future development. Our concern is that this would negatively impact home values in the area, which has serious financial implications.

Further, the addition of these 90 high-density units brings another 180 vehicles to the neighborhood. On an already busy street, where cars often disobey stop signs, I have serious concerns about the safety of our children, and the children of the Ardagh Bluffs school more broadly. With the high-density residential units, I expect that street parking will also be more frequent, impacting site lines and creating more challenges for drivers and pedestrians on Summerset Drive.

I should note that I have reviewed the Urban Design report, and feel that it does meet many of requirements outlined by the city, so I wish congratulate the team on that successful design. I'm confident that the developer can use leverage many of the great recommendations in the proposal, and simply remove the high-density, 90 unit apartment building from the proposal.

In closing, when all factors are taken into consideration, I feel very strongly that there is no need for rezoning 189 Summerset from RM2 to (RM2-SP_) and (RA 1-2-SP_). I wish to make my position heard through this note, and in person at the upcoming in-person meeting.

With thanks,

Sheldon Kiernan

From: Tina Gonneau <Tina.Gonneau@barrie.ca>
Sent: Wednesday, March 17, 2021 10:20:56 AM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Subject: Notice of Complete Application - 189 Summerset (D30-003-2021)

Good morning.

Attached please find Notice of Complete on behalf of Wynstar Bear Creek LP for lands known municipally as 189 Summerset Drive, Barrie.

If you have any questions concerning the attached, please do not hesitate to contact the File Manager, Celeste Kitsemetry at Celeste.Kitsemetry@barrie.ca.

Tina Gonneau

Agreements Officer
Development Services
City of Barrie
70 Collier Street, P.O. Box 400
Barrie, Ontario L4M 4T5
Office: 705-739-4220 Ext. 4416 – Fax: 705-739-4270

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From: lorrainemcquoid

Sent: Monday, March 29, 2021 11:53 AM

To: cityclerks <cityclerks@barrie.ca>

Cc: Natalie Harris <Natalie.Harris@barrie.ca>

Subject: Ward 6 proposed development at Ardagh and Mapleton (189 Summerset Drive)

To whom it may concern –

Re: Amendment to the Zoning By-Law - Innovative Planning Solutions Inc. on Behalf of Wynstar Bear Creek LP, 189 Summerset Drive – Barrie

I am writing to you regarding the proposed development near Ardagh and Mapleton in Ward 6 – Barrie. We downsized and moved into Barrie in July of 2020, after being long-term (30 year) residents of Innisfil (specifically Alcona). During the last 30 years we have seen much development in and around us and are certainly not opposed to growth in general. We chose our premium lot in the Devonleigh subdivision specifically based on the trees / EP land behind us. At the time of purchase, there was an understanding that Summerset Drive would be continued to meet up with Mapleton, with single family neighbourhoods eventually flanking this road.

There now appears to be a proposed amendment to the zoning by-law. There is quite a difference between a single family home neighbourhood and a “proposed” build of 218 back-to-back townhouse units and a 90 unit 6 story apartment building (for a total of 308 residential units). The requested special provisions include but is not limited to increased height, increased GFA (ground floor area), reduced setbacks, etc.

There is already a “proposed” build at the next main corner (Ardagh and Ferndale) involving over 30 townhomes and 50 apartments. It seems that once a sign goes up for a proposed build, that it is already a done deal... To date there is “only” a sign on the land on Ardagh (between Mapleton and Wright Drive (or specifically Bear Creek)) but the trees are already coming down in anticipation of the “proposed” build.

One concern I have with higher density development is the sheer amount of traffic that will be involved. Once Summerset Drive opens up to Mapleton, it will be used as a “short-cut” to avoid the intersection of Ardagh and Ferndale. Adding extra units (instead of a single family home neighbourhood) will only add to the congestion. As it is now, the sheer volume of cars attending Ardagh Bluffs Public School at morning drop-off time makes it next to impossible to cross Wright Drive on foot. At pick-up time, I have an issue on my way home from work making a left in my car onto my street (Pennell Drive) from Wright Drive due to the cars lined up and making their way to Ardagh Bluffs Public School. There are already cars parked on Pennell Drive near my house, with parents from other areas parking and walking over to the school to collect their children. I assume that these are not bus students, but children living close enough to the school to be deemed to be within walking distance of the school. I can only imagine how many more students will be driven to Ardagh Bluffs from these new apartments and townhomes, as they would also be deemed to be within “walking distance” of the school as well.

There is also the issue of having space in the local schools for the amount of children that will be moving into a higher density development. This is something that I can’t speak of, but it needs to be considered.

I have concerns as well regarding all the trees that are being cut down west of the creek. There is a sign near the creek stating that it is a Tree Preservation Area, as well as a plaque west of the creek deeming the area to be an archaeological site. The Yanionyen' site is in reference to the Bear Clan of the Huron-Wendat Nation, and the plaque makes reference to the land and streams in the area. I do not believe that the plaque means that the land is sacred and honoured only until someone or some corporation with money buys the land for a high density development. Will this plaque be yanked from the ground and placed on the wall of this massive ("proposed") building once constructed, or perhaps stuck in a small shrub garden by the parking lot?

I have attached pictures of both the Tree Preservation Area sign, as well as the Yanionyen' archaeological site plaque (note the trees that have already been razed directly behind it!).

I am asking for the tree cutting to stop until the meeting about the proposed development occurs. The fact that the developers continue to cut down the trees on the land gives the impression that they feel like it is already a "done deal" - that they can do what they like – build whatever they want - and that this meeting is only a required formality that means nothing.

At this time I am also asking to be notified of the decisions of the Council of the Corporation of the City of Barrie in respect of the proposed Zoning By-Law Amendment.

Thank you for your time,

Lorraine McQuoid

From: Kyle Walker
Sent: Friday, March 26, 2021 9:51 AM
To: cityclerks <cityclerks@barrie.ca>
Subject: Proposed Amendment to Zoning By-Law

Good morning

I would like to send this email regarding the proposal for block 76 at the intersection of Ardagh and Mapleton/Summerset.

I would like to politely voice that I am not in favour of this proposal. This part of town is already crazy busy with traffic at certain times of the day with 3 elementary schools and 1 high school nearby. The proposed condos and townhouses would bring in way too much traffic for summerset which has many children riding bikes and using the parks and fields.

On a personal note I live on Pennell Drive and we all paid a heavy premium to have our lots on environmentally protected lands. I understand some trees will be left but we paid this premium to ensure privacy and with so many lights coming from the townhouses and condos it will be hard to feel like we got our moneys worth.

Thank you very much for taking the time to read this email and hopefully considerate it.

Have a great day :)

Kyle