

September 11, 2016

Mayor Jeff Lehman
70 Collier Street, Box 400
Barrie, Ontario
L4M 4T5

VIA FAX: 705-739-4265

Dear Mayor Lehman:

The purpose of this letter is to comment on the finalized planning staff report, related to the rezoning request for 233 Ardagh road, that is being presented to Council/General Committee on Monday September 12, 2016. In addition, to obtain clarification with respect to the traffic analysis conducted by staff in the City's Engineering Department and the Traffic Study conducted by JD Engineering.

On September 6, 2016, the following was conveyed to City Councillor, Ward 6, Mr. Michael Prowse.

1. The reduction from eight to five stores is still out of scope for the area. At best, it should be four stores for all the buildings on this site. It is notated the number of units' remains unchanged – 268 units.
2. It is realistic to assign a value of 1 ½ cars per unit, which represents 268 units X 1.5 cars = 402 extra cars in the area.
3. Further, down Ardagh, near the school, there is another development going up with 98 units. Using the same formula, this translates into 98 cars X 1.5 cars = 147 cars. Grand total of a minimum of 549 extra vehicles in the area.
4. Traffic at Ardagh and Essa, during certain hours, is already heavy, without accounting for the 549 extra vehicles.
5. Additionally, Morrow Road, an industrial area, has traffic that flows onto Ardagh.
6. Wright Drive, which runs off Ardagh, has housing development underway.
7. Summerset Drive, which runs off Ardagh, is a development in waiting.
8. Yet another development, end of Ardagh and route 27, has a sign in the woods attesting to development.

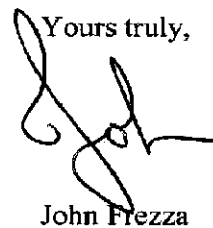
10. Without proper planning, the area will become another Bayfield. Is this what the city really wants?

Mr. Mayor, in addition to the locations already stated above there is:

1. A mega condominiums project, by Pratt Homes, is under construction on Essa Road.
2. In addition, along Essa there are two additional projects under construction - stacked homes and Condos.
3. Finally, on Ferndale Drive S, phase 3 of a mega project is underway.

Mr. Mayor, my question that I would appreciate receiving a reply to and also taken into consideration at the Council/General Committee meeting is whether the two traffic studies, heighthed above have factored in all the sites mentioned or was their study strictly undertaken with the focus on 233 Ardagh road and Ferndale? What specific factors were taken in their studies?

Yours truly,



John Frezza

