

June 9, 2022

Celeste Kitsemetry
Senior Planner
Development Services Dept.
City of Barrie
70 Collier Street
P.O. Box 400
Barrie, ON
L4M 4T5

VIA EMAIL

FILE NO.: D30-010-2022

DRAFT PLAN OF SUBDIVISION
OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT
BARRIE-BRYNE DEVELOPMENTS LTD.
15 HARVIE ROAD
CITY OF BARRIE

Dear Celeste Kitsemetry:

Thank you for circulating notification with respect to applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment pertaining to lands municipally addressed as 15 Harvie Road to facilitate land use changes to permit the development of almost 12 hectares of commercial and light industrial uses along Highway 400 to the east of the Bryne Drive extension, and the potential for two (2) mid rise residential blocks (unit counts to be determined) and for 248 residential units in the form of semi-detached, townhouses and mid-rise apartments to the west of the Bryne Drive extension.

Simcoe County District School Board (SCDSB) planning staff have no objection to this development, however given the continued intensification and growth pressures occurring within the City of Barrie, staff have considered this site as a potential suitable location for a new elementary school. Planning staff have identified a suggested location (Figure 1) for a new elementary school site, which would allow residents in the surrounding area to access the school site through various means of active transportation.

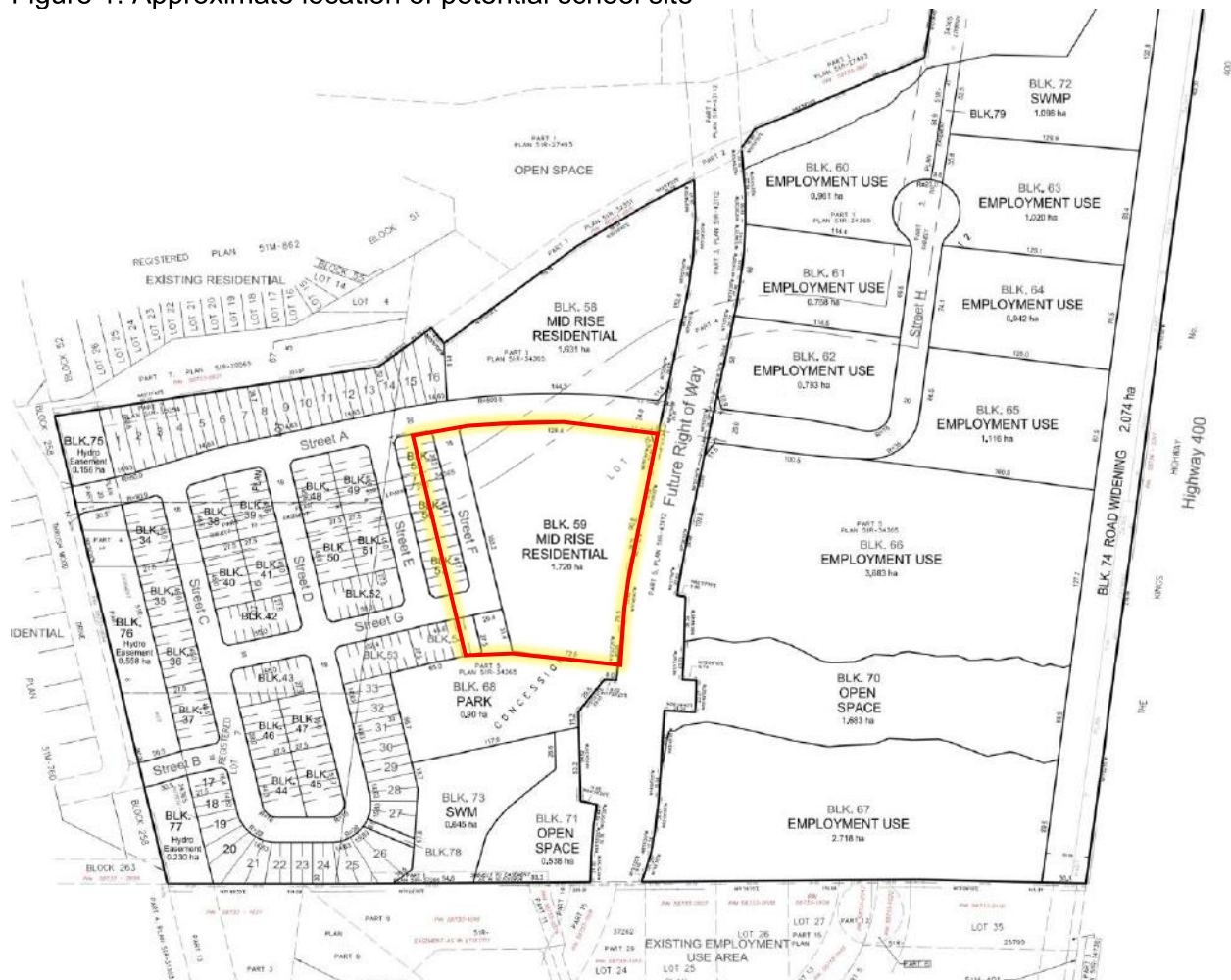
An elementary school site requires approximately 5.5 to 6 acres of developable land and as such, staff are suggesting Block 59 and half of Blocks 55-57 could be a suitable location for a new elementary school site. SCDSB staff recommend having an initial meeting and are open to discussing possible alternative solutions for a suitable school site location with City of Barrie staff. Additionally, staff request the Board is circulated on any updated associated reports or drawings for review and comment further along in the planning process.

Planning staff will continue to assess ongoing growth pressures in the City of Barrie as they relate to future school sites. Draft plan conditions will be provided further in the planning approval process. Should you require additional information, please do not hesitate to contact this office.

Sincerely,

Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment

Figure 1: Approximate location of potential school site



From: Greenwood, Ed <>
Sent: Monday, June 13, 2022 12:57 PM
To: Tina Gonneau <Tina.Gonneau@barrie.ca>
Cc: Celeste Kitsemetry <Celeste.Kitsemetry@barrie.ca>
Subject: 15 Harvie Road - Meeting on June 14th, 2022

Hi Tina and Celeste,

A few comments for tomorrow's meeting:

- 1) Barrie is known for their outdoor open spaces (i.e. Downtown Waterfront and Ardagh Bluffs), however, this proposed development does not match with this identity.
 - Most of the space (more than half) of this proposed development is high density residential with a population density far greater than the surrounding neighborhood.
 - There are no nature trails for walking, hiking or biking.
 - There are no soccer fields or dog parks.
 - Only 2% of the development is usable as an outdoor open space (a small park).
 - The only open space that is included will be unusable as parkland and will be hidden from the public's view. For example, the storm water ponds will be blocked off with fences. And the space labeled as open space is blocked off from the residential areas by commercial buildings and busy streets. As a result the open space will not be used by residents ... because of poor planning.
 - The small park that is included should be in the center of the residential area but it is not. It is off to the side and surrounded by fences and busy streets so it will **not** be well used **by residents ... because of poor planning.**
- 2) The proposed development includes 768 residential units. This is a significantly higher population density than any other neighborhood in Barrie. Based on 2.5 people per unit, 768 units, and zoned residential area of approx. 15 hectares (150,000 km²), this proposed development would have a population density of approx. 13,333 people per square kilometer. This is greater than the Jane and Finch area in Toronto (only 6073 people/km²) and comparable to the most populated urban centers in all of Canada:
 - Downtown Vancouver is 18,837 people per sq. km. (the densest city center in Canada)
 - Downtown Toronto is 16,608 people per sq. km.
 - Downtown Montreal is 8,367 people per sq. km.References:
<https://dailyhive.com/vancouver/downtown-vancouver-population-density-canada-city-centres-statistics>
https://en.wikipedia.org/wiki/Jane_and_Finch
- 3) There is very little parking and the townhouses are very narrow. As a result the streets will be blocked with parked cars.
- 4) There is nowhere for the kids in this development to go to school. Note Trillium Public School already has three classroom portables in its playground. As well, High School kids in the surrounding neighborhood are bused to a Bear Creek Secondary School ... approx. 20 minutes away by car.
- 5) This development should include an old age home or a seniors medical facility.

In summary, I believe Barrie should focus on growing its services responsibly in a way that maintains Barrie's unique character with beautiful outdoor spaces.

Thanks,
Ed

Ed Greenwood, P.Eng., BCEE

wood.