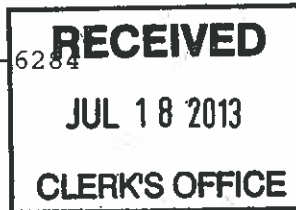




Development & Municipal Services Control Centre  
 Floor 5, 100 Borough Drive  
 Scarborough, Ontario  
 M1P 4W2  
 Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
 Fax: 416-296-0520



July 4, 2013

City of Barrie  
 Planning Dept.  
 P.O. Box 400, 70 Collier Street  
 Barrie, ON  
 L4M 4T5

Attention: Dawn McAlpine

Dear Sir/Madam:

RE: Official Plan  
 76 Edgehill Dr.  
 Your File No: D14-1558, D09-OPA032  
 Bell File No: 49132

Thank you for your letter of June 27, 2013 requesting comments on the above-referenced application.

The Official Plan has been internally circulated to our engineering staff for detailed review and to determine Bell's specific requirements.

Please be advised that Bell Canada will be issuing comments upon completion of a detailed review of the application(s).

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

*for R. Giles*  
 Lina Raffoul,  
 Manager - Development & Municipal Services, ON

*S. Wood  
 T. Doreau*



Development & Municipal Services Control Centre  
Floor 5, 100 Borough Drive  
Scarborough, Ontario  
M1P 4W2  
Tel: 416-296-6291 Toll-Free: 1-800-748-6284  
Fax: 416-296-0520

July 9, 2013

City of Barrie  
Planning Dept.  
P.O. Box 400, 70 Collier Street  
Barrie, ON  
L4M 4T5

**RECEIVED**  
**JUL 18 2013**  
**CLERK'S OFFICE**



Attention: Dawn McAlpine

Dear Sir/Madam:

RE: Official Plan Amendment and Zoning By-Law Amendment Application  
Location: 76 Edgehill Dr.  
Your File No: D14-1558, D09-OPA032  
Bell File No: 49132

Thank you for your letter of June 27, 2013 requesting comments on the above-referenced application(s).

A detailed review of the Official Plan Amendment and Zoning By-Law Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any other development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-Law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

Should you have any questions please contact Rosita Giles at 416-296-6599.

Yours truly

for

Lina Raffoul,  
Manager - Development & Municipal Services, ON

*S. Wood  
T. Howear*



**SIMCOE MUSKOKA CATHOLIC  
DISTRICT SCHOOL BOARD**

Simcoe Muskoka Catholic District School Board  
46 Alliance Boulevard  
Barrie, Ontario, Canada L4M 5K3  
Tel 705.722.3555  
Fax 705.722.6534

**Transmitted VIA EMAIL ONLY**

August 26, 2013

**Attention: Ms. Dawn McAlpine  
City Clerk**

The Corporation of the City of Barrie  
70 Collier Street, Po Box 400  
Barrie, Ontario  
L4M 4T5

**RE: COMMENT LETTER  
Proposed Official Plan and Zoning By-Law Amendment  
1765469 Ontario Ltd.  
76 Edgehill Drive, Lot 3 and Part of Lot 2, RP 1513  
Sunnidale Planning Area, City of Barrie  
File: D14-1558, D09-OPA32**

Dear Dawn McAlpine,

The Simcoe Muskoka Catholic District School Board has received your notice regarding the above Official Plan Amendment and Zoning By-law Amendment anticipating a 12 storey, 218 unit residential apartment building,

For your information, any pupils that are generated by this development are within the current catchment area for St. Marguerite d'Youville Catholic elementary school and St. Joseph's Catholic high school both located within the City of Barrie. St. Marguerite d'Youville has a Ministry Rated Capacity of 337 pupils, and a current enrolment of 191 pupils.

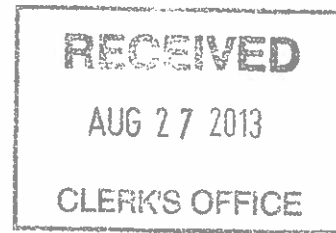
The Board will provide our conditions of draft plan approval if a draft plan of condominium process is required.

The Board would be interested in finding out how the development will be marketed to the public and what demographic of the population the developer is anticipating. Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units.

I trust that the above comments are satisfactory at this time. We want to confirm our continued interest, and involvement in this development application. If you have any questions or comments about the Board's response, please feel free to contact me the undersigned at 705-722-3559 ext. 250.

Sincerely,

Kristin D. Pechkovsky, BES, MCIP, RPP  
Planning Officer



August 26, 2013

City Clerk's Department  
c/o Dawn McAlpine, City Clerk  
PO Box 400 Barrie, ON L4M 4T5

Dear Ms. McAlpine,

**Re:** Official Plan Amendment and Amendment to the Zoning By-law  
76 Edgehill Dr., Barrie – 1765469 Ontario Inc.

We are writing to express our concern and opposition to the current amendment proposal submitted by Innovative Planning Solutions. We do not support the amendment to change the current single detached residential dwelling zone to a residential apartment building. The area in question is already densely populated with other apartment buildings. Aside from the overcrowding, the building will also greatly affect the property values of current residents on Vine Cres.

We also plan on attending the public meeting on September 5<sup>th</sup>!

Regards,

A handwritten signature in cursive script, appearing to read "Jennifer Dunn". Below the name is a large, stylized flourish or initial.

Paul and Jennifer Dunn

**From:** Polus, Asia (MTO)  
**Sent:** August 26, 2013 3:07 PM  
**To:** Carlissa McLaren  
**Cc:** Iannacito, Phil (MTO); Boone, Jonathan (MTO); Dawn McAlpine  
**Subject:** RE: D14-1558, D09-OPA032 - 76 Edgill Drive

**RE: OPA – D09-OPA032 and  
Zoning By-Law Amendment – D14-1558  
15765469 Ontario Inc.  
Proposed 12 storey Residential Apartment Building  
76 Edgehill Drive  
Barrie**

Hi Carlissa,

We apologize for the delay in responding to your circulation dated June 19, 2013. Please keep in mind that several of our input office staff have been, or currently are, on vacation so our usual turnaround times have been affected.

**Please be aware that at this point the ministry is commenting only on the OPA and Zoning By-law Amendment applications for the above noted property. The specific and detailed comments related to the site plan will be provided when the official Site Plan application is submitted.**

The ministry has no objection to the Proposed Rezoning and Official Plan Amendment however; the land under consideration is located next to the Highway 400 property limits and therefore falls within our permit control area. An MTO Building and Land Use permit is required prior to the start of any construction.

**Please be aware that we have completed our review of all the provided documentations and our below comments are for the proponent to consider during the site plan application process:**

- The drawings provided are very difficult to read and review due to the poor quality of the copy. A better/cleaner copy of the drawings must be provided during the site plan application process. In general, the applicant should be aware that any propose development of this land, requires ministry review and approval. Subsequently this request will require the owner to submit a full-scale (1:500) site plan, a survey plan, site servicing and grading plan and a SWMR signed and stamped by a professional engineer.
- The proponent needs to revise the drawings to show their proposed development with relation to the Highway 400 corridor so that proximity in relation to the highway can be assessed. Measurements indicating key points of the development to the edge of the highway (e.g. shoulder or outer most travel lane) along with an MTO setback should be provided on the drawings for MTO reference and review purposes.
- Please note that at this time, MTO has commenced a TESR/PDR update study for the Hwy. 400 corridor from Highway 89 to Highway 11, which could impact this development. Our Highway Eng Office indicated that it would be some time before the results of the study will be known as it is currently in the consultant acquisition phase. Results of this study may not be known in full until sometime in 2015 or later.
- In the meantime, going by the currently approved PDR and taking into consideration the Core-Collector property protection study, our Planning and Design Office can only provide a best guess regarding the future property required to accommodate our plans for future Highway 400 widening.

- **At this time, best guess would appear that if MTO requested a 14-metre setback from approximately the proposed ROW for the core-collector as shown on Plate 13, this would give MTO the flexibility we will need to accommodate a future widening. This results in an approximate 22-metre setback from the existing ROW. However, again, this should to be confirmed by current update study.**
- **Also, please note that taking this as the proposed MTO setback requirement at this location will mean the realignment of the local road that runs parallel to Highway 400, which will likely further impact the amount of property available for the proposed development. This road will need to meet City standards (e.g. lane widths, shoulders, etc.) and this should be reflected accordingly in the drawings submitted to MTO for review purposes.**
- One suggestion we could offer at this time is an approach similar to another development we recently discussed in Barrie. Could this site be configured in such a way that any excess parking or non-mandatory infrastructure be construction along the side adjacent to Highway 400? This way should MTO or the City require additional lands to accommodate the widening or local road realignment this will not render their site to not meet by-law requirements?

Further to the provided Functional Servicing Report, SS&G Plan, the ministry has the following comments:

- The consultant has examined only the 5 and 100 year return periods. MTO requires that the report include all typical return periods. The consultant should examine the 2, 5, 10, 25, 50 and 100 year return periods.
- Table 6 indicates that the runoff coefficient for the proposed building rooftop is 0.90. In a situation like this, MTO requires that buildings have runoff coefficients of 0.95. The consultant should revise the calculations in the report.
- The consultant is proposing to control parking lot storage with an orifice. MTO required that an orifice tube be used in this situation. The orifice tube should ideally be 10 m long with 5 m extending onto the municipal right of way. If this is not possible, then the report must document site constraints preventing this approach.
- The FSR indicates that rooftop storage is proposed to meet quantity control. MTO does not consider rooftop storage to be a permanent type of SWM facility. Our Drainage Eng requests that the report evaluate the impact to the system in the event that the rooftop controls are removed.
- Table 10 indicates a small increase in peak flow rate under proposed conditions. MTO requires that flows for all return periods do not increase.

These above comments are for your and the proponent consideration. The first main step is to have the developer provide proper drawings so that MTO staff can conduct a proper review.

**Furthermore, please informed the proponent that in general:**

- The ministry requires reviewing the electrical plans\ lighting plan. Please note that the Ministry uses LUX as the unit of light levels. The Hwy property limits must be clearly identified so that our electrical office can verify the amount of acceptable light trespass on the Hwy ROW.
- Required parking must be located outside above noted setback requirements from the Hwy 400 future property limits. The Ministry will only allow surplus parking to be located within the setback limit. Please ask the applicant to confirm if any proposed parking is a municipal requirement or can be labelled as "surplus" on the site plan.
- Please advise the applicant that any landscape strip located within the ministry setback requirements will be lost in the future should the MTO acquire the setback limit for Hwy 400 improvements. The ministry will not compensate the property owner for removal or relocation costs in the future.

- The Ministry controls all signage within 400m of any provincial highway right-of-way and all signage (temporary, permanent, construction, etc.) within 400m control area shall be placed only under a valid ministry issued sign permit.
- All submissions must be signed and stamped by a Professional Engineer of Ontario.
- Please revise the plan accordingly; the Site Plan application for our review and comments should be send to Phil Iannacito, the Permit Officer for this area. He can be reached at (416)-235-4592.
- All site access, including temporary construction access, must be via municipal road system. The ministry will not permit any type of access onto Highway 400 from this site.

Once the re-zoning has been granted, the proponent will be required to apply for site plan approval. We would appreciate receiving a copy of the Committee's decision on the re-zoning application for our records.

**I trust this is sufficient in the interim. Further comments will be provided upon receipt of a formal site plan submission.**

**If you require any further information, please do not hesitate to contact Phil Iannacito at (416)-235-4592 or me.**

Sincerely

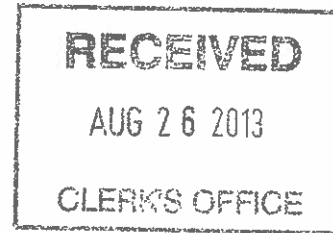
***W. Asia Polus***

*Corridor Management Technician*

**Ministry of Transportation  
Engineering Office, Central Region  
Corridor Management Section  
7th Floor, Building "D"  
1201 Wilson Avenue  
Downsview, Ont M3M 1J8  
Tel. 416 - 235-3991  
Fax 416 - 235-4267**

August 23, 2013

City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5



Attention: Dawn McAlpine, City Clerk

Dear Madam,

Re: Official Plan Amendment and Amendment to the Zoning By-Law – 1765469 Ontario Inc., 76 Edgehill Drive, Barrie (File: D14-1558/D09-032)

In regard to the proposed rezoning of the property referred to above, namely 76 Edgehill Drive, Barrie, as residents on \_\_\_\_\_, which is located within the Sunnidale Planning Area, the back of our property borders on to the property in question.

We are aware that, in preparation for the building of the existing apartment situated on Anne Street, adjacent to this proposed site, the Developer spent weeks draining the water from that site before building could be commenced.

There is a Wetland just to the left of the proposed site on Edgehill Drive, and we notice the City has recently been involve in preparing a drainage system from the 400 area, past the rear of the Wellington St. Royal Bank of Canada, continuing between the existing Apartments on Wellington Street, and through the Wellington Plaza. We understand this construction was being done to drain the water from the surrounding area.

A few years ago, an area of the Wellington Plaza parking lot, in front of the present Shopper's Drug Mart, which is in line with the proposed Apartment Building, sank, due to increased water flow underground. In 1954 a section of the parking lot of Barrie Central Collegiate, facing Dunlop Street, sank. According to our understanding, the cause was due to an underground water flow.

An obvious conclusion is that there is a water table close to the surface within the area of the proposed rezoning site. It is common knowledge that Barrie is noted for its artesian water.

The area for the proposed apartment is the habitat for numerous birds and animals. Deer have wandered into our backyards, as well, wild turkeys make regular rounds in the neighbourhood, along with their young. It is home to squirrels, occasional raccoons, rabbits and a vast assortment of birds. We expect any change in the Zoning would adversely affect the natural habitat of many animals. Presently, it is an area of pleasure for the residents to be able to enjoy regular visits from these interesting creatures.



According to your letter of August 16<sup>th</sup>, “the lands are considered to be designated Residential Area and Environmental Protection Area within the City’s Official Plan”. Why the wording – “considered to be designated”. These lands ARE designated Residential and EP.

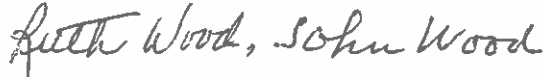
The owner has applied to amend Section 4.8 and Schedule C of the official plan to include the subject lands as a “Defined Special Policy Area”. Just exactly what is the definition of a ‘Defined Special Policy Area’?

We are not opposed to developments and zoning changes where appropriate, but to rezone from ‘Single Detached Residential Dwelling R2 and Environmental Protection EP’ to a huge Residential Apartment Dwelling Second Density 2 (RA2-2) in order to permit the future development of the property for a twelve Story, 218 Unit Apartment Building, a massive structure, is an affront to tax-paying residents in the immediate area.

One can more or less assume that the number of dwellers in that building would be a minimum of two per Unit, or 436 people, with at least one vehicle per couple, being 218 vehicles.

The only access to and from this proposed development, would be from Anne Street. It will result in a huge increase in traffic along that section of Edgehill Drive, meeting Anne Street at an intersection which is already busy, and includes a Children’s Day Care Centre.

Respectfully submitted,



Ruth and John Wood

Dr. & Mrs. Marc Brenner



August 23, 2013

City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

Attention: Dawn McAlpine, City Clerk

Re: Official Plan Amendment and Amendment to the Zoning By-law – 1765469 Ontario Inc., 76 Edgehill Drive, Barrie (File: D14-1558/D09-032)

We are writing to express our concerns about the proposed rezoning of the above mentioned property on Edgehill Drive. We are residents on \_\_\_\_\_ and our property borders the property in question.

1. We opposed the original rezoning on Edgehill Drive of the property directly west of the one in question in the late 80s, during the Laking administration, only to be told after the fact that it was rezoned surreptitiously, without consultation with neighbours, hidden in a larger amendment to the city plan.
2. Since the existing apartment building has been erected, we have noticed an increase in the number of trespassers crossing our property. Residents of the existing building find it a handy short cut to get to Shirley Avenue.
3. There was at least one incident involving a fire that almost became a full-fledged forest fire that was set by youths living in the apartment building. Our sons and their friends noticed it and extinguished it before it grew dangerous.
4. Losing trees between our neighbourhood and highway 400 will adversely affect our enjoyment of our homes, in terms of privacy, noise and security.
5. If the proposal is accepted, who/what determines the EP boundary of the property?  
Does EP designation prevent building only? Does it also prevent tree removal?
6. Will there be any fencing of the property?
7. What guarantees the height limit to a 12-story building?

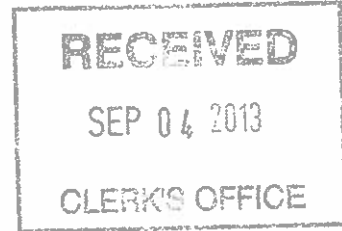
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Pat Murphy Brenner".

Marc Brenner and Patricia Murphy Brenner

Sept. 4, 2013

City of Barrie  
P.O. Box 400  
Barrie, Ont.  
L4M 4T5



Attention: Dawn McAlpine, City Clerk

Dear Madam,

Re: Official Plan Amendment and Ament to the Zoning By-Law – 1765469 Ontario Inc., 76 Edgehill Drive, Barrie (File: - D14-1558/D09-032).

We have been residents of \_\_\_\_\_ for 15 years, which is located within the Sunnidale Planning Area and are strongly opposed to this Official Plan and Zoning change.

We are aware that the proposed building would be adjacent to an existing high-rise apartment. Although the location of another comparable building might seem to be logical planning, we disagree! Within a few hundred meters of the intersection of Anne St. and Edgehill Dr. are currently located 4 major rental buildings. This, in our opinion, does not make a case for further apartment buildings to be constructed; in fact, it strongly proves that no more should be built.

This proposed apartment would increase the affect upon local schools, causing overcrowding, but also, as rental families tend to be more transient than owner-occupied residents, a constant ebb and flow of students would increase the instability of all classrooms and playgrounds.

Increased pedestrian and vehicular traffic must also be considered. A very narrow Anne St. - 400 Highway bridge is currently a problem with sidewalks touching the vehicle lanes of traffic. To increase both the pedestrian and vehicular traffic by the construction of another high density apartment could have catastrophic consequences.

As Toronto proved so clearly this summer, a city must seriously consider the effect of continually increasing the hard-surface drainage with any new construction that occurs. A wetland is currently adjacent to the proposed development, and although the city is making some improvements to the water flow at Wellington Street, the overall drainage of this area and properties downstream will be affected. When - not if, an extreme rainfall or spring melt happens, serious damage to properties will occur. The City of Barrie will be at fault, not Mother Nature.

This property in question is on sensitive land. Should the city not protect as many of its trees and environmentally concerned properties as possible? With the new threat of the Emerald Ash Borer, close to half of the trees in this area could be killed within a few short years. Obviously the footprint of this building, parking areas and required driveways will eliminate a great number of healthy mature trees. It is an environmentally sensitive, heavily-treed valley that attracted the residents of [redacted] to locate here and invest in their properties. The residents of this street have enjoyed a peaceful, relatively crime-free, wonderfully secluded neighbourhood for close to 50 years. The sight of and proximity to a large apartment building is not why we purchased a home on [redacted].

The City of Barrie's Official Plan is to direct the use of lands for future development of the city. Its Zoning Bylaws control the use of the land, where buildings can be located, types of buildings, their use and other dimensions and requirements, as decided by our Council.

This information is readily available to any prospective or current resident of Barrie to assist them with their decision to purchase a home in one area or another. This is an important aspect and the value of having an Official Plan. If the re-zoning of this property is granted, then how does the City justify this decision to the current, tax-paying property owners of [redacted]? We did our due-diligence prior to purchasing our home. The adjacent properties that could have a non-conforming use to that of our single family zoned residential area did not exist on the city's Official Plan or Zoning Plan. We believe the city has a very strong obligation to its current residents to listen, heed and protect them from non-conforming development that is extremely divergent from its current use.

Perhaps a minor change to a low density 2 or 3 story development, to be built into the hillside, protecting as many trees as possible, might be a more suitable and justifiable use of the property concerned. To expect the residents of [redacted] to be agreeable with a major zoning change from R2 to RA2-2 to permit the development of the property for a 12 storey, 218-unit building is ridiculous! Although we are not opposed to the development of lands within the City of Barrie, we would respectfully ask the elected City Council to listen to its taxpayers and decline this proposed Zoning Bylaw Amendment and change to the Official Plan as not suitable for the aforementioned reasons.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Paul & Katherine Michael". The signature is written in dark ink on a white background.

Paul & Katherine Michael

September 3, 2013

City of Barrie  
P.O. Box 400  
Barrie, ON  
L4M 4T5

Attention: Dawn McAlpine, City Clerk

Re: Official Plan Amendment and Amendment to the Zoning By-law – 1765469 Ontario Inc., 76 Edgehill Drive, Barrie (File: D14-1558/D09-032)

Dear Madam

As residents on [redacted] for over twenty, we are writing to oppose the proposed rezoning of the above mentioned property on Edgehill Drive for the following reasons:

1. The vicinity surrounding the Edgehill Drive and Anne Street intersection is already a high density area.
2. Vehicular and pedestrian traffic flow are already compromised in this area. The addition of 218 additional units would increase safety concerns as well as congestion in the area of the Anne Street bridge.
3. The wooded area surrounding the proposed building site is an environmentally sensitive wetland, a significant historical site as part of the 9 Mile Portage, and also a sound barrier between our neighbourhood and the increasingly busy Highway 400.

We recognize that Barrie is growing and that opportunities for increased housing in the core of the city is a logical goal. We suggest that an appropriate compromise for the area in question would be a housing project with smaller proportions, such as a low-level apartment complex with far fewer units.

We ask that the City Council seriously consider the concerns raised by taxpayers living in the neighbourhoods surrounding this proposed project, and vote to refuse this request for a Zoning Bylaw Amendment and change to the Official Plan.

Respectfully submitted,

Coleen and David Stewart