



Simcoe Muskoka Catholic District School Board  
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May 19, 2022

City of Barrie  
70 Collier Street  
Barrie, ON L4M 4T5

**VIA EMAIL ONLY:** [Tina.Gonneau@barrie.ca](mailto:Tina.Gonneau@barrie.ca)

Attention: Tina Gonneau, Agreements Officer, Development Services

**Re: COMMENT LETTER  
Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision  
Location: 15 Harvie Road  
File No.: D30-010-2022**

Dear Tina Gonneau,

The Simcoe Muskoka Catholic District School Board has received correspondence regarding the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision as described above. The proposal consists of the development of 248 semi-detached and townhouse units along with midrise residential.

The Board does not object to the approval of the proposed application. That being said, we would request that the following wording be included in the Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision:

***“That the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school’s area.”***

Please advise the Board of the ongoing status of this proposal, and of any changes which may affect the number of proposed units along with any future applications (i.e. site plan agreement). If there are any questions or comments with regard to the Board’s response, please do not hesitate to contact the undersigned via email.

Respectfully,

Jeremy Rand, Senior Planner  
[jrand@smcdsb.on.ca](mailto:jrand@smcdsb.on.ca)

*Our Mission: Our inclusive Catholic learning community is dedicated to excellence. We give witness to the teachings of Jesus Christ, as we journey in faith and learning, to develop the God-given abilities of each person.*

**From:** Municipal Planning  
**Sent:** Friday, May 27, 2022 9:04 AM  
**To:** Tina Gonneau <Tina.Gonneau@barrie.ca>  
**Subject:** RE: Notice Complete/Public Meeting - 15 Harvie Rd (D30-010-2022)

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Casey O'Neil** (she/her)  
Sr Analyst Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-5180  
500 Consumers Rd, North York, ON M2J1P8  
enbridge.com

**Safety. Integrity. Respect. Inclusion.**





## EMAIL SUMMARY

### PRE-POST NEIGHBOURHOOD MEETING (January 12, 2022)

15 Harvie Rd. / Bryne Drive Extension

Received and Redacted of Personal Information by Celeste Kitsemety

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#### FROM Ed Greenwood (Jan. 12, 2022)

- 1) This development looks very different than the surrounding neighborhoods. Why are you not trying to match the look and feel of the other neighborhoods in Barrie?
  - The proposed neighborhood is all apartment buildings and town houses. There are no detached houses. There are no hiking trails, no community center, no school, not even a soccer field. The open space is next to the highway and not useable as parkland. The park that is included is only 2.6% of the total development land area.
  
- 2) What are your goals with this proposed development – is it maximize tax dollars? Maximize affordable housing? Increase Barrie's population density?
  - There may or may not be anything in the zoning bylaw regarding population density, however, I think we should consider it.
  - If you trust Wikipedia ... Barrie's current population density is in the range of 1400 or 1500 peop/km<sup>2</sup>.
  - The neighborhood you are proposing would be over 13000 peop/km<sup>2</sup>.
  - Just to put that in perspective 13000 peop/km<sup>2</sup> is more than double the density of cities like Hong Kong, Toyko, Shanghai and Singapore. I could only find one city on Wikipedia that had a high density than your proposed neighborhood ... and that was Calcutta India.
  
- 3) Does your proposal meet Barrie's Bylaw 2009-141. Looking at the density of units on your drawing in your proposal inspired me to read the bylaw 2009-141. I'm not a city planner but I think you made a few mistakes. For example, para 5.2.5 of the bylaw talks about the density of units within townhouses and walkup apartment areas. I think if you check your numbers your too dense. However, this goes back to the points above ... I think you need a proposal that suits Barrie.
  
- 4) Do you believe this proposal represents sustainable development for the neighbourhood?
  - a) Is there enough street parking for 753 units? The lots are too small for driveways. Many families have two cars.
  - b) Where will the ~700 kids go to school? Trillium already has portables in their school yard.
  - c) Is there enough commercial development in this proposal to support jobs for 1300 people?

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#### FROM Rob Foster (Jan. 13, 2022)

Like others who voiced their concern I do not believe adding MORE residential to this small area will benefit Anyone in long term.

The following was posted on an area group page, I agree with all points made:

1. High intensity housing. Up to 6 story buildings with intermixed with towns, back to back towns. No single family units or semis. 743 units.
2. Commercial along the 400 side.
3. Direct connections through Thrushwood and Cranberry.
4. No school in the plan

This density appears way too much for the size of the space.

>>>continued on next page

Where will these kids go to school? TWES can't handle this density plus the other development in our area.

Traffic. It's already an issue and this density will lead to much more traffic through our small community.

The density plan does not match the surrounding area. We are not currently surrounded by 6 story apartments.

It was known that at some point the area in question would be eventually be light industrial/commercial, Similar to south Bryne Dr. This seemed more appropriate then and especially now.

My other concern is that BROOKWOOD DR will end up being an extension of Mapleton with an increase of traffic that will not be safe for all parties.

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**FROM Tamara Barber (Jan. 13, 2022)**

Since opening up Harvie road we have already had some issues with fast traffic along Thrushwood. The noticeable increase in traffic and speed of the vehicles is already concerning, considering there are many children in this neighbourhood.

If our community were to increase in size, we have to assume that we will have more students enrolled in our school. As it stands, we have already added 3 portables in the school yard to accommodate our growing school body. I am not sure that we have the capacity to welcome the additional families that would enrol if 700 residential units are added to our community.

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**FROM Greg & Laurie Ford (Jan. 13, 2022)**

1. Density

I believe this proposal is well beyond any reasonable density for the area. The proposal states a development of 768 housing units! A rough count of the current Maple Woods neighbourhood (described as east of Veterans, south of Harvey and north of Thrushwood) presently contains approximately 407 housing units, the majority being single family homes. There are an additional 20 units (executive townhouses) at the end of our street (Megan Cres.). While we understand that future developments will be more focused on townhouses and semis, in an effort to achieve affordability, the development of 768 units is very excessive.

2. Style / Design of homes proposed

As noted, the majority of homes in the existing neighbourhood are single family homes with semis and townhouses on Thrushwood and Bentley. Why are there no single family homes in this proposal. The existing proposal is out of character with the existing neighbourhood. Perhaps the development proposal should have some single family homes on the north side of Cranberry or along Thrushwood? In addition there are no apartment buildings presently in the general neighbourhood, so adding 4 apartment units to the area no matter their height is excessive and definitely out of character to the existing neighbourhood.

3. Traffic

We are very concerned with the traffic that will be created by this proposal. We have already felt the ill effects of the expanded / completed Harvey Road overpass. It does not seem at all appropriate or reasonable to have the volume of traffic that will be generated by 768 housing units into our existing neighbourhood! We feel strongly that the traffic created by this development should not enter / exist through our existing residential area. In a more general sense the developments along Essa Road in the past few years (with more developments coming forward all the time) have created an untenable situation with traffic in the morning and from about 4:30 to 6:30 pm. along Veteran's and Essa.

>>>continued on next page

In addition, having attended a previous preliminary meeting on a proposed development on the N/W corner of Harvey and the extended Beacon Road we are aware of an additional 127+ housing units in that area.

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**FROM Grant Rudachyk (Jan. 17, 2022)**

Benefits	Housing Affordability	Sustainability	Quality of Life
	Ongoing Heating / Cooling Costs Reduction <sup>1</sup>	Local Renewable Energy Source	Noise Reduction <sup>3</sup>
	Long life, low maintenance HVAC <sup>2</sup>	No CO2 or other emissions	
	Community Geothermal allows for Economies of Scale		Safety - No possible CO emissions, No Natural Gas lines required.

- 1 Up to 80% reduction in heating/cooling costs.
- 2 Ground loop warranties running 50 years, furnaces lasting 10 -15 years.
- 3 No external HVAC (Fan/Compressor) required.

See attached 2 page doc.



15 Harvie Project  
Feedback.pdf

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**FROM Miranda MacGuire (Jan. 17, 2022)**

I don't have concern for growth, we knew something would eventually go in, however the sheer volume of units they are proposing to cram into that space is really concerning. We are not currently surrounded by anything other than single family units and townhomes. This kind of density does not belong here, it just doesn't fit. The traffic will increase significantly, the school will be exploding at the seams, and our once amazing neighbourhood will be no more. My kids can currently have bike/scooter races down the middle of the street with their friends because that's just the kind of neighbourhood this is. We don't have high volumes of traffic constantly, but by the sounds of it we unfortunately will now which really is such a shame...

Where are all the kids that move in there going to school? I know Trillium is pretty full as is.

I would love to see this plan re thought out, taking into consideration all the current residents that make this subdivision what it is in the first place.

Can the new development be its own subdivision?- connected via Harvie and Bryne Drive, not having traffic flow through Maple Woodlands?

Or can it look similar to the addition of Megan Crescent, with a reasonable amount of homes built?

There are other options.

And we get it, the more a developer can cram in, the more money that is made, but really hoping someone can think beyond the profit on this one, and do what's best for the community, not their bank accounts.

We would love to see smart growth for our community.

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**FROM K.C. Graham (Jan. 31, 2022)**

I am very concerned and quite frankly upset about the proposed development of the field in the southwest corner of Harvie Road & Hwy 400. This new development is part of the new Bryne Drive extension.

I have attached an image of the development overview to this email that the developer mailed to us. I have marked the Bryne Drive extension in orange, the new residential area border in red and the roads that will connect to our Maple Woodlands subdivision in yellow.

The owners are proposing high intensity housing up to 6 stories high to be added intermixed with townhouses and back to back townhouses with zero single family units or semi-detached units planned for a grand total of 743 new residences. All 743 residences are to be added on the West side of the Bryne Drive extension. This basically means they are planning to build almost double the amount of existing homes (there are currently 441 residences in the Maple Woodlands subdivision) in an area about half the size. Additionally, the developers want to have this new development connected to our subdivision via a new Cranberry Lane extension and a new Thrushwood Drive extension.

I am extremely concerned that the addition of these homes will have nothing but negative impact on our existing subdivision. Not only that, I have also spoken to many of my neighbours about this proposal and can tell you confidently that the vast majority share these concerns, are unhappy and absolutely do not want this new subdivision connected to ours. If you look at the placement of the proposed new residences logically (all on the west side of Bryne Drive) with connection points at Cranberry and Thrushwood...it is not a stretch to think the vast majority of the traffic flow from these new residences will travel through our existing Maple Woodlands subdivision.

There is already an extremely high volume of traffic through our subdivision (more since the Harvey Road overpass was completed) and with so many young children here (literally hundreds), their safety while walking and playing is a top concern. This new development is only going to make this problem worse, not to mention the road congestion and parking problems this will undoubtedly cause.

I was on the community zoom meeting with the developer. Many of our neighbours did their research and voiced well thought-out concerns. However...I felt that these concerns were NOT heard (and certainly did not seem to be taken seriously) by the developer. A number of our neighbours voiced that they had the same concerns as listed above and told the builder flat-out that this is not right for our area! To those concerns, the developer basically dismissed each one and stated that they (the developer who stand to profit from this) felt that IT IS RIGHT for our subdivision!? Really? By what logic? It could only be based on profit because this certainly IS NOT for the good of our families and community!

I think if the developer really is going to push this project through against our community's wishes, then 100% of the traffic and access to this new area should be shunted through the new Bryne Drive extension and NOT have any direct connection WHATSOEVER to the Maple Woodlands subdivision!

My neighbours and I LOVE our little Maple Woodlands area and think it's one of the nicest places to live in all of Barrie! The developers clearly DO NOT care about our concerns and want to push this project ahead!

So I am asking if you will please, PLEASE help us preserve our little subdivision for the sake of all the families and kids who live here. PLEASE don't let our community be ruined for profit!

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